

PUBLIC

From:
Sent: Thursday, 16 April 2009 12:31 AM
To:
Subject: Woodlands Action Group (WAG) letters and information for the Ewen Street site in Woodlands
Attachments: wag letter 1606.doc; ewen st.506.doc; WAG letter 307 ewen st.doc; wag letter 201108.doc

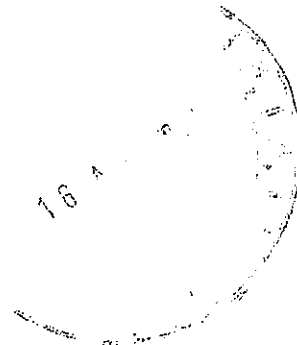
Hi Linda

I have attached some of the letters from the local action group WAG (which was actually formed by 120 community members due to their concerns over the poor development choices for the Ewen Street site in Woodlands) which high light some of the concerns from the residents that have been aired by them over the last 13 years since the Council purchased the land with ratepayers money for un known reason and then subsequently the tenants were removed form the shops and the houses and the area allowed to run down.

I have also included in a letter with regard to the Stirling City centre (which includes the Ewen street site) and is the area previously known as Town Planning Scheme 38, where by the intention of the scheme was to encouraging housing and mixed use and not showrooms which has been the case. (for example an area that was considered as entertainment now has 20,000 square metres of showrooms and a small tavern and bottle shop (and this person has bought the Ewen street site from the Council)

I am quite happy to come and present the concerns of the residents to the committee with regard to this area and bring in some maps and photos so they can appreciate how the community needs there assistance

Thanks
Elizabeth
Elizabeth Re



17/04/2009



WOODLANDS ACTION GROUP

Chief Executive Officer
City of Stirling
Civic Place, Stirling WA 6018

Proposed development on Ewen street Woodlands

Dear Sir.

I write on behalf of the Woodlands Action Group who represents residents who reside in the Woodlands and Innaloo area, who are very opposed to the latest ODP for the Ewen street site in Woodlands and are very concerned with the actions of Councillors and Council staff with regard to the development of the Ewen street site in Woodlands, especially over the last ten years.

This saga has been going on since the City of Stirling purchased the property ten years ago. During this time the Council has permitted the change of houses to commercial and has closed vibrant restaurants and small business and then allowed the area to run down into a haven for vandals and undesirables.

When Council finally sold the land in 2003, they endorsed a large hotel on the site, ten metres from existing homes, this was successfully withdrawn due to the concerned and vocal community and then Council in 2005 endorsed a 11,000 square metre showrooms on the site and this was defeated in council based on the 99 % of local residents opposing the development.

Why has the residential component not included in the plan?

Council resolution in 2006 stated the new plan was to include residential component, why did officers allow this to be advertised without adhering to the Council resolution ?

Residents are very concerned that the method of advertising this latest ODP does not comply with the Council own consultation policy. Residents were advised after the sign went up, the date on the sign was wrong, advertising period was short, the signs were displayed on the land not in accordance with the criteria, the plans available at the civic centre were different from those advertised on the net, the plans were not initially available in the library and when they were it was not advertised that they were available...

Many residents have written and signed petitions over the years asking council to consider an appropriate use of the land and to no avail... why is the City of Stirling not listen to their ratepayers ?

I have included a petition from residents opposing the development and I have summarized some of our concerns, to make it easier for officers to follow and we would like a reply to our concerns:

*The road location and outline is significant issue in the proposal - the roundabout is dangerous and will not stop the traffic. Ewen street should go directly into Scarborough Beach Road. Ewen street should have calming devices to reduce speed. Big showrooms will attract big trucks into the street and the neighbourhood.. how will people get in and out. Safety ? backing out of trucks, the people at the day care ?

*The showrooms for the scheme have already been approved in the hotel site and no showrooms should be built so close to houses. The commercial area should be retained and encouraged in Osborne Park.

* It is well documented and encouraged by state government that residential areas and small business are to located close to existing houses as the "Network City " and " Liveable neighbourhood " studies show it is important to have facilities in close proximity to houses to enable people to walk and it discourages industry that sell products that are to big to be carried home to be established in close association with residential areas.

* This development should be held over until the Network City plan and the Scarborough Beach road study is completed by City of Stirling and the relevant government departments

* Visual pollution would be encouraged by having a big showroom nearly as unsightly as Bunning's going up the hill into residential areas

*Shadows and wind tunnels have not been ruled out, dampness and create dark areas for undesirables

*The Height of the showrooms is not in keeping with the area and where is it from as there is a significant four metre fall between Hakea road and Scarborough Beach Road

* The showrooms plan to open every day of the week increasing traffic and noise to the residents every day, not to mention the noise form large commercial bins and large trucks.

* It is well documented that houses living in close proximity to large commercial activities have more crime problems

* It was a condition of sale that the developer provides an approval from all the service providers prior to the development of the land, has this been provided? And what have the different agencies listed as their conditions of approval to relocate the services?

* It is the Intent of Town Planning Scheme 38 to encourage residential areas throughout the precincts and yet council has not encouraged this why?

