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Nº 1331 Saturday February 24, 2024 • www.perthvoice.com • news@perthvoice.com • advertising@fremantleherald.com

Fears for zoned-up Coode

by STEVE GRANT

THERE are fears Coode Street and King William streets' low-rise character homes are under threat, with Bayswater council looking to cram another 2700 dwellings into a 200-metre corridor from Guildford Road to the Morley activity centre.

The mostly single-storey street is currently zoned between R30 and R40, but under a proposed

Local Planning Strategy due to come before council this week, it could be as high as R100 butted up against the road, then tapering off to R50 - R80.

A planning report to the council said the aim of the corridor was to increase the area's population density, encourage more public transport use and "reduce reliance on private vehicle use".

"The intent is also to provide for a greater local population to support the viability of commercial

uses in the centres near the corridor," the report said.

"To achieve the level of activity and vibrancy anticipated, the built form is envisioned to be of a larger scale close to King William Street and Coode Street, which will then transition down in scale where interfacing with established low-density residential areas outside of the corridor."

The report said creating the corridor, which was linked to the Morley and Bayswater centres,

would entice market interest and investment, and a number of submissions backed that, encouraging the council to adopt the plan.

Heritage

Five wanted the Bayswater town centre's heritage area to be revoked.

"Protecting this area will restrict ability to provide more modern and sustainable development," one

submitter wrote.

"This area was not legally approved and it is requested it is rescinded / removed."

But council staff said while the town centre didn't have formal protection under the planning laws, keeping it as a heritage area was "highly desirable".

Others were concerned about the impact of so much development along Coode Street.

"This corridor contains

• *Continued page 4*

THE Baigup Wetlands on the Swan River border between Maylands and Bayswater have experienced a severe drying out, with some saying they've not seen water levels so low in 30 years.

Rosemary Lynch from the Baigup Wetlands Interest Group said while the wetlands were "incredibly dry", she could see a slightly positive side.

"That the western lake has dried up so extensively will provide us with an opportunity to tackle some weeding that's normally difficult for us to access," Ms Lynch said.

"The primary lake is still inundated and remains an important freshwater refuge for a huge variety of birds."

Ms Lynch said a bird count in January observed 44 species, which was coincidentally the same number as the previous count last September, though they weren't all the same species.

Last week the interest group walked through the wetlands with Bayswater council's natural area coordinator Matt Moore who explained that Perth was generally experiencing a substantial

"dry down" coinciding with very low tides, meaning waterbodies including the Swan River are at very low levels.



Baigup lakes dry up

• The secondary lake on the edge of the Baigup Wetlands is little more than a puddle. Photo by Mike Clarke

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City to overhaul strategic plan

THE City of Bayswater is gearing up to overhaul of its Strategic Community Plan.

The review, mandated every four years, aims to realign the city's long-term vision with evolving community needs.

With community engagement scheduled to run from this coming week through to July, the review aims to chart the city's development from 2025 to 2035.

The current plan is scheduled to run until 2031 and emerged from a previous major review in May 2021, but delays caused by the Covid meant community engagement efforts were hampered, leading to a misalignment between the Community Perception Survey and the strategic plan's review timeline.

Consequently, no minor review was conducted as

mandated.

To kickstart the review, the City quietly used the 2023 Community Perception Survey to glean some early insights into community sentiment, incorporating two visioning questions as precursors to the major review.

Pillars

The responses helped gauge the relevance of existing strategic pillars and shape the community engagement strategy.

The City of Bayswater will ensure its First Nations community is consulted during the review.

As part of the review process, staff have earmarked \$40,000 in the 2023/24 annual budget for community engagement, covering consultancy fees,

additional staffing, printing materials, and catering. An additional \$20,000 will be requested in the 2024/25 budget to finalise this stage of the review.

Consultants Learning Horizons have been appointed to run the plan post-community engagement.

The review was scheduled to kick off after the 2023 elections, giving mayor Filomena Piffaretti her full term to see it out - and prevent any newcomer from coming in and starting the whole process again.

