

GIDGEGANNUP PROGRESS ASSOCIATION REPORT JANUARY 2018

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Next meetings: 19th February, 19th March, 2018 at 7.30pm at the Agricultural Hall

TELECOMMUNICATIONS:

MOBILE TELEPHONE TOWER IN REEN ROAD: Telstra report the Gidgegannup site has achieved AAA status (all approval achieved) which means we have all aspects to proceed with 1 item outstanding, which is Western Power. The land owner wants to meet with Western Power, which is totally understandable, to discuss the vegetation clearing for the power easement then works can commence.

We may start on site in the 2nd week of January but the site will not be on air until late March early April based on Western Power.

NBN TOWERS: Still waiting advice on the progress of finding sites for these towers. Have heard that landowners have been contacted but some refusals due to visibility concerns.

ADSL: Many complaints that residents can't access this. ADSL provision normally extends to only 6kms from rim or exchange. Ports are limited and have a feeling Telstra is hanging off supplying any more until the NBN towers come through. As that appears to be some way off we probably should be asking for more ports. The Mobile Black spot funding round 3 was closed early and we were told that we wouldn't get any anyway because of NBN coming through. This is a Federal matter and of vital importance to Gidgegannup.

COMMUNICATIONS FORUM: Ken Wyatt's office report: They have heard from Telstra to advise that they are scheduling for a technician to travel to Gidgegannup and visit customers who attended the Communications Forum to test the mobile phone coverage to try and resolve mobile blackspot issues. The technician will also take a Yagi antenna with him to ascertain if it improves reception etc. Telstra will make contact with customers (from the spreadsheet provided) to let them know the technician will be calling on them. Timing of visit is hoped to be early December.

LANDLINES: Noted that Landlines will be retained for satellite connections. Request for consideration to be given for retention of Landlines in Gidgegannup to assist in provision/maintenance of ADSL as NBN Towers seem to be some time away also as a safety issue in a High Fire risk area where mobiles may not work in the case of a fire situation. Noted that some Gidgegannup residences are served by Mt. Helena exchange (historic) and that cable layout is such that customers within 2 and a half kms of exchange cannot receive ADSL as cable is some 7 and a half kms long.

LOCAL GOVERNMENT ACT 1995 – REVIEW

For the first time in more than 20 years, the Local Government Act 1995 is being reviewed. The link to submit submissions to this review is at

<https://dlgc.wa.gov.au/Publications/Pages/Local-Government-Act-Review-Phase-1-Consultation-Paper.aspx>

Deadline for Submissions on this has been extended until **9th March, 2018**. Phase 2 will be available for comment later in 2018. It is important to have your say on the Local Government Act Review as many people have been outraged by the Rates Review documents sent out by the City in October 2017 and now is your chance to have your say.

TOODYAY ROAD – REEN/STONEVILLE ROADS, O'BRIEN/ROLAND ROADS INTERSECTIONS: Country Road to Reen Road (including Stoneville Road and Reen Road intersections)

This upgrade project covers 2.4 km of Toodyay Road between Country and Reen roads, including the intersections of Stoneville and Reen roads. Scope includes:

- widening of Toodyay Road to include a painted median and 1.5 m sealed shoulders
- dedicated left and right-turning pockets on Toodyay Road at the intersections of Stoneville and Reen roads
- left and right-turn lanes on Stoneville and Reen roads at Toodyay Road
- relocation and extension of the westbound passing lane on Toodyay Road to the west of Stoneville Road
- improved access to the Old Toodyay Road rest area, on the northern side of Toodyay Road
- safety barriers, where required
- street lighting at the intersections.

Work will start Monday 11 December 2017.

Main Roads' engineers and environmental officers have worked together to refine the design for this project to preserve the maximum vegetation possible by adding extra safety barriers, steepening batters and repositioning road drainage to allow trees to be retained.

These modifications will save about half of the trees with a diameter greater than 50cm originally earmarked for clearing.

General purpose clearing for this project will affect largely degraded vegetation over a 2.4 km project area. This clearing will primarily occur around the intersections to improve the line of sight for road users and along the southern verge being widened for sealed shoulders and a passing lane. It includes approximately 100 trees with a diameter greater than 50cm, but none with hollows.

O'Brien Road to Country Road (including Roland Road and O'Brien Road intersections)

In early 2018, a second contractor will be appointed to upgrade 1.9 km of Toodyay Road between O'Brien and Country roads and improve the intersections of Toodyay Road with Roland and O'Brien roads. This project includes:

- 1 km of widening between O'Brien and Country roads to provide 1.5 m sealed shoulders
- Dedicated left and right-turning pockets on Toodyay Road at the intersections of Roland and O'Brien roads
- Left and right-turn lanes on Roland and O'Brien roads at Toodyay Road
- Safety barriers, where required
- Street lighting at the intersections.

