

Banjup Residents Group Newsletter



JEMMA VAN DONGEN AND IAN THURSTON

Issue 1

June 2013

BANJUP RESIDENTS GROUP GENERAL MEETING

BANJUP MUST BE HEARD !!

Why have the rules for fire permits been changed?

When will the promised footpaths be built?

What can be done about aircraft noise?

What is happening at the Banjup Quarry?

Make your views known to Joe Francis MLA and Cllr Mubarakai

Visit <http://www.banjup.webs.com> for details about Banjup issues and about the Meeting

Come along for an hour or so and make your voice heard !

See you at

3 pm, Sunday 16 June 2013

**at the Banjup Hall, Oxley Road, 400 metres from Liddelow
Road.**

Note the new time – 3 pm in the afternoon !!!!!!!!!!!!!!!

Increase in Council Rates

Every year at this time, as required by law, the City of Cockburn publishes its proposed rates for the coming financial year. In the "objects and reasons" report it lists the rates in the dollar proposed to be charged and a summary of the reasons why it wants to make those charges.

You can download this year's objects and reasons report from the City of Cockburn at <http://www.cockburn.wa.gov.au/notices>.

For Banjup GRV rated residential properties, the proposed rates increase for 2013-14 is **4.75%**

You will recall that in 2012, the City changed the basis of our rates from Unimproved Value (UV) to Gross Rental Value (GRV). This brought us into line with all of the other residential properties in the City of Cockburn and so they lost the opportunity to charge us different rates from everyone else, even up to 35% more!!

The rubbish collection charge will increase by \$18 and CoSafe by \$5, both annually. The swimming pool inspection fee is unchanged.

The proposed rate in the dollar for residential properties is \$0.05089. So, for a typical property with a GRV of \$22,000, the annual rates bill will be

Rates	\$1,120
Rubbish	\$408
CoSafe	\$60
Total	\$1,588

This is up from \$1,514 last year, a combined increase of about **4.9%**, or **\$1.42** per week. You can do a similar calculation for your own property. You can find your GRV on the top right of last year's Rate Notice at "Valuation GRV".

Decrease in hoon activity

Over the last few months hoon activity has been reduced in our streets. This is a great result which is due to the diligent work of many people. A big thank you to every who has played a part in this great result. The problem however is still present and it is imperative that we keep actively monitoring and reporting all hoon activity. When reporting hoon activity be sure to include

- Description of behaviour eg Burn outs, speeding ect
- Description of driver
- Day, time and location of the behaviour
- Vehicle Registration
- Vehicle make, model and colour
- Photographs or video evidence if possible

Cosafe: 1300 267 233

Police: 131 444

Sand quarry Subdivision

The old Banjup Sand Quarry, approximately 145 hectares, located between Armadale Road, Solomon Road, Jandakot Road and Fraser Road is currently in its final planning stages to develop a new land release for 1800+ dwellings. Within this release we will also see a new primary school, local shopping precinct, parks, playing fields and natural vegetation.

This is an exciting time for our community as it continues to grow however, unfortunately it will also lead to many headaches especially increased congestion on our already over crowded roads.

BRG had the opportunity to meet with the Cockburn Council City Planner as well as representatives from Stockland who will be leading the development. During this meeting we expressed our concerns about the following items

- **Increased traffic congestion and compromised safety on our roads**

BRG proposed the following works should be carried out before any development's begin

A) Upgrading to dual carriageway of Armadale Road between Tapper Road and Liddelow Road, including adequate control of the intersection at the southern end of Fraser Road

B) Upgrading to dual carriageway of Jandakot Road between Solomon Road and the northern end of Fraser Road

C) Synchronising of all traffic lights from Gateways, across the freeway to Tapper Road and on to Fraser Road so that cohorts of dozens of vehicles can traverse the area quickly and not be subjected to stop starts

- **Water**

BRG proposed that the Council should require that all title deeds for the Quarry area should include a caveat banning the installation of private garden bores to protect our decreasing groundwater supply.

- **Remnant Vegetation**

The City of Cockburn should require that a comprehensive management plan is adopted for the long term protection of the remnant vegetation. The plan should ensure that any replanting is done using only species native to the Banjup area and not introduce species from elsewhere

- **Public Transport**

City of Cockburn should require that Stockland make a fully funded commitment over 20 years to provide shuttle buses in the mornings and evenings to all parts of the Banjup Quarry development to help ease the increased congestion on our roads

Change To Fire Break Season

You will all be aware that the City of Cockburn proposed to extend by 3 months the Fire Break Period to 1 November to 31 May. The Banjup Residents Group strongly opposed this proposal. All 100 members who attended the AGM on 10 February were against the proposal.

