

THE GIDGEGANNUP PROGRESS ASSOCIATION
MINUTES OF THE GENERAL MEETING HELD MONDAY 17th NOVEMBER, 2008 AT 7.30PM
AT THE AGRICULTURAL SOCIETY HALL, OLD TOODYAY ROAD, GIDGEGANNUP

PRESENT: Michelle Zimmel (Secretary, Acting Chair)

Vicki Hamersley, Peter Jensen, Jane Knight, Colin Knight, Charmaine Knox, Janet Weir, Jeanette Ashworth, Allan Lockwood, Fred Evans, Ian Stannard, Mary Davis, Frank Alban, Colin Burton

APOLOGIES: Sally Block (Chair), Charlie Zannino (CoS), Kingsley Hebiton, Don Robertson, Jean Jensen, John Mangini, Len Baxter, Gail Lee, Rick Marshall, Deb Marshall

The Meeting commenced at 7.30pm by Acting Chair MICHELLE ZIMMEL.

MZ advised that as she did not have the meeting documentation, she would meet with Chair SALLY BLOCK later in the week to acquire the information that would have been presented at the Meeting and record this for the Minutes. SALLY had been unavoidably delayed. Everyone agreed that this arrangement would suffice.

1. MINUTES

The Minutes of the General Meeting held 20th October 2008 were tabled and accepted as read. Peter Jensen/Vicki Hamersley. Unanimously carried.

2. BUSINESS ARISING FROM THE MINUTES

NORTH BRIGADOON SUBDIVISION

No further correspondence received to date.

Subsequent to this an advertisement had been placed in the West Australian on 22.11.2008 inviting public comment under Section 95A of the EPA Act 1999. Deadline for submissions 22.12.2008 with documents available for viewing at the Midland Public Library, EPA or online at www.peet.com.au

HANSON PER

The consideration of submissions by the community continues. BPA had also sent in a lengthy and detailed submission. The comment period has exceeded their original expectations.

PORT BOUVARD

Their web site continues to assert that community consultations are ongoing. No one present had been contacted or consulted by Port Bouvard since the workshops. Their website had flagged their intention to submit plans to DPI and CoS before the end of 2008, however the community had not been advised of this or given an opportunity to comment. Port Bouvard had written complaint (again) about the GPA Minutes, however everyone was unanimous in saying that the Community had the right to express its opinions whether these were agreeable to Port Bouvard or not. Chairman SALLY BLOCK had written letter to this effect and asked more questions, still unanswered, and attendees felt that Port Bouvard should attend meetings and promote interchange between locals and the developers.

It was felt that despite silence from the developers, this was no time to be complacent. The forthcoming CoS workshops scheduled for 2009 to revisit the GPP were very much anticipated.

A query was raised as to the nature of ownership of the Rural Residential acreage held outside of the township land.

BORAL

A meeting to discuss the use of explosives at the proposed new quarry was held and attended by JOHN MANGINI. It was very informative and demonstrated preparation and experience in handling locals' concerns.

The safety of the community was of primary concern, with perimeter fencing, barriers, signage and patrols to be implemented to exclude trespassers. Flyrock avoidance techniques would include blasting only north facing slopes, laser scanning for precision, strict control of drilling, loading and stemming.

Boral intend to avoid vibration, accurately survey threatened structures, design blasts to be well below maximum levels, monitor in accordance with Aust Standards, minimize compressive air blasts, implement drilling techniques to minimize dust, notify neighbours and local groups such as the Volunteer Fire Brigades of blasting programs, transport explosive components (detonators, ingredients, primers) separately and in suitable vehicles, mix ANFO on site as required and not transport as pre-mixed, the only on-site storage would be of small amounts remaining after blasting or materials stored as a result of delays - this would be within a magazine strength building under 24hr guard, holes filled with explosives and not discharged due to approaching fire would be covered with soil and if not detonated within 12 days, hosed out. Explosive activity to occur for 1-2 days every 6-8 weeks. Boral commit themselves to using trained and certified personnel, strict quality controls, wide buffers and prompt lead times between mixing, placing, stemming and firing.

TELSTRA PHONE TOWER

There had been some reports of improved coverage, however black spots continue in the creek and river valleys on Reen Road, Reserve Road and Obrien Road., also on higher country on Berry Road and North East Road. There was no coverage on the east facing hill slope in the vicinity of Tilden Park and past the Showgrounds.

