

# GIDGEGANNUP TOWNSITE DEVELOPMENT

## Update 31.3.2010

Dear Community Members,

I spoke with some of you in mid 2009 regarding the proposed Port Bouvard Gidgegannup Masterplan that had been submitted to the Western Australian Planning Commission. I advised you at that time that I would contact you with any update on the City's consideration of this proposed development.

Please note that in early March the Commission requested the City's advice on a proposed amendment to the *Metropolitan Region Scheme* (MRS) to rezone a portion of the subject area from 'Rural' to 'Urban'. This rezoning is intended to be the first step in proposed development of the townsite area, and is suggested by Port Bouvard to be an extension of the City's *Gidgegannup Rural Strategy*.

It is anticipated that the Council will consider this matter at the upcoming Ordinary Council Meeting on the 7<sup>th</sup> April 2010. As a result, I would recommend those interested community members to log on to the City of Swan website after Thursday 1<sup>st</sup> April to view the Council agenda item. The relevant section of the City of Swan website can be found at the following link:

<http://www.swan.wa.gov.au/council/agenda/docs/#B>

In reading the Council agenda item, the following points should be noted:

1. **Council are being requested to consider the rezoning of the subject site to facilitate urban development.** Council are not being requested to consider whether the Port Bouvard proposal for development is appropriate, but merely whether sufficient planning work has been completed to support the rezoning, and whether or not the subject area can be serviced to an urban capacity.
2. **The decision to initiate the proposed amendment is one that is solely at the discretion of the Western Australian Planning Commission (State government).** The Council is only being requested for its comment and advice on the proposed MRS amendment, and will play no part in the decision to initiate this amendment. In considering and MRS amendment, it is common practice for the WAPC to request the advice of the local government concerned – this advice is to be technical in nature, with an objective assessment of the proposals merits in the context of relevant strategic planning and infrastructure availability.
3. **The proposed amendment is the first stage in a multi level planning approval process – if the amendment is to be initiated and granted final approval, this does not indicate that the future development of the subject lots will necessarily be consistent with the proposed 'Masterplan'.** Any applicant that wishes to develop the subject area will be required to formally submit comprehensive development plans (a

‘Structure Plan’) that will be assessed and publicly advertised by the City of Swan before being considered by the Council and the Western Australian Planning Commission.

4. **At each stage of the planning process, public comment will be sought by either the Western Australian Planning Commission or the City of Swan** – It has been noted that some residents were dissatisfied with the public participation exercises conducted by the proponent, and the City of Swan wishes to assure all residents that independent community consultation will be undertaken at each stage of the planning process. If the proposed MRS amendment is to be initiated, it is understood that the Commission will require a 90 day public comment period prior to considering the amendment formally. Any subsequent stages of planning (LPS17 amendments, Structure Plans) will also be formally advertised by the City of Swan.

If any community member wishes to make a deputation to Council to provide additional information in considering this matter, the procedures for this are outlined on the City’s website at the above link.

Please feel free to contact me if you have any questions with regard to the above matters.

Kind Regards,

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