

NORTH EASTERN HILLS SETTLEMENT PLAN, IMPACT ON ENVIRONMENT

565. Hon Jim Scott to the Parliamentary Secretary representing the Minister for Planning and Infrastructure

- (1) What studies have been carried out to ensure that the North Eastern Hills Settlement Plan does not have negative impacts on the air and water quality for the Perth Metropolitan Region?
- (2) Is the Minister aware that the West Australian Planning Commission have stated that 'there is sufficient urban and urban-deferred land available in the Metropolitan Regions to accommodate an additional 209 300 lots or a population of 586 000, equivalent to between 21 and 27 years supply and that this does not take into account the amount of land in rural areas which is zoned for and capable of further subdivisions (Ministry for Planning - Land Monitoring Report, December 1996)?
- (3) Does the Department consider that this is a sufficient area of land to hold for future urban use and how is this assessed?
- (4) Does the oversupply of urban land lead to an undervaluing of lots and in turn promote urban sprawl?
- (5) Does the Minister consider that there should be limits on the size of Perth's expansion?
- (6) Has, or will, the Department of Planning and Infrastructure carry out research into the optimum size of the city?

Hon GRAHAM GIFFARD replied:

- (1)-(6) The North Eastern Hills Settlement Pattern Plan originated from a number of major rezoning proposals in the Shires of Swan and Mundaring. It was decided there was a need to look at the broader context of future development in the area in order to provide a basis for assessment of these possible future zonings. Although Perth has a generally adequate supply of land on the coastal plain, there are a number of proposals for lifestyle and niche market lots and projects in the Hills area. The market for these is different from that on the coastal plain. The plan provides a context within which further work may need to be undertaken and also illustrates the most appropriate urban form to guide long-term growth in the region. It does not propose particular zonings but provides an assessment mechanism for future planning.

I am not aware of any instance where supply issues of land have led to an under valuation of lots but this situation is being monitored through the Metropolitan Development Program prepared by the Western Australian Planning Commission, which is released on a yearly basis.

There has been an assessment of the future development options for the metropolitan region. It is expected that the study will look at the pros and cons of various growth management strategies for the City in the future.