

GIDGEGANNUP PROGRESS ASSOCIATION INC.

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www.gidgegannup.info

Next Meetings: 15th February, 15th March, 19th April, 2010 at 7.30 pm at the Agricultural Society Hall, Toodyay Road, Gidgegannup. These Meetings are open to all members of the community.

Development Townsite: There have been several reports in the press on Port Bouvard, its board reshuffle, its refinancing, whether it will sell the Gidgegannup land, what is going to happen concerning the proposed Townsite. St. George Bank has agreed to refinance or restructure \$167.6 million of debt. Repayment of the bulk of the debt has also been extended by nearly two years to the end of October 2011. However Port Bouvard must raise almost \$100 mn. over the next 10 months including \$20 million due by April 30th, 2010. We would also point out that a payment is due in September 2010 for the Gidgegannup land.

Following receipt of the Masterplan Legend the GPA overlaid the masterplan with the proposed density. We were told by Greg Rowe and Partners that we could be infringing copyright. We don't believe we were but in the interests of working with the developers we substituted our own map and overlay, which is on www.gidgegannup.info

The last Townsite Liaison Group meeting was held on 30th September and the next is schedule for 24th February, 2010. Any points, queries please forward to one of the Group so that they can put these to the meeting.

A workshop, facilitated by the Chamber of Commerce, for the businesses in the Townsite on Toodyay Road is scheduled for 9th February, 2010, if you have not received an invitation and wish to attend please contact SMR.

The GPA sent a detailed letter off to Port Bouvard querying the consultation process and suggesting that it would be helpful if Port Bouvard, the GPA and the community could work together regarding the townsite. Our response was that Port Bouvard considered their consultation more than adequate, felt that they had received a mandate from a large percentage of the 300 persons attending workshops, etc. and completing feedback forms, felt that the GPA represent only 4% of the community (strange number that considering that probably represents our financial members, not their families, not their associations, not the many people we speak to via the community networks, not all those people who consider the GPA is their mouthpiece and that it is their resident/ratepayers association, and that when we called a public meeting re. townsite development, over 300 people attended).

Port Bouvard claims that it has consistently sought to work with the GPA regarding the townsite, even though it has refused every invitation to attend meetings. The letter also

suggested that if the GPA representative felt that the TLG is ineffective then she could resign. A suggestion that has been made to two other members when they begged to differ with the official view. We will not withdraw from the TLG, as although ineffective, the GPA needs to be present to keep the process honest, and, if it is in the community's interest, we will continue to raise issues.

In view of the above we have devised a Questionnaire which is included in this Gidgegram.

Questionnaire: We would be grateful if you could complete and return the Questionnaire to the GPA, c/o P.O. Box 66, Gidgegannup. The questionnaire can also be downloaded on line at www.gidgegannup.info We have asked that some identification is given so that we do not have duplication, and do ask you to respect the integrity of this Questionnaire. This is to get the community view and the answers will be collated and submitted to both State and Local Government. The sub regional plan for the North Eastern Region will be out for comment and we would like to incorporate the results of this Questionnaire in our submission.

Other Development:

Lot 232 Reen Road: The ODP has been deferred pending the applicant entering into a legal agreement in relation to the creation and maintenance of fire access routes over the subject land and some other technicalities. The Structure plan is also annotated that advice will need to be sought from the Department of Waters if any proponent seeks to interfere with or obstruct the beds and banks of a watercourse. These requirements are in line with the GPA's submission.

Peter Brock Memorial: We had asked for this application to be revoked as there was strong opposition from residents regarding anti social behaviour in the car park, hooning, reckless driving and a whole list of points. We did, in fact, ask that the car park be taken away altogether and the verge restored to its natural state. A suggestion was also made that a memorial could be put in the tourist bay in the townsite, thus getting people into the townsite and support local business and removing the convoys of cars from the narrow country roads in North Gidgegannup. This was supported by our Ward Councillors and City of Swan officers. Unfortunately Cr. Fardig, with no reference to our Ward Councillors, the community and, as far as we are aware, having not visited the site moved a motion to overturn the Officers' recommendation. We consider this was ill informed and gave no consideration to residents of that area. Unfortunately, we now have to live with the outcome. Cr. Fardig lives far away from Gidgegannup!!!

Proposed café (Restaurant) Art Gallery and Soap Sale - Lot 121 (No.2927)

Toodyay Road: This application was not advertised for public comment and the GPA only had a short time to have a look at it. We were concerned by access on a bend, where trucks travel past at 100 kph and a meeting with Main Roads confirmed that a deceleration lane would be deemed a necessary safety measure. We also had concerns at the lack of a fire management plan (the restaurant is for 150 persons), protection of the water courses and screening to prevent nuisance to neighbours. Given these measures

being put in place we do support the creation of local business. The application is approved with delegation given to the Principal Planner to seek further advice from Main Roads. The proponent gave us to understand that the other concerns we had would be addressed a Building approval stage. If this had been advertised this could have been handled in a much more non confrontational manner.

Building in Bush Fire Prone areas: Before we had the fires experience at Toodyay and Brigadoon we have been voicing concerns at building in Bush Fire prone areas. It now seems that these views are supported more widely. Both these fires have helped everyone to understand the requirements that are vital to build in a Bush Fire prone area. It is unfortunate that it takes disasters before common sense is used.

Local Roads: Weeds and white lines – reports on both to Main Roads and the City have met with some action.

Boral: The Public Environmental Review will be out for comment soon. Boral's consultants have contacted us and are sending copies to the GPA. If you need any information or to have a look at a copy please let us know at our email address above.

EMRC: The next community meeting will be held in February. Reports from the last meeting cover odour, kangaroo management, Ibis management, roadside litter, inconsiderate truck behaviour, the new land fill cell near Toodyay Road, groundwater contamination and the Resource Recover facility. If you require more information please contact the GPA.

Annual Electors' Meeting: Several members of the Committee attended the AEM at the City and motions were put covering, rural numbering signs, signage on bridges naming water courses, weed eradication, Peter Brock Car Park, Illegal clearing, Trail Bikes/Hoon behaviour, Rates Reduction for Bush Conservation on Private Land, Evaluation of the cumulative effect of Development on the Darling Scarp, Wildflower Drive signage, Event notice board at access points in Gidgegannup, Provision of Bridle Trails/Walk trails, Development of Consultation Protocol.

There is also a large list of other issues not covered above. This was rather a busy meeting and hopefully the February one will be quieter!

Please come along if you can, please fill our Questionnaire in and return. We need your input.

If you wish for more information please attend our meetings and become a member.