



The Executive Officer
Western Australian Electoral Commission

Dear Sir,

My submission relates to the Legislative Assembly seat of Butler.

I am providing this submission on possible changes to the electorate boundaries on behalf of the Yanchep Beach Joint Venture, Tokyu Corporation, Yanchep Sun City, Two Rocks Investments Pty Ltd and Atlantis Cove Pty Ltd. Together these companies own most of the undeveloped land between Yanchep and Two Rocks. The Yanchep Beach Joint Venture specifically is responsible for the development of the Yanchep Strategic Metropolitan Centre.

I have also informed this submission by reading other suggestions made to the Commission.

It is acknowledged that the seat of Butler is significantly over-quota in terms of the number of electors. However, it is important that the future electorate boundaries maintain a community of interest.

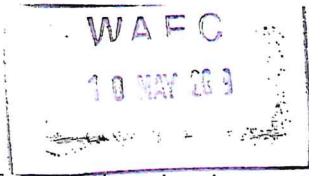
To achieve the necessary reduction in the number of electors, the suggestions from the Liberal Party as they relate to the seat of Butler are supported. The proposition that the locality of Quinns Rocks be moved from Butler into the seat of Burns Beach is supported. Quinns Rocks is a fully developed suburb and has more in common with similarly fully developed suburbs to the south such as Mindarie, Currambine and Iluka.

Combining Quinns Rocks with Burns Beach addresses the criteria set out in legislation. Quinns Rocks has the same land use, common interest and coastal nature as the suburbs already in the District of Burns Beach.

The suggestion from the Australian Labor Party to incorporate the Yanchep Two Rocks portion of Butler into the seat of Moore is strongly opposed. There is no commonality of interest between the current Yanchep Two Rocks area and Moore, let alone in the future development of Yanchep Two Rocks. The suggestion that electors must travel to Dongara (where the Member for Moore has his electorate office) to see their local member is laughable.

Furthermore, and relevantly, the current Member for Moore in his comments to the Commission makes no suggestion that Yanchep and Two Rocks should be incorporated into Moore.

The principle of having a lower house seat that straddles the metropolitan and non-metropolitan regions is not supported. At a State level it is preferable and far simpler to use the border of the metropolitan region as a boundary that is also used to determine electorate boundaries. The comparison with the Federal seat of Pearce, used as justification in the ALP's suggestion, is erroneous. Federal seats are larger in terms of elector numbers and consequently are (usually) much larger in area than State seats. This makes keeping Federal seats within metropolitan boundaries both a much harder proposition and unnecessary criterion on which to base State seats.



The future urban development in the seat of Butler will be focussed along the coast, particularly around three major centres: Yanchep as the strategic metropolitan centre for the northern part of Perth's north-west corridor, with Two Rocks and Alkimos as secondary centres.

The area around Yanchep and Two Rocks, when fully developed, is expected to house 150,000 people. Alkimos-Eglinton will add a further 80,000. Therefore, boundary changes will be a constant over the next 30 years or so as the population increases.

The Yanchep-Two Rocks area will have a commonality of interest based around the Yanchep strategic metropolitan centre. This is not just because of the projected population increase, but also because Yanchep will be the main employment centre in the northern part of the north-west corridor in the same way Joondalup is further south.

The State government is committing significant investment to strengthening the connection between Yanchep and the Perth CBD. This emphasises the need to keep Yanchep and Two Rocks within a metropolitan electorate.

The government's Metronet program will extend the northern suburbs rail line from Butler to its terminus at Yanchep. Construction is due to start later this year (2019). This will be a transformational project that will enable Yanchep to grow into a centre to ultimately rival and then surpass Joondalup in terms of its retail and commercial floorspace, employment opportunities and population catchment.

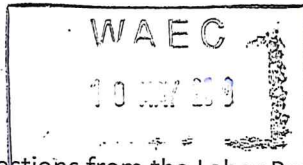
I note the suggestion from Ken Travers also promotes using the catchment or influence of a strategic metropolitan centre as a significant factor in determining commonality of interest.

As an additional commonality of interest the seat of Butler is entirely located within the North Coast Ward of the City of Wanneroo. If Quinns Rocks is moved into the seat of Burns Beach, the seat of Butler remains within the North Coast Ward of the City of Wanneroo. The City is planning its sport and recreation facilities in concert with the current Member for Butler (and with some significant assistance from the Yanchep Beach Joint Venture). If Yanchep and Two Rocks were removed from the seat of Butler this arrangement would be placed in jeopardy.

Therefore, it is vitally important that the seat of Butler maintains both Yanchep and Two Rocks within its boundaries until such time as an additional new seat is required.

Including Yanchep and Two Rocks within the Butler electorate while removing Quinns Rocks achieves the necessary reduction in elector numbers and maintains the commonality of interest that is required. Other minor adjustments will be necessary to electorates further south, and these are outlined in the suggestions from the Liberal Party.

Yanchep and Two Rocks are part of the Perth metropolitan region. The soon to be constructed Yanchep Rail Extension will further emphasise the ties to the metropolitan region. The suggestion that these centres be removed and included in the seat of Moore to form part of an agricultural and rural electorate makes no sense and would only result in an electorate with no commonality of interest and disenfranchisement in that electors would have to travel 300kms to see their local member.



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I urge the Commissioners to reject the suggestions from the Labor Party as they relate to the seats of Butler and Moore, and support the retention of Yanchep and Two Rocks within the seat of Butler.

Yours sincerely,

Mike Allen