

Ver 1.02/12/02

THE WESTERN AUSTRALIAN STATE SUSTAINABILITY STRATEGY – By David Karr Interspatial Systems

I recently attended the Sustainability and Business seminar/workshop sessions of the WESTERN AUSTRALIAN STATE SUSTAINABILITY STRATEGY.

These seminars are very useful.

It was evident that WA has a long way to go with respect to implementing a sustainable strategy.

I believe that for a sustainable development strategy to be developed, there needs to be some fundamental changes to the methodology of undertaking development in WA.

As an example- the development of new housing estates such as Ellenbrook. The original plan called for an estate off Gnangara Road to be built for a projected population of 20,000 people(I now see its planned for 30,000 people). The market sector catered for would be middle income young families. Thus kindergarten, schools, shopping centres would be needed in the immediate vicinity.

“Just 30 minutes from Perth and adjacent to the picturesque Swan Valley”-Refer www.ellenbrook.net

“From the beginning, five years ago, there's been a grand plan in place for Ellenbrook. Each step along the way has been designed to form part of a much bigger picture: a whole new town beside the Swan Valley.

While the planners wanted the vibrancy and facilities that come with a large-scale settlement, it was vital that Ellenbrook maintained its strong sense of community. The solution was an innovative village structure, which allows a large town to grow, one community at a time.

The first community was Woodlake Village, with its architectural heritage reminiscent of Australia's heritage. Then came the Mediterranean flavour of The Bridges. These were joined by the third village, Coolamon, and now by the recently released Morgan Fields.

In all, seven distinct villages will make up Ellenbrook, each with its own style and character, and all with a sense of belonging that's increasingly hard to find. When all seven villages are complete, Ellenbrook will be a community of some 30,000 people.”

There were no plans for providing meaningful employment in the plan-just lifestyle.

I have recently purchased a block of land in nearby The Vines. That was a lifestyle choice, not a location choice.

Now with these planned 30,000 people at Ellenbrook, some of them-about 10-12,000 need employment, where –Perth, Midland, Swan Valley(picking grapes, making wine???) or ?????

Thus the majority have to travel 30 or 40 kilometres to a MEANINGFUL place of work. In order to travel they need transport and roads. Gngangara and Alexander drive especially are loading up to capacity now.

Thus buses(not used as a prime mode of transport) or cars are used to transport the people to their place of employment.

The impact on the environment, economic costs etc need to be considered.

As an aside, I used to work for a large industrial company that relocated from Subiaco to Canning Vale. Some employees were considering relocating but there was no incentive. Here was a golden opportunity to relocate some people to near where they reside.

Should the plan for environmental, economic and sustainability have been “a 30,000 people satellite development of Perth, with a rural setting, surrounded by native bush, together with nearby economic and employment opportunities with public transport provided to residents”, been the plan.(Employment opportunities provided in nearby light industrial and commercial parks).

It is very irresponsible having residential development willy nilly surrounding the core city, with no additional infrastructure.

