

14 February 2008

Mayor Sheryl Froese, Mr Graham Foster & Councillors  
City of Nedlands  
71 Stirling Hwy  
Nedlands WA 6009

Dear Sir/Madam

**Submission - Dalkeith Redevelopment (Precinct No. 18)**

After attending the final workshop in December involving adjoining properties to the Dalkeith Redevelopment (Precinct No. 18), we hereby give formal comment to your proposal.

We would like to firstly comment that we thoroughly oppose the proposed Concept Plan as part of the Urban Design Study presented to date. We feel that when the discussion is opened to the rest of the residents of the City of Nedlands that the negative reaction towards it will be overwhelming to say the least. It reads as a financial goldmine for the couple of land owners/developers involved, to the detriment of the rest of the residents of Dalkeith. If allowed to go ahead, you will have essentially put an end to the lifestyle so many have enjoyed for generations, and stolen it from the young families who have moved into Dalkeith, or returned to Dalkeith, to allow their children to grow up in the small, "village like" environment we are all proud of - and other suburbs are envious of. Protecting this for the future will become a major objective by us for the benefit of the rest of Dalkeith.

Here are some alternative proposals we would like incorporated into the Design Guidelines:

1. There should be a height limit of 2 storeys. The first storey to accommodate commercial/retail uses with residential on the second. With the amount of redevelopment in Claremont already underway, we see no need for large commercial units along Waratah Ave. There has been a history of vacancies and short lived tenancies in the buildings of present, largely due to lack of population to frequent these premises as well as the many other retail developments already nearby. If a suggested 5 storeys were to be built, it would become the highest point available to telecommunications companies to mount their 5 metre mobile towers. Something of which we have no control over. Emergency water tanks for fire requirements also need to be addressed. The lift tower will also be above and beyond the five storeys. This height is unprecedented within the City of Nedlands. Certainly a quick drive down to Subiaco showcases the monstrous developments, none of which themselves actually reach five storeys. **WE PROPOSE A LIMIT OF TWO STOREYS – UNDER NO CIRCUMSTANCES SHOULD THERE BE EASING OF THE 10 METRE HEIGHT RESTRICTIONS.**
2. We feel there is absolutely no requirement for an architecturally designed landmark/entry building into the precinct on the north east corner of Waratah Ave and Adelma Road, of 4 – 5 storeys. We would like the question "FOR WHAT REASON?" to be answered by Town Planners. A subtle increase in density, to the village core (Cimbo's), would be more aesthetically pleasing for the area as a whole. The building on the corner with Vintage Cellars and Gordon Davies as its major tenants definitely isn't anything flash. A softly landscaped, pedestrian friendly corner (on both sides of Waratah Avenue), with a beautifully landscaped roundabout, would be more of a landmark than a five story eye sore. School children, siblings in pushers/prams and their parents

frequent this corner twice daily for most of the year. Little consideration has been given to them as to the safety of crossing to school, whether on foot or on bike. Vintage Cellars is one of the top three in turnover in the state, and its patronage needs to be respected. Dropping in for a quick purchase will be almost impossible with the current proposal. **WE PROPOSE LANDSCAPED ENTRY ROUNDABOUTS AND GARDENED, OPEN, PEDESTRIAN FRIENDLY, GREEN CORNERS – UNDER NO CIRCUMSTANCES SHOULD THERE BE EASING OF THE 10 METRE HEIGHT RESTRICTIONS.**

3. A large increase in commercial/residential buildings will with it bring an increase in traffic/parking congestion. If you remove the current car parks and replace them with even more commercial/residential buildings “WHERE ARE THEY ALL GOING TO PARK?” needs to be answered. We fail to see how underground parking is going to cater to all the differing needs. If we stick to 1 or 2 storey buildings we may be able to *just* accommodate this, any more levels would definitely be impossible. **WE PROPOSE A LIMIT OF TWO STOREYS – UNDER NO CIRCUMSTANCES SHOULD THERE BE EASING OF THE 10 METRE HEIGHT RESTRICTIONS.**
4. With land owners/developers having the ok to build multi storey commercial/residential buildings, where has all our open space gone? In Perth we enjoy many sunny days - with less rainfall every year. You want to encourage walking to the commercial precinct then there has to be something worthwhile walking to. Landowners/developers should be made to “give back” to the community. Landscaped open spaces, trees, seating provided, a piece of artwork/sculpture donated to the “village” should be mandatory. Cashing in on every spare centimetre of land to the detriment of the landscape of Dalkeith will not be tolerated. Somewhere picturesque to meet a friend, sit and read a paper before you head off home, let the kids finish their ice-cream or just catch up on gossip is the “village life” we want to retain. Five storeys of concrete will definitely cast a gloomy shadow on the village we cherish. **WE PROPOSE LANDSCAPED, OPEN MEETING SPACES FOR THE RESIDENTS.**
5. How about we propose the smallest amount of redevelopment necessary, and the couple of landowners/developers have to lobby/petition for permission to build 3, 4 or 5 storey buildings – not the adjoining residents lobbying/petitioning against. We definitely seem to be pandering to the landowners/developers with dollar signs in their eyes, not so much the Government instructions to supply alternative home sites. The question of just how much alternative housing has to be provided by the City of Nedlands cannot or will not be answered by Town Planners. It has been my experience to notice that developers take what is allowed and then manipulate the rules to then do more than was ever expected by nearby residents. We have little faith in the Council controlling developers and looking after the residents best interests as proved by the Steve’s Hotel complex fiasco. Don’t give them such a large scope from the beginning would be my proposal. **WE PROPOSE STARTING WITH THE MINIMUM SCOPE TO LAND OWNERS/DEVELOPERS – NOT FATTENING UP THE LAND OWNERS/DEVELOPERS BOTTOM LINE.**
6. The Tudor style building at present in the village centre is iconic, definitely landmark in itself. Even though it isn’t hundreds of years old, it still is the heart of Dalkeith Village Shops. Retaining it has not been mentioned or noted in any of the meetings. Surely it has some kind of heritage merit. I would propose additional buildings in keeping with this style of architecture along Waratah Avenue and sympathy to the history of Dalkeith and the original home style. Subiaco-ising Dalkeith is something that should be