Suggestions to improve reception include purchasing an external whip or directional antenna suitable for Next G for the home, cost approx \$ 25, which could be installed on the roof or near a window. Recommended Telstra phones included the Countrywide model. The tower services Next G only and it was essential to select accessories or phones compatible with the Next G frequency 2100MHz and 850MHz.

If Telstra were found to be unhelpful, contacting the Telecommunications Industry Ombusman to lodge a complaint had been shown to be very effective in making them confront the issue.

WESTERN POWER

The GPA had sent them a letter concerning the problems caused by the contract tree loppers and the ongoing power outages. One member observed new types of lines in Hovea, they seemed to be very heavy duty and asked if Western Power were trialing a new line for the Hills.

MUNDARING RESIDENTIAL DEVELOPMENTS – LIFTING THE URBAN DEFERRED ZONING
WAPC had replied and referred to MRS amendment 1019/33 and acknowledged the substantial constraints that apply in the Hills and the inadequacy of basic infrastructure. WAPC referred to the NEHSPP 2002 in which preferred development is for small townsites, limited rural residential lots and preservation of surrounding rural and landscape sites. WAPC would ask the DPI to consider the Save Perth Hills suggestion that 2 hac lots self sufficient in water, waste disposal and able to generate some energy as well as conserve existing bushland be promoted as appropriate for the area. WAPC expressed concern at the lack of public transport and opportunities for local employment.

STONEVILLE ROAD WORKS

Road works have commenced at last.

WHITE LINES

The City had replied and indicated that they had no intention to line mark Reserve Road, Reen Road, Clenton Road, Berry Road or Obrien Road. Anyone with queries should contact Richard Passmore 92679205.

The Brigadoon Progress Association confirmed that they had finally achieved Council approval for white lines on Campersic Road and the lengthy delay had in part been due to the lack of availability of the machinery as there were only 3 in WA and these were booked for the entire state. It was commented that Mundaring seem to have had no problems in obtaining the equipment as their roads had white lines everywhere. Why not Gidgegannup?

TOODYAY ROAD

Main Roads reply to the effect that drivers were obligated to drive to road conditions, observe the various speed limits, be grateful that the road was better than it has been in recent years and road re-surfacing would not occur to the entire length. Main Roads had asked the Contractor to complete works as soon as possible so that the original speed limits may be restored..

The GPA had replied expressing concern that the road was not constructed to handle current heavy traffic volumes and its safety performance during heavy weather left much to be desired.

3. TREASURER REPORT

For the Month of October 2008 transactions were as follows:

Balance b/f September 2008	\$ 1560.64
ADD Subscriptions	70.00
DEDUCT Bank fees	6.00
Balance as per October 2008	\$ 1624.64

Further subscriptions for 5 other members had been paid direct to the account, this evening 3 more membership renewals were paid. Confirmation that \$ 900 EMRC Grant had been received at their presentation ceremony on 1st November 2008, not yet banked.

The report could not be tabled for acceptance as the Acting Chair MZ did not have it to hand and this would be presented at the next Meeting.

4. CORRESPONDENCE

IN

Media release to bring 3G coverage to 96% of the population
CoS re white lines on local roads
WAPC re future development of north-east corridor
Port Bouvard complaint re GPA minutes
Jon Kaub re future development of north-east corridor
Mt Helena RPA re pedestrian barriers on Gt Eastern Hwy median strip
WAPC letter re lifting urban deferred zoning - Stoneville and Parkerville townsites
V Hamersley re WA Water Corp meeting
Don Robertson re rate levels in neighbouring shires
John Mangini re Boral meeting
EMRC minutes of stakeholder meeting 8.10.2008
Eastern Metropolitan Crime Prevention Unit (EMCPU)

OUT

EMRC thanks for grant
MRD re Toodyay Road speed limits
MRD re weed infestation
CoS re white line markings

CoS re Watsonia
CoS re proposed subdivision on Reen Road
Western Power re power outages and tree lopping
Port Bouvard re GPA minutes
DPI response to letter re Gidgegannup development

BUSINESS ARISING FROM THE CORRESPONDENCE GIDGEGANNUP DEVELOPMENT

DPI acknowledged receipt of the Gidgegannup signed petition.

