



# WHITE GUM VALLEY PRECINCT WITH GIBSON PARK & BEACONSFIELD MEETING NOTES

**Tuesday July 4th, 2017 7:30pm**

*All White Gum Valley, Beaconsfield and Gibson Park Residents Welcome*

## Agenda Items

**1. Planning Items presentation- Paul Garbett & Louise Ainsworth (City of Fremantle Planning)**

- **The Heart of Beaconsfield master planning project**

TAFE moving to Murdoch, only restaurant remaining.

Consultation has occurred online and face-to-face, draft options back in August/September, Master Plan finalized early in new year with new council in place.

Emerging themes from consultation -Importance of connections, housing diversity, green space

Quarry has a plan already with 30% residential and remainder public open space. Could be amended from consultation feedback.

Davis Park social housing – decision by Housing Authority to redevelop and relocate tenants temporarily in the area or in other suburbs depending on feedback from residents and get more of mix 1:11 social housing to total houses. This will be mean new private housing development to achieve the mix. A lot of stages so it will take time.

- **Knutsford East Structure Plan**

Covers area opposite golf course bounded by Montreal St (incl depot) to Amherst, Blinco and Stack Sts. Structure plan in place since 2005. Some of the rules however were hindering development, so since meetings with current landholders, amendments to the Structure Plan have been proposed and out for consultation, closing on 7/7/2017.

Services have been lacking to the area, City won't be funding services prior to development (pre-service). City instead working with groups of landowners to co-fund service upgrades (eg sewer lines) incrementally.

Current zoning R60 with 2 or more storeys, Amendment allows for R100 with 4 storeys within the centre of the area, dropping down on Stack and Blinco but not defined yet. Current building likely to be modified rather than cleared and rebuilt.

The Amendment still requires flexible design to enable the building to a broad range of uses in addition to residential, but relaxing need for separate titles.

Green link may applied to Knutsford St as such a wide road reserve and become a long thin park effectively. The green link would then head through the Swanbourne St zone to be developed with a green strip through it to Monument Hill.

CUSP involved looking at low carbon outcomes in future development.

- **Solar Farm update**

Council decision to renew the working group with the Sydney-based developer. Proposed 4-5MWatts on Sth Fremantle Tip Site "Hollis Park" near Cockburn Rd. Heavily contaminated land. Contracts could be signed next year.

Alongside this, Council decided to buy Greenpower directly rather than offset its 'black' electricity's emissions. Council decision also made to achieve 100% renewable energy by 2025.

## **2. Kings Square redevelopment – Presentation by our Mayor**

2-year build finishing late 2019, starting soon. Aim to make the council building a zero-carbon development. Two fig trees will go near Church, currently unwell.

Council putting \$50mill into renewal with Sirona funding the rest. Rates increase 1.9% for 2017-18 just approved by Council.

Dedicated social media comms on the kings square renewal, phone: 1300ksfree. See more at <http://www.fremantle.wa.gov.au/ksp#>

## **3. High St – Stirling Hwy Intersection Update by Cr Ingrid & Mayor Brad**

The meeting was presented with the Council-endorsed design that Council will take to State Government later this month. Estimated to cost about a quarter of original State Gov budget. Budget savings proposed to be reapplied to Carrington St and other intersections on the route.

No housing lost, 2 lanes on each side of tuart avenue, tuarts retained except 1, pedestrian crossovers, roundabout at Amherst St as main entry to WGV, formalized perimeter parking for netball courts, local road created. Left-only turn into Montreal St, Marmion St intersection unchanged. Public golf course lose a hole, Golf course looking to gain land from Boo Park and move clubhouse to Boo Park olive Grove entrance.

Comments: Underpass more preferable, concern around loss of Boo olive grove and discussion on redesign of Montreal St and golf course with independent input to consider alternative solutions.

Timeframe – State Gov has it in the budget and a promise to develop it in this term of office.

## **4. Community Safety**

Speed hump design size and number not what was intended, Principle behind it was to slow at crossing nodes on Sth Tce and reduce trucks rat-running down Ord. Corrections later in July.

5. **Updates on current and new projects**, and community initiatives – not covered due to lack of time

**Next meetings:** 1<sup>st</sup> August, 2017, then September Tuesday to be set (Meet the Candidates)