

**Minutes of General Meeting****Banup Hall****20 May 2012 at 11:00am****Committee:**

<b>Present:</b>	Neil Raine	Coco Franklin
	Ian Thurston	Liane Lied-Cordruwisch
	Neil Cunliffe-Williams	Martin Rimmer
<b>Apologies:</b>	Colin Bramwell	Tina Klimaitis
	Jim Wilson	

**Members:**

**Present:** About 70 members

**Guests:**

<b>Present:</b>	Mayor Logan Howlett	Cllr Lee-Anne Smith
	Steve Watson, Department of Water	Amanda Sheppard, DCP
<b>Apologies:</b>	Cllr Steve Poletti	Joe Francis, Member for Jandakot
<b>Not Present:</b>	Cllr Yaz Mubarakai	

**Ref. Minute****1. Confirmation of minutes of last meeting**

1.1. Minutes posted on BRG web site - No comments received

**1.2. Motion:**

The BRG accepts the Minutes of the Annual General Meeting held on 22 January 2012 as a true and accurate record

- Proposer: Neil Raine
- Secunder: Heidi Todorovic
- Vote: Passed unanimously on show of hands

**2. Financial Report**

2.1. The Financial Report showed income of \$3,801 and expenditure of \$1,720, giving a surplus of \$2,081.

2.2. The President expressed the Group's gratitude for the substantial donations of several members and non-members.

- Ref. Minute**
- 2.3. **Motion:**  
The BRG accepts the Financial Position as reported
- Proposer: Heidi Todorovic
  - Secunder: Julie Bowles
  - Vote: Passed unanimously on show of hands
3. **DCP House**
- 3.1. Amanda Sheppard, the manager of the DCP house in Liddelow Road, spoke about progress at the house since its opening on 28 March 2011. She said that 2 children had been resident since July 2011, 1 since November 2011, and a fourth child had become resident this May.
- 3.2. Amanda said that the house, staff, and children are working well. Residents had not noticed any issues with the house or children, which is a compliment to Amanda and her staff.
4. **Rates**
- 4.1. Ian Thurston made a presentation about the rate bills that Banjup residents would likely receive for the year 2012/13. The presentation highlighted several issues of concern to Banjup ratepayers:
- A doubling of Cockburn's rates revenues over the past 5 years, while the number of properties and CPI would have accounted for less than half of that growth
  - Cockburn's rate revenues per property have increased by 60% over the past 5 years
  - Cockburn's staff have increased from 9.5 to 11 per 1,000 properties over the past 5 years
  - Cockburn misses its own performance targets substantially
- 4.2. Ian alerted Banjup residents to Cockburn's proposals to increase residential rates by 4.5% for 2012/13. Although Cockburn had met its statutory obligations by way of an advertisement on page 118 of the West Australian of 5 May, it was very obscure and inconsistent with Cockburn's stated aims of:
- Effective two way communication
  - Open and accountable processes
  - Listening to you
  - Treating you with respect and fairness

- | <b>Ref.</b> | <b>Minute</b>   |
|-------------|---|
| 4.3.        | Ian presented examples of what rates bills Banjup residents might expect under the new GRV rating system. Rate reductions of 10% to 40% might occur.  |
| 4.4.        | Ian asked the Mayor why Banjup had not been converted to GRV rating sooner. Over the past 5 years, Cockburn had collected \$430,000 more in UV rates from Banjup than would have been collected under GRV rating.   |
| 4.5.        | Mayor Logan Howlett responded to Ian's presentation by making these comments:   |
| 4.5.1.      | He hoped that proposed rate rises will be publicised more widely next year. He said that he had wanted more publicity this year but elected members can only request staff to do things, not direct them to do it.  |
| 4.5.2.      | Logan said that the City is driving down costs and does turn down many expenditure requests   |
| 4.5.3.      | Community expectations are much higher than they have been previously. Ratepayers in new developments want all the facilities now that in the past had taken years to provide. He said that property developers had been walking away from their obligations to provide community facilities. |
| 4.5.4.      | By law, Cockburn cannot discriminate between areas when spending money; 'ward accounting' is illegal.   |
| 4.6.        | Residents reminded the Mayor that very little had been spent in Banjup over the years. Indeed, the Banjup Hall in which the meeting was being held had been built using Commonwealth grants.  |
| 4.6.1.      | Councillor Lee-Anne Smith made these comments:  |
| 4.6.2.      | The Councillor was adamant that Cockburn does contain costs.  |
| 4.6.3.      | Cllr Smith noted that Banjup Residents had requested that this year's budget include provision for construction of 5km of footpaths in Banjup. She said that this was a very expensive request and could cost millions of dollars.  |
| 4.6.4.      | She said that she wants only a low rise in rates. She urged residents to make submissions to Council requesting a lower rise than currently proposed.   |
| 4.6.5.      | Cllr Smith said that the RRRC should not have been re-opened. She remains very concerned about the odour. She is concerned about further costs being imposed on Cockburn.   |

