

**At any one time the Belmont Council is working on a range of projects designed to improve the health & well-being of its residents. Part of this process involves community consultation. It needs an informed and responsive citizenry to do this effectively. Part of our role is to monitor this process and provide feedback.**

### **The ball's in your Court.**

The Department of Communities recently held a community expo in Redcliffe to share their vision for an affordable housing project (Ryans Court) to be developed on the corner of Stanton Road and Morrison Street, opposite St Maria Goretti's School and walking distance to Redcliffe Primary School.

“The Ryans Court project will offer a range of high quality, medium density housing options suitable for people at all stages of life including first homebuyers, seniors, families and singles. Most of the homes will be sold on the open market, with around 11% of dwellings retained for social housing”, (refer point 5 of brochure). [www.communities.wa.gov.au/ryanscourt](http://www.communities.wa.gov.au/ryanscourt)

By high quality we assume there will be double glazing throughout for aircraft noise abatement, and solar panels to reduce energy costs related to cooling requirements in summer. This area is particularly vulnerable to the ‘urban heat island’ effect. Also a backyard for each dwelling so occupants can grow their own veges, or at least a community garden to be incorporated in the master plan.

It is encouraging that the majority of large mature trees on the site are to be retained. **These trees are not listed**

**on the City of Belmont's tree register, nor does it have any policy in place to protect them.** Fortunately the Department of Communities recognises that ... “mature trees add instant value to the site and encourages innovations in design ...” and furthermore they ... “will be celebrated and enhanced to support a sustainable and liveable neighbourhood”, (point 4 of brochure).

The site is on a bus route and will be walking distance to the new train station. The opportunity also exists for a safe, dedicated shared pedestrian /cyclist pathway down Treffone St through Gibson Park coming out at Edwards Crescent and the Epsom Ave shopping precinct, with the Belvidere shops just round the corner. But don't hold your breath on that coming to fruition.



**And now to the elephant in the room!** Stanton Road is part of an old rat run (Second St/Stanton Rd/Epsom Ave/ Durban St, thru to Hardey Rd) that has experienced a dramatic increase in vehicular traffic volume since the opening up of Second St to Central Ave and the Perth Airport commercial precinct. This has been further exacerbated by the closure of Brearley Avenue. The peak periods have been extended and there has

been an increase in large heavy diesel trucks using this shortcut. Wait till Costco opens for business.

The roads of this rat run are all classified as Local Distributor Roads and run through entirely residential areas with schools and aged care facilities. According to Flyt Transport Planning (p14) in the Main Roads hierarchy criteria ... “The route of Local Distributors should **discourage through traffic** so that the cell formed by the grid of District Distributors **only carries traffic belonging to, or serving the area.** **These roads should accommodate buses, but discourage trucks.** They are managed by local government and typically carry between 3000-6000 vehicles per day”.

<http://www.belmont.wa.gov.au/Services/Planning/Documents/Great%20Eastern%20Highway%20Urban%20Corridor%20Strategy%20-%20Appendix%20%20-%20Transport%20Strategy.pdf>

The Stanton Road overpass was built to keep Redcliffe connected once the Tonkin Highway carved the suburb in two. It was never intended to be a key transit link for a future Aerotropolis. The Dunreath Drive interchange is supposed to provide that.

The Department of Communities is pledged to ... “working closely with the City of Belmont and our consultants to ensure the best traffic management measures are implemented; and (to) carefully engaging with the community throughout the process”, (point 6 of brochure).

For the Department of Communities to realise this project and build upon the strengths of the existing Redcliffe

community, and ‘to enable an even more vibrant, engaged and well connected neighbourhood’, **this dangerous rat run needs to be addressed.**

Perhaps now is the time for the Council and Main Roads to acknowledge the adverse impact that the opening of the Central Avenue roundabout to Second Street has had on the well-being of existing residents. Surely it is time to close this link to all but public buses and cyclists.

**I have a Dream ...** In August 2014 the City of Belmont released its Urban Forest Strategy and vision statement as follows:

“The City’s Urban Forest Strategy will secure the urban forest as a sustainable asset, which further contributes to **the City becoming one of Western Australia’s most liveable and desirable inner-city municipalities for current and future generations.**

A thriving urban forest should be seen as a desirable quality that supports sustainable growth in population, property and industry and therefore the livelihoods, lifestyles and health of the City’s diverse communities.

**The retention and enhancement of green infrastructure** will not only add to the urban liveability of current generations but **sets the precursor for healthy communities for decades to come.”**

(Preface, Attachment 10 - Item 12.9 refers Urban Forest Strategy)

In the Southern Gazette (Tuesday, March 19, 2019) on page 3 was an article titled “Fast food for Forum”.

Excited by this new concept I read on. Indoor playground! Double drive-thru lanes! Shower facilities for staff! I was daring to dream when suddenly the last paragraph came into view:

**“A group of mature trees along Fulham Street is set to make way for five new car bays”.**

Still waiting for the Council to release its Urban Forest Policy and Tree Canopy Plan, before implementation can begin in earnest. Until then one can only dream.

### **Recommended reading:**

DARK EMU, Bruce Pascoe, Magabala Books, Western Australia, 2014.

**Your feedback.** If you would like to submit an article that is relevant to the residents of Belmont, or you would like to join our group, refer contact details below.