

**PUBLIC ADDRESS TO CITY OF NEDLANDS COUNCIL MEETING 12  
FEBRUARY 2008 BY PAOLA LOVI, CHAIRPERSON, PADD (PEOPLE  
AGAINST DALKEITH DENSITY)**

Dear Mayor, Councillors and CEO,

I would like to thank those of you who took time to attend our Public Meeting at the Dalkeith Hall last night. I don't think anyone could argue that it was anything short of a resounding success. I have been told that the total number of attendees was approximately 500 and there were certainly full and frank exchanges.

PADD was formed at the beginning of January 2008 by a group of concerned residents to campaign against the Dalkeith Concept Draft Built Form Design Guidelines of December 2007. The residents were not only alienated by the proposals themselves but by their development without due research and community consultation and their release to the community over the Christmas / holiday break, leaving PADD to do further urgent investigative work. Within six weeks, PADD had a membership of over 50% of Dalkeith residents signing up to the submissions PADD is making to Council.

I have met with the Mayor, each of the Councillors here tonight, and the CEO. The impression I get is that we are represented by a group of decent and hardworking people. However, I would suggest that, for whatever reason, in regard to the proposed redevelopment plan for Dalkeith, you have lost sight of what should be the focus of your endeavours – making decisions that are in the best interests of the residents and ratepayers of The City of Nedlands and The City itself. Your obligation is not to act in the interests of developers, it is not to act in the interests of people who live elsewhere but would like to live in Dalkeith and it is not to act in the interests of the State Government. It is also not to provide an avenue for a massive increase in rates collectable by the City of Nedlands. This is about proper and appropriate planning. The reason that so many people have literally taken to the streets is because the Draft Plan is improper and inappropriate at all levels.

Most of you were on Council in 2006 and 2007, but I am still unable to obtain a clear explanation from anyone regarding the specific circumstances giving rise to the commissioning, development and release of the 81 page Draft Concept Guidelines. PADD has been forced to piece together bits and pieces of information extracted from individuals and wade through council meeting minutes for the past two years. And still, after countless hours spent on this, we find more questions than answers – for example:

- What were the terms of reference given to the independent consultants in Council's brief regarding the drawing up a Redevelopment Plan for Dalkeith?
- Whose idea was it that the Draft Guidelines document would contain such drastic and radical redevelopment proposals? Who authorised proposals of this magnitude?
- Why are the overall concept and detailed proposals of the Draft Guidelines document so abhorrent to the community and some members of the current Council?

- What checks and governance procedures did Council follow in briefing the independent consultants and monitoring the content of this document before its release to the community?
- Where are the needs analysis and demographic, traffic, parking, socio-economic and environmental studies upon which such a report must be based?
- Why was there apparently only one, one-day site visit?
- What are and where are the Dalkeith Village Shopping Centre Guidelines that apparently played such a central role in developing this document?
- What petitions were put to Council as referred to in Council's FAQs letter dated 31 January 2008? What exactly was being petitioned and by whom?
- What other approaches were made to Council requesting redevelopment as referred to in Council's FAQs letter dated 31 January 2008 ? Who made the approaches and what was sought from Council?
- Why did Council authorise the Plan to be released to the Dalkeith community, over the Christmas / holiday break, without first organising a public meeting at which these proposals could be explained to, and commented upon by, the community whose environment was to be so totally transformed?
- Why did Council ignore the experience and expertise of the residents of Dalkeith and in so, doing betray their trust and confidence in those who supposedly serve them?
- Why did Council authorise \$50,000 of ratepayers' money to be spent on what is little more than a cut-and-paste consultancy document comprising no more than a series of planning clichés that could be applied anywhere and are certainly not in accord with the needs, circumstances and aspirations of the Dalkeith residents, but will undoubtedly be seized upon by commercial developers?

Is this responsible government? Is this what Nedlands residents should accept from Council? The answer must be a resounding NO.

We urge you as Mayor and councillors to regroup and focus on the only thing that you should be focusing on and that is how to best represent the interests of your residents. Your duty is not to the State government, not to developers – but to the community. We say:

- Start again and this time, follow correct procedures.
- Go back through Council meeting minutes and establish what drove the redevelopment of Dalkeith. Was it properly motivated? Was it properly dealt with?
- Re-educate yourselves on what petitions and formal approaches were made to you, by whom and when.
- Re-read the relevant documents including the Dalkeith Village Shopping Centre Guidelines and the SDF.
- Go back and check the terms of reference given to the consultants and consider how and why they got it so wrong, causing so much stress and anger in the community.
- Ask yourselves why this process has been rushed through with a lot of time and energy wasted in the process? Why does Dalkeith need to be number one

priority? Whose idea was it change priorities and put Dalkeith first – before Stirling Highway, Broadway, Hampden Road which are also be surveyed and already have commercial and retail zoning?

I know that you are voting on a timeline for the Dalkeith Redevelopment Plan tonight. On behalf of the Dalkeith residents, PADD urges that:

- You leave Dalkeith until the implications of developments in Claremont, and proposed redevelopment of Stirling Highway, Broadway and Hampden Road can be taken into account
- Start again with a full and frank historical analysis, followed by professionally conducted demographic, traffic, parking, socio-economic and environmental studies, followed by communication and extensive and close consultation with the community.
- At the bare minimum, you then release the Revised Plans to PADD to consider before their adoption by Council as The Draft. Once drafts are adopted by Council, it is far more difficult to undo the wrongs.

Why create stress, uncertainty, conflict, hostility and mistrust in your Dalkeith constituents by refusing this? We are the ones who must live with whatever is created.

Lastly, given the level of support for PADD amongst the residents of Dalkeith (well over 50%), I ask that a PADD nominated person be invited on to Council committee charged with reviewing the plan before its adoption as a draft and release to the community. Our councillor Matthew Negus has proven through his actions that he is not on Council to represent us so we feel the need for someone there who will.

We request your answers on these points at tonight's Council meeting.

Thank you.

Paola Lovi  
Chairperson  
PADD