

The Village at Wellard Residents' Group

Meeting Minutes

Held 6.30-8pm, Monday, 10th May 2010

Wellard Community Pavilion

Attendees

Julie Cleverley	Resident	Anna Gunton	Accord Security
Jill Campbell	Resident	Trevor Finlayson	Peet Limited (Wellard joint venture partners)
Leonie Wood	Resident	Erin Money	Creating Communities Australia
Douglas Pritchard	Resident		

Apologies
Mayor Carol Adams
Cr Sandra Lee

Distribution: the above, plus Liz Chapple (Peet), absent CRG members. Place minutes on The Village at Wellard website.

Minutes by: Erin Borrett, Creating Communities Australia (9284 0910), erin@creatingcommunities.com.au

Minutes approved by: Trevor Finlayson, Peet Limited

Attachments: nil

Minutes distributed: By CCA to VWRG members on 18 June 2010.

No. of Attendees: 7

Agenda Items	Discussion
1. Welcome/Apologies	1.1 Welcome to guest, Anna Gunton (Operations Manager, Accord Security). 1.2 Welcome new residents to the meeting for the first time – Doug Pritchard.
2. Acceptance of previous minutes	2.1 Copies of meeting minutes from meeting held on 8 February 2010 were distributed electronically to attendees. 2.2 Minutes of 8 February accepted by Jill Campbell and seconded by Julie Cleverley.
3. Business arising from previous minutes	3.1 Actions to be covered in relevant updates during meeting. 3.2 A document outlining a register of issues and summary of actions from previous meetings was tabled and distributed. The aim of this document is to prevent repetition and to run a more time efficient meeting by ensuring everyone is aware of the status of key issues and the action items prior to each meeting.
4. Project Manager's Update	<p>Project Update presented by Trevor Finlayson, Senior Project Manager (Peet Limited)</p> 4.1 Landscaping - streetscapes and Maldon Park south of railway are complete. 4.2 Currently working on stage 16, which is due to be finished in June. Half of the lots available in stage 16 have been presold, with remaining lots to be released in late May - early June. 4.3 In the next few weeks contractors will start construction on 52 lots in stage 17 and these should take about 5 months to build. 4.4 Part of stage 18 construction will include work on Lambeth Circle. 4.5 Clearing for stages 18-22 will take place in June/July 2010. A 30m wide linear park between stage 17 & 18 is being created to retain tress and provide a pedestrian link from Homestead Ridge to the future high school. The clearing will be adjacent to Homestead Ridge Estate, extend south to the northern boundary of the Bush Forever site, and west to the future school sites. 4.6 Fauna relocation activities will take place prior to clearing. Local schools will be invited to take part in the first activity, planned for late May. Students will help zoologists to locate and remove lizards, insects, etc. After this activity, the environmental consultants will conduct another check of the area.

	<p>Zoologists are also present at the clearing activity to check hollows before trees are knocked down. June has been chosen as the best clearing time to avoid the breeding season.</p> <p>4.7 Stage 18-22 will consist of a mix of cottage lots close to the school and traditional sized lots, as well as 1500m² lots backing onto Homestead Ridge, providing about a year's supply of lots in this market</p> <p>4.8 The Village at Wellard Estate Structure Plan has been approved, 6 years after its initial submission. There were some minor changes made, including increasing the size of one park as a result of the consolidation of other public open space (POS).</p> <p>4.9 The Wellard project manager is currently progressing a strategic review of the Village Centre. An external consultant was engaged to review the plan and the roll out of the Village Centre, exploring issues such as funding, joint venture partnership opportunities, and the financial viability of the centre. Feedback on the plan is that it is sound. However, the apartments planned above shopping area are proving difficult to get finance for as the mix of retail/commercial is not looked on favourably by the banks. As a result, the residential component will probably be dropped to ensure the shops can progress. Also, the childcare centre will be located next to community centre.</p> <p>4.10 Mobile Phone coverage – there have been ongoing discussions between Council and Telstra regarding a local mobile phone tower, potentially installed near the Wellard railway station. TF has also been approached directly by Optus regarding mobile phone coverage and are proposing that a temporary tower be erected near railway station until a permanent antennas can be installed on top a building in the town centre.</p> <p>Action: TF to provide an update at the next Residents Group meeting.</p> <p>4.11 Handover of landscaping maintenance to Council – The industry standard is that the developer maintains parklands for 2 years after their construction and then hands over maintenance responsibility to Council. At this stage, only the Village Green (oval) has been handed over to Council in The Village at Wellard. The Wellard JV will be handing most all streetscapes north of the railway line to Council in the near future, including Abingdon Green. Peet will continue to maintain the Village Centre.</p> <p>Action: Residents asked to contact Council if they feel anything needs attention regarding parkland maintenance north of the railway line.</p> <p>Residents' Queries</p> <p>4.12 Qn: The bin located in Abingdon Green is overflowing, who is responsible?</p> <p>Council is responsible for emptying this bin. However, there have been some issues with keys etc. Peet and Council will have this issue finalised shortly.</p> <p>4.13 Qn: Progress of Runnymede Gate to Gilmore Avenue intersection?</p> <p>Peet provided funds to Council to incorporate these intersection works into their planned works for Gilmore Avenue, which included a bus lane. Council has not completed this work at this stage. However, Council has committed to building the intersection and for works to be complete in the next 6 months.</p> <p>4.14 Qn: Weeds in Abingdon Green pond?</p> <p>Unfortunately, pond weed has been introduced into the pond. Several solutions have been tried unsuccessfully, including emptying and cleaning the pond. The next will be to use a chemical solution that will not harm the fish but will kill the pond weed. An aerator may also be installed.</p>
<p>5. Town of Kwinana</p>	<p>Project Update provided via letter</p> <p>5.1 Response to action item (8 Feb) regarding parking in laneways. It was suggested at the last meeting (8 Feb) that Council might like to consider painting yellow lines along laneways to indicate 'no</p>