Your Committee has met several times with the Mayor, councillors, and senior officers of the City of Cockburn to discuss our concerns about extending the Fire Break Period. However, the City proved intransigent and has insisted on extending the Period to include 1 November to 31 May. This was ratified at the Council meeting of 11 April. You can expect the City's 'Fire Control Order' for 2013-14 that will be included with July's rates notices, to reflect the new dates. That is, from 1 November to 31 May all fire breaks must be cleared and maintained to 'mineral earth'.

Naturally, we are disappointed with the decision and we refute the arguments behind it. However, the reality is that following the Roleystone and Margaret River bush fires and the subsequent inquiries, all local governments are adopting very cautious fire management policies. The City of Cockburn does not wish to be criticised in any future inquiry for not taking all conceivable steps to minimise risks to people and property.

Those property owners who are unable to clear their fire breaks because of boggy ground in November will have to apply for an exemption by 1 October.

The City has said that it will not be unreasonable in its application of its 'mineral earth' policy, particularly in relation to weeds on fire breaks growing after early rains. We shall have to monitor this commitment closely.

Footpaths

Recently approved footpaths that have been allocated are now in discussion as it appears there might be a better location to facilitate more Banjup residents. If you would like to have a "say" about where we have our footpaths make sure you attend our BRG meeting Sunday 16th June, Banjup Hall

Welcome to the 2013
Committee

PRESIDENT- COCO
FRANKLIN

VICE PRESIDENT- IAN
THURSTON

TREASURER- NEIL RAINE

SECRETARY- VACANT

COMMITTEE MEMBERS

COLIN BRAMWELL

NEIL CUNLIFFE-WILLIAMS

DINO ELPIELLI

RITA ZUKS

JEMMA VAN DONGEN

FIRE PERMIT CONDITIONS INVALIDATE YOUR INSURANCE

The City of Cockburn is now placing draconian conditions on fire permits. Banjup residents with a permit may now only light a fire if the wind speed is less than 10 kph. Apart from now having to buy an anemometer to check the wind speed, this restriction has serious ramifications. In less than 40% of mornings in the restricted burning season over the past 12 months was the wind speed at Jandakot Aerodrome less than 10 kph. Worse, in less than 15% of afternoons was the wind speed less than 10 kph.

The situation is nonsensical in the spring, when there were only 15 days in all of September, October, and November last year when the winds were less than 10 kph. Of course, many residents will ignore the 10 kph limit and revert to previous years' restrictions of setting fires only in 'light winds'. However, not only will they be risking a \$250 penalty from the City of Cockburn but they will also invalidate their property and public liability insurance.

For example, Wesfarmers insurance says that they *"will not pay for any loss, damage, or liability arising directly or indirectly from or in any way connected with ... breach of statutory obligations, local authority regulations or by-laws"*

So, if a resident sets a fire in a 15 kph wind that for some reason got out of control and burned down his own house and his neighbour's, then his insurance would not pay up, making him liable for both sets of damage.

So, the City of Cockburn, by making draconian laws (that it knows will mostly be ignored) to cover its own backside in the event of a public inquiry (at which it could say that it did all it could to minimise the risk of fire in its area), has invalidated its ratepayers' insurances, as well as significantly restricted the number of days when it is permissible to set a fire.

The Banjup Residents Group is challenging this nonsense. Make sure that you come along to the general meeting on Sunday 16 June and let the councillors know what you think.

Treasurer Report

BRG currently has \$3822

As we have sufficient funds at present we decided not to charge membership fees for 2013.

