



Wilson Residents and Ratepayers' Association

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Send all correspondence to: 170 Watts Road, Wilson, WA 6107

Winter Edition 2009

WRRRA represents you in Wilson by working co-operatively with:

- *City of Canning*
- *Mason Ward Councillors*
- *Canning River Regional Park Community Advisory Committee*
- *WA Government Depts.*
- *Neighbourhood Watch program & WA Police*
- *State & Federal Government Politicians*
- *Wilson Wetlands Action Group Inc. and other community groups*
- *Community Newspapers*

The WRRRA Committee currently meet on Monday nights every 2nd Month.

Next meeting: 3 August 2009. New committee members most welcome. 7:30pm Wilson Hall.

Inside this issue:

Broadband availability	2
Retaining Walls	2
Kent St Precinct	2
Castledare Land Acquisition	3
Riverton Bridge Kiosk & Surrey Road Path	3
Wilson West Underground Power	3
Our Advertisers	4

Editorial

Dear Wilson residents,

This will be my last editorial so perhaps at the end of my tenure with this illustrious publication, a few reflections are in order.

I never cease to be amazed how much can be achieved by a few committed individuals with a worthy cause and the energy to see it through. The reason is that we are part of a system that is proven to work. That is from a small 'grass roots' organisation like **WRRRA**, our enthusiastic and hard working councillors to the City of Canning and on to State Government through our MLA and Federal Government through our MP.

WRRRA's current push to improve broadband coverage in Wilson is a case in point having received a mention in State Parliament and our

case has now reached Canberra. It may or may not bring results but your voice is listened to.

On the other hand, apathy can often be overwhelming. A prime example is Wilson's superb bus service serving the rail stations, shopping centres and other amenities, which should be better used. This was a **WRRRA** initiative at the time of the public transport reorganisation on the opening of the Bullcreek Rail Station and I suspect that many residents are simply not aware how efficient it is and have not bothered to find out. I cannot imagine why they prefer the cost, traffic and parking problems associated with taking the car.

In the final analysis, your community is exactly that 'yours' and should reflect your view on how it should be. You have a voice that will be heard, so come on, use it.

IMPORTANT NOTICE

**Our Annual General meeting will be held on
Wednesday, 15 July 2009 at 7:30pm.
Wilson Community Hall
Braibrise Road (Near Armstrong Road)**

For more information, or have issues to raise, contact Lester Durbin on 9451 6915, email secretary@wrra.org.au or attend the meeting.

WILSON BROADBAND AVAILABILITY

By Lester Durbin

WRRRA is presently involved in trying to gain better broadband availability in Wilson. Many residents would be well aware of the poor access and in some cases a complete lack of any broadband service, both ADSL and for some, even wireless.

The problem for ADSL cable availability is a shortage of 'slots' at the Cannington Exchange and substandard cabling in parts of the suburb. Wireless in many cases can be an alternative but many find it too costly. You may recall in our Summer Newsletter we asked for feedback on the matter and I have to say that the response was disappointing. As a follow up, 3 streets were targeted with a detailed questionnaire which resulted in a very pleasing response—thank you.

This data has been passed on to Joe Delle Donne, Mayor City of Canning, Bill Johnston MLA Cannington and Steve Irons MP for Swan to whom it has been forwarded in Canberra. All mentioned have been most supportive and our submission has reached Telstra. May I note too that **WRRRA**'s efforts over this subject received a special mention in Bill Johnston's Inaugural speech in State Parliament last November and we are led to believe that users can expect an improvement in the future.

RETAINING WALLS - WHAT DO WE EXPECT FROM OUR COUNCIL?

We feel it is appropriate to make residents aware of the restrictions placed on their properties, and the difficulties involved in attempting to resolve issues arising from neighbouring property developments, once approval has been issued by Council, **AS UNDER WEST AUSTRALIAN LAW, THERE IS NO THIRD PARTY RIGHT OF APPEAL AGAINST SUCH DECISIONS.** This also applies to decisions that are contrary to the acceptable provisions of the R Codes, such as overlooking and errors by the developer and Council in accessing minimal building setbacks, once approved.

In an issue brought to our attention when Canning City, without consultation or notice of any nature, approved an infill development on a narrow block which involved excavations of up to 1.8 and 2.7m deep and the subsequent construction of retaining walls on the neighbouring boundary properties, on a 'first in best dressed basis', with the neighbours left to bear the consequences.

Retaining walls, or deep swimming pools on boundaries, are approved by Council, on the basis that the walls be designed to support the loadings that exist at the time. Thus frequently non-load bearing wall(s) place a restrictive, and non-advised caveat on neighbouring lands are approved by your Council. This unadvised caveat effectively restricts the neighbours' rights to build any structure, or even a driveway, within a distance from these walls that is equal to the height of the non load bearing wall unless the neighbour, at his cost, undertakes to construct expensive deep footings to prevent any future loadings being placed against the developer's wall.

Due to Council reluctance to advise affected neighbours of these restrictions, **WRRRA** has asked Council for the address of all properties within the Wilson, where one metre or higher non-load bearing retaining wall(s) have been constructed. We also ask that any resident, who has had a retaining wall of this nature constructed on their boundary to contact us through our e-mail address, so that we may establish, through Council records, whether or not you have a restriction on future use of your land.