GREAT EASTERN HIGHWAY PEDESTRIAN STRIP BARRICADES

MRD believed it too costly and for the interim period, proposed to install a fence in the median strip to deter pedestrians from crossing Gt Eastern Highway at that point. This will be in similar style to that installed on Albany Highway at the Carousel Shopping Centre and at the Wanneroo townsite.

3G COVERAGE

There was some discussion about the coverage for 3G and Next G customers. It was also observed that the use of Next G cards in 3G phones would result in coverage less or nil to that if a Next G card was installed into a Next G phone. Although this was advantageous to the telephone companies involved, customers needed to be aware of how their reception could be affected by choice of provider and handset.

JOHN KAUB – WAPC RE NORTH EAST CORRIDOR DEVELOPMENT

Current development proposals are inconsistent with the principles of Network City, wherein future townsites and expansion of residential and commercial areas should be focused along primary transport networks and consolidating development of existing townsites be supported. As a result of recent meetings, Bullsbrook is now identified as first in line for this process, well ahead of Gidgegannup. This is because of its proximity to primary rail and road infrastructure and available public transport to Midland. By comparison, Gidgegannup is seen as requiring a massive investment by developers to ensure sustainable design practice, opportunities provided for local employment, provision of diverse and affordable housing and public transport to reduce reliance on the private motor vehicle.

RATES COMPARISON BETWEEN CoS and NEIGHBOURING SHIRES

The rates charged are as follows (cents in the dollar)

	GRV	UV
Chittering	12.902	0.692
Mundaring	9.945	0.436
Swan	9.250	0.410
Toodyay	11.690	0.503

WATER CORPORATION – WATER FOREVER MEETING

VICKI HAMERSLEY attended the meeting and tabled publications received at the meeting for members to peruse. The authority believed that the bush was changing in response to reduced rainfall and this was resulting in a significant discrepancy between rainfall and runoff. There was no intention to bring water down from the North. Cloud seeding was not considered an option as it was believed that seeding to fill dams would deprive the agricultural regions of rainfall. They are researching recharging aquifers with treated waste water, as is being done in the US, although this has been rejected for the Yarragadee Aquifer. They wished to promote the installation of private rainwater tanks into housing. It was acknowledged that rainfall patterns in Western Australia are significantly different to the Eastern States where rainfall occurs throughout the year instead of mostly the 4 months of winter. This would reduce the effectiveness of rainwater tanks during the 7-8 months of drier WA weather.

A draft policy document will be released in February 2009 for public comment

.WATSONIA and WEED INFESTATIONS

CoS would continue to take reports of weed problems on local roads and refer these to their contractors. Problems on main roads such as Toodyay Road should be reported to MRD on 138138.

EMCPU NOTICE

A new group formed through the local police will be issuing a regular newsletter commencing December 2008 and inviting local communities to comment via their email address East.Metro.Crime.Prevention@police.wa.gov.au so that police and residents may work together to resolve local issues. Submissions should be limited 500 words and 1 photo/picture. You may also register your interest in being on the Newsletter distribution list at this email address.

Inward and outward correspondence was accepted and endorsed.
Moved Allan Lockwood/Fred Evans.

5. GENERAL BUSINESS

LIGHTS AT THE CORNER OF RESERVE AND TOODYAY ROADS

Members were dissatisfied at CoS unwillingness to oblige, despite clear evidence of the intersection's poor visibility. The community were not asking for expenditure to the scale of Country Road/Toodyay Road. Was it unreasonable not to consider the installation of one light, even with solar power. It was resolved that the GPA should write again and Frank Alban wished to be cc'd the letter.

GIDGEGANNUP TOWNSITE LAND – SMILOVITIS REZONING APPLICATION

It was believed that application for rezoning to commercial was before CoS. As it was an accepted commercial business precinct there were some grounds for consent. However, opposition to this was expressed by this meeting on the basis that it would result in inconsistent and ad-hoc development of the townsite, the local Gidgegannup RS and Place Plan would soon be revisited, the community wanted to see the townsite developed as an entity, they were concerned that subsequent construction and installation would be inconsistent and disharmonious to the local area, as JS had also purchased the adjoining residential property, there was concern at the prospect of an ugly building and carpark, this would create an undesirable precedent and reduce the influence and say of the local community as to what they wanted for their area. Other businesses in Gidgegannup had expressed their opposition to piecemeal zoning of the townsite. Any such rezoning could lead to an unfair advantage. The GPA would write to affirm these views to CoS, cc Frank Alban. It was also felt that the landholder should attend a GPA meeting and explain his intentions for the site.