If you would like to become a member please email
president.banjup@gmail.com

Feral Animal Control

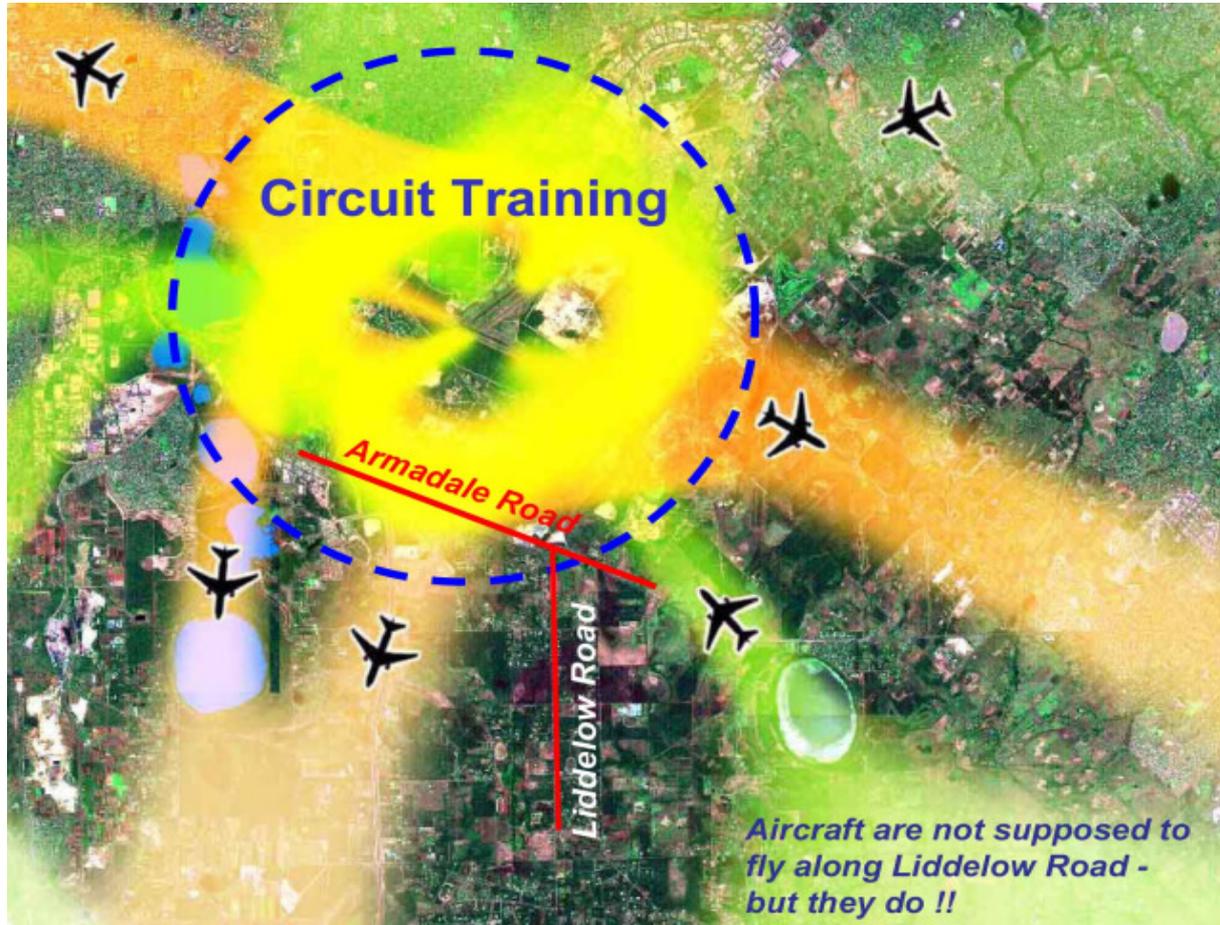
With the shortfall of the feral animal funding within the City of Cockburn we continue to see an increase in feral animals in Banjup. We are currently in discussion to have this funding increased in the next council budget. It is important we see a decrease in feral animals as we do not want our native wildlife and live stock to be at risk.

The City of Cockburn have carried out some recent fox control measures. All reserve entry points within approximately 50 metres of the set traps will be marked with signs. It is important that dogs are kept on leads during this process.

Aircraft Do Not 'Fly Neighbourly' Out of Jandakot

Jandakot Airport does not enforce its own 'fly neighbourly' policy. Aircraft fly where they like and Jandakot Airport has recently abandoned any limitations on where aircraft can fly.

Until recently, the Jandakot Airport website for several years included a schematic of where aircraft are supposed to fly to minimise noise nuisance, as below:



The intention is clear: circuit training is conducted in the area bounded by the Freeway, Roe Highway, Warton Road, and Armadale Road, while outbound aircraft pass over Thompsons Lake and inbound aircraft over Forrestdale Lake. There is no indication that aircraft will fly over south Banjup. Sadly, pilots tend to ignore this policy and as a short cut often fly at less than 900 feet over south Banjup all the way to Rowley Road, lazily using Liddelow Road as a landmark.

Just recently, Jandakot Airport removed this picture from the web site. They say:

“We decided to remove it because it did not provide detailed information and we were concerned that members of the public might misinterpret the diagram (as you have done).”

Their arrogance takes the breath away! What other ways are there of interpreting the picture?

They also say:

“This is not a shortcut; it is the most efficient route to the south with the least noise impact due to the low density residential area.”

So, noise nuisance over south Banjup must be endured so that pilots can use a few less litres of fuel? Aircraft have even less noise impact if they fly over Thompson's Lake, as most do.

BRG Committee members are taking up this matter with the Airport but we need residents' support and that of our local elected representatives: Cockburn, State, and Commonwealth. Please email vp.banjup@gmail.com with your comments and support.