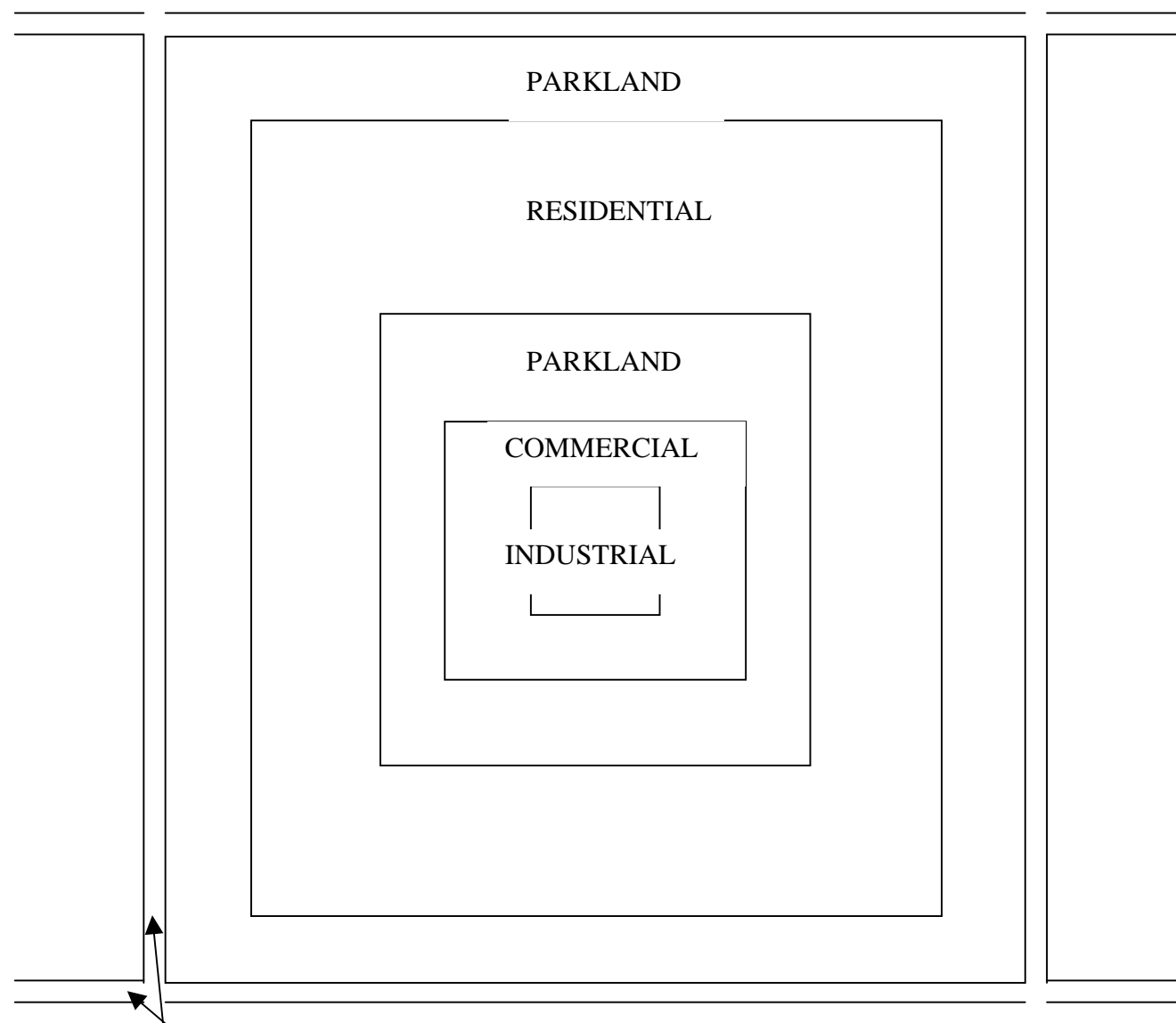
By having a residential development tied into commercial and light industrial parks at the outset, public sentiment would accept this proposal from the outset. Thus another Canning Vale would be prevented where you have residential, industrial and agricultural endeavours conflicting.

Remember no investment will occur in an area where there is uncertainty about the zoning of the area. (As a guide it could be stated that land zonings would be reviewed at a certain date such as 20 years from project initiation).

Another factor that needs to be considered for residential developments,(as well as commercial and industrial) is the need for a town planning scheme to include a GRID system of main roads. Perth is littered with dead ends, and a very low usage of public transport, due to the extremely bad layout of the city. (Checkout Ballajura with NO straight main roads).

By also designing housing as well as other building to be more energy efficient, a huge positive impact on the environment would occur by reducing emissions of carbon dioxide and other harmful products.

As a suggestion I have provided a possible design for an integrated development encompassing residential, leisure, educational, health, employment and economic zones.



MAIN ROADS ACCESS TO ESTATE

**SUGGESTED INTEGRATED RESIDENTIAL/
COMMERCIAL/ INDUSTRIAL
DEVELOPMENT**