If the council adopts the review timeline, the engagement will kick off in the next few months with business interviews, focus groups, and surveys, and the overall review is scheduled to be finished and adopted mid-next year.



• Leadfoots won't be welcome now Stirling's made Beaufort 40kmh permanently.

Beau slowed permanently

STIRLING council has made its stretch of Beaufort Street a permanent 40kmh zone after a successful two-year trial.

The council voted on the permanent speed limit last week after being prompted by appeals from business owners and residents.

Stirling mayor Mark Irwin said he'd been pleased with the trial.

"The data from the trial period was compelling," he said.

"We observed a substantial reduction in overall crashes by 48 per cent, midblock crashes by 62 per cent, and serious injury crashes by an impressive 88 per cent when compared to averages from 2016 to 2020."

Under the permanent scheme, the lower speed limit will only apply from 7.30am to 10pm, after which it reverts to the old 60kmh limit.

Inglewood on Beaufort chair Ben Kent lauded the collaborative efforts between

businesses, residents, and the City in reimagining Inglewood as a destination for both leisurely strolls and car travel.

"We advocated for a reduced speed limit to enhance safety, tranquility, and the overall appeal of Beaufort Street," Mr Kent said.

"The positive impact is evident not only in statistical data but also in the increased pedestrian activity and the emergence of vibrant alfresco dining venues along the street."

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Kelvin locals get their forever park

IN a rare win for ratepayers over developers, Bayswater council has confirmed it has no plans to develop a prime development site in Maylands and will instead enshrine it as a park.

At this coming week's meeting,

the council will vote on whether to forward a scheme amendment to rezone 1 Kelvin Street in Maylands to "local open space" to planning minister John Carey with a recommendation he wave it through.

The 914sqm lot currently has a medium-to-high density zoning

of R50 and is a block away from the Maylands Coles on Guildford Road, and with neighbouring lots with up to four houses on them, would be a dream for a developer.

But a council report notes that the community has already come to view the shady hideaway as a park already, and consultation

showed 100 per cent support to keep it that way.

Recent enhancements, including the installation of play equipment, landscaping features, footpaths, and seating, have further solidified its status as a cherished communal retreat.

"The nature of the submissions

related to the high value of the park to the community including its trees, native species and play equipment," the report said.

"The community use the park for enjoyment, learning, family bonding, connecting with the wider community, and for a place to enjoy a native vegetated space."

Big lead from Bull

BAYSWATER councillor Dan Bull has asked the City to find an extra \$130,000 from this year's budget to help the Bayswater City Soccer Club prepare plans for new clubrooms at Frank Drago Reserve.

Cr Bull also wants the city to put another \$200,000 into a new reserve account next year to build a war chest for the project, which is estimated will cost more than \$16 million.

In a motion to go before this week's council meeting, Cr Bull said the council had already provided in-principle support for the clubroom upgrade in 2019, though the lack of City funds for the project was noted at the time.

World Cup

Cr Bull said the club had missed the opportunity to have Frank Drago Reserve used as a team training facility during last year's highly success and popular Women's World Cup, though it had made the shortlist after an

Seeks \$330k for soccer club



• Cr Dan Bull

application was made to FIFA.

Late last year the soccer club wrote to the city requesting funds to formally start the process to redevelop the reserve.

"The letter explained the club has experienced a period of significant growth, which means the current facilities are no longer fit for purpose," Cr Bull's statement with his motion read.

But a staff report said that

while there was \$50,000 in a draft forward capital works program to progress the redevelopment plans, there was no other money allocated over the next decade.

Demolish

"Based on the previous concepts, it is unlikely that the project will be a like-for-like replacement; it would involve demolishing the old clubhouse and constructing an entirely new clubhouse building, reoriented closer to Whatley Crescent, to allow space for the inclusion of an additional pitch," the report said.

Because of the high price tag, the club and council are likely to have to seek most of the funding from the state and federal governments.

The report notes that means they'll have to show that it can be financially viable and suggests looking into including function rooms, restaurants or cafes in the designs.



