

The Development of Gidgegannup

*Gidgegannup Progress Association
September 2007*



Introduction

The Gidgegannup Progress Association (GPA) and Community are extremely concerned about proposed developments within the region that will introduce urbanisation. Gidgegannup is identified as a rural hills lifestyle, which requires protection under several planning schemes.

In 1999/2000 Michael Coleman (or one of his companies) purchased Lot 504 Toodyay Rd. Lot 504 had restricted development approvals, from a February 1999 ODP carried over from the previous owners. He has since taken personal ownership of lot 504 and purchased other land along Toodyay and Bunning Roads under several business and private owner names.

Michael Coleman's company, Riseley Investments, proposed in 2006 to create two developments on Bunning and Toodyay Roads called Bunning Park and Pleasant Valley respectively. These developments would use scheme water to justify the reduction to urban lot sizes. His intention was to privately fund a pipeline from Mount Helena for this purpose and make this water available to the unplanned Gidgegannup townsite in the future.

On October 16th 2006, a public meeting was held by the GPA, for Riseley Investments to present their development concept to the community. The result from the 300 strong community at this meeting was to overwhelmingly reject any proposals for reticulated scheme water and urban developments. The community valued their Hills Lifestyle and preferred rainwater collection.

Riseley Investments proposed ODPs were inaccurate and included land which they did not own, plus the development of the townsite was not included or proposed.

Since this meeting Michael Coleman has continued to purchase, and offer to purchase, more land throughout and around the townsite with the aid of John Garland as consultant and broker. This has resulted in a joint venture with Port Bouvard Ltd to now propose urban developments for the townsite and two outer subdivisions.

Following the October 2006 meeting the GPA have commenced campaigning for the Gidgegannup Townsite to be planned in accordance with the North Eastern Hills Settlement Pattern Plan (NEHSPP) and The Gidgegannup Rural Strategy (GRS) with full community input. The GPA supports the community in wanting controlled development as supported by these documents. The aim is to protect our "Hills Lifestyle" and town from urbanised sprawl, by setting in place responsible guidelines that were not fully included in the NEHSPP and GRS for the actual Townsite.

The current proposals from Port Bouvard Ltd have been released to the Australian Stock Exchange before the Townsite planning could commence, and hence the growing community concern that proposed developments will be extremely detrimental should they proceed without approved strategies.

Port Bouvard Ltd

On July 2nd 2007, Port Bouvard Ltd released a press statement presenting their initial proposed Gidgegannup developments to the Australian Stock Exchange.

The following is a quote from the Port Bouvard Ltd press release titled "PRELIMINARY FINAL REPORT FOR YEAR ENDED 30 JUNE 2007" released to the Australian Stock Exchange on August 29th 2007:

Gidgegannup

The Company's most recent acquisition is the staged purchase of 483 hectares of land in Gidgegannup, 42 kilometres inland from the Perth CBD. The land is to be purchased in 3 stages with the first payment due on 14 September 2007 of \$36 million (excluding GST). The remaining \$45-\$54 million is due over financial years 2010 and 2011 and is subject to final engineering and planning outcomes.

The development will consist of approximately 270 rural residential lots (planned to market for financial year 2009) and approximately 2,000 town centre lots (anticipated commencing in financial year 2011). The Company is currently working towards obtaining the appropriate approvals and believes the timeframe allowed is achievable.

Port Bouvard Ltd has retained Michael Coleman as a partner in the venture, and has also continued to use Greg Rowe And Associates as their town-planning consultant.

Port Bouvard Ltd is ignoring the fact that there is legitimate land available that is correctly zoned for rural residential subdivision within Gidgegannup. Port Bouvard Ltd is also ignoring relevant and recent planning documents that do not support their proposals. This is also an insult to all those who worked tirelessly through community consultation to build these **Planning Documents** over recent years.



Planning Documents

Several documents have and are influencing the development and future of Gidgegannup. The following documents are of primary importance and contain the following quotes:

Gidgegannup Townsite Study City of Swan June 1992

1.0 Purpose Of Study

In February 1992 the Shire of Swan Council resolved to undertake a study of the Gidgegannup townsite. Its decision was in response to the Department of Planning & Urban Development's request for consideration to be given to the potential expansion of the town.

