

## GIDGEGANNUP DEVELOPMENT MEETING 16<sup>th</sup> October, 2006

The meeting was attended by over 300 people, mostly from Gidgegannup, although there were interested parties from The Swan Valley Progress Association, Brigadoon Progress Association, Stoneville Progress Association and Save Perth Hills. These groups attended with the perception that what affected Gidgegannup affects them as well.

The meeting was chaired by the Mayor the City of Swan, Cr. Charlie Gregorini and the CEO, Mike Foley, Principal Planner, Steven Tan, and Councillors Croy and Zannino.

Michael Coleman, the developer, was present with planners for the Outline Development Plans, Greg Rowe and an associate.

The Mayor welcomed everyone and invited Michael Coleman to address the meeting. Mr. Coleman gave a short outline of his time in Gidgegannup and his reasons for undertaking this project. He also answered questions from the floor.

Greg Rowe gave a 15 minute power point presentation on the proposed developments, their impact on the existing Conceptual Plan and planning criteria already in place; the benefits this would bring to Gidgegannup in the terms of scheme water.

Questions were invited from the floor. These were many and varied but chiefly expressed:

1. Concerns about the density of the developments and how this would impact on Gidgegannup and its neighbours.
2. Concerns re. lack of infrastructure in place and how increased traffic would impact, particularly on the Toodyay Roads and the Gidgedales subdivision.
3. Environmental concerns re. the proposed developments.
4. How would the water benefit Gidgegannup, when all residents had already got infrastructure in place to be self sufficient.
5. Where would the water pipeline end, what was its route, how much would it cost existing residents to have this water passing their doors.
6. Concerns how these proposed developments would impact on the rural/residential nature of Gidgegannup and the lifestyle of its residents.
7. It was generally felt that there was not information available for residents to form an educated opinion re. these developments, and concerns regarding the minimum lot size reducing from 5000m<sup>2</sup> to 2000m<sup>2</sup> shortly before the arranged meeting date.

The developers talked about the plans for the townsite, but at this stage only own the land on which the ODPs are proposed, and one block in the townsite. This would make the actual development of the Townsite difficult. They did mention 1500/1600 blocks in the townsite itself down to 500/700m<sup>2</sup>. Block sizes previously mentioned in connection with the townsite have been half an acre minimum because of sewage problems.

The developers talked of 5% open space and not the 10% Public Open Space Developers usually have to cede.

The plans showed by the Developers only showed the pipeline coming to the edge of the proposed ODPs and not into the townsite itself, i.e. top of Bunning Road. Developers said pipeline would have to traverse private land to get there. This was disputed by members at the meeting.

The general conclusion was that people although wanting development of the townsite along the lines of the 1992 Conceptual Plan, were unhappy at 2000m<sup>2</sup> subdivision on land outside that area and particularly on land that is at the moment, zoned Landscape and only subdividable to 50 acre lots. Feelings on provision of scheme water were mixed, some welcoming it, others saying they did not need it and were not going to pay to have inferior water provided.

The community also would like access to more detailed information and plans and answers re. infrastructure. This information to be available in Gidgegannup if possible and not necessitating a visit to Midland. They would also like to see a Local Area Plan and possibly, a District Structure Plan.

Gidgegannup Progress Association to seek feedback from the community and advise Developers and City of views expressed.

Feedback to be sent to [gpa@gidgenet.com.au](mailto:gpa@gidgenet.com.au) or P.O. Box 66, Gidgegannup Post Office.

All correspondence will be forwarded in its original form to the Developers and City unless authors advise otherwise.