	<p>parking'. Council has investigated this suggestion and reports that there are 26 laneways in the Village, equating to 3km of road. The cost of paint lines would be \$12,000 to complete. Also, parking restrictions would require rangers to enforce them. However, rangers are not available after 6pm except in emergencies. Earliest this proposal will be considered will be 2011-2012 financial year.</p>
<p>6. Community Life</p>	<p>Erin Money, Creating Communities Australia</p> <p>6.1 Plans for a Village Market to be located in the Village Centre are currently being progressed. There is strong support from Rotary Club of Kwinana (who will manage a car boot sale component of the markets) and the Town of Kwinana. A survey regarding the markets was distributed via E-Connect to those residents on the E-Connect database. The feedback received was positive – people are keen to see activity in the area. Planning over the next month or two will include building a database of local stall holders/food vendors/community groups for the event. We are looking for local participants, however will look further afield if necessary. The first market is scheduled for Sunday, 17 October. Working closely with Council to ensure the event meets environmental and health safety requirements; electrical requirements. Resident group members are encouraged to ask any interested stall holders/suppliers to contact Creating Communities.</p> <p>QU: Cost for holding a stall at the market?</p> <p>There will be a minimal cost to cover insurance etc and will be communicated as part of the marketing/promotion of the event.</p> <p>Action: LJ Hooker community newsletter – available to promote markets. EB to liaise with LW when timing is right.</p> <p>6.2 The Wellard JV will be hosting the inaugural annual Wellard Environment Day – the Wetlands Walkabout. The event will take place Sunday, 16 May from 10am to 12noon on the corner of Lyndhurst Crescent and Lambeth Circle. It will include information tables from Council. The Friends of Wellard Environment Group, Peet Ltd, kids craft activities, a reptile display and special guided tours of the wetlands. Bush tucker, tea, coffee, soft drinks will be available for purchase. All residents are invited to attend.</p> <p>6.3 Friends of Wellard Environment Group have had 2 meetings and the group has been growing in size. Third meeting will be held on Monday 3 May. Any interested residents are invited to attend meetings. Village resident, James Cleverly has been instrumental in growing this group and has been receiving support from SERCUL (South East Regional Centre for Urban Landcare) and Town of Kwinana.</p>
<p>7. Community Safety and Security</p>	<p>Anna Gunton, Accord Security.</p> <p>7.1 Patrols have been going well and there has been less unwelcomed activity in the community, potentially with the colder weather. All residents are reminded to contact Police first to report suspicious behaviour. Accord Security can also be contacted to report activity.</p>
<p>8. General Business</p>	<p>Residents' Queries</p> <p>8.1 Qn: Maldon Park playground – are there plans to install shade cloth for summer? TF reported that a quote for shade cloth has been approved and will be installed in time for summer.</p> <p>8.2 Qn: Are there any plans for fencing at the back of the Wittering Court 'Homes West Triangle'? TF advised that yes, fencing can be installed to block off access to the area between the back of the group housing lot and the railway noise wall.</p> <p>8.3 Qn: Can the graffiti on the boardwalk in the wetland be removed? There is also a loose board on the boardwalk that needs to be screwed down. TF is aware of this graffiti and will follow up these items up with the estate maintenance manager.</p> <p>8.4 Qn: Is it possible to have staggered barriers installed at the entrances to the wetlands to stop trail</p>

	<p>bike riders?</p> <p>This is a good idea and TF will follow up. There is also a gate open on Gilmore Avenue into the wetlands that needs to be addressed.</p> <p>Action: EM to contact Council to ask if the gate providing access to the wetlands from Gilmore Avenue can be closed.</p> <p>DP – access also affects mountain bike riders. Cycling is encouraged in the Village through the dual use pathways. Unfortunately if residents want to prevent trail bike riders, cyclists will also be restricted from accessing the wetlands.</p> <p>8.5 What is the schedule for completion of the Community Centre?</p> <p>To be located on the corner of Runnymede Gate and The Strand, the community centre will be one of the first buildings to be constructed in the Village Centre. One third funded by Lotterywest Grant, one third developer, one third council. The concept and business plans have been completed and Council is about to go to tender for an architect. The building will be Council owned, who are leading the process. The Centre should be open in mid 2012.</p>
<p>9. Close and next meeting</p>	<ul style="list-style-type: none"> • Next meeting - Monday, 9 August 2010, 6.30pm. • Remaining meeting for 2010 is scheduled for 8 November at the Pavilion. • All residents are encouraged to attend.