Consequently, the Council deleted the potential townsite area from the Gidgegannup Rural Strategy which sets out land uses and development controls for a number of precincts in the locality.

The purpose of this study is to identify the physical and environmental parameters and planning objectives which would govern the development of the town and to examine the possible development options.

The mapped outline of the townsite that appears in current documents was derived from this study and based on a population of 1,296.

North Eastern Hills Settlement Pattern Plan Western Australian Planning Commission April 2002

Excerpt from NEHSPP page 1:

Already, there is increasing pressure within the North Eastern Hills for more intense subdivision to allow for rural-residential development, while proposals have also been put forward for the establishment of new settlements. The North Eastern Hills Settlement Pattern Plan has therefore been prepared to guide future growth and development in the area taking account of the key issues, such as protecting the "hills lifestyle", and environmental, economic and social sustainability.

Draft Gidgegannup/Brigadoon Place Plan City of Swan June 2004

1.2 Purpose of the Place Plan

In July 2003, the City of Swan resolved to prepare a place plan for Gidgegannup and Brigadoon that would provide detailed planning controls for a 5-10 year timeframe, in accordance with the staging recommendations of the NEHSPP. The preparation of the place plan would encompass a review of the Gidgegannup Rural Strategy (1996) and planning controls for the Brigadoon Estate contained in Town Planning Scheme No.9 (refer to Appendix 3). The Place Plan boundaries were chosen to reflect the boundaries of the North Eastern Hills Settlement Pattern Plan (refer to Figure 1).

Gidgegannup Rural Strategy City of Swan November 2004

1. Purpose

Purpose of the Policy is to guide strategic and statutory land use and development decisions for Gidgegannup and portion of Red Hill. This Policy replaces the Gidgegannup Rural Strategy (1996).

Gidgegannup Townsite Strategy 2008

Required for the future

Petition

The GPA have commenced a petition asking for the support of existing planning documents without the need for reticulated water and sewerage. The petition is worded as follows:

To the Honourable Alannah MacTiernan, MLA, Minister for Planning and Infrastructure. We the undersigned wish to express our deep concern about reports that developers may seek to grossly intensify development in Gidgegannup and our desire to develop as a sustainable community in accordance with the guidelines as set out in the North Eastern Hills Settlement Pattern Plan and the Gidgegannup Rural Strategy, without the need for potable scheme water and reticulated sewerage, and to ensure we protect and maintain the "hills lifestyle".

Land Zoning

The following calculations are approximations due to limited information from Port Bouvard

Amount of land being purchased by Port Bouvard Ltd	483ha
Total land listed by Port Bouvard for development (including Primary School)	540ha

Townsite Land

Total size of mapped townsite	240ha
Total size of land listed by Port Bouvard for Townsite Development	165ha
Amount of townsite land to be owned by Port Bouvard Ltd	125ha
Amount of wetland and water course to be protected on Port Bouvard Land approx	10ha
Amount of land on which Port Bouvard can generate their stated 2000 lots	115ha
Expected Port Bouvard lot sizing within townsite (max size)	500m ²

Proposed Residential Subdivisions

Total size of land listed by Port Bouvard for Residential Developments	375ha
Amount of the Residential Development land to be owned by Port Bouvard Ltd	270ha
Amount of Rural Residential(2ha) within Port Bouvard Developments	65ha
Amount of Rural Residential(2ha) to be owned by Port Bouvard	25ha
Amount of the Residential Development land within NEHSPP Hinterland	190ha
Amount of the Residential Development land within NEHSPP Landscape Corridor	185ha
Amount of the Residential Development land listed GRS as Landscape3 (min20ha)	195ha
Amount of the Residential Development land listed GRS as General Rural2(min40ha)	140ha
Amount of the Residential Development land listed GRS as Rural Residential(min2ha)	40ha

Amount of the Residential Development land to be owned by Port Bouvard currently listed as Rural Residential (min2ha)	NONE
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Undeveloped Rural Residential (min2ha) around townsite not owned by Port Bouvard	246ha
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Amount of land Port Bouvard require rezoning	335ha
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Gidgegannup Overview