Update: Main Roads advise that they have awarded a contract to WBHO Infrastructure to upgrade Toodyay Road's intersections with Roland and O'Brien Road and widen Toodyay Road to Country Road. Work is likely to start by the end of January and be completed by mid-year

MEDICAL CENTRE:

The Medical Centre's Development Application has now been approved, so Gidgegannup can look forward to having its own Medical facilities in the near future.

RATES REVIEW UV PROPERTIES:

At the OMC of 13th December, 2017, Cr. Zannino moved the following Motion, which was carried unanimously.

- 1) Defer the general Unimproved Value (UV) Rated Property Review until the review of the Local Government Act 1995 currently being undertaken by the Minister for Local Government and Department of Local Government, Sport and Cultural Industries is legislated.
- 2) Upon completion of the Local Government Act review, a report be prepared for Council outlining:
 - a) the impacts and implications of the new legislation in regard to the City's rating strategy, including rating options and recommendations,
 - b) the legislative requirements of rating associated with reviewing the method of valuation for rating purposes, and
 - c) the proposed approach to engaging community for the purpose of reviewing the method of valuation for rating purposes.
- 3) Acknowledge that whilst the general review of UV rated properties is deferred, Council is required to review the method of rating individual properties where it is informed of subdivisions, change of use and developments as these occur from time-to-time.
- 4) Write to the Minister for Local Government reiterating Council's resolution of 30 August 2017 "to request that a review of the current 'ability to pay' rate methodology and investigate a policy that is simpler and more transparent" and request that it be considered as part Local Government Act review and detail to the Minister the concerns of the rural residents of the City raised at the Annual Meeting of Electors held on 12 December 2017.
- 5) Advise the affected UV rated property owners, relevant stakeholders and Government agencies of Council's decision as soon as possible.
- 6) Note that Council will still face equity and consistency issues within the UV rated properties already converted to Gross Rental Value (GRV).
- 7) Record the reason for the motion being that the pending review of the Local Government Act 1995 may change the interpretation of 'rural land' which could have a direct impact on the review of the method of valuation of rateable properties.

Thanks to Cr. Zannino for moving this motion and to Cr. Henderson for requesting publication of the legal advice the City had received.

A letter is being sent out to all UV ratepayers advising them of the above.

EMRC ISSUES;

2018 Community Liaison Meeting Dates are:

10th February, 2018, 15th May, 2018, 21st August, 2018, 20th November, 2018 all at 6.00pm to be held in the Red hill Waste Management, 1094 Toodyay Road, Meeting Room. Further information from Tanya Beinhauer on 9574 6235 or email Tanya.Beinhauer@emrc.org.au.

I. ANNUAL ELECTORS MEETING;

This was well attended and various motions were put. Responses to these motions are included in the Agenda for the OMC of 17th January, 2018

<https://www.swan.wa.gov.au/City-Council/Council/Council-Meetings/Latest-Agenda-January-17-2018>

DEPARTMENT OF PLANNING RE. COMMENT ON VARIOUS DOCUMENTS

Development Control policies 1.1, 1.2, 1.7, 2.5 and 5.1

Call for public submissions

The Western Australian Planning Commission (WAPC) is seeking public comment on proposed changes to the following Development Control policies:

Development Control Policy 1.1 Subdivision of land - general principles

Development Control Policy 1.2 Development control - general principles

Development Control Policy 1.7 General road planning

Development Control Policy 2.5 Special Residential zones

Development Control Policy 5.1 Regional roads (vehicular access).

Version 1.3 of the Guidelines for Planning in Bushfire Prone Areas

The Guidelines for Planning in Bushfire Prone Areas have been updated.

The changes are outlined in the summary table at the front of the guidelines and include:

- Revised 'Appendix Three BAL Contour Map' to clarify that the BAL Contour Map needs to provide a BAL assessment out to 100 metres from the site boundary, rather than 150 metres (note: the vegetation classification map requires an assessment of the vegetation out to 150 metres)
- Revised subsection '4.5.2 How to Apply the Criteria' to provide additional guidance on how to present a performance principle based solution
- Revised 'Appendix 5 Bushfire Management Plan' to clarify the layout and information to be provided within a Bushfire Management Plan
- Revised section '4.6 Bushfire Management Plans' so the section aligns with the revised appendix 5

PROPOSED GRAVEL EXTRACTION – 3650 (LOT556) TOODYAY ROAD – BAILUP; There has been a proposal to extend this gravel pit to output of 950000 tonnes per year. The increase in traffic movements will be from 20

to 132 and trucks carrying 50tonnes will be used. GPA have made a submission on this as we believe that the increased impact of truck traffic on that part of the Toodyay Road will be unacceptable for residents.

We have been informed that Shire of Toodyay and City of Swan have made submissions on this. Over 100 submissions have been received by the Shire of Mundaring. Mostly they are against the proposal. It appears that this may come before Mundaring Council on 13th March, 2018. If it should be refused proponents will almost certainly appeal to SAT. It appears that Main Roads were unaware of the proposal.
