



WHITE GUM VALLEY PRECINCT AUGUST 2017 MEETING

TUESDAY NOVEMBER 7TH, 7:30PM

All White Gum Valley Residents Welcome

MEETING NOTES

1. Heart of Beaconsfield

City of Fremantle Planner, Tahnee Bunting updated on the next stage - visioning for Davis Park area. It is a masterplanning exercise where some ideas are proposed but open for fresh ideas. Individuals can do their own masterplanning on the MySay website. Open for comment until 11th of December, 2017.

2. Freo Alternative

City of Fremantle Planner, Sharn Bruere outlined the Freo Alternative initiative, an alternative to standard urban infill without changing zoning. They have taken on feedback from first round of consultation. Looking at a small footprint of 120sqm floor area, more open space required, retaining at least 1 tree, sustainability of the building, communal living within and in connection to the neighbourhood, 5m rear setback to aid retaining trees, parking had a diversity of views. Ideas will go through design advisory committee. Comment via MySay.

3. Hope St Lot Development (near Wongan Ave), proposal by Salander Property for local scheme amendment

Phil from Salander Property outlined the initial design concept for the half-hectare site on Hope St and Wongan Ave. They are inviting community feedback for the first step - a scheme amendment. 36 Owner-occupier dwellings with a design for the site that is pedestrian friendly, sustainable, passive surveillance Architect-designed, not project homes. Includes single storey villas, 120m² micro green-title lots, Council has advised that the whole block needs to be part of the scheme amendment. Developers are considering using the large verge for fenced micro park, subject to council approval. Existing coding is R20/25 allowing 16 dwellings. Amendment will be requesting R60. Next step is preparing and lodging the application and present to City of Fremantle for consideration to initiate the Amendment, prior to community advertising anticipated for Feb.-Apr 2018. Likely to be a 2-stage build.

Questions from the floor:

“Sound insulation?” - good quality glazing critical and good for sustainability too

“Will there be Underground power?” - yes, Western Power condition on underground power expected

“3-storey wall on Hope St is a negative” - good design can help to break down the wall. A 3-storey macMansion could currently be built there and would be less aesthetically pleasing.

“building coverage of the site - what is it?” - 50/60% and with substantial open space? Phil couldn't answer what the current % is. Wide internal roads are expected a community space.

“Will landscaping include significant trees?” Yes, invest in some semi-matures to provide some green shade from early on.

“Transport needs with WGV and this development will be adding to existing services” - yes could trigger Dept of Transport to add more frequent services. Cnr dwellings could be a home business.

4. Parks in White Gum Valley - progressing community needs and priorities

Fremantle's Green Plan was updated with a goal that all residents were within 400m of a green space. Eastern WGV is lacking green space. The City cannot buy private land, so looked at road reserves and sumps. Identified a sump on Biddles Lane and Minilya Ave. \$65k is the current budget for the pocket park but it can be transferred to another WGValley park.

Not a lot of East-end WGV residents present, but from those present the need for green space is there, especially with the steep hill and distance to Valley Park and Boo.

Precinct will follow up in 2018 and offer updates to future meeting.

5. Post-Election Council Update

Jenny Archibald elected for East Ward and sworn in. Mayor Brad has been elected for a 3rd 4-year-term.

6. Updates: current new, projects and community initiatives

- Community Safety

Stevens St crossing to Boo Park continues to be a concern. City engineers assessing speed and volume. Also internal discussion on what is the threshold for installing speed humps and also could there

be a change to the roadway with a one-way section enabling a dedicated cycle path and identifiable safe crossing to Booyeembara.

- Men's Shed / Sullivan Hall

Men's Shed isn't in a great state structurally. SHAC residents living alongside it are interested in seeing the open space turn into productive gardens and the "shed" building deconstructed and converted into an open pavilion retaining its features like the jarrah floorboards. Crs Jenny and Ingrid will meet with new 'WGV' residents interested in the site future. The video capturing last year's community workshop is going through a final edit to improve sound.

- Orchard

Has a community event with the Hazel Orme Kindy for all ages on Sunday 26th Nov 2-5pm. Flyer for this Summer Fiesta to be circulated.

Next Meeting in early February, 2018.

Merry Christmas to all!