

The Village at Wellard Residents' Group

Meeting Minutes

Held 6.30-8pm, Tuesday, 11 August 2009

Wellard Community Pavilion

Attendees

Trevor Finlayson (TF)	Peet Limited (Wellard Joint Venture partners)
Susan Quay (SQ)	Creating Communities Australia
Jean Booth (JB)	Resident
Julie Cleverley (JC)	Resident
Heather Roach (HR)	Resident
Joan Anderton (JA)	Resident
Elizabeth Elsmann (EE)	Resident
Brian Fletcher (BF)	Resident (<i>first meeting</i>)
Zara Fletcher (ZF)	Resident/NHW Suburb Manager)
Simon Heathwood (SH)	Resident (<i>first meeting</i>)
Theresa Witte (TW)	Resident (<i>first meeting</i>)
Hans Witte (HW)	Resident (<i>first meeting</i>)
Apologies	Calum Gallaway Melanie Sharp Greg Beer John Anderton Nicola Hallsworth Joanne Morrison

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

Minutes by: Susan Quay, Creating Communities Australia (9284 0910).

Attachments: Summary of actions from meeting 12 May 09; Copies of Letters received from Town of Kwinana (2)

Minutes distributed: By CCA to VWRG members on 21 August 2009.

Agenda Items	Discussion
1. Welcome/Apologies	<ul style="list-style-type: none"> Welcome to new members Brian Fletcher, Simon Heathcote, Theresa and Hans Witte.
2. Acceptance of previous minutes (12th May)	<ul style="list-style-type: none"> Copies of meeting minutes from meeting held 12 May were distributed electronically.
3. Business Arising from previous minutes (12th May)	<ul style="list-style-type: none"> A summary of actions from meeting 12 May were tabled. All actions have been addressed. Item 7: 5 to 7 public seats will be installed in Pimlico Gardens. Currently the seats have been stored by Peet for security reasons.
4. Project Manager's Update	<p>Project Update presented by Trevor Finlayson, Senior Project Manager</p> <ul style="list-style-type: none"> On 8 August 2009, there were two releases. All the traditional lots and 8 of the 14 cottage lots sold.

