



Wilson Residents and Ratepayers' Association

Website: <http://wrra.org.au>

E-Mail: secretary@wrra.org.au

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

Winter Edition 2011

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 meets on Monday nights every 2nd Month.

Meetings are held at the Wilson Community Hall at 7:30 pm.

Next meeting: 6 June 2011

Editorial

Dear Wilson residents,

It hasn't been a good start to the year with major floods in Carnarvon, Queensland and Victoria, local bushfires, catastrophic earthquakes in Christchurch and Japan and the worst drought in WA for decades.

As tragic and life shattering as these events have been it isn't all bad news as stories emerge of the indomitability of the human spirit. By now the drought in WA is showing signs of ending, the floods will subside, livelihoods will be rebuilt and bananas will be \$3/kg again. Christchurch will be rebuilt and although it will take longer, the stoicism and organization of the Japanese people will eventually heal the wounds of the earthquake and tsunami.

WRRRA can do little enough in the

face of such disasters but thanks to our committed membership and our healthy financial position, we were able to make a donation to the Queensland Floods Appeal.

Our little corner of the world here in Wilson has survived unscathed apart from a few parched brown lawns and since our last newsletter has gained a pleasing new local amenity in the new Lo Quay café at Jetty Park near the Riverton Bridge. The City is to be congratulated on the redesign of the landscaping and car park area which now the 'newness' is wearing off is proving to be a pleasant, popular and family friendly area.

We wish all concerned well and hope the café is a commercial success and continues to be a welcome addition to the list of amenities to be enjoyed in our suburb that make it such a great place to live.

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IMPORTANT NOTICE

Our Annual General Meeting will be held on Wednesday, 6th July at 7:30pm.

**Wilson Community Hall
Braibrise Road (Near Armstrong Road)**

All Wilson residents welcome to attend

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

Nominations for new Committee Members most welcome

WILSON EAST UNDERGROUND POWER UPDATE

WRRRA is pleased to report the Wilson East project area has been selected for inclusion in the next round of the State Government's Underground Power Conversion Programme. Pending final assessment of costs, and the availability of contracting personnel, it is expected the final nod for this project will be given during the third quarter of 2011. Work is due to be undertaken from late 2012 through to 2014. Further details can be obtained from the City of Canning, Office of Energy or Western Power.

The estimated cost of the project is \$8,478,289. As per the State Government's guidelines and changes in the charge out formula recently endorsed by the Canning City Council, we understand property owners within the project area will be asked to contribute 50% of the overall project costs, approximately \$4,200 per single residence, with a 50% discount for pensioners and a 25% discount for seniors.

A charge of 15% (\$450 - \$640) will also be levied on properties whose street already have underground power. This is a vast improvement from the City's original funding model. This policy change came about as a direct result of strong lobbying and representations to local Councillors by a number of local Wilson and Parkwood residents. The additional funds will go towards the cost of burying the existing high voltage feeder lines within the designated project area, which Western Power estimates to be 30% of the overall project cost.

These policy changes will also apply to Bentley East / Wilson West project areas.

WRRRA would like to thank Wilson East residents for their participation in **WRRRA**'s original survey, dating back to December 2009. This was an important factor in getting the City to nominate the Wilson East project area, despite strong interest from other suburbs in the City of Canning.

We look forward to your ongoing support for other major initiatives in the Wilson area, including the completion of the Dual Use Path network around the Canning River Regional Park (CRRP) and the Centenary Park upgrades. We also urge you to seriously consider joining our Association, as there is definitely strength in numbers when it comes to lobbying, whether for or against a particular issue.

Our annual membership fee is still only \$5 per household. **WRRRA** currently has its highest membership in many years and is in a sound financial position.

We are also actively seeking additional Committee members. People who can give a little of their time to assist the community. Meetings are only every two months and duties would not be onerous, so if you feel able, please come along to our AGM and/or any of our regular meetings and join us.

