

Minutes of Committee Meeting**Ian's House, Banjup****1 May 2012 at 7:30 pm****Present:**

Neil Raine

Ian Thurston

Martin Rimmer

Coco Franklin

Liane Lied-Cordruwisch

Apologies

Colin Bramwell

Neil Cunliffe-Williams

Tina Klimaitis

Jim Wilson

Ref.	Minute	Action
1.	Confirmation of minutes of last meeting	
1.1	The minutes of the meeting of 19 March 2012 and of 26 March 2012 were confirmed	
2.	Matters Arising	
2.1	Awaiting Action from 19 March 2012	
	President's Letter to Members	
	The Committee supported Neil R's proposal for him to send an occasional newsletter to all BRG members, starting soon.	Neil R
	Ian will update the web site with Neil's material, as needed.	Neil R Ian
2.2	Other matters considered during the meeting.	
3.	Treasurer's Report	
3.1	The Treasurer did not attend the meeting so the Report was not available.	Jim
4.	Minutes of AGM	
4.1	The Treasurer did not attend the meeting so the Minutes and the Membership lists were not available.	Jim

Ref.	Minute	Action
5.	BRG Funding by the City of Cockburn	
5.1	<p>After consideration, the Committee had no suggestions for funding applications for the BRG to the City of Cockburn other than for hall hire subsidies.</p> <p>Jim to make the application before the end of March.</p>	Jim
6.	Rezoning Hearings	
6.1	Committee members who attended the WAPC hearing were content with the presentations made by Neil R and by Liane. Members were also content with the manner in which the presentations were received by the WAPC, although it seemed that the supportive presentation was more welcome than the against submission.	
6.2	Ian prepared some notes of the hearing and these are attached to these minutes.	
6.3	Representatives from Stockland were in attendance at the hearing. They indicated that they could meet with the BRG Committee to explain their Precinct proposal more fully. The Committee resolved not to meet with Stockland in the immediate future but instead ask them for materials that could be used at the next General Meeting of members.	Ian
7.	Liaison Meeting with DoP Water Mound Review Team	
7.1	The project manager for the DoP review of the Water Mound Policy, Lisa Bell, has agreed to meet informally with the BRG to explain the purpose and the process of the review. The meeting will be on 4 May at the DoP, 140 William Street.	Liane Martin Ian
8.	No Rate Rises Campaign	
8.1	<p>Ian reported that the Cockburn Gazette had published an article on April describing the No Rate Rises Campaign. Ian had also written to each of the community groups in Cockburn seeking their support for the campaign but had received not one reply.</p> <p>The Committee expressed its disappointment but resolved to renew the campaign once Cockburn's Objects and Reasons report for the coming year is released.</p>	

Ref.	Minute	Action
9.	SMRC's Regional Resource Recovery Centre	
9.1	The Committee reflected upon the problems encountered by the Southern Metropolitan Regional Council (of which Cockburn is a member) in the operation of its Regional Resource Recovery Centre (RRRC) in Canning Vale. The Committee acknowledged the valuable information about the problems provided by Rod Petteron of the Canning Melville Community Odour Action Group (CMCOAG).	
9.2	The Committee noted that Cockburn Council on its web site is encouraging ratepayers to sign a petition in support of the RRRC, despite providing no information about why the Department of Environment & Conservation has required the plant to cease operation until the odour problems have been remedied.	
9.3	<p>The Committee was alarmed to read on Cockburn's web site that</p> <p style="padding-left: 40px;"><i>“\$55 million investment by the SMRC member councils will be severely compromised. \$6 million of this has already been invested in odour management initiatives and technology. The City has contributed some \$12 million alone and closing this facility will be a huge waste of your money”</i></p> <p>The Committee was concerned that the SMRC has spent \$6 million over 6 years trying to solve the odour problem without success and there was no assurance that further money would resolve the problem.</p> <p>The Committee felt that Cockburn was being disingenuous with its petition and that it might be better to stop throwing good money after bad.</p>	
9.4	The Committee resolved to challenge the spending on the RRRC when responding to Cockburn's Objects and Reasons report.	Comm- ittee
10.	Change to GRV Rating	
10.1	The Committee noted that Cockburn had written on 30 March to every landowner in Banjup advising that next year's rates will be based on Gross Rental rather than Unimproved values.	
10.2	Ian reported that the Valuer General's department had provided him with revised GRVs for his and for Coco's properties. Ian said that if his property had been GRV rated in 2011, then he would have paid almost the same as he had under UV rating. Coco, though, would have paid \$300 less.	

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10.3	Committee members agreed to ask Jason Grondell (9273 7341) at the Valuer General's department for their own revised GRVs so that they can be used as practical examples for a wider audience.	Comm- ittee
11.	Fire Station	
11.1	Neil R reported that he had received a copy of a letter from the Minister for Emergency Services to Joe Francis concerning the future of the Jandakot fire station. Essentially, it repeated the well rehearsed line that Cockburn's and FESA's "risk to resource" review would determine the future of the fire station.	
11.2	The letter from the Minister went on to quote the Fire Brigades Act of 1942 concerning ESL zones and the role of local governments in determining them. The Committee noted that that the Premier had made a policy announcement in Parliament about changes to ESL boundaries and it was hardly likely that he would allow himself to be over-ruled by the City of Cockburn. Neil R agreed to telephone Joe Francis to press further about changes to ESL boundaries for Banjup.	Neil R
12.	Hazard Reduction Burns	
12.1	Ian said that he had heard that FESA might regulate hazard reduction burns in Banjup and other semi-rural areas. Apparently, they were proposing a fee of \$70 per hour for every appliance present at such a burn. The Committee agreed that such fees would be a big disincentive for hazard reduction burns, so increasing the risks of a catastrophe in Banjup.	
12.2	The Committee resolved to await further information on this matter.	
13.	Cockburn Community Groups Liaison	
13.1	Neil R attended a meeting of Cockburn community groups. He noted that most were focused on enhancing local facilities and services, whereas the BRG is focused on governance issues.	
14.	Cockburn Community Development Strategy	
14.1	The Committee noted that Cockburn had recently published a community development strategy concerned mainly about volunteers and not-for-profit organisations in the City. Its relevance to Banjup was not clear.	