• Purple corridors could be rezoned to R50 - R100.

Coode fears

• From page 1 many streets with highly valued traditional residential character," one resident wrote.

"The urban corridor should be reconsidered and, at most, should propose a density code of R80-R100 to lots fronting King William Street / Coode Street only."

The council's planning officers said originally they'd left parts of Coode Street out of the corridor, but the state's planning department ordered them to be

added in to align with its own broader planning framework.

Similar zoned-up corridors are also proposed along Beechboro Road, Crimea Street, Guildford Road, and Walter Road West and Beaufort Street until they hit the border with Stirling council.

The Embleton Golf Course might also have its links shrunk, with the council looking into whether a sizeable chunk of its southern flanks could be developed for housing somewhere in the future.

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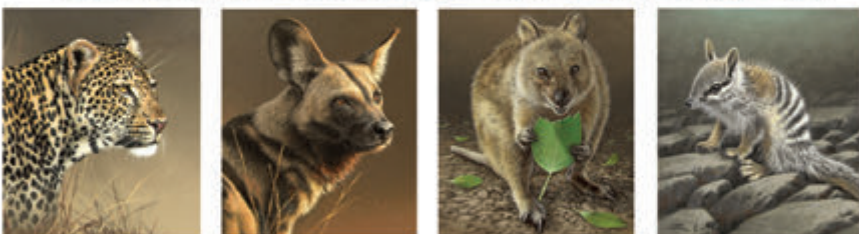
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Fiery brunch



 **food**
STEPHEN POLLOCK

SCARLET-faced, sweaty and on the verge of passing-out – I felt like I was in the hot box in *The Bridge on the River Kwai*.

I was actually in Mary Street Bakery on a stinking hot Tuesday afternoon, and it appeared there was no air conditioning.

I took refuge under a large ceiling fan in the main dining area, but it was just circulating hot air and turning the cafe into a giant fan-assisted oven (even the table was hot to the touch).

Undeterred, I dusted down my khaki shorts and Victory Cross and got on with it – perusing the one-page menu that was available from 7am-3pm.

A mix of breakfast, brunch and lunch there was everything from slow cooked eggs and escargot to steak sandwich and sticky pork belly noodle salad.

It was a modern and diverse menu with the fried chicken and buttermilk pancakes a particular favourite with locals.

There was also a good range of pies, sausage rolls, sandwiches, salads and cakes in the display counter.

The service was friendly and prompt (despite the intense heat) and the smiley waitress was soon at my table with a free carafe of ice cold water and my berry smoothie (\$9.50).

It's got to be the best berry



smoothie I've ever had – lovely thick consistency and a delicious mix of fresh raspberry, blueberry and banana.

The crushed almonds gave it a nice texture and a nutty refrain, while the orange honey added a touch of fragrant sweetness. Perfect.

It wasn't long before the waitress was back with my zucchini fritters (\$19). In middle age, I seemed to have developed an addiction to zucchini fritters and like to try them from different cafes.

These caught me by surprise – the fritters were more like chunky pakora and the whole dish had a dark, exotic curry-vibe, courtesy of the smoked tomato chutney. It had shades of Indian cuisine with a bit of heat.

The fritters were a delight and had a satisfying crunch and a light, fluffy filling.

They were surrounded by red and orange cherry tomatoes, and that intense, smoky tomato chutney.

Scattered liberally across the plate was a smorgasbord of herbs (almost a mini herb garden) with the fresh basil and mint adding a fragrant twist.

Completing the rustic picture was a fried egg (I prefer poached but this was perfectly cooked with a slightly runny yolk).

It was a fantastic dish with top quality produce, but probably better for lunch, unless you like your brunch dishes dark, exotic and a bit lively.

I've previously visited Mary Street Bakery with the family for breakfast and all the dishes were excellent (the bap with chilli jam, HP sauce, bacon and fried egg is a great hangover cure).

I can see why Mary Street Bakery has a top reputation and has expanded across Perth, but they need to get the air con sorted at their Highgate outlet.