Sales Search Report - Chart Report

Search Criteria

Locality: BANJUP
Postcode: 6164

Sale Date: 01/07/2012 to 28/05/2013
Sale Price:
Land Size: Any
Property: Any
Sales Found: 16

Search Summary

	Sale Price	Area
Lowest	\$ 400,000	122,240 m ²
Highest	\$ 1,600,000	25,153 m ²
Total	\$ 15,672,666	588,434 m ²

Sales & Growth Chart for BANJUP, 6164



Month	No. of Sales	Average	Median	Growth	Low	High
Jul - 2012	4	\$ 1,057,500	\$ 1,115,000		\$ 400,000	\$ 1,600,000
Aug - 2012	3	\$ 1,103,000	\$ 1,257,000	12.7 %	\$ 752,000	\$ 1,300,000
Sep - 2012	4	\$ 1,023,750	\$ 1,005,000	-20.0 %	\$ 935,000	\$ 1,150,000
Nov - 2012	2	\$ 794,333	\$ 794,333	-21.0 %	\$ 735,000	\$ 853,666
Dec - 2012	1	\$ 890,000	\$ 890,000	12.0 %	\$ 890,000	\$ 890,000
Jan - 2013	1	\$ 830,000	\$ 830,000	-6.7 %	\$ 830,000	\$ 830,000
Apr - 2013	1	\$ 730,000	\$ 730,000	-12.0 %	\$ 730,000	\$ 730,000

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Andrew Murray
Real Estate



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Sales Search Report



Search Criteria

Locality: BANJUP
Postcode: 6164
Sale Date: 01/07/2012 to 28/05/2013
Sale Price: Any
Land Size: Any
Property: Any
Sales Found: 16

Search Summary

Lowest Sale Price: \$ 400,000
Highest Sale Price: \$ 1,600,000
Average Sale Price: \$ 979,542
Median Sale Price: \$ 912,500
Total Area: \$ 15,672,666
Area: 12.22 ha
Area: 2.52 ha
Area: 3.68 ha
Area: 2.18 ha
Area: 58.84 ha

Street	Locality	RPD	Area (Eq. Area)	Sale Price	Sale Date	Type	Year	Construction	Zoning	Vol/Folio			
BEENYUP RD	BANJUP	P074910	2 ha (0 m ²)	\$ 730,000	02/04/2013	Land			RESRCE	2806/54			
3942 BEENYUP RD	BANJUP	P040180	3942	\$ 730,000	04/07/2012	Vacant Land			RESRCE	2684/61			
74 COFFEY RD	BANJUP	P038490	88	\$ 1,300,000	08/08/2012	House	2009	BRICK/TILE	RESRCE	2549/36		4	2
LOT 66 FOLLINGTON PL	BANJUP	D099236	66	\$ 752,000	15/08/2012	Industrial			RESRCE	2187/22		2	1
68 FOLLINGTON PL	BANJUP	D099238	70	\$ 1,000,000	14/09/2012	House		BRICK/IRON	RESRCE	2189/39		4	2
74 HARPER RD	BANJUP	P013013	14	\$ 1,010,000	12/09/2012	House		BRICK/IRON	RESRCE	1546/95		6	2
137 HARPER RD	BANJUP	P013090	33	\$ 890,000	23/01/2013	House		BRICK/TILE	RESRCE	1556/23		3	1
143 HARPER RD	BANJUP	P013090	34	\$ 1,600,000	09/07/2012	House	2010	BRICK/IRON	RESRCE	1556/24		4	3
399 LIDDELOW RD	BANJUP	P016406	17	\$ 935,000	13/09/2012	House		BRICK/IRON	RESRCE	1802/64		4	2
460 LIDDELOW RD	BANJUP	P202768	397	\$ 735,000	16/11/2012	House		BRICK/IRON	RESRCE	1391/48		4	2
460 LIDDELOW RD	BANJUP	P202768	397	\$ 400,000	28/07/2012	House		BRICK/IRON	RESRCE	2084/69		4	2
83 MURDOCH WAY	BANJUP	P014419	559	\$ 1,150,000	30/09/2012	House		BRICK/TILE	RESRCE	1715/50		4	2
LOT 500 ROWLEY RD	BANJUP	D059799	500	\$ 863,666	08/11/2012	Vacant Land			RESRCE	2070/82		1	1
19 SCOFIELD PL	BANJUP	P015798	22	\$ 1,500,000	30/07/2012	House		BRICK/TILE	RESRCE	1759/84		4	2
5 TRIANDRA CRT	BANJUP	P025769	5	\$ 1,257,000	19/08/2012	House	2005	BRICK/IRON	RESRCE	2211/65		5	2
114 WOLFE RD	BANJUP	P058594	802	\$ 890,000	09/12/2012	House		BRICK/TILE	RESRCE	2714/84		4	2