- ❖ Situated 50 kilometres east from Perth CBD along Toodyay RD
- ❖ Size: 35,748 hectares (approx. 40% of City of Swan)
- ❖ Population: 3070 (2006 Census) (ERP Swan Hills 3317)
- ❖ Lifestyle: Rural
- ❖ Dwellings: 1143 (2006 Census)
- ❖ Schools: 1 x Primary School (capacity full), High School in Mt Helena
- ❖ Infrastructure: Low
- ❖ Sport/Recreation: Football, cricket, basketball, netball, equestrian
- ❖ Voluntary Organisations: Bush fire brigade, Agricultural Society, CWA, various community groups
- ❖ Retail: Minimal retail (Deli, News/Post, Service Stn, Bakery, Take Away, Liquor, Produce, Hair, Hardware/Nsry, Real Estate)
- ❖ Commercial: No commercial precinct, with only one property of shops being fully zoned as General Commercial.
- ❖ Water Supply: Rainwater self sufficient
- ❖ People: All types of families and incomes with a common requirement for a Non-Urban Hills Lifestyle



Hills Lifestyle

The "Hills Lifestyle" is identified in both the NEHSPP and the GRS as requiring support and protection. Residents live in Gidgegannup specifically to experience this lifestyle, and do not wish to live in urbanised developments.

Quote from "North Eastern Hills Settlement Pattern Plan" page 6:

4.2

The Hills Lifestyle

Critical to the success of any plan for the North Eastern Hills is an appreciation of the "hills lifestyle", which is predicated upon the natural and social environment of the study area. The distinctive hills character evolved as the area grew from a predominantly rural community served by a number of small railway settlements to the south. The topography of the hills and large tracts of remnant vegetation helped create and reinforce the sense of difference from the remainder of the Perth Metropolitan Region.

Quote from "Gidgegannup Rural Strategy 2006" page 2:

4.1 Vision

*The over-arching vision for Gidgegannup is:
"Hills lifestyle with managed growth"*

The GPA are conducting a survey to define the "Hills Lifestyle", as this has been identified as being the primary strategic reason for residents living in Gidgegannup and surrounding districts.

Population

Current Population of Gidgegannup (PC6083-2006 Census)	3,070
Estimated Resident Population (ERP) for Swan Hills	3,317
Current population within mapped townsite	approx 100
Current population of Rural Residential surrounding townsite	approx 600
Total population of current townsite and surrounds	700
Proposed population Gidgegannup Townsite Study 1992	1,296
Proposed population NEHSPP (possibly including Rural Residential Buffer areas)	4,000
Proposed population GRS (possibly including Rural Residential Buffer areas)	4,000
Increase to Townsite by Port Bouvard proposal	5,800
Increase to outer residential developments by Port Bouvard proposal	<u>780</u>
Total estimated population increase to Gidgegannup	<u>6,580</u>
Total projected townsite region population with Port Bouvard proposal	7,280 plus





Infrastructure Overview

School	Gidgegannup Primary School currently filled to capacity and utilising transportable classrooms
Public Transport	Non available, closest being Mt Helena bus route
Child Care	One private business filled to capacity
Telecommunications	Internet not available to all homes. Approved local mobile telephone tower but not available until 2009
Electricity	Recently improved with upgrades continuing for several years to come. Western Power recommend a sub station be constructed by 2013 to support reliable power to existing population.
Medical	No doctor, nearest Mundaring(Full capacity) or Midland. Dental available the same.
Post Office	Basic Post Office facilities within News Agency
Lotto	Not permitted by Lotteries Commission
Roads	Toodyay and Bunning Roads increasing in traffic flow continually including Heavy Haulage from quarries.
Sporting	Open sportsground for football, cricket, basketball, tennis with no indoor facilities.
Show Grounds	Voluntary run by Agricultural society, heavily used for equestrian. Home of Gidgegannup Show. Used for Scouting and other groups. Community Hall.
Fire Brigade	Two volunteer brigades with no urban (BA) equipment. Tank water supply, no hydrants.
Aged Care	None
Public Open Space	No structured areas, only voluntary run showgrounds.
Retail	Deli, News/Post, Service Stn, Bakery, Take Away, Liquor, Produce, Hair, Hardware/Nsry, Real Estate.
Commercial	No specific commercial zoning for light industry etc.
Waste removal	Gidgegannup residents transport their own waste to the Red Hill Tip, or use private contractor. Residents currently prefer this system.