Yours sincerely

Roland Hadley

On behalf of the Woodlands Action Group

1 June 2006



WOODLANDS ACTION GROUP

Hopefully you are all aware of the history of the Ewen Street Development site, however just to remind you of the key points :

- *Ewen Street property purchased by City of Stirling 10 years ago in June (1996)
- *Council with the support of local Councillors Joe Camelleri and Brian Ham, approved the site for a tavern /liquor store three years ago (2003)
- * Michael Hodgson the owner of the Nookanburra Hotel site purchased the land and Ian Oldfield as architect in 2003 (known as developers / applicant)
- * Council approved a large hotel / tavern on the site in April 2004
- * Through an electors meeting and overwhelming community opposition to the development in March 2004 the applicant withdrew the application in April 2004
- *On the 6 April the Council resolved that the following resolution be put to the Planning meeting for consideration, however the applicant became aware of this and withdrew before a resolution was made that:-

...No hotel, function centre or bottle shop be built on the Ewen Street site, that the Ewen Street site be redeveloped for housing or shops to benefit the community and that the Nookanburra Hotel should be redeveloped on the existing site in Liege street

- * In 2005 the developers put in an application for an 11,000m² showrooms on the site, no housing, no shops, and endorsed by Councillor Brian Ham.
- * In 2006 this application **was defeated in Council** based on the 99% of local residents objecting to the proposal from the advertising session.
- * In 2006 the applicant claims that he cannot viably build anything other than showrooms and this was endorsed by local Councillor Brian Ham and maybe a small residential unit was all his profit margin could accommodate !

COME TO THE WOODLANDS / DOUBLEVIEW PROGRESS ASSOCIATION MEETING AND AIR YOUR VIEWS AND SEEK ANSWERS AS TO WHY THE COMMUNITY IS NOT BEING LISTENED TO NOW, NOR IN THE PAST!!

**WEDNESDAY 10 MAY @ 7.30 PM – FREE ADMISSION
TEAKWOOD HALL, TEAKWOOD ROAD WOODLANDS**

IF YOU HAVE ANY QUESTIONS ON FOOTPATHS, REFUSE COLLECTION, SECURITY, VANDALISM – MAKE YOURSELF HEARD

APATHY DOES NOT ACHIEVE A GREAT DEAL

Roland Hadley Woodlands Action Group
4 MAY06

WOODLANDS ACTION GROUP



Woodlands Action Group
c/- Leo Ottiaer

Chief Executive Officer
City of Stirling
Civic Place
Stirling WA 6018

Proposed closure and realignment of Ewen Street and closure or private right of ways Precinct 6 (south) corner Scarborough Beach Road, Ewen Street and Odin Road Innaloo

Dear Sir

I write on behalf of the *Woodlands Action Group*, which represents concerned citizens who reside in the Woodlands and Innaloo area and are very concerned with the thirteen years of discourse that residents have had to endure since the City of Stirling purchased the land at the end of Ewen Street

We wish to lodge our objection to the proposed changes for the development for the following reasons:

- 1 Do not believe the recommendations as shown in council minutes adequately address the problems faced by the community in that the "conditional of survey" does not definitely state that the new road will be constructed prior to the closure of the old road
- 2 As this area is now affected by the Department of Planning Bulletin 33 then where is it in the recommendations that they have to be contacted and the approval given by them before this development goes ahead
- 3 It should be stated in the recommendation that the buildings on the site be demolished (which Council said they intended to do 12 years ago!) within 21 days from now and are a breach of the Local Government Act Miscellaneous provisions 1960 Part XV Division 12 and the current owners should be given an order and charged accordingly
- 4 Neither MRD, DPI, WC nor the Indigenous department have made a comment about this site and that should be received prior to any major changes on the lot
- 5 Oppose the location of the new Ewen Street road as shown on the plan as it will not solve the traffic problems and it still has a kink in it and the roundabout is dangerous

6 Oppose the closure of the Ewen street road as shown on the plan as it had not been demonstrated that this new road plan will fix the traffic problem and it will create more of a traffic problem

7 under TP 38 there is no showrooms permitted on the site ... still oppose the use of showrooms on this site and the proposed road will not address the volumes of traffic associated with show rooms

8 This road will encourage more noise, more fumes (lead emissions) and more traffic accidents in the area and especially as it is within ten metres of peoples housing

9 Under TP 38 this area is still listed for restaurants and housing which is what was there before the council purchased the land and the proposed changes are not only against the scheme and the neighborhood but also against "network Cities" and Liveable Neighborhood " government Strategies

10 The plan does not explain closure of the lane way ... is it going to totally closed, partially closed, will there be any pedestrian access, access to drainage for repairs, who pays for the acquisition, where does the money go ass it is still council or water corporation property ?

11 Should be a condition of approval that the 1 . Buildings demolished 2 new road built 3 road closed and in that order

12 All the comments form the various agencies like power, water, gas, telecom, drainage and Indigenous departments comments should be collate and then made available to the public prior to any decision being made on the lots as we believe that not all players will be supportive of this development

13 the signs again were not displayed in accordance with the council policy and people driving east along Ewen Street are not aware of any changes to the site, as no sign was visible.