	<ul style="list-style-type: none"> • Shortage of traditional lots, new release of cottage lots coming up. • Sold all land north of rail line. • Continuing with landscaping north of rail line. • Henley Boulevard landscaping practical completion at end of this week. • Landscaping of the verges and POS in stage 8 & 9 south of the rail line has commenced. • Display home village – a total of 13 display homes expected to be open by October. • The sales office will be relocating from Runnymede Gate to Lot 12 Ditton Corner (Oct). • Works throughout the Village Centre nearly complete. The 4th piece of public art was installed in July (trio of trees) in Pimlico Gardens. An aboriginal inspired mosaic will be installed in the town square adjacent to the train station soon. • Peet has planted 100,000 tube stock trees over the last month, including mulching and planting in the wetland area and along Wellard Rd. There is a delay in planting tube stock in some areas due to Water Corporation works. • Town of Kwinana has commenced extension work on the Pavilion car park along Wellard Road with completion due by end of August. • The Oval is earmarked for several school carnivals as well as district level sports carnivals. • Outdoor fitness/gym equipment is being installed by the Town of Kwinana around the Wellard Oval and along the pathways. <p>General Comments from Residents</p> <ul style="list-style-type: none"> • JB - rubbish on building blocks had been cleared following a letter to Council. JB also sent a letter to Transperth about increasing the number of bus stops, no response. There is now an extra bus stop on Runnymede. There are not enough stops on Leda side. • BF has contacted Australia Post about a post pillar boxes near the train station. Aust Post said the catchment isn't large enough yet to warrant a box. • Reported that mobile service is still not good enough in certain areas of the estate. • Pimlico Gardens is attracting youth, ie 6 to 12 youths from Parmelia and Leda continually hanging round the park. Action: TF/Peet to notify Accord Security to patrol near Pimlico Gardens more. • Concern – tree clearing that has recently occurred on the Peter Carnley Anglican Community School site. Residents are upset at the loss of trees and the impact on parrots and possums. TF/Peet indicated that the school is responsible for clearing the site and the clearing has always been scheduled in order to commence construction of the school site. <p>Resident Enquiries</p> <ul style="list-style-type: none"> • Qn - Why is there no access to wetlands near Henley Boulevard? (TW) Fences have been installed for security and safety reasons to keep out motorbikes and 4-wheel drive cars. • Qn - At what stage is the shopping centre at? (SH) TF/Peet – an anchor tenant needs to commit to a lease for the supermarket, which will enable finance being obtained to construct the buildings. The supermarket operators require that there be sufficient people living in the catchment to ensure profitability prior to committing to a long term lease. Based on the information presently, it was estimated that it would be around 5 years before the supermarket was open. • Qn - Why is a bottle shop planned so close to train station? (SH) Concern about encouraging anti-social behaviour and negative youth culture due to proximity of bottle shop near the train station. TF indicated the location has been selected to encourage alfresco dining adjacent to the village square. Critical is selecting the right owner to manage a family-style tavern. • Qn - Are the Village apartments still being built? Yes - Peet has purchased two sites in the
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	<p>Village Centre. The hold-up is primarily due to the financial downturn. The price of apartments has dropped faster than building costs and it is not viable to build the apartments at this time.</p> <ul style="list-style-type: none"> • Qn - What is happening with the Community Centre on Main Street? (JB) Construction has been delayed due to lack of funding. Peet and Council have approached Lotterywest for a major grant but the funding was inadequate so alternative sources of funding are being explored.
<p>5. Letters between Residents' Group and Town of Kwinana</p>	<ul style="list-style-type: none"> • Three letters have been received from the Town of Kwinana in response to letters sent by the Residents' Group (RG). <ol style="list-style-type: none"> 1. Letter from ToK received 10 June in response to letter from RG sent on 5 June, re-Estate Matters 2. Letter from ToK received 30 July in response to letter from RG sent on 29 July, re-Estate Matters (copy attached) 3. Letter from ToK received 7 August in response to letter from RG sent on 18 May, re-Wellard Pavilion (copy attached) • The following paragraphs has been taken from a letter from Council dated 30 July 09, concerning dog bins and bags. <p>Item 4 - Dog bins and bags in parks and reserves</p> <p>This was addressed in Council's letter dated 10 June 1009. However, further to that and taking into account your comments "<i>Council should address the issue of dog waste and human litter</i>" I respond by again advising that it is the responsibility of the person walking the dog to take a plastic bag with them (like so many already do – attached to the dog's collar) and pick up their dog's waste and either take it home and put it in their own bin, or place the plastic bag with the faeces in it, in the park rubbish bin.</p> <p>As mentioned in our previous letter, Council does have designated dog exercise areas where doggie bags are provided with appropriate bins, however, it is far from a cost effective exercise, as some of the problems associated with this are:</p> <p>Council received calls frequently about no bags being located with the bins in Dog designated parks – the reasons for this (on a number of occasions) is that children/adults take the bags away regularly in vast quantities. They either take them home, or for a bit of fun, scatter the bags over the oval. We then have a litter problem which the Council Depot Team are called upon to rectify.</p> • No dog bin bags in Village. Suggested Action - Councillors should be approached to consider revising their current policy. Jean to personally invite a few elected members/Councillors to the next Residents' Group meeting in Nov. Deputy Mayor Cr Dennis Wood and Councillor Sherilyn Wood. • Laneway parking –Suggested Action: Propose a cheaper solution for Council to consider such as painted yellow lines in laneways with the words 'no standing' painted on the pavement. TF/Peet provided a photo of how the City of Joondalup deals with laneway parking. • Wellard Pavilion update from Town of Kwinana <ul style="list-style-type: none"> - Council is extending the Pavilion car park and installing lighting to improve night visibility and to deter anti-social behaviour. - Any leftover funds from the car park construction may go towards extensions of the footpaths around the Pavilion. - Council continues to work with the school to negotiate community usage during week days. - Action: Peet/TF will arrange a higher level meeting to review contractual agreements and long term community usage.