Water Supply

Gidgegannup has never had scheme water and has always survived on tank water, predominately rainwater collected off roofs. There are no inherent health risks in the area, in fact this is preferred by residents over the proposed scheme water supply.

Original concepts for the townsite included the supply of scheme water. An investigation for the City of Swan by David Wills and Associates Consulting Engineers, July 2004, did not support the implementation of such.

Initially scheme water seems very logical, as this is how water has always been supplied to most residents of Perth, but it is not a solution, as there is nothing to be solved. Gidgegannup is already self sufficient for water and always has been, and therefore growth using rainwater collection is also logical and offers both cost saving and environmental benefits.

It seems that developers are keen to do studies on how to get water to Gidgegannup via a pipeline, but we already know how it gets here, it comes from the sky. The studies should be on how to best harness rainwater to supply communities for the future. This not only benefits local communities but also all the residents of Perth by means of saved resources, plus learning to utilise the free natural resource of rain.

Gidgegannup currently saves Perth over 300,000 kilolitres PA by using rainwater.

The cost of supplying a pipeline to Gidgegannup would cost many tens of millions of dollars, which would be added to the cost of the land, and could probably as much as double the cost. Add to this again the cost of reticulated sewerage, and the result is spiralling home costs that will force many existing residents to leave the area.

When you live on rainwater collection you develop an understanding of this precious resource, and learn to conserve and better use water. Reticulating water will eliminate this and result in over use. Port Bouvard wish their developments to be elite, and it has been proven that the highest water consuming suburbs of Perth are the most affluent.

The end result of reticulated water and sewerage can only be negative including:

- ❖ Pipeline routes impacting on the environment.
- ❖ Above ground pipelines subject to impact damage and pollution.
- ❖ Residents will be forced to pay water rates.
- ❖ Reticulated water is not necessary for Gidgegannup.
- ❖ Increased urban development of Gidgegannup.
- ❖ Reduction of Perth's greenbelt.
- ❖ More water would be used on large blocks.
- ❖ Non-native gardens and lawns would be more common and also introduce weeds.
- ❖ Increased land prices and rates.
- ❖ Residents that are not environmentally aware.
- ❖ Pumping stations would be required for both water and sewer.

A possibility for development would be making rainwater more accessible. This can be achieved by reducing the size of land required to support such down to one hectare, which would enable development of the townsite. Developers would see this as negative as it would reduce their yield of lots, but they have to realise that Gidgegannup is rural and not urban. Developments of 1ha would be best suited to open pasture, such as the townsite, as development on wooded land may not be environmentally sound.





Sustainability

While Perth talks about sustainability, Gidgegannup has been at it all the time. The water supply hurdle has long gone, so why go back. Perhaps the next hurdle should be power or something else, but whatever it is, Gidgegannup has a platform to build on, and showcase what can be achieved.

- ❖ All residents of Gidgegannup are self sufficient for water.
- ❖ Residents prefer their current water source.
- ❖ Residents are extremely water use conscious and use less than metropolitan households.
- ❖ Residents are aware of environmental issues.
- ❖ Residents have planted native vegetation on their own land to improve environment.
- ❖ Current lot sizes are large enough to protect vegetation and environment.
- ❖ Small lot sizes below 2ha will be unable to sustain prominent vegetation, wildlife and biodiversity
- ❖ Gidgegannup is the buffer between Perth and the wheatbelt.
- ❖ Gidgegannup is a true tree change for those who care.
- ❖ Gidgegannup is a sustainable alternative to urban life.

Biodiversity

The city of Swan has recently announced that greater emphasis will be placed on biodiversity. Gidgegannup covers around 40% of the City of Swan and is therefore the primary source of biodiversity and an area worthy of protection.

It is extremely important to protect and preserve landscape corridors and intact native vegetation. A review of the GRS by Ecoscape in 2004 speaks about the condition of the bushland noting that most remnant bushland had little or no remaining understorey, but there were areas of bushland in good to excellent condition. An example of a property in excellent condition (also identified in the Place Plan) is Lot 298 Toodyay Rd, which has been listed for development by Port Bouvard.