- Ref. Minute**
- 4.7. Neil Raine queried Cllr Smith's millions of dollars estimate for footpaths, saying that Cockburn's Director of Finance had estimated the costs at \$45,000 per kilometre, making a total of \$250,000 or so.
- 4.8. Rod Petterson from Leeming, who was in attendance at the general meeting, pointed out that Cockburn had already spent \$20 million on the RRRC and had a \$13 million debt to repay. There was no real assurance that the proposed modifications to the Centre would be effective and that there would likely be further drains on participating Councils.
- 4.9. **Motion:**  
The BRG welcomes the change to GRV, which is long overdue, but seeks to contain residents' costs further by requesting the City of Cockburn not to increase rates by more than CPI this coming year.
- Proposer: Martin Rimmer
  - Seconder: Robert Glisenti
  - Vote: Passed unanimously on show of hands
- 4.10. **Motion:**  
The BRG requests the City of Cockburn to respect its ratepayers and to publicise prominently its proposed future rate rises
- Proposer: Martin Rimmer
  - Seconder: Heidi Todorovic
  - Vote: Passed unanimously on show of hands
5. **Jandakot Water Mound**
- 5.1. Neil Raine reported that the Department of Planning was undertaking a review of the planning implications of the Jandakot Ground Water Protection Policy - State Planning Policy 2.3. Committee members were maintaining a dialogue with the department's review team.
- 5.2. Neil introduced Steve Watson, a Program Manager, Water Source Protection Planning Branch of the Department of Water, who gave a presentation on his department's position on the Water Mound. His main points were:
- 5.2.1. DoW is considering the Banjup proposal given its strategic planning assessment in Directions 2031's draft outer metropolitan Perth and peel sub-regional strategy, August 2010.
- 5.2.2. Except for the Banjup Quarry proposal that is in hand, DoW supports SPP 2.3 (which opposes urbanisation on the Jandakot UWPCA) until a review of SPP 2.3 is completed,

- | <b>Ref.</b> | <b>Minute</b>   |
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| 5.2.3.      | Coffee rock is not considered a significant water quality contamination barrier   |
| 5.2.4.      | Urbanisation will increase water quality and public health risks, noting that those risks can however be accepted if a greater public good would be achieved from the rezoning (this is a planning decision).   |
| 5.2.5.      | Public drinking water is taken from some P3 urban areas in other locations (e.g. Perth Coastal UWPCA) but that from a water resource management perspective it is preferable to take it from P1 or P2 areas due to lower water quality contamination risks.                                     |
| <b>6.</b>   | <b>Banjup Urban Precinct</b>  |
| 6.1.        | Neil Raine reported that the BRG had made 2 submissions to the WAPC concerning the proposed Banjup Urban Precinct: one in qualified support and the other against. Committee members had also spoken at a hearing by WAPC concerning the proposed rezoning.                                     |
| 6.2.        | Neil also presented information provided by Stockland concerning their plans for the urbanisation of the Precinct. If Parliament approves the rezoning this year, then earthworks could begin in late 2013, with the first blocks on sale in early 2014. The last blocks might be sold in 2024. |
| <b>6.3.</b> | <b>Fire Safety</b>  |
| 6.4.        | Cockburn's 'Risk to Resource' review concerning the resources needed to combat bush fires in the City, including Banjup, will not be commenced until FESA can allocate its relevant people to the task.   |
| 6.5.        | FESA now must approve hazard reduction burns. Pile burns can still be conducted with a local fire permit.   |
| <b>7.</b>   | <b>Road Safety</b>  |
| 7.1.        | There is money allocated in the state budget for a turning pocket at the junction of Armadale and Liddelow roads. The duplication of Armadale Road is still unfunded.   |
| 7.2.        | Police welcome reports of hooning on Banjup's roads and will call on bad drivers if residents report their registration numbers to them on 131 444. Always ask for a 'report number'.   |

**Ref. Minute****8. Aircraft Noise**

- 8.1. Recent noise nuisance over south Banjup was because aircraft were using runway 12/30 while easterly winds were prevalent in February and March.
- 8.2. A Cockburn councillor has attended only 2 of the past 9 meetings and the Jandakot Community Aviation Consultative Group and so the concerns of Banjup have not been represented.

**8.3. Motion:**

The BRG shall seek representation on the Jandakot Airport Community Aviation Consultative Group

- Proposer: Neil Raine
- Seconder: Dino Elpitelli
- Vote: Passed unanimously on show of hands

**9. Vacant Committee Position**

- 9.1. Dino Elpitelli was elected unanimously to the Management Committee vacancy caused by the resignation of Tina Klimaitis.

**10. Other Business**

- 10.1. Many residents reported nuisance from increased numbers of foxes and rabbits in the Banjup area. Members voiced their instruction to the Committee to pursue the matter with the appropriate agencies.

**11. Next Meeting**

- 11.1. Sunday 19 August 2012 at Banjup Hall.

**Note** The presentation materials used during the meeting are available for downloading on the Group's web site.