LACK OF CoS ACKNOWLEDGEMENT OF RURAL CHARACTER OF GIDGEGANNUP

Opinion was expressed that Gidgegannup was overlooked as a rural area by an urbanized council. Surrounding shires installed signage to their creeks and rivers and signage to local tourist business, whereas Gidgegannup, for all its water assets, possessed no signage, almost no promotion of local business. Furthermore, numerous requests to CoS and MRD for small basic signage on Toodyay Road indicating kilometers and direction to Gidgegannup, were refused. There were many instances (Targa Rally 2005, Avon Descent 2008) of visiting tourists being unable to locate the town and local landmarks. It was felt that the GPA should continue to push this issue and Frank Alban requested that he be cc'd. This dissatisfaction was behind the recent enquiry as to the rating scales of surrounding districts.

WETLANDS DRAFT POLICY – PROPERTY RIGHTS

There was extensive surveying of WA wetland and river/creek areas being done, with intention to enforce buffer and building exclusion zones. Property owners would be inflicted with significant setback restrictions, affecting existing structures (Quobba station o/o Carnarvon coastal exclusion zone), diminished property access and activities, yet owners would not receive relief from rates and taxes on the affected areas. Resumptions would clearly diminish property values. Buffer zones would not

necessarily commence from the river/creek bank, but from the edge of the “flooded area”. Vicki Hamersley offered to arrange a visiting speaker for the GPA meeting in February 2009. There was a website that could be accessed by googling “WA property rights”.

EMRC STAKEHOLDERS MEETING 8.10.2008

EMRC proposed to introduce a local law allowing them to prosecute people dumping on local land.

The Justice Department was sending crews once a month to clear rubbish from Toodyay Road.

The noise had been identified as originating from their methane extracting power plant, and works to reduce its affect on neighbouring residents would commence in 2 months.

The source of the recent noxious odour had not been identified but they were investigating technology that could hopefully source this. Meanwhile they had changed their installation of pit methane extraction network so that gas could be extracted as the pit was being filled, instead of being allowed to build up.

The WWTP proposed for the site had been supported by Mundaring Council and opposed by CoS.

There was contamination leaking from old landfill into JFNP ground water. Ongoing monitoring of ground water and the drilling of new test holes would continue. It was believed that the plume was spreading outwards by 0.5 – 6.75m annually. New test holes would be drilled to determine the scale of vertical contamination.

EMRC will be fencing their block located immediately to the east of the refuse facility. They had assessed the kangaroo population within to exceed native densities by more than 200%. At the meeting there was overwhelming support for culling, and this take place after the fencing was complete so that kangaroos could not escape onto local roads, properties or bushland, causing accidents, unsupportable populations and nuisance to local landholders.

Their next stakeholder’s meeting is 6.00pm on 10th December, 2008.

GRV v UV PROPERTY RATING METHOD

Significant numbers of locals had opted to transfer to the GRV rating system. Frank Alban clarified the basis by which the GRV system could apply – generally landholdings less than 10 acres, land is not used for agricultural or business pursuits or provide commercial tax deductions, land is not subdivisible and the landholders income is primarily derived off site. The GRV systems rates on a property’s capital improvement and rental capacity and is adjusted every three years. UV is based on land value and adjusted annually. Residents and landholders could contact CoS or Frank Alban for further advice.

NEW MEMBERSHIP

Colin Burton of Brigadoon Progress Association expressed a wish to join the GPA. There followed a discussion as to what qualified a person for membership and it was believed that the Constitution wording needed to be checked as it was felt that only persons owning property within the district of Gidgegannup should be permitted to join the GPA and vote. It was resolved that his application for membership be held over until the December meeting.

OBRIEN ROAD TRENCH COLLAPSE

CoS had confirmed that a work order had been raised to repair the road surface opposite Lot 124.

WESTERN POWER OUTAGES

The outages are occurring with increasing frequency in OBrien Road again. The GPA had written seeking clarification as to the run of the 3 feeder lines to the area.

6. CLOSURE OF THE MEETING AND THE NEXT MEETING DATE

There being no further business, the meeting closed at 9.00pm

The next meeting will be held Monday 15th December, 2008, commencing 7.30pm at the Agricultural Society Hall.