Even Alec Guinness would struggle with that heat...

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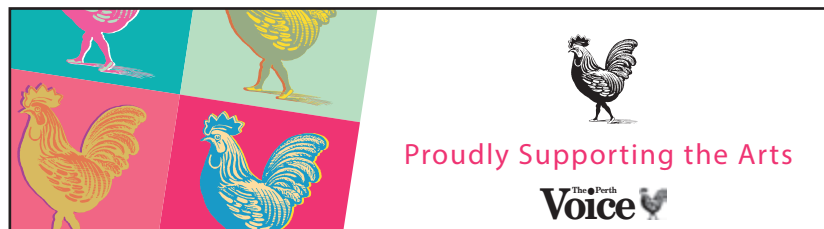
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Historic snaps

 arts
STEPHEN POLLOCK

PHOTOGRAPHER Greg Branson has traced his great grandfather's perilous journey across the Aussie outback to create a stunning exhibition that blends history and art.

In 1874, James Patrick Sweeny and five other intrepid explorers led by John Forrest set out from Perth to find untapped grazing lands in WA.

Sweeny, Branson's great grandfather, meticulously kept a diary of their daily struggles and triumphs, often going into revealing detail about the expedition.

"The most revealing thing about the diaries is the perseverance they show. The daily search for water was relentless," Branson says.

"Even when they found good watering holes they had to scout ahead to find the next. There was no thought of turning back.

"They were determined to continue the journey knowing it may be the end for them."

To commemorate the 150th anniversary of the expedition, Brandon decided to retrace his great grandfather's steps – photographing some of the remote locations he mentioned in his diary.

A lot of the areas are now privately owned or Anangu Pitjantjatjara Yankunytjatjara lands, but Branson was still able to get 24

cracking shots that complement the diary perfectly and give you a feel of the harsh, arid landscape they encountered.

"The trip was a comparative success because all explorers survived," Branson says.

"The previous expeditions resulted in death or severe illnesses. They found some small grazing lands but not enough to support farming.

"John Forrest mapped a lot of the country and recorded the flora in great detail but admitted that there was very little chance of settlement in the centre.

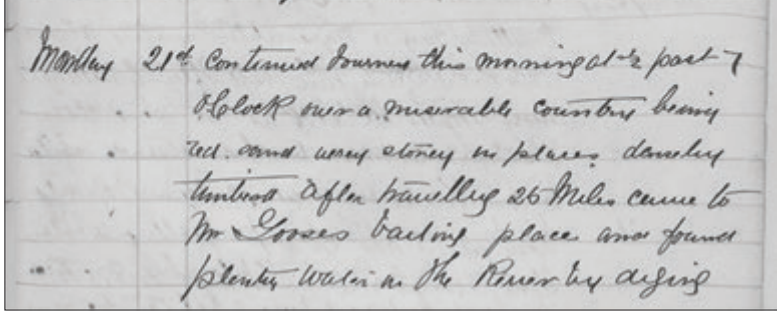
"For my great grandfather, the farrier, the biggest disappointment would have been of the 20 horses they left Geraldton with only four survived to get to Adelaide.

"The death of the horses caused severe problems as it left the explorers having to take turns walking in the latter weeks of the expedition."

Branson says he got a bit emotional when taking a photo at Sanford River, almost at the exact spot where his great grandfather had written a diary entry 150 years ago.

The rigours of the expedition are perfectly caught in Sweeny's entry from August 6, 1874:

"We have also left a high pile of stones and a pole about 5 feet above the surface of the ground as we intend making a start tomorrow and make Mr Gosse's track or Giles and don't think we shall water for some 150 miles from here. We have buried everything



• A display from *Ink to Image* (above), where contemporary photos are accompanied by entries from James Sweeny's (right) 1874 diary.

we could do without so as to carry all the water we can as we intend to risk our lives. Run the Old Hog or none and know the Government of West Australia will send a party to look for us if we don't get back so we have left a good land mark and it would be

satisfaction to our friends in Perth to know we got this far. We are praying to the creator of all things to guide us to water.'