This property has understorey in excellent condition, is on steep inclines and contains creeks and soaks. This property and lot 154 to its west, which also has bushland in excellent condition, carry a wide diversity of animal and birdlife, including a large population of kangaroo plus the area provides year round feeding and foraging for large flocks of Black Cockatoos (red and white tail).

An arising problem with this property is that Lot 504, owned by Michael Coleman, has created a migratory barricade to the east. Lot 504 is fully surrounded by a tall mesh and barbed wire fence, fortifying the property and preventing passage to most land borne animals. This property has essentially fully blocked the NEHSPP landscape corridor from Leschenaultia to the Avon, which is having an increasing impact on biodiversity. Michael Coleman's Lot 504 has also had wildlife culled by shooting. Wildlife on Lots 298 and 154 are now virtually locked in place and cannot migrate, which is a problem requiring rectification. Lot 504 is also permitted to control the flow of Cooks Brook into Gidgegannup.

Another property listed for development by Port Bouvard, is Lot 3 Bunning Rd, which runs up hard onto Karakamia Sanctuary. Placing dense developments against highly regarded conservation properties such as this will have an effect on their existence. Lot 3 is also within the same Landscape Corridor as Lot 504, with water run off working down to Cooks Brook.

These are prime examples of Port Bouvard's planning being done off site with no site visitation, and little regard for biodiversity. The Ecoscape review of the GRS states that land that has been disturbed can be regenerated (with appropriate management techniques) where there is supporting understorey, and this land should be formulated in landscape corridors. The City of Swan in its support for biodiversity on private land, should support the preservation of the environment by opposing these proposed developments. The Gidgegannup/Brigadoon Place Plan warns of small land sizing being negative to conservation in landscape regions.



Port Bouvard Impact

- ❖ There has been no community consultation to date, with the only public interface being at the community meeting of October 16th 2007, where the original concept was overwhelmingly turned down. The current proposition is the same but bigger, with no consideration of the outcomes from that meeting.
- ❖ Port Bouvard stated at a meeting with the GPA that current planning for the developments had all been done off site utilising maps and documentation with no site visits.
- ❖ The potable water pipeline route will have a severe environmental impact.
- ❖ The supply of a potable water pipeline will impact on Gidgegannup's economy by driving up land and home prices, and ultimately rates and rents.
- ❖ The supply of a potable water pipeline will result in high household usage rates due to the targeted market position, and may have inappropriate gardens for this region.
- ❖ Reticulating sewerage from the town to Red Hill, through heavy rock and along sensitive routes is environmentally reckless.
- ❖ Port Bouvard does not own all land for their developments, and are therefore affecting the long-term outcomes of other people's homes, lives and lifestyles of those who are the owners.
- ❖ The proposed size of lots within the developments is Urban and not in line with rural life.
- ❖ Rural lots of half hectare are only 25% of existing 2ha lots with scheme water being the excuse to maximise quantity of lots available and hence profits.
- ❖ Developer supplied infrastructure will drive up land and home prices and ultimately rates and rents, as all costs will be absorbed by the consumer.
- ❖ Development within NEHSPP landscape zones, will impact heavily on the environment where this style of urban development will work against the concept of such zoning.
- ❖ Many lots will be outside the NEHSPP Hinterland
- ❖ Port Bouvard intend to develop the townsite last, which will result in further strain on existing limited infrastructure, leading to breakdowns and failures.
- ❖ Developing the townsite last may result in Port Bouvard not proceeding with the townsite.
- ❖ Our "Hills Lifestyle" will be catalytically changed forever, where this kind of damage cannot be reversed in the future.
- ❖ There are strategic wetlands and watercourses within the development areas, which will be subjected to pollution damage and ultimate decline.
- ❖ Port Bouvard are to promote these developments as a "Tree Change", but the lot sizes are too small to support ecological vegetation.
- ❖ Urbanisation will be negative to local Biodiversity.
- ❖ The current road system is carrying full loads of traffic and will becoming increasingly dangerous.
- ❖ A shopping centre may have a negative affect on current businesses due to inappropriate competition.
- ❖ Gidgegannup is the greenbelt between Perth and the wheatbelt. The commencement of urbanisation will result in this buffer of fresh air being progressively reduced and destroyed.
- ❖ The population increase is beyond the recommendations of the NEHSPP and GRS
- ❖ The developments do not comply with the NEHSPP and GRS, which are both very recent documents, built with community consultation.
- ❖ There will be severe fire risk, specially on the steep Toodyay Rd properties.





