



**OFFICE OF THE MINISTER FOR PLANNING
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Ms Sally Block
C/- Gidgegannup Progress Association Inc
1137 Reen Road
GIDGEGANNUP WA 6083

10 DEC 2007

Dear Ms Block

GIDGEGANNUP DEVELOPMENT – PLANNING FOR THE FUTURE

The Minister for Planning and Infrastructure, Hon Alannah MacTiernan MLA, has asked me to thank you for the copy of your letter dated 21 October 2007 to Ms Jaye Radisich MLA regarding Gidgegannup development, and to respond on her behalf.

It is important to note that, at this stage, no formal proposals for development at Gidgegannup have been lodged with either the City of Swan or the Western Australian Planning Commission.

Comment on such proposals is therefore largely hypothetical. Any proposals for townsite development at Gidgegannup, or for rural residential development that requires amendments to existing statutory documents, would be subject to thorough processes of assessment and public consultation.

The current strategic and statutory framework for the North Eastern Hills (in particular the North Eastern Hills Settlement Pattern Plan and Gidgegannup Rural Strategy) provides the framework for assessment of any development proposals. The relevant planning authorities will be required to give due consideration to those plans and strategies in assessing any future proposals.

The Department for Planning and Infrastructure has provided a response to the questions outlined in your submission presented to the meeting with Ms Jaye Radisich MLA, as follows:

1. Development of the Gidgegannup townsite without a reticulated water supply would be possible, but issues in regard to sewerage and grey-water disposal would remain that would require a coordinated solution. It is unlikely that conventional means of on-site wastewater disposal would be possible and, without major infrastructure to deal with wastewater, this would limit the potential for any substantial townsite development.
2. The staging of development is entirely dependent on the feasibility of providing essential infrastructure services but, theoretically, the townsite development could occur first if this was considered to be consistent with orderly planning.

3. It is not possible to speculate on what approvals would be given for rezoning until detailed consideration is given to any proposals as part of the statutory process.
4. Any proposals for development will be considered in the context of existing zonings and the Gidgegannup Rural Strategy. If land proposed for subdivision is not currently designated as suitable, the proponent would need to present a strong case for statutory amendments to support such proposals in the face of existing statutory frameworks that have been adopted with substantial community support.
5. A general response to this question is not possible as it is reliant on a number of factors that have not been sufficiently investigated at this time.
6. The potential for future subdivision would be prescribed by zoning and development control provisions which would need to be in place as part of any statutory approvals process that is yet to occur.
7. See answer to Question 1.
8. Any formal proposals for rezoning must be allowed to go through due process and considered on their merits. Rezoning proposals are subject to community consultation and the submissions would be given due consideration in arriving at any decision. At this stage, no rezoning proposals have been submitted.
9. Staging of any substantial development is usually necessary to ensure orderly and cost-effective provision of infrastructure.
10. Protection of biodiversity and prevention of adverse environmental impact are important considerations in the planning process and these matters would be subject to review and possible assessment by the Environmental Protection Authority.

Legislation similar to the Swan Valley Planning Act is not considered appropriate or necessary for the Gidgegannup or Hills area, as the geographical and planning context is quite different and the planning issues can be dealt with through the normal statutory processes.

I hope that this information is of assistance, and can assure you that any proposals for development at Gidgegannup will be subject to consultation with the local community prior to any decisions being made.

Yours sincerely



**STEPHEN POTTER
ACTING CHIEF OF STAFF**