A year after returning to Perth, at the end of the expedition, Sweeny married Elizabeth Shea in



Fremantle and they went on to have three sons and three daughters.

He served as a farrier for the police in West Kimberley from 1886-7, wrote diaries about being a trooper in the northern goldfields, and became a police constable in Perth in 1889, before resigning in 1918.

Branson's photographic exhibition *Ink to Image: Celebrating James Patrick Sweeny: an ordinary man on an extraordinary expedition*, opens March 18 at Perth Town Hall, just a few metres from where the expedition left exactly 150 years ago.

There will be another family link at the exhibition with Sweeny's great-great-granddaughter Melissa Fitzgerald playing classical guitar with her quartet at the opening. The music is inspired by the Gascoyne area.

Ink to Image is on from March 18-22. Tix at events.humanitix.com/from-ink-to-image.

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Eagle's nest

If you're into golf, this apartment will feel like a hole in one.

It's literally opposite the Maylands Golf Course with spectacular views of the greens.

If you pulled off a wonder shot like Kevin Costner in *Tin Cup*, you could probably chip in from the balcony.

You also have superb vistas of the Swan River and the Optus Stadium, which looks spectacular when lit up at night.

Friends and family will be queuing up to come round and enjoy a sundowner drink on the balcony.

Location – tick. Balcony – tick. But what's the rest of the apartment like?

It's bright, modern and airy with the timber floors adding a touch of class.

The renovated kitchen is a cracker with lovely benchtops,

modern appliances including a dish washer, and plenty of cupboards and drawers.

The open plan living/dining/kitchen area is spacious with plenty of room for a decent dining table and a lounge setting.

The unit is well designed and off to the side is another room used as a study/home office.

It's got great views of the river and would be a top spot to work from home.

Both bedrooms are neat and tidy, and the contemporary bathroom has a large shower cabinet and stylish vanity.

There's even space for a laundry with a washing machine and tumble dryer.

Back to the balcony – it's big with plenty of space for a lounge setting and visitors.

The flat is in the Peninsula Glades complex, which has a lovely resort feel with lots of



palms, manicured gardens and white holiday-style villas.

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However, before you dive in, it's important to weigh up the costs versus the benefit of renovating.

Here are a few pointers to help you decide whether renovating is the right choice for you.

Work out your goals

Before renovating, think about your long-term goals.

- If it's your home, do you want to stay put in the neighbourhood or are you likely to want a change of scenery in the next few years?
- How does the prospect of selling and moving on compare to renovating and staying put?
- If it's an investment property, is the financial outlay of a renovation likely to pay off (tip: talk to your financial advisor about your investment strategy).

Create a budget

How much is it going to cost to turn your daggy yet loveable 1960s fixer-upper into a modern masterpiece? Plan your renovations and put together some costings.

The general *rule of thumb* is to spend no more than 10 per cent of your property's value on renovations.

To help give you an idea, here's how much you can expect to pay to renovate areas of your property that commonly add value for resale.

Kitchen

If your kitchen benchtop is an antiquated electric blue and your appliances sound like they are going to take off when you turn them on, it might be worth looking into a kitchen upgrade.

It'll cost you, but it may be worth it if your goal is to sell your property eventually.

According to those in the *know* at Hipages, expect to pay the following for your kitchen reno:

- \$10,000 to \$22,000 for a small or budget kitchen
- \$22,000 to \$35,000 for a mid-range kitchen
- \$35,000+ for a high-end kitchen.

Bathroom

A flash new bathroom could be a real drawcard for future buyers or renters.

Depending on factors like the size of your bathroom and the materials you choose, you may be looking to *pay* anywhere from \$10,000 to \$30,000+ for a bathroom renovation.

The *Housing Industry Association* found the average bathroom renovation cost \$17,000 in Australia.



Tony Young

Repainting

A new coat of paint can do wonders for an ageing property.

The cost depends on the size of the property, whether you are doing the painting yourself or getting someone else in and which areas you paint (inside and outside).

