

The Grapevine

Vines Residents Association Weekly Newsletter



Residents of The Vines made their opposition clear to the City of Swan

Firstly, we'd like to thank the hundreds of residents who attended this meeting to demonstrate their concern and opposition to the proposed development concepts.

We would also like to sincerely thank the Deputy Mayor David Lucas, the Councillors and City of Swan staff for a well organised and well-run meeting.

The VRA chairman, Aaron Bowman, presented some of the reasons for the residents' concerns and the reasons why development is not appropriate.

The brief time that was available to present only enabled the VRA to present a summary of the position. There is a vast amount of research material and factual evidence underpinning the statements made, which will form the basis of both the planned injunctions and the objections to be lodged in the event of a development application being lodged.

A few people have questioned why this meeting was requested and held prior to a formal application being submitted.

The answer is simply that if we were to wait for a formal application, we would be too late. This is based upon both the knowledge of the planning process and the bitter experience shared from other residents and ratepayers' groups throughout the state.

This was not an initiative by any one person, but a collective expression of reasoned opposition to be presented to our elected representatives.

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As a community we must ensure that everyone is aware that we are totally against any such proposal – and why – in order to prevent its approval.

Whilst the councillors cannot legally make a formal statement of their position prior to an application being made and considered, they were clear that our voice had been heard, that the material presented was valuable, and that they were very aware of their obligation to support the views of their constituents.

Please remember that this is just another (important) step in a process that may take years. Let's ensure that we remain as strong and united as we are now throughout the long haul.

The Council videoed the event and when available, the link will be shared so that those unable to attend are able to see the proceedings.

Some feedback from Jeremy Edwards, Chief Executive Officer of the City of Swan:

"...the meeting [was] really productive and it's great to see such passion in our community and the professional way that the community of The Vines presented the issues. This is a very sensitive matter and we were cognisant of this.."

Our thanks to Jeremy for taking the time to attend the meeting, his positive feedback and encouragement.

Support from our Councillors – Cr Charlie Zannino:

"The Special Electors meeting held last night about proposed redevelopment plans at The Vines was well attended, conducted in a respectful and orderly manner and which provided a much-needed forum for Residents, Councillors and City staff to discuss this critical issue, share information and viewpoints.

While no Development Application has been submitted to the City of Swan yet, I wish to re-iterate that I am elected to represent residents, so I am here to support your interests and will advocate strongly to achieve the absolute best results for community benefit and to preserve our unique rural character".



What else happened this week?

The Social Part..

Our first social event was a great success and very well attended, with over 100 people getting together at the Bowls Club.

**** Huge thanks to the volunteers for the outstanding catering ****



We're glad that so many people turned up, otherwise we'd still be eating ..and from what we could see, we also gave generously to the Bowls Club bar.

Always glad to help a good cause!

Briefing on the survey results..

The VRA Committee members who met with Jessica Shaw MLA on Thursday, 2 September will report on the outcome of the meeting in next week's edition of The Grapevine.



Water Corp works..

Some residents expressed concerns about surveying work being undertaken by the Water Corp, might be related to the proposed development. This is not the case - their response is below:



Water supply upgrades in The Vines

We're planning to upgrade the water supply infrastructure in The Vines Estate to improve water supply and pressure in the area.

This work includes the installation of a pressure control cabinet and new water mains at The Vines Golf & Country Club near the Vines Ave pedestrian crossing.

Work is planned to commence in **October 2021** and will take approximately three months to complete. We'll provide further updates before construction begins and as the project progresses.

We appreciate this work may be inconvenient, and we're committed to working with you to minimise impacts wherever possible.

What's coming up?

**Thursday, 23
September**
Deadline for the VRA
Photo Competition
Entries

We are just weeks away from the deadline to submit your photos for The People, Animals and Views of The Vines photo competition.

Go to the VRA website, select Record Wildlife Sightings, upload your photo and put 'Photo Competition' in the dialogue box.

A half a case of fine Swan Valley wine is on offer to the winner!

October
Sundowner at
Bailey Brewing
Company on West
Swan Road

The extensive garden area at Bailey Brewing Company offers a great venue for a sundowner with VRA members.

This will be one of ongoing events to bring us together as a community.

Details coming soon!



November
Bringing back the
VRA Christmas
Carols and a
Christmas movie!



A return to Christmas Carols in The Vines and a Christmas movie are in the planning stages for a November date.

**Security in The
Vines**

We have been advised of one or two incidents recently.