Conclusion

The proposed developments by Port Bouvard Ltd and Michael Coleman are not supportive of the NEHSPP, the GRS and the regions community. Ownership of some of the proposed development land does not give these parties the right to rewrite legislation and strategies to suit their companies viability. Gidgegannup is not here to support development companies, it is a unique region of Western Australia supporting the “Hills Lifestyle”.

The Gidgegannup Progress Association supports development in the region but cannot support Port Bouvard Ltd in their current concept of development for the following reasons:

- ❖ The concepts disregard the NEHSPP and the GRS.
- ❖ The potable water pipeline and sewerage reticulation is not required.
- ❖ The potable water pipeline and sewerage reticulation is detrimental to the environment.
- ❖ Development is outside the NEHSPP Hinterland.
- ❖ Developments of this type should not be permitted within landscape corridors and zones.
- ❖ Development sizing is too small and urban
- ❖ Community has not been consulted prior to initial concept
- ❖ The townsite is being developed last and may not happen

Requirements

The following are the requirements that the Gidgegannup Progress Association deem as necessary in supporting development of the townsite region:

- ❖ Develop guidelines and strategies for Gidgegannup Townsite.
- ❖ Review and investigate required population for the townsite region.
- ❖ Rezone existing land within the townsite to reflect its current usage.
- ❖ Investigate the collection of rainwater on 1ha lots.
- ❖ Investigate townsite lot sizing options, and a view to future sub-development.
- ❖ Establish a plan for staged implementation of townsite infrastructure.
- ❖ Develop townsite before outer residential areas.
- ❖ Develop self sustainability.
- ❖ Ongoing support for the “Hills Lifestyle”
- ❖ Identify areas requiring biodiversity protection.

Gidgegannup is not an urban city region. Gidgegannup is a strategic part of the greenbelt surrounding Perth and leading to the wheatbelt, which supports a lifestyle particular to the hills. Allowing development outside guidelines developed by the local communities and governing bodies will be extremely detrimental to residents and the environment. As residents, we need to champion this cause as we are the ones who live here, as will our future generations. Wrong decisions now cannot be reversed.

The vision for the future needs to be one of sustainability and responsibility, developing a Gidgegannup which Western Australia is proud to acknowledge.





Questions

1. Can Gidgegannup, including the townsite, be allowed to develop as a wholly sustainable area reliant only on potable roof-collected rainwater, which is supported by our local community and provides the model for future developments?
2. Can the townsite be developed prior to any other development being approved on land requiring rezoning?
3. Would developers be permitted to rezone land when suitable zoning is currently available on other land?
4. Will development be supported in landscape corridors and on landscape-zoned property?
5. Would DPI/WAPC support a sustainable townsite with an initial population at 2,000 people and what area would this cover?
6. Would the availability of scheme water allow landholders to subdivide in the future to town sized lots?
7. If the provision of scheme water is felt necessary can the lot size in the town centre be no less than 2000m² thus removing the necessity for reticulated sewage?
8. Can the community be assured that the present landscape zoned buffer zones, around existing rural residential areas, be maintained as such and not rezoned to rural residential living for expanded development?
9. Would development be staged to meet the ability to be supported by local infrastructure?
10. How significantly do the government support Biodiversity and environmental impact?





Future Visions

The vision for Gidgegannup is a community that our City can be proud of due to self sustainability on both environmental and economic platforms.

A township that has a village atmosphere, and is the focal point for its surrounding community by providing supportive infrastructure.

Gidgegannup can have controlled growth with responsible developments meeting the community's expectations.

Gidgegannup is without a doubt, one of the best "Tree Change" areas of the Perth Hills, and will remain as such as long as we care.

Supporting the biodiversity of this region benefits all Western Australians.

Enhancement of the "Hills Lifestyle" with responsible planning.



Gidgegannup A Prelude To Possibilities