<p>6. Community Life</p>	<p>Susan Quay, Creating Communities Australia</p> <ul style="list-style-type: none"> • One purpose of the Residents' Group is to contribute to enhancing community life in the Village, especially as the residential population grows. • We encourage ideas and activities from residents on community activities and events. • Communication to residents from the developer is currently via Village Connect newsletter, "E Connect" database and the Residents' Group. Peet will investigate a community notice board in the future. • Community tree planting event was held on 24 July. Ninety students planted 2,000 plants and mulched in the wetlands. • Next Welcome Event for New Residents – 11am, Sunday 18th October (was Sunday 20th Sept). All new residents who have not attended a previous welcome event are invited. • Christmas event scheduled for Sunday 29th November 2009. • The Village at Wellard Community Environment Reference Group meets every quarter. • Peet would like to organise a resident's environmental activity and education workshop in Jan-June 2010. Topic ideas include - saving energy, water-wise gardens, community garden (use vacant land for allotments). • Suggestion for a social activity for residents. • Suggestion from ZF to organise a fund raising activity for under privileged in the local area at Christmas- e.g. raffle for a hamper. • Discussion on the frequency of the Residents' Group meeting. SQ indicated there may be a stage when the Residents' Group will meet separately to the developer. General consensus to continue to hold meetings every quarter as they didn't feel a need at this stage to meet bimonthly.
<p>7. Neighbourhood Watch Update</p>	<p>Zara Fletcher – suburb NHW representative</p> <ul style="list-style-type: none"> • Zara is looking for street representatives, i.e. volunteers to look out for neighbours, monitor activities in the neighbourhood. • Residents encouraged to complete a form to register as a street representative. • Parking is an issue – double parking in particular. Rangers are doing the best job they can but they can only give warnings because there are no signs up. • Issue with stolen cars being dumped. Cars beings broken into for money. • Ringwood Loop has homes with unregistered cars, parties, excess noise and theft. • July 31st reported broken beer bottles on pathways. • Children from other suburbs are hanging around streets, throwing stones at trains. Obstructing footpath with bicycles. No signs to prevent bikes on footpaths. • Motorbikes from Leda riding across Djilba View park frightening children. • Residents to be encouraged to report hoons to Police or NHW by writing down the car registration number, car type and car colour. • Zara's requests support from other residents to build a safer community. Neighbour Watch needs a greater presence in the Village.
<p>8. General Business</p>	<p>8.1 Henley Blvd(HR)– discussion re- ongoing speeding by hoons. 8.2 Land near Peter Carnley Anglican Community School (JC) – refer to section 4) 8.3 Path along Wellard Road (JC) – construction is delayed by Town of Kwinana. Possibly early 2010.</p>

	8.4 Covenants (JC) – are they enforceable? Yes - Peet Ltd has a contractor who checks compliance with the covenants each quarter and in the cases of non-compliance sends letters reminding resident of their obligations.
9. Next Meeting	<ul style="list-style-type: none"> • 6.30-8pm, Tuesday 3rd or 10th November 2009 (to be confirmed) • Venue - Wellard Pavilion. • Invite Kwinana Councillors (Cr Dennis Wood & Cr Councillor Sherilyn Wood).

Additional Information

The following park names have been approved by Council:

- Henley Reserve (northern wetlands)
- Runnymede Reserve (southern wetlands)
- The Village Green (Wellard Oval adjacent to the Wellard Pavilion)
- Abingdon Green (park by the lake)
- Pimlico Gardens (Village Centre)
- Lambeth Gardens
- Maldon Park