removed from Town Planners or Councils agenda. Surely Broadway, Hampden Road and Stirling Highway are the places for this. **WE PROPOSE HERITAGE CONSIDERATIONS – NOT A SLASH AND BURN MENTALITY.**

7. Geographically, Dalkeith is positioned as a small peninsula. The only traffic that goes down Waratah Ave feeds the people that live there. Planning a “satellite city” in the middle of it is ridiculous. Allowing a strip of buildings 15 – 20 metres in height for a length of 1 kilometre, on both sides of the road, is a mini St Georges Terrace. Overshadowing adjoining properties and wind tunnelling down Waratah Ave are two large environmental factors. **WE PROPOSE A LIMIT OF TWO STOREYS - UNDER NO CIRCUMSTANCES SHOULD THERE BE EASING OF THE 10 METRE HEIGHT RESTRICTIONS.**
8. Passive surveillance – otherwise known as large balconies overlooking the neighbourhood and everything your family is doing, is an invasion of resident’s privacy. An inane attempt of putting a positive spin on a bad proposal. **WE PROPOSE A LIMIT OF TWO STOREYS – UNDER NO CIRCUMSTANCES SHOULD THERE BE AN EASING OF THE 10 METRE HEIGHT RESTRICTIONS.**
9. Already, the newly installed underground power system, can’t cope with the average summer load of the residents of Dalkeith. To remind you, Western Power, last summer, had to place a generator in one of Dalkeith’s parks to accommodate our usage. Noise pollution was a very big issue at the time, however, another greater issue is the example of poor capacity planning, let alone future planning. An influx of residences in the area, as suggested by the current proposal, has not initiated any consultation with utility corporations. Total disregard for basic infrastructure, which appears to be already struggling, has already demonstrated weaknesses. This cannot be brushed aside as someone else’s problem when the homes have already been built. Hence our scepticism. **WE PROPOSE CONSULTATION AND COSTING WITH APPROPRIATE UTILITY SERVICES BEFORE PLANNING OF INCREASED DENSITY INTO THE AREA.**
10. A good deal of questions could not be answered, and fobbed off as, blaming former Councillors and employees. Totally unsatisfactory for a professional body. We also have great concern of the Council’s record keeping, it was discussed that a recent document had been irretrievably lost by the Council’s electronic document management system. Other attendees of the workshop also expressed concern that they never received feedback or confirmation for formal submissions. The Town Planners did not seem aware of these submissions. This is demonstrated by the lack of quality processes, the most recent example being the posting of the draft proposal, which was received still in mark up form on the day of the last workshop. It was also suggested at the last informal session meeting, that all meetings and workshops be fully minuted, as there was concern that Councillors would be given a filtered view of what was discussed. **WE PROPOSE GREATER TRANSPERANCY OF THE PROCESS. SUBMISSIONS AND ALL FEEDBACK SHOULD BE PUBLISHED EXPEDIENTLY ON A DEDICATED LINK ON THE COUNCILS WEBSITE AND POSTED APPROPRIATELY IN PUBLIC PLACES AS DISCUSSED.**

We are not against redevelopment. It is long overdue to refresh the Dalkeith Village Shopping strip. The final proposal should be sustainable, low impact, and sympathetic to the culture and lifestyle of the residents. Real Estate Agents are already badgering and bombarding nearby properties. Lack of information to the general public, rumour mongering and unease is frightening the elderly residents. This all ends up with the City’s constituents having little faith in the Councillors to do the right thing. Too

many questions about how many commercial/residential units, how many parking bays, final height of multi storey high rises, infrastructure requirements (water, electricity etc), traffic flow, noise pollution, and exactly what the Government of the moment require of the City of Nedlands, cannot be answered by Town Planners. A “trust us – she’ll be right mate” attitude will not suffice. If the Government of the moment cannot give you the information concerning the exact amount of housing diversity you need to supply, tell them you’ll get back to them when they get back to you. Don’t push the residents into commenting on life changing decisions over a couple of months under the pressure of landowners/developers. They have had years of manipulating themselves into this monopoly of prime landownership – they can wait a while longer.

For the City of Nedlands to present a draft proposal of this magnitude, amazes us to how out of touch it is with its Dalkeith rate payers. In stark contrast, the Town of Cottesloe is fighting **against** commercial exploitation and raising of height restrictions, they appear to be far more in touch with their community.

In such a short duration of time, **People Against Density Dalkeith** (PADD) has already reflected the soul of Dalkeith residence. What a shame about the ongoing waste of time, resources and money spent on outside consultants and your own town planners and staff on this substandard proposal that did not adequately address the views of your own rate payers in the first place.

Congratulations! You have successfully alienated the bulk of us.

David & Rosie Rees  
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Dalkeith