

The Village at Wellard Residents' Group

Meeting Minutes

Held 6.30pm, Tuesday, 24th February 2009
 Wellard Community Pavilion

Attendees	Organisation
Trevor Finlayson (TF)	Peet Limited
Susan Quay (SQ)	Peet/Creating Communities Australia
Jean Booth	Resident
Julie Cleverley	Resident
Steve Grahame	Resident
Nicola Hallsworth	Resident
Heather Roach	Resident
Melanie Sharp	Resident
John and Joan Anderton	Residents
Calum Gannaway	Resident

Apologies

Diana Abreu	Resident
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Distribution: the above, plus Erin Borrett, Diane Abreu, Liz Sheldon. Place on Village at Wellard website

Minutes by: Creating Communities Australia (9284 0910)

Attachments: nil

Minutes distributed: By CCA to WRG members on 3 April 2009.

Agenda Items	Discussion
1. Welcome/Apologies	<ul style="list-style-type: none"> SQ welcomed all guests and new members John and Joan Anderton and Calum Gannaway to the second Village at Wellard Residents' Group meeting.
2. Acceptance of previous minutes	<ul style="list-style-type: none"> Minutes of 14 Oct 08 accepted by John Anderton. Seconded by Joan Anderton.
3. Business Arising from previous minutes (14th Oct)	<p>Actions To Carry Over:</p> <ul style="list-style-type: none"> Action: Peet to identify existing bus stops in the Village and create a map for residents' reference. Bus Route maps available at Wellard Station. Make available on V@W website. <p>Discussion Points:</p> <ul style="list-style-type: none"> Speeding in Yarmouth Lane and visibility at laneway intersection was discussed. Action: Peet to request Council to consider speed humps in laneways to control speed and convex mirrors at bends and intersection in laneways to improve visibility. New cable to the exchange was installed by Telstra in Nov 08 to improve broadband services to Releases 1-7. It was advised that some residents in Releases 7-12 are experiencing problems obtaining access to broadband. Telstra has advised residents that Transposition of

	<p>lines required.</p> <ul style="list-style-type: none"> • Some residents have problems with Telstra mobile phone coverage when inside their houses. • Handrails bent at the cnr Lambeth & Chiswick Parade. Peet is currently speaking with Council about the removal of the damaged handrails, which will be replaced by Council. • Landscapers Compound is very untidy and is an eyesore. Action: Peet to speak with contractors about cleaning up rubbish in their compound and to put wind fencing around the compound. • Henley Blvd street lights now running 24/7. Western Power experiencing ongoing problems with sensors. • Rubbish on Lyminton Lane on empty lots. Residents and builders still using as a rubbish dumping ground. • Trevor Finlayson emphasized that the Village will continue to be a building/ construction site for some time to come. • Vehicle accessing Djibla View parkland and northern wetland via the pathway off Ringwood loop now that Shanklin Court has been fenced off. • Suggestion to install a community notice board in the estate. Action: Peet to review suggestion and possible location.
<p>4. Project Manager's Update (Trevor Finlayson)</p>	<ul style="list-style-type: none"> • Over 700 lots sold to date in estate. • In recent stages a clause has been added to the sales contract requiring purchasers need to have a concrete slab down within 12 months, to discourage speculators and encourage houses to be constructed within a reasonable amount of time • Village Centre roads are planned to be opened in July/August as there is still a laneway under construction, a little athletics walking race planned in May 09, to give the plants a chance to establish, and discourage hoon activity. • Ngulla Community Nursery which grows native plants for the estate has recently won 3 major awards as an innovative community initiative • Sales have improved over the last 3-months, due to the first home buyers entering the market to take advantage of the \$21,000 First Home Buyers Grant which expires on the 30 June 09. • A Green Corps youth team have completed the construction of a boardwalk and clearing rubbish in the wetlands. • Wetlands – the limestone pathways around the wetlands will be connected to the boardwalk to form a walking loop soon in April 09. • Interpretive signage will be installed in the wetlands in June 09. • Public Art – the first 3 art pieces “bush guardians” will be installed in the estate in March 09. Update: 3 Bush Guardians have now been installed. • Construction has started on Stage 9 (60 lots). • Wellard Road – negotiations are underway with Council to construct curbing and drainage on the south side of Wellard Road prior to the installation of dual use path. • Henley Blvd landscape works delayed while some issues were resolved. Works to recommence in April 09. • Lake aerator was damaged on the weekend. Plans underway to fix and install no swimming signs around the ponds Update: completed. • Some pieces of play equipment have been removed temporarily from the playground by the stream for safety reasons. Will be replaced soon. • Village Centre – commencement of construction has been delayed due to the changing market conditions making it too risky to develop the apartment sites and no anchor tenant yet prepared to commit to leasing the supermarket. • Plans for a Community Centre in the Main Street of the Village Centre are still in progress, however new designs and costings are being undertaken and other sources of funding are being investigated. The centre plans include a child care space with an outdoor secure area.