Ref.	Minute	Action
15.	Footpaths	
15.1	Further to its budget request, the Committee resolved to press the City of Cockburn to construct footpaths along these roads in Banjup: <ul style="list-style-type: none">• Beenyup from Tapper to Gaebler• Solomon from Cutler to Jandakot	
16.	Audit of BRG's Accounts	
16.1	The Committee resolved not to commission an audit of the BRG's accounts because of the proportionately high cost involved.	
17.	General Meeting of Members	
17.1	A general meeting of members will be held at the Banjup Hall on Sunday 20 May at 11:00 am.	
17.2	Agenda items will include: <ul style="list-style-type: none">• Formalities• Rates• Rezoning and the Jandakot Water Mound• Fire Brigade and Hazard Reduction Burns• Footpaths• Road Safety• Aircraft Noise	
17.3	The Committee decided not to organise a barbecue but instead offer tea, coffee, biscuits, and fruit for those wishing to socialise after the meeting.	
18.	Other Business	
18.1	The Committee resolved that Martin should assume the role of Treasurer until Jim is better positioned to resume his duties. Neil R will speak to Jim about the matter.	Neil R
19.	Next Meeting	
19.1	Sunday 20 May 2012 at Banjup Hall.	

WAPC Hearings Concerning the Banjup Urban Precinct

Department of Planning, 140 William Street, Perth – 23 April 2012

WAPC Members

Gary Prattley – Chairman

Carol Adams – Mayor of Kwinana

Bruce Hamilton – Independent specialist

Anthony Muscara – DoP Project Manager

BRG Members

Neil Raine

Liane Lied-Cordruwisch

Ian Thurston

Coco Franklin

Members of the Public

Alf Lay – Stockland

?? – Stockland

Frank Arrangio – DPS - Stockland's town planning consultant

Moyna Rapp – Banjup resident

Daniel Arndt – Director of Planning, City of Cockburn

BRG's Supportive Presentation

Neil spoke to the BRG's supportive submission. The WAPC members congratulated Neil on his presentation. Gary Prattley said that Stockland had been permitted to develop its Banjup Precinct proposal because they had a large land holding and were prepared to invest large amounts of money in the scientific studies necessary to satisfy the Water Mound planning requirements. The results of the scientific studies will be considered during the Water Mound Policy Review.

Prattley said that the WAPC will make its recommendations to the Minister in May 2012. The timetable after that depends on the Minister and Parliament.

BRG's Against Presentation

Liane spoke to the BRG's against submission. The WAPC members received Liane's presentation very differently from the supportive presentation, picking up on several technical points and rejecting them. Liane spoke about contamination of the ground water from urbanisation and storm water drains. Prattley said that developments "these days" have to have sophisticated storm water management systems, which is what Stockland was proposing.

At the end of Liane's presentation, Prattley said that the WAPC relied on the expert advice of DEC and the Water Department. He asked Liane why they should listen to her opinions rather than those. It was pointed out that the Water Department had offered conflicting advice to the WAPC as it had to the BRG. Prattley dismissed this as just different opinions within the one organisation.

City of Cockburn's Presentation

Cockburn supported the Precinct proposal, saying that urban growth pressure needed land close to the Cockburn Central hub. However, Cockburn recognised the environmental sensitivity of the area and recommended careful environmental controls.

Daniel Arndt said that Cockburn preferred to have 2,000 homes on the Quarry area rather than the 50 semi-rural homes that could otherwise be built.

Arndt said that the Precinct was an important test case to see how future developments on the Water Mound might proceed. He thought that "south of Armadale Road is disjointed from the Cockburn 'activity centre'".

Arndt said that Jandakot and Armadale Roads are important connectors that must be upgraded for this development. Cockburn and Main Roads WA will complete a roads study within the next 2 weeks.

Moyna Rapp's Presentation

Moyna is a resident of Jandakot Road. She read from a 4 page script. She spoke about equal opportunity for all in a democracy. She did not object to Stockland's proposal but said that the same opportunity should be available to all landowners.

Moyna questioned why Cockburn had sent a letter to all Banjup residents saying that development was not available on the Water Mound but only a month later supported Stockland's proposal to do precisely that.

Moyna claimed that groundwater was already being contaminated by the golf course, the airport, the nurseries, and the residual contamination from the noxious industries that were once on Cutler Road. Prattley said that he did not know of such noxious industries by Moyna said that the land had once been zoned for noxious industry.

Moyna said that her and her neighbours' land is better located for urban development than the Precinct. She and her neighbours had put development proposals to Planning in 2010 but these had been rejected. Only Stockland's proposal was allowed to go forward.

Discussion Afterwards with Stockland

Stockland have sunk 50 or so bores in the Quarry area (one per hectare), so they are confident of their hydrogeology findings.

Alf Lay is content to meet with the BRG Committee in Banjup one evening in the next few weeks.