

Village Connect



MAY 2009

PROJECT MANAGER'S REPORT

Hello everyone and welcome to this edition of Village Connect.

Despite the news of economic gloom, we've had strong sales this past quarter, with many first homebuyers taking advantage of the great value to be had here at The Village at Wellard.

Meanwhile, we're continuing to open up new opportunities for purchasers, with the pre-release in April of 19 lots currently under construction south of the railway line in Wellard. This new stage will be a mix of our popular traditional cottage and homestead lots, and of course will include plenty of public open space.

Speaking of parklands, you may have noticed a lot of 'spit and polish' happening around the estate of late. This is part of our regular maintenance program to keep The Village at Wellard looking spic and span. It should be complete in July, along with further landscaping, including an entry statement on Henley Boulevard.

I'm also happy to say we have some new residents around the place: possum girl, bird man and lizard lady. These wonderful works of art have been installed in the linear park on the corner of Runnymede Gate and Lambeth Circle; in the wetland buffer on the corner of Henley Boulevard and Lambeth Circle; and in the pocket park on the corner of Lambeth Circle and Runnymede Gate. Keep your eye out for the next two artwork installations over the coming months.

Remember to check out the new estate website at www.thevillageatwellard.com.au to find out about what's happening around the estate in between issues of Village Connect.

Lastly, a reminder that the area being developed south of the railway is a construction site. Heavy machinery and other hazards present serious dangers and so, for your own safety, please do not enter this area.

Trevor Finlayson
Senior Project Manager
Peet Limited



(Above) Residents, Zara and Brian Fletcher discuss safety initiatives with Phil Lucks of CrimeGuard. (Right) (L to R) Neighbourhood Watch representatives Mike Booth, John Cadman and Adolf Gaschk at the community BBQ.

NHW COMMUNITY BBQ A BIG HIT

More than 120 residents from The Village at Wellard came together at Linear Park on Sunday, March 29 to learn more about Neighbourhood Watch while enjoying a delicious free sausage sizzle, live music and children's mini golf.

Kwinana Neighbourhood Watch Chairman Mike Booth said he was pleased to see so many children, parents and grandparents coming together to have fun and explore ways to contribute to a safer community.

"We had a lot of interest in joining Neighbourhood Watch from new residents, and one lady has nominated to become our manager for The Village at Wellard estate," Mr Booth said.

"Other people put their hands up to be street representatives, which is great news because it means we can start building a Neighbourhood Watch network in our new community."

Many residents also took advantage of a free engraving service to help protect their bicycles, stereos and other valuables.

The Village at Wellard Senior Project Manager Trevor Finlayson said the barbeque presented a good opportunity for residents to meet their neighbours in a relaxed and friendly atmosphere.



"Everyone I spoke to was very enthusiastic about how they could contribute to their community," he said, "and I'm very happy the Wellard developers, Peet Limited and the Department of Housing could provide the occasion for people to come together."

Residents who missed the barbeque but would like information about becoming a Neighbourhood Watch representative can contact the Kwinana Neighbourhood Watch Office on 9439 4030.

FEATURES

- SAFETY MATTERS
- ENVIRO AFFAIRS
- GET INVOLVED!
- VILLAGE CENTRE UPDATE

SAFETY MATTERS

Crime is everybody's business so why not play your part and register for the Town of Kwinana's 'E-Watch', a community safety and security email database.

By registering you'll have the latest bulletins from Police and Council about your suburb delivered straight to your inbox; and it also gives you a direct line to report incidents, suspicious behaviour or vandalism.

Julienne Tanner of Kwinana's Community Safety Office is taking registrations and you can contact her at julienne.tanner@kwinana.wa.gov.au or by phoning 9439 4030.

"This concept is a simple way for people to get involved in looking out for their community," she explained.

Julienne added that there were many other equally simple things people could do to help keep The Village at Wellard safe, such as making sure to lock up when they go out and being neighbourly.

"Being neighbourly is not about being a sticky beak — it's about keeping an 'eye out next door' if you know they're away or at work," she said.

ENVIRO AFFAIRS

Green Corps has been doing its bit at Wellard, completing a 70-metre boardwalk in the wetland in February.

The Wellard wetland is classified as a 'high conservation' habitat and the Wellard developers have gone above and beyond their obligation to ensure it becomes a much-valued community asset.

So far 35,000 native seedlings, propagated at Ngulla Nursery, have been planted in the wetland. A bandicoot monitoring program has also been carried out. In addition, a crushed limestone path has been installed for locals to stroll, and there have been a number of cleanup and rubbish removals days.

