

Minutes of Beaconsfield Precinct meeting held at the Winterfold Primary School, Beaconsfield on Tuesday 10th October 2006

Present: Glenn Armstrong (Convenor), Graeme Renwick (Minutes), David Bodwell, Leon Flanagan, Helen Sibree, Zephie Richardson Billy Wilkes, Ross Thompson, Joe Ortega, Peter Garbin , Diny Stasse, Cate Ruben

Guest Speaker Mr Philip St John, A/Executive Manager Planning Services, City of Fremantle

Apologies: Cllr John Alberti ,Cllr Shirley Mackay

The Meeting opened at 7.36 p.m.

The previous meeting Minutes (August 8th) were accepted by Leon Flanagan and Glenn Armstrong

Guest Speaker

Glenn introduced Phil St John who then provided a brief summary of his extensive career in Local Government and the reasons he was trying to visit as many Precincts as possible. Discussion then moved through a list of topics provided in advance of the meeting and seen as of particular interest to residents in the Beaconsfield Precinct area.

- a) **CPS4** Has a long history with preliminary work started about 6-8 years ago. Was now close to fruition and with the Minister for Planning. Believes will provide more certainty and precision in planning for the City. (Postscript – the Minister has now signed CPS4 and it is back with Council for review)

Glenn asked about the likely impact of CPS4 on Beaconsfield. Phil explained that the proposed zoning of R20/25 allowed for a slightly higher density in some areas, but there were criteria that would have to be met in order to achieve the higher density.

Another question from Graeme was whether the development zones in Beaconsfield such as for the Strang Street area were part of the Plan. The answer was yes as CPS4 places these sites within a 'Development' zone to ensure a coordinated and comprehensive redevelopment of the area. This forces more planning to occur before approvals are granted.

- b) **Strang Street Structure Plan.** This item was of particular interest to a number of attendees who live in or near this area. Apparently before the Western Australian Planning Commission (WAPC) will sign off on the Strang Street Structure Plan, adopted by Council in 2005, the CPS4 Plan needs to be gazetted first.

Several participants expressed opinions about the Plan. Leon observed that there was already considerable development taking place or rumoured in the area between Milbourne Street, Mather Road, Clontarf Road and Hampton Road. He asked whether the Council had ascertained the opinions of nearby residents. Billy estimated that there a potential for between 800 – 1000 dwelling units in the area and predicted a big impact on the local infrastructure. Billy expressed the opinion that there appeared to be a lot of uncoordinated piecemeal site by site development taking place and not much overall planning. He wanted a better overall plan for the area similar to the Inner City Plan. What was the delay? When exactly would CPS4 be gazetted?. Who was holding it up?

- c) **Ex Bypass Land and Lefroy Road Structure Plan.**

Glenn noted that this land was adjacent to the Strang Street Precinct and wondered whether the Planning for the two areas could be combined. He sees the development of these two areas as being one of the most significant developments in Fremantle for many years. Phil pointed out that the State Government policy was generally to support infill in existing suburbs with a target of about 60% growth in existing suburbs compared to new suburbs on the urban fringe. He also mentioned the role of other players in decision making such as LandCorp and private landowners.

Graeme mentioned that his predecessor Jayson Miragliotta had committed to public consultation with the community about developments in this area but that there was little evidence of this occurring. Phil St John recommitted to this consultation process, in accordance with the City of Fremantle's normal procedures.

d) Sealanes and South Beach

Ross asked whether the Sealanes redevelopment was still going ahead. Phil pointed out that the private landowners themselves would determine the timetable. Another question was about the remediation of the ANI Foundry site. Was the cleanup going to plan? The answer was generally yes.

e) Public Housing Projects on ex bypass land eg the Curedale Street super block

Graeme expressed concern about the appearance of Hilton, White Gum Valley and Beaconsfield in a recent list of burglary hot spots. West Australian October 9th page 3. He wanted to know whether this was taken into account when Planning applications were received. Phil explained that this was a complex issue but that there was considerable liaison and dialogue between Council officers and the Department of Housing and Works. Glenn asked whether the DHW was subject to normal City planning. The answer was no, and that after a change in the law, the DHW did not need development approval from local government for any of their developments but still needed the approval of the West Australian Planning Commission. The Planning system was not set up as a social regulator. He predicted that any developments would take into consideration the zoning of the area and most likely be contemporary two storey designs.