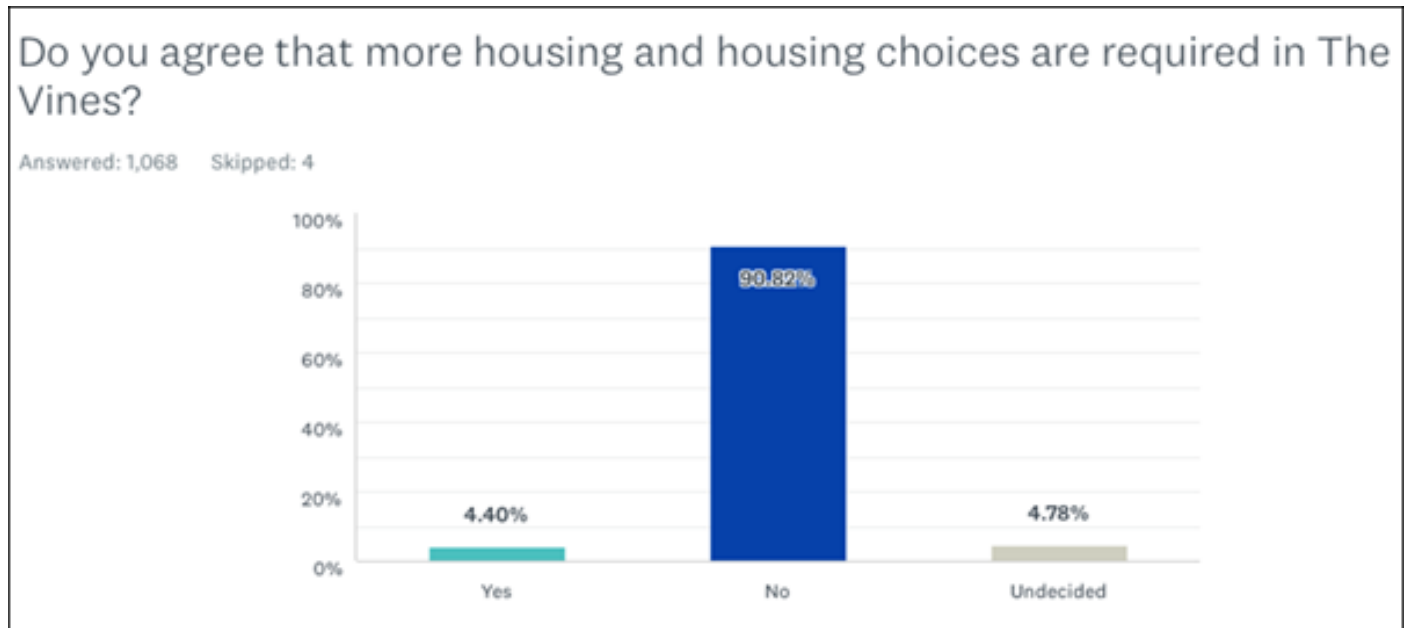
For the latest information we'd recommend joining both [The Vines Neighbourhood Watch](#) and [Ellenbrook Crime Watch](#) Facebook pages.

If residents have any specific concerns, or interests, please let us know and we'll work on putting something suitable together.

VRA Survey Results Snapshots

Two notes this week:

1. Last week's survey update was missing a title. Apologies for any confusion caused. The text with percentages below the graph were based upon comments made in the text and were separate from the graph.
 2. This is the last of the planned updates in this series.
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91% do not feel more housing and housing choices are required in The Vines.

The comments reflected opposition to more housing choices and the concerns about the impact on resident's lifestyle, wildlife & loss of open space. Additionally, it was pointed out that there are already plenty of housing choices in The Vines/Surrounds.

An extract from the Special Electors Meeting Presentation

Please find below a brief extract from the VRA teams' research. This was presented on your behalf by Aaron at the meeting, to address the issue of current state planning and Local government planning:

Various state, regional and local strategies, policies and plans inform how residential development in the City will occur into the future. In particular the following documents and projects provide guidance to you, that will affect residential growth in the city:

- Perth and Peel @ 3.5 million
- North East Sub-Regional Planning Framework
- Metronet Precincts
- City of Swan Local Planning Strategy
- City of Swan Urban Housing Strategy

The City's population is forecast to grow to 309,788 persons, by 2051 which will roughly see a doubling of the current population.

Future planning within the metropolitan area is not an easy task, and in the City of Swan we would suggest it is even more difficult. We are all aware of the greedy rich developers wanting to develop any cheap parcels of land, no matter the impact to the environment or to the existing communities as let's face it - their sole goal is to make maximum return on their investment dollars.

The city is currently faced with a growth scenario where:

- More than sufficient urban zoned land is available to accommodate current demand for the **next 30 years**.
- Significant new residential areas are contemplated under the North East Sub-regional Planning Framework.
- An operational state planning system is susceptible to proponent driven proposals for rezoning land for residential at market inclination as opposed to a needs basis. and
- Rezoning of land is advanced without proper consideration of what infrastructure is required, when it will be required and who will provide it.

I have read many hundreds of local government planning reports in my career, and often I am somewhat critical of most of them. However, I would like to congratulate the City of Swan planning staff on their report that was presented to Council in December 2019, titled "Managing growth in the City of Swan". This report together with the associated residential land monitoring discussion paper was fully endorsed by Council.

The report identified that:

- Within the City's planned/zoned Major Greenfield Sites there is capacity of residential land for supply until the year 2037. There is also, approximately a further 12 years supply available within the City's infill capacity. Combined, this would mean that the City has capacity to accommodate current population and dwelling growth projections to approximately 2049.

In Summary

In 2019, the City of Swan identified as per state government instructions, where the next 30 years' worth of housing should be built, and the Vines was not part of this.

Let me just repeat that last part – The Vines was not part of this.