According to Hipages, the *average cost to paint* the interior of a property (single undercoat and two finishing coats) is about \$20 to \$30 per square metre.

As a starting point, for a two-bedroom unit, that might work out to \$2,500 to \$3,500.

For an exterior paint job on a two-storey property, you may be looking at \$5,500 to \$20,000. For a roof refresh, expect to pay anywhere from \$2,800 to \$4,500.


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Astrology with Sudhir

February 24 – March 2, 2024



ARIES (Mar 21 – Apr 20)

Mars and Venus are conjunct in Aquarius. Because of a powerful aspect to the Black Moon/Lilith in Virgo, it can be expected that to keep the peace, reality and ideals need to come together. Maintaining the status quo while speaking the opposite won't engender the affection you crave.



TAURUS (Apr 21 – May 20)

You are quietly making the kinds of changes others are making a lot of noise about. Your lack of noise may have others thinking that you aren't moving. You are. If you can keep your sense of adventure and your capacity for delight intact, they will remain unbroken in your relationships.



GEMINI (May 21 – June 21)

Mercury has entered Pisces, taking your perception from the intellectual heights of Aquarius, straight to the intuitive depths. Shift gears as quickly as you can. Don't be befuddled by life's lack of logic. Seek the supra-logical sense that lies deep beneath the surface. Intuit and imagine.



CANCER (June 22 – July 22)

The Moon will be full in Virgo on Saturday. This will settle you down and make you feel like there is a natural order to things that defies analysis. After pushing yourself for a month or so, you are starting to entertain the idea of stepping out of the slipstream and seeking simple pleasures.



LEO (July 23 – Aug 22)

The Sun is in Pisces. This implies a large expanse of water, with both rips, currents and great beauty. Tap into forces that are greater than your normal parameters, to make who you are and what you do truly creative. Creativity means going beyond ourselves. We are all fully capable.



VIRGO (Aug 23 – Sept 22)

The Moon is full in Virgo on Saturday. This gives you the energy boost you have been looking for. With the Sun in Pisces and the Moon in Virgo, you have a precious annual opportunity to tap into wholeness and deep beauty. Be form and formlessness, order and chaos, will and surrender.



LIBRA (Sept 23 – Oct 23)

Venus and Mars are conjunct in Aquarius. In matters of love, it's time to see whether ideals match reality. If they do, then love play and adventure will intoxicate. If not, it's time to make sure they do. This is not easy. Do what needs to be done anyway. You are a lover not a warrior after all.



SCORPIO (Oct 24 – Nov 21)

The Moon is full in Virgo on Saturday. This steadies you. As you come back to yourself, so the Pisces Sun gives back your intuitive sense. The heat is off for now, after a patch of truly hair-raising intensity. Though you thrive on intensity, this break is both needed - and deeply satisfying.



SAGITTARIUS (Nov 22 – Dec 21)

Both rigidity and chaos can be counterproductive. As you attempt to innovate and share the authority of your vision, so you trigger certain fears in others. Some fear any new order becoming too rigid, and some fear the opposite; too little form and order. Educate, inform and reassure.



CAPRICORN (Dec 22 – Jan 19)

Saturn, Mercury and the Sun are operating together. They are all in Pisces. Saturn is doing his best to slow things down. Mercury is doing his best to speed things up. The Sun is helping you to figure out where middle ground might be. The full Moon on Saturday will bring you needed clarity.



AQUARIUS (Jan 20 – Feb 18)

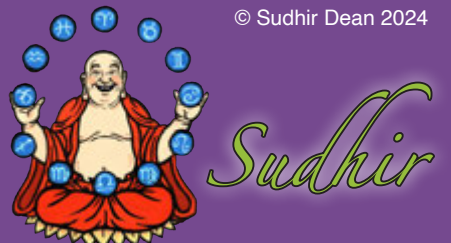
Pluto brings forces that have been lurking underground, unseen, to the surface. To fix a car, one must first open the shiny bonnet to see the greasy engine, before tinkering with it's bits. Light has a habit of revealing what is in the darkness. Bitter in the beginning and sweet at the end is ok.