f) Laneways / ROW's

Phil summarised the complex issues surrounding the amalgamation and improvement of laneways and the huge financial pressures on some Councils in older areas. Zephie asked whether the State Government would ever accept responsibility for laneways and provide funds for their improvement. Phil believed probably not. Ross pointed out that once houses were built with their frontage onto a ROW that laneway could probably never be closed. Ross also pointed out the issue for residents who might wish to improve their section of a laneway but were frustrated by presence of absentee owners and empty blocks further along the lane. Phil believes City will have to manage laneways on a case by case basis acting as a facilitator in some circumstances. There was no silver bullet. Ross suggested a rates levy might be appropriate to facilitate this process.

g) Public Open Space

Leon raised this issue. He wondered how, what he saw as an acute shortage of public open space particularly for active recreation, fitted with the subdivision and infill drive. Phil explained that 10% of land from subdivisions must be reserved for public open space but that cash in lieu was sometimes accepted. Leon believes that this 10% was sometimes manipulated and that Councils were often left with land not suitable for active recreation. Some discussion then occurred about the land along the former bypass reserve and the old South Fremantle tip site in the context of a possible site for a regional netball complex.

h) Clontarf Hill

Phil was asked whether this area was included in the scope of CPS4 or any structure plans. Asked whether the land would be preserved for passive recreation or developed for housing Phil believed that some land would probably be developed and that this issue would most likely be resolved when CPS4 is gazetted.

i) MacDonalds

Glenn asked Phil whether he thought there would be an appeal against a recent development application refusal. Phil didn't know but sees the decision as being defensible in the State Administrative Tribunal.

Glenn thanked Phil for his attendance and patience in answering questions from Precinct members. Phil left the meeting at approximately 9pm.

General Business

Planning Motion

Billy proposed a motion about his concerns about what he saw as a need for an overall plan for the south west area of Fremantle incorporating the Strang Street Precinct area as well as Clontarf Hill and the former bypass land.

After discussion the following **motion** was moved and passed unanimously

“That the City Council should be made aware of this Precinct’s concerns about the future planning for the large amount of vacant land in Beaconsfield. While the Precinct is generally in favour of development we note the potential impact of approximately 800-1000 additional dwelling units, that will, on a conservative estimate, increase the population of Beaconsfield by approximately 50%. These development areas include the Strang Street Precinct most of which is zoned R30/40, Clontarf Hill, areas of CPS4 marked DA7 and adjacent ex bypass land.

We believe that any developments be part of an overall plan for the area rather than as a series of unconnected developments. In particular we have concerns about the lack of provision for public open spaces and landscaping, parking, pedestrian walkways and traffic management throughout the area. The Precinct would be concerned if in lieu payments were accepted as compensation for inadequate provision of any of these amenities.”

Moved Billy Wilkes, Seconded Leon Flanagan, passed unanimously

Public Open Space Project with Winterfold School. No discussion this meeting

End of Year Street Party There will be no formal end of year Precinct party this year but there are two very interesting alternative events that members and their families can attend.

The first is the South Fremantle Senior High School (SFSHS) Fair and associated Kite Festival on **Sunday 19th November**, to be held between 12 and 8 pm in the high school grounds, Lefroy Road Beaconsfield.

Another opportunity to get together is at the Family Day in Hilton Reserve on **Sunday 3rd December** from 10am–12 noon. Buster the Fun bus will be present and there will be other organized activities. This event is part of the City of Fremantle Active Parks project. Enquiries to Vikki Barlow 9432 9939

Discretionary Funding. There was some disquiet with the cutback of Precinct discretionary funding for 2007. The limit of \$1,000 per Precinct was not seen as enough for any viable project in 2007. The decision was taken not to apply for any funding from this source in 2007.

Next Meeting. There was some discussion about whether the Precinct needed to meet in November. After discussion it was decided to hold the next Beaconsfield Precinct meeting on **Tuesday 12th December** in the usual location, the staffroom of the Winterfold Primary School at **7:30pm. There is no meeting in November.**

A guest speaker, Dominic Mitchell, Planning Projects Coordinator FCC will attend this meeting and update the Precinct on the progress of the Lefroy Road tip/former bypass land Project. It is hoped there will be a good attendance for this final meeting of the year. Jennifer Valesini the Precinct Coordinator from the Fremantle City Council has accepted an invitation from the Precinct to attend this meeting and chair the **Annual General Meeting** at the start of the meeting.