

Minutes of General Meeting**Banjup Hall****21 June 2015 at 3:00 pm****Committee:**

Present:	Colin Bramwell	Neil Raine
	Ian Thurston	Erika Antal
	Heidi Todorovic	Jemma Van Dongen
Apologies:	Helen Pavitt	David Beckwith

Members:

Present: About 75 members

Guests:

Present:	Mayor Logan Howlett	Stuart Downing, Cockburn Finance Director
	Deputy Mayor Carol Reeve-Fowkes	Daniel Arndt, Cockburn Planning Director
	Charles Sullivan, Cockburn Engineering Director	Michael Emery, Cockburn Emergency Management

Apologies:	Joe Francis MLA	
	Cllr Steve Portelli	Cllr Yaz Mubarakai

Ref.	Minute
1.	Rates
1.1.	Neil Raine outlined Cockburn's rate increases and their impacts on Banjup ratepayers. Because Banjup properties all have higher GRVs than the Cockburn's average, rates bills will be 10% to 20% higher than last year.
1.2.	The reason for the large increases is that rubbish and CoSafe will be rolled into the general rate, effectively doubling the size of the increase for Banjup properties.
1.3.	Neil also showed that Cockburn's claim of an average 3.5% increase was erroneous. The real increase being 7.9%
1.4.	Stuart Downing, Finance Director of Cockburn, explained why the 2015/16 rates had been struck in the way that had now been adopted by Council. Stuart made several points in a 30 minute talk. Significant among them were:

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| 1.4.1. | Stuart: Council agree and support re-incorporation of rubbish and CoSafe into general rates |
| 1.4.2. | Stuart: There are 6,000 pensioners in Cockburn. Pensioners will get 24% reduction in rates. 20% of Banjup are pensioners. |
| 1.4.3. | Stuart: Rolling up rubbish into general rates will assist pensioners get a bigger rebate. |
| 1.4.4. | Stuart: State and federal governments have attacked pensioners and seniors quite methodically |
| 1.4.5. | Stuart: Rolling up is similar to cities of Melville, Fremantle, East Fremantle, and half of metropolitan councils. They have one rate rather than separate charges. |
| 1.4.6. | Stuart: Cockburn won't hear from the 50% of ratepayers who get 3.5% increase or less. Only hear from ratepayers who get more than average increase. 3.5% is lowest rates increase in 10 years |
| 1.4.7. | Stuart: Rate rise is not 7.9%, as claimed by Neil Raine and Ian Thurston. The average increase that Council has agreed to is 3.5% |
| 1.4.8. | Stuart: I am happy to take questions from somebody other than Ian. |
| 1.4.9. | Neil Raine: The numbers are taken from your reports and are simple division. Let's sit down together and go through the numbers. If I am wrong, I will stand here and say I was wrong and you were right. What will you do if you are wrong? |
| 1.4.10. | Stuart said he was happy to sit down with Neil and go through the numbers |
| 1.4.11. | Neil and Ian made several attempts to demonstrate that the rises were well in excess of 3.5% but Stuart said he would not comment on them as he had not seen them before. Ian said that they were Stuart's numbers but Stuart declined to comment. |
| 1.5. | A motion was proposed urging Cockburn to reduce the rate rises to 3.5%. However, an amendment was proposed from the floor: Need to modify motion because pensioners will not have a 3.5% increase |
| 1.5.1. | Ian: Because of the way rubbish has been rolled up we are paying \$700 for a service that others pay only \$450. It disadvantages people with a GRV above \$20,000. We can't escape from that in Banjup because of our \$22k to \$30k GRVs |

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- 1.6. **Motion:**
Banjup residents are not happy with the way that rates have been struck for all the reasons discussed
Vote: Passed unanimously
2. **Emergency Services Levy**
- 2.1. Ian Thurston recounted the history of DFES' repeated attempts to change Banjup from ESL3 to ESL1.
- 2.2. Ian outlined DFES case, as described in its letter to the City of Cockburn, for making the change. Ian noted that Banjup residents would be sceptical of several propositions made by DFES.
- 2.3. Ian welcomed Darren Klemm, DFES Assistant Commissioner to the meeting. Darren addressed the issues that Ian had described. The main points were:
- 2.3.1. DFES career firemen can arrive in sufficient time to contain fires in Banjup houses to the room in which they started, which is the standard set for the metropolitan area.
- 2.3.2. DFES fire appliances carry sufficient water (1,000 litres) to extinguish most house fires.
- 2.3.3. DFES' relations with the Jandakot Volunteer Brigade have improved considerably since the Keelty report of 2011.
- 2.3.4. DFES fire trucks and the Jandakot Brigade are dispatched simultaneously to fires in Banjup. This should ensure that the Jandakot water tanker is promptly available. However, it should be noted that career firemen are all dispatched from their fire station but the volunteers have to be dispatched by pager service to the individual members.
- 2.4. **Motion:**
Banjup residents support Banjup being changed to ESL 1
Vote: Failed unanimously
- 2.5. **Motion:**
Banjup residents do not support Banjup being changed to ESL 1 and urge DFES to desist from promoting any change until reticulated water is available in Banjup
Vote: Passed unanimously