In considering the above instance and complaints from others over time, there is a very strong need for Council to review and amend their current practice and approval procedures and to ensure that the amenities and quiet enjoyment of neighbouring properties is protected and appropriately considered when approving future developments.

In reporting on this instance we would like to acknowledge the work undertaken by our Ward Councillors in assisting to resolve these issues.

KENT STREET WEIR PRECINCT

By Rob Marshall

WRRRA supports the City of Canning in their endeavour to upgrade the Kent Street Weir Precinct sensitive environmental features, passive recreation facilities, landscaping, the iconic weir bridge, underground power and parking. **WRRRA** is encouraged by the desire and support of Mayor, Mr. Joe Delle Donne, the Mason Ward councillors and the Cannington MLA, Mr. Bill Johnston who are committed to relocating the Council Works Depot and rectifying the contaminated land. We understand that progress has been slow over the last year due to the change in the City administration and economic issues.

WRRRA is awaiting a response from the City about our proposal to remove the perimeter fence from the Wilson Park recreation area to allow easier public access. This proposal has the support of the Mayor and Cllrs. Barry and Kelly. It is suggested such improvements for the area be included in the presentation of the 'Plan for the Future' due in 2010.

CANNING RIVER REGIONAL PARK - LAND ACQUISITION**By Geoff Rees**

During a recent conversation with the Manager, Property Management Services from W.A.P.C., Mr. Tim Hilliard, **WRRRA** was advised that there had been no change in remaining five (5) privately owned holdings of Park lands since the date of the meeting in Parliament rooms of May 2008. This meeting was chaired by our MLA member of that time, Mr. Ben Wyatt, and attended by representatives from Christian Brothers, owners of the land at Castledare, DOLA, WAPC, and representatives from four Wilson Community groups.

The purpose of the meeting was to identify the long standing issues, which in the past have prevented the State from resumption / acquisition of the foreshore and wetlands abutting the Canning River at Castledare, and to encourage the owners to establish a proposal for which the relatively small section (2 to 3 hectares) of their useable land, can best be developed for the benefit of the Catholic Homes, the Church and local land users.

Bill Johnston, MLA Cannington and Mr. Vince Sinagra Christian Brothers Regional Coordinator, confirmed that further discussions will be held once concepts plans for development of a new age care facility has been received from Catholic Homes.

RIVERTON BRIDGE KIOSK UPDATE**By Susan Rogers**

No doubt many Wilson residents are anxious to know what is happening with the development of this very popular site, including myself, so I recently joined the **WRRRA** Committee to find out, and have been given the opportunity to report on the Riverton Bridge Kiosk building plan progress.

On Tuesday, 24 March, 2009, I attended the City of Canning Council Public Meeting and noted that Council had resolved to proceed with a revised scope and program to progress this development at a maximum cost of \$500,000.

The City of Canning, has since advised that an architect, Rob Anson, has been engaged and undertaken a review of the project. Mr. Anson's report confirms that a new kiosk building, situated on the current site imprint, could be undertaken within the revised budget costs for the project. It is understood that the Councillors will be presented with a report for review and consideration in the near future. At this stage it is unsure if a further public meeting will be held or whether the Council will proceed on the basis that total cost for the project falls within the \$500,000 limits set at the March 2009 Public meeting.

The anticipated timetable for the ongoing activities, which is subject to Council's decision for the project to proceed during June / July 2009, is for construction to commence January 2010 and be completed within 8-12 months.

Due to the spate of road accidents at this site in the past 12 months it is hoped that the scope of the final project will include the relocation of the kiosk car park entrance from Fern Road into Bridge Street and an upgrade to the bus parking facility.

SURREY ROAD SALT MARSH PATH**By Geoff Rees**

Further to **WRRRA**'s Summer Edition 2008, where in it was reported that the Department of Conservation and Environment (DEC) and the Canning City Council, were to undertake an environmental, native flora and weed study, around the southern end of the Surrey Road houses, DEC have now decided not to commit to this project until a clear consensus is reached by all stakeholders, that is the Park's Advisory Committee, Canning City Council and the Community, on the need to extend this path.

This is despite the fact that in July 2006, following a Community census undertaken in September 2005, DEC were to instigate a briefing note to the Conservation Commission WA for a walk way trail within the Park as depicted in the Parks Management Plan. The path envisaged would involving large sections of elevated board walk, from Watts Road around the southern end of Surrey Road will most likely be subject further public consultation.

Disappointment that the delays this project has experienced since then has been expressed by many Wilson residents, including our members. An extension of this section of the path as a walk trail presents residents and visitors, including Riverton Bridge Kiosk patrons, with the opportunity to have contact with nature in the unique landscape existing at this location. Mason Ward Councillors have indicated their support for this project which provides Wilson residents with access to the park.

WILSON WEST UNDERGROUND POWER**By Lester Durbin**

WRRRA understands that the City of Canning has approved the installation of Underground Power on an area known as Wilson West, being an area of approximately 1,000 properties, bounded by Manning Road, Leach Highway and Wendouree Road. **WRRRA** has supported this project, from its inception, and has been active in attending meetings to gather information and lobbying for Pensioner Concessions on the costs, which has been agreed in principle by Council.

Our committee feels that when Underground Power is mooted for Wilson South and East (south of Leach Highway), it will receive a more favorable reception.

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