PISCES (Feb 19 – Mar 20)

The full Moon in Virgo on Saturday will shine a light on those pieces of information you have been missing. Expect resolution where there has been misunderstanding. Mercury has entered your waters, bringing extra horsepower to your capacity for perception. Go at your own sweet pace.

© Sudhir Dean 2024



• Could the next Sam Kerr (below) be playing at the Girls Festival of Community Soccer, which is back after its launch last year (above).

Festival kicks on

THE feelgood factor from the Women's World Cup is still alive with the City of Fremantle announcing a three-year sponsorship of the Girls Festival of Community Soccer.

On Saturday March 16, more than 500 girls will play in a five-a-side tournament at Fremantle Oval.

A total of 35 teams played in the inaugural Festival last year, which was inspired by the Women's World Cup matches held in Perth.

The 2024 tournament is a sell-out with 62 teams from 12 clubs participating – up 80 per cent from last year – with most based in the southern suburbs.

Fremantle City Football Club coach Yasmin Philp says they are leading the way in women's soccer.

"Fremantle City Football Club proudly takes the lead as WA's largest female football club," she says. "The club has an ambitious goal in mind – gender parity within 2027."

"The Festival is a significant step in this direction and provides a wonderful opportunity for all girls to enjoy the game."

Enrolment fees will support the Festival's charity partner, the Child Cancer Research Foundation, led by CEO Andrea Alexander.

"Support from this event will assist with vital life-saving research into childhood cancers," she says.

Each team will play a minimum of four games, with players ranging in age from 8 to 17 years old.



Girls Festival of Community Soccer organiser Traci Gamblin says there has been a great reaction to the event.

The Festival is sold out, but there is a waitlist in case of cancellations. For more info go to festivalofcommunitysoccer.com.au.

NOTICEBOARD

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AL-ANON is for family and friends who live with the problem of someone else DRINKING, there is help for you, phone al-anon 9325 7528 or 1300 252 666, for a meeting near you

CO-DEPENDENTS ANONYMOUS (CoDA) is a Twelve Step Fellowship of people who share the common purpose of learning how to develop and maintain healthy and fulfilling relationships. Our Perth Community meets: Mondays 6-7pm in Claremont, Cnr of Stirling Hwy and Queenslea Drive (Christ Church). 0417 995 111 codependentsanonymous.org.au

FA – FOOD ADDICTS in Recovery Anonymous (www.foodaddicts.org) meets Wednesday 6.30pm at Atwell House – 586 Canning Hwy, Alfred Cove in Room 4 (behind the Gallery) Everyone welcome contact Kerrie 0407 607 436

HELP A CAT RESCUE AND RECYCLE at the same time. Eligible Containers for Change can be donated to volunteer based Impound Feline Rescue by using our scheme ID C10304764. In some instances we can collect the cans, bottles and containers. Phone 0407 381 868 or email mattelr16@gmail.com

IF YOU WANT TO DRINK, that's your business. If you want to stop, that's ours. Call Alcoholics Anonymous 24hr help: 9325 3566 or 1300 22 22 22

SOROPTIMIST INTERNATIONAL ON THE TERRACE What is the purpose of Soroptimist International? A global volunteer movement, we work together to transform the lives of women and girls. Our network of around 66,000 club members in 120 countries works at a local, national and international level to Educate, Empower and Enable opportunities for women and girls. Be part of this movement. Join our Terrace club. We meet on the first Thursday of each month. Find us on Facebook. Enquiries to Annie 0407 386 453 www.soroptimist-wa.org.au

VOLUNTEERS NEEDED NUHRA AGED CARE Volunteer Visitors Scheme. Would you like to make a difference in the life of an isolated and lonely resident living in an aged care facility, by providing friendship and companionship and by visiting at least once a fortnight for half an hour to an hour? Please contact Sonya on 0401 051 565 or 9328 6272 or Email: nuhraaccvs@aussiebb.com.au

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