	<ul style="list-style-type: none"> • Expressions of interest have been requested for Child Care site adjacent to Wellard Station car park. • A concept design and playground equipment for Stage 9 Park was presented by TF to the group for input. Park to feature playground equipment for toddlers and above, low limestone walls for seating, informal lawn areas, BBQ area, landscaping. General support from the groups (particularly mothers) for the playground design concept and type of playground equipment.
<p>5. Estate Matters</p>	<ul style="list-style-type: none"> • Dust issues - complaints of dust from the landscaper contractors' compound impacting on houses due to no shade cloth on Lambeth Circle. Action: Peet will investigate shade cloth installation of shade cloth around landscapers' compound. • Graffiti on Lyndhurst Crescent on limestone walls. Action: Peet to request Council to have it removed. • Paving damage reported near Pimlico Gardens and at the train station. Action: Peet to investigate. • Concern expressed about the amount and height of kangaroo paws that have been planted in the estate and they are overgrown and potentially are a hazard for drivers due to height. Action: Peet to speak with maintenance staff to carry out dead-heading. • People are still swimming in the ponds. Action: Peet to install no swimming signs around ponds. Update: Complete. • Hooliganism, vandalism, graffiti and hoons are still prevalent in the estate. • Council has not yet constructed the intersection of Runnymede Gate and Gilmore Ave. Peet has paid Council to carry out works to open this intersection when it extends the bus lane on Gilmore Ave. Action: Peet to contact Council for timeline. • Suggestion for a pathway from the estate up to the Wellard Pavilion, otherwise at night residents still need to drive around from Wellard Rd. Does not promote a walkable neighbourhood. Action: Peet to raise with Council (Wendy). • Reticulation schedule times – it was raised that the retic is coming on in the heat of the day 11.30/12noon daily. Action: Peet to speak with maintenance crew to review the current reticulation schedule. • Street banners – a few of the banners have come off their hooks. Action: Peet to repair loose banners. • Reports of debris on pedestrian pathways leading to/from the train station (e.g. smashed beer bottles particularly on the weekends). Action: Peet to raise with Council. • Overflowing rubbish bins – near the train station. Action: Peet to raise with Council. • Vehicles are accessing (4WD & trail bikes) accessing the Djilba View parkland and northern wetlands via the Ringwood Loop pathway. Action: Peet to raise with Council (Ryan Munro) for installation of additional bollards and chains to control access. • The park area and playground off Ringwood Loop (Djilba view parkland) is not visited by families as it is considered dangerous. This park area is owned and managed by Council. Action: Peet to raise with Council. • Speeding cars / vandalism is now a significant issue for Steve Grahame (resident of Henley) now Henley Blvd has opened. Action: Steve to contact Council's engineering dept to raise this issue in writing and recommend that Council investigate strategies to reduce speeding cars and improve the safety for residents.
<p>6. Village Life</p>	<ul style="list-style-type: none"> • Village Connect newsletter (issue #5) will be distributed to residents in the next 2 weeks. Update: distributed in March. Issue #6 will be out in early May. • Next community event will be a FREE Neighbourhood Watch Community BBQ event for residents' families and friends. <ul style="list-style-type: none"> ✓ When: 11am-1pm, Sunday 29 March ✓ Where: Linear Park, Abingdon Cres (By the Lake) ✓ Invitations will be delivered to household mailboxes in March. ✓ Update: 120 residents attended over 2 hours.

	<ul style="list-style-type: none"> Residents' Environmental Education workshop – an idea presented was a night walk through the wetlands. Community Pavilion usage – community groups who are currently using the Pavilion can continue as per 2008 arrangements. Peter Carnley School has not confirmed usage requirements with Council and Peet at this stage. Community grants are now available to individuals/groups/clubs for projects, events and activities which target the Village at Wellard community. Grants of up to \$1000 are available.
<p>7. General Business</p>	<ul style="list-style-type: none"> Query: Peet was asked how long the developer plans to stay in the estate and would Peet see the project through to the end? TF indicated Peet is committed to completing the project and envisage that the remainder of the project would take at least 10 years to complete. Query: How is the economic/financial climate is affecting the project? TF indicated that sales are improving particularly with first home buyers entering the market. The Village Centre will be delayed until an anchor tenant commits to the supermarket and confidence grows in the market returns. Query: Who owns the land? The Housing Authority owns the land within the estate and Peet Limited is the Joint Venture partner with responsibility as the developer/project manager. Query – what has happened to the Tavern development? The Tavern license has not progressed as there are negotiations with Council on the reciprocal parking requirements between the village centre sites. The tavern is still proposed to be a family tavern and the key will be securing the appropriate operator. Query: Village Centre timeline. Due to the change in economic circumstances there will a delay in the commencement of construction of the Village Centre. The Village Centre remains an important part of future plans for this development and we look forward to delivering these facilities in line with the overall growth of the development and when the likelihood of demand for tenancies from the commercial sector is strong. We will keep residents informed of plans and other developments at the Village at Wellard through Village Connect. TF thanked residents for being the 'eyes and ears' for the estate and for raising issues and concerns. Peet will endeavor to address issues of concern in a timely manner. Concern was expressed by the group on issues relating to areas under the responsibility of Council, questioning where their Council rates are going. TF emphasized that many of the issues raised by the group are the responsibility of Council, not the developer. Recommended action: The Residents' Group to consider raising these issues collectively with Council in writing: <ul style="list-style-type: none"> ✓ Standard of maintenance - street cleaning, footpath clearing ✓ Emptying overflowing rubbish bins. ✓ Dog bags in parks/POS (raised at previous meeting) ✓ Opening of the intersection of Gilmore Ave and Runnymede Gate. ✓ Djilba View parkland adjacent to Ringwood Loop considered too unsafe for families to visit.
<p>8. Next Meeting</p>	<ul style="list-style-type: none"> 6.30-8pm, Tuesday 12 May 2009. Wellard Pavilion. RSVP: To Susan Quay on 9284 0910 or susan@creatingcommunities.com.au