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- 2.6. Ian thanked Darren for his time
3. **Land Use Planning**
- 3.1. Jemma Van Dongen outlined the WA Planning Commission's proposed Perth and Peel@3.5million strategy and focused on how it might affect Banjup.
- 3.2. Banjup south of Armadale Road will remain zoned rural and will be largely unaffected by the WAPC strategy except for the upgrading of Armadale and Rowley Roads.
- 3.3. **Motion:**
The BRG directs its Committee to submit to the WAPC that Banjup properties can be divided into 1 hectare lots
Vote: Passed For – 65 Against – 10
- 3.4. Because of the strong views held by some members about subdivision, by acclamation members agreed to facilitate a dissenting submission to the WAPC that would maintain the 2 ha minimum lot size in Banjup.
- 3.5. Banjup north of Armadale Road will be significantly affected by the WAPC strategy. Members heard from Mal Dobson, a resident of Jandakot Road, how the amenity he had enjoyed 20 years ago has been increasingly eroded so that now heavy traffic outside his property begins at 5:30 am. He could only see his amenity being further eroded as Jandakot Road and Berrigan Drive are upgraded and Jandakot City is developed, especially with the clearance of a further 65 ha.
- 3.6. Several north Banjup residents supported Mal's comments. One impassioned member commented that the way the ambience of north Banjup had been allowed to deteriorate was a disgrace.
- 3.7. Members debated whether to submit to the WAPC that all rural properties north of Armadale Road would lose their ambience and so should be rezoned for urban or commercial use. However, there were insufficient members from north Banjup present to make an informed recommendation.
- 3.8. **Motion:**
The BRG directs its Committee to seek views of North Banjup residents about plans for urban development
Vote: Passed unanimously
- 3.9. Several members volunteered to assist in preparing the submission to the WAPC. They included Liane Lied-Cordruwisch and Karen Brooks.

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| 4. | 341 Beenyup Road |
| 4.1. | Ian Thurston outlined the continuing disregard for regulations exhibited by the owner of 341 Beenyup Road. This was most vexing for Banjup residents who value highly the rural and natural ambience of their locality. |
| 4.2. | Ian went on to outline the grand plans for a 50 x 50 metre family home proposed for one of the lots at 341 Beenyup. |
| 4.3. | Cockburn's director of planning, Daniel Arndt, outlined the legislative conditions that a development application had to meet. Cockburn must approve an application if it complies with the legislation. It cannot be declined because of suspicions that the use declared might not be that to eventuate. |
| 4.4. | Daniel said that Cockburn was looking at what legal avenues it could pursue for the apparent breaches of regulations at the property to date. |
| 4.5. | Ian thanked Daniel for his time. |
| 5. | Heavy Trucks |
| 5.1. | Ian Thurston reported that the council of the City of Cockburn had accepted the BRG's proposal to reclassify Liddelow Road as a 'Local Distributor' as a precursor to introducing traffic calming measures that would discourage heavy trucks from using the road. |
| 5.2. | The bureaucratic processes with Main Roads WA could take several months to complete. |
| 6. | Fire Control |
| 6.1. | Colin Bramwell reported that Cockburn was proposing a Fire Control Order for 2015/16 that would be much more practical for Banjup residents. It dispenses with fire permits from June to September and constrains the firebreak time to November to mid-April. He said that the Committee would be responding positively to the requests for comment on the fire order. |
| 7. | Making Banjup Better |
| 7.1. | Erika Antal briefed members on proposals to help Banjup residents help themselves to make an even better Banjup. There will be more discussion at the next general meeting. |
| 7.2. | Erika outlined her plans for replanting 4 fire damaged properties. |

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7.3. Ian asked for those interested in buying Fusilade in bulk, as members had done last year, to contact him.

8. Next Meeting

8.1. Provisionally, Sunday 11 October 2015 at Banjup Hall but watch the web site!