We are very concerned about the direction the council is taking and do not believe these changes will be in the best interests of the community and we are even more concerned that this plan will not improve the safety of driving in the area or address the concerns of the local residents, especially in view of the derelict buildings on the site

Yours sincerely

Leo Ottiger

On behalf of the Woodlands Action Group

28 March 2007



WOODLANDS ACTION GROUP

Chief Executive Officer
City of Stirling
Civic Place, Stirling WA 6018

Stirling City Centre Structure Framework Plan

Dear Sir.

I write on behalf of the Woodlands Action Group who represents residents who reside in the Woodlands and Innaloo area, with regard to the proposed plans for the Stirling City Centre Structure Pan as advertised.

We make the following points:

1. Stevenson Avenue should be constructed immediately from the Freeway to Scarboprough beach Road and then from Pearson Street to Hale road as a matter of urgency to alleviate the increasing traffic due to the establishment of Ikea and the Nookenburra hotel / showrooms. A ring road is needed around the existing residential areas to encourage the cars that do not wish to visit locally but need to go to Fremantle and Subiaco to be kept away from the established residential areas
2. Ewen Street should go directly into Scarborough Beach Road. This would stop a lot of accidents on Scarborough Beach road and ensure a safer traffic flow along Ewen street
3. Odin Road should not be permitted to be extended through into the cinema site and onto Blackbutt Road and Jackadder Way and then into Rosewood avenue and then into Pearson street. This plan just diverts the traffic from Innaloo into Woodlands and does not solve the issue.
4. Do not support additional traffic on Liege street, traffic needs to be diverted to the existing Stevenson avenue
5. Other strategise such as upgrade to Powis Street, Hutton road and the possibility of King Edward street going straight into the Cedric Street off ramp on the freeway should be considered to keep the traffic options and traffic flow down
6. The public transport system around Stirling / Innaloo and Woodlands is disgraceful and needs to be upgraded in a safe and efficient manner: this could be achieved by * putting in more bays at the train station ; * the building of a monorail / light rail down Scarborough Beach Road and * then use small gas powered shuttle busses to go through the suburbs frequently and pick up people and take them to the train system; * increase the frequency of buses so that people care not waiting long at

bus stops, especially at night when the hotels close (taxi are difficult to find) * improve safety on all public transport so more people use it * build more protective bus shelters for people so they do not get sun burnt or wet in the rain * use alternative transport methods such as a ferry system to take people from Princeton to Innaloo shops to Herdsman for work

7. Need to improve the pedestrian / cycleway / goffer / wheelchair access around the structure plan area. Originally on TP 38 there was suppose to be an overpass over Scarborough Beach road to allow people to go from the retirement village and the cinema over the shops ??? what happened to it ??? this should be built as it is very difficult to get over Scarborough beach road at the Liege street intersection.
8. There should be no more showrooms on Ewen street precincts as they contribute to the flow of traffic and the type of vehicle that would attend the Showroom would contribute to the high traffic numbers. Showrooms are not in keeping with TP 38 or the 'liveable neighbourhood ' strategies
9. Residential should be encouraged within the area. It is well documented and encouraged by state government that residential areas and small business if located close proximity to existing houses as the "Network City " and " Liveable neighbourhood " studies show it is important to have facilities in close proximity to houses to enable people to walk and shop.
10. Support the establishment of high rise residential / mixed use development along the existing train station and Ikea, as this would allow some affordable housing in the area for people.
11. Would like to see more restaurants, small clubs, offices etc in the Ewen street prescient especially but in all precincts within the plan.
12. Would like to see government institutions such as a police station, Tafe etc located within the structure plans as the closest police station after 4pm is in Mirrabooka. Tafe has closed its doors in the Churchlands and Carine site so our ratepayers now have to go the long haul to Joondalup which si neither safe for our young people.
13. Would like to see a swimming pool and gym located up near the train station. This is not only would be healthy for people (as they can go before or after catching a train) but also would assist for swimming lessons etc for school children (closest Stirling pool is over in Inglewood) Also assist ratepayers that have had operations such as hip or knee or are asthmatic or pregnant and need to water therapy (it is impossible to get from Woodlands to Inglewood safely and easily by public transport)
14. The green corridor is very important for vicarious living ! The drain can be converted into a living stream with the ability to service a ferry system (based on the project at the river walk in San Antonio in Texas) small parks could abut the stream to enable other groups to recreate and de stress. The storm water and the run off from the rain water from the buildings could be directed into the stream and as Herdsman Lake has an artesian basin, storage is not an issue. And weirs could keep the level constant. Venice has no cars or roads !
15. A mixture of work / industry / day and night work (retail shops verse tavern) etc would be encouraged in this area. The more availability of

accommodation, the more job prospects the better it would be for every one. The possibility of day and night jobs available in the area would be good for keeping the crime element down

16. If suitable houses is developed then many existing local residents who no longer have children at home or are widowed would prefer to live in a new maintenance free accommodation and then this would free up a house in the existing area for family units.

Yours sincerely

Leo Ottiger

Leo Ottiger

On behalf of the woodlands Action Group
20 November 2008