More work is in store too, including further plantings and installation of signage explaining the flora and fauna during winter 2009.

Paul van der Moezel from Coffey Environments has been overseeing the rehabilitation, and is very happy with the way it is progressing.

"The wetland is unusual because it doesn't have open water like a lake but instead has dense vegetation that relies on the wet soils for its survival," he said. "It's been fantastic to see it come back to life and I'm sure Wellard locals are just as happy with its progress."

GET INVOLVED!

E-Connect

Want to know what's going on in your area? Sign up to the 'E-Connect' database to receive up-to-the-minute information about local news and events.

To register email Erin at erin@creatingcommunities.com.au

Leda Junior Football Club

A brand new oval and a brand new footy club!

Leda Junior Football Club is after players, so if you're between 9 and 15 years of age get mum or dad to bring you down to training on Tuesdays and Thursdays from 4:30pm — 5:30pm at the Wellard Community Pavilion Oval (next to Peter Carnley Anglican Community School). You can

register at training too. For more information call Paul Lawson on 0428 938 006.

Local Biz

If you run your own business here's a chance to get some free promotion. Call the Community Info Line on 9285 8028 and arrange to have a free advertorial run in the next edition of the Village Connect.

Community Grants

Are you keen to start a group or club, or expand an existing one? If so, then we're keen to hear from you. The Village at Wellard Community Grants are now available on an ongoing basis, and anyone can apply. For more info call the Community Info Line on 9285 8028.

VILLAGE CENTRE UPDATE

The Village at Wellard Village Centre is an important part of future plans for this award-winning development.

The roads and infrastructure for the Village Centre are now complete; however, an anchor tenant for the supermarket is required so that the specialty shops can be leased and funding obtained to construct the buildings.

It is envisaged that the Village Centre will incorporate 400 townhouses and apartments, a community centre, a supermarket and family tavern, and convenience shops such as a hairdresser, butcher and newsagent.

The Village at Wellard Senior Project Manager Trevor Finlayson said there was still a long way to go before the centre was operational. "Once an anchor tenant is found, planning, detailed design, approvals, leasing and financing for construction

will take approximately 18 to 24 months," he said, "and then construction another two years after that."

Mr Finlayson asked residents to be patient as the Wellard Joint Venture was doing what it could to move the project along.

"Supermarket operators have advised they require significantly increased resident numbers in the catchment area before they will commit to becoming the anchor tenant.

"The current financial crisis has impacted on our time frames, with financiers generally being reluctant to fund any new development projects," he added.

We will continue to keep you up to date with plans for the Village Centre and other developments at The Village at Wellard. If you have any queries, please email villageatwellard@peet.com.au or call the Community Info Line on 9285 8028.

WHO YOU GONNA CALL?

If you have a query relating to the estate you'd like to raise, the fastest way to get an answer is to first identify the organisation that can help you.

Here's a 'who's who' list of people to call.

Peet Ltd - villageatwellard@peet.com.au or 9420 1111

Constructing roads, water reticulation, sewers, electricity supply and street lighting; and maintaining any public open space for two years after completion.

Western Power - 1800 622 008

Street lights not working or power failure.

Water Corporation - 13 13 75 or TTY 1800 652 897

Broken water mains or sewer pipes.

Town of Kwinana - 9439 0200

Damage to roads, footpaths, handrails, street signs, etc, maintaining public open spaces and road verges not adjoining a property; clean up of building sand/rubble not contained on site; cleaning away graffiti on public and private property; cleaning away vandalism; trail bikes; vehicles driving on public open space; overflowing rubbish bins; reticulation issues on public property; dumped cars on public property; and dog issues.

Main Roads - enquiries@mainroads.wa.gov.au or 138 138

Damaged road signs.

Residents

Residents are responsible for establishing/maintaining road verges adjacent to their property and complying with the restrictive covenant to improve and maintain the estate.

Police - 131 444

Speeding cars; theft; vandalism; burglary; hooliganism; and unlicensed vehicles using estate roads.

FINAL SURVEY ON THE WAY

A major research project underway at The Village at Wellard in collaboration with the Planning and Transport Research Centre is looking at why people choose to live where they do, and what makes it a good place to live.

The project commenced in 2006 and will finish with a follow up survey to be distributed to residents in June. The research team from Curtin University and the University of Western Australia has received a positive response from residents.

A big thank you to participants for their time and patience throughout the process. If you have any queries regarding the project or the upcoming survey, please call Kathryn Ringvall or Courtney Babb on 9266 1262.