DUAL USE PATH EXTENSION

In response to a request from **WRRRA** for the progressive extension of the Dual Use Path along the Wilson side of the Canning River, the City together with the Department of Environment & Conservation (DEC) will consider the continuation of the existing path network from Bywater Way through to Bow St. The path would be constructed on the southern side of Bywater Way, starting at the corner of Canning River Gardens, and continue through the Canning River Regional Park through to Bow St. **WRRRA** have also requested a connecting path to the Bywater Landing (Main Drain Outlet).

This would allow for the future extension of the Dual Use Path (through Castledare) to meet up with the path along Fern Road, thus completing the long awaited connection from Riverton Bridge to Kent Street Weir. This plan, however, is subject to the State Government honouring its long standing commitment to acquire a portion of the privately owned land at Castledare. DEC and the City of Canning will be consulting with community groups and local residents over the next 12 months.

WRRRA has asked that consideration also be given to constructing a walk trail, designed to cater for fire vehicle access, around the back of the Canning River Gardens Estate, together with an elevated boardwalk from the southern end of Surrey Road through to the Watts Road Park, via the Canning River Regional Park. This route is already designated as a walk trail in the Canning River Regional Park Management Plan 1997 and its amendments.

RESIDENTIAL AREA - STUDENT ACCOMMODATION CREEP

In late 2010 representatives of **WRRRA** attended a number of meetings held by the Canning City Council to discuss public concerns over the continued creep of student accommodation into the residential areas of Bentley and Wilson. The Mayor explained that this issue had been discussed with Curtin University and that although additional student accommodation will be provided it was not thought likely that the amount of University dormitory style accommodation envisaged would be adequate to take all the pressure off the need for students to seek private accommodation in residential areas close to the University.

We therefore can expect to see continued conversion of existing dwellings and development of new 3-4 bedroom houses for student accommodation in Bentley, St. James and Wilson.

In recent times, the City has taken steps to prosecute developers/landlords where it is evident that their building applications for large residential units containing 3 or 4 bedrooms, a study and/or entertainment areas of a size suitable for conversion to single or twin bedrooms for upwards of 6-8 students. However, as these applications may be distributed throughout existing residential areas its purpose may not be clear until rented to students/others, on a single or twin bedroom basis.

Complaints have been aired by the long term residents, who have the unfortunate experience to find that the house next-door or close by is being used to accommodate multiple occupancy in total contravention of the intent of the Residential Building Codes under which these residences were built in a previously family friendly neighbourhood.

The issues expressed by concerned residents are not about the occupation of students as such, but at amenities and services previously designed for single family occupation only but now proving to be totally inadequate to cater for the multi-occupancy of dormitory style accommodation including:

- Insufficient parking for residents and visitors leading to unsightly verge parking and degradation.
- Excessive green and yellow bin rubbish accumulation on verges and within property boundaries.
- Disposal of personal effects of former occupants, including furniture dumped on verges.
- Rubbish bins being left permanently on verges.
- Lack of student interest in maintaining gardens and verge areas.
- Reluctance of owners to improve or maintain the appearance of their properties.

A case can be quoted where a house was being used to accommodate a number of single taxi drivers who not only generated similar problems to the above but added their own cars coming and going at all hours of the day or night.

Mason Ward Councillor, Graham Barry has made it clear to **WRRRA** that the City has powers to deal effectively with verge parking and rubbish problems but depends upon the public to report them. It is therefore in the interests of us all to do just that and report by advising our Ward Councillors or to Mr. Kevin Jefferies at the City of Canning.

NEW MEMBERS ARE MOST WELCOME !!!

Remember, the more members we have, the more power the Association has to lobby the City of Canning and State Government Departments to improve services within Wilson.

WRRRA Membership Subscription Form 2011/12

To join the Association, simply complete the following details, enclose your Annual Membership Fee of \$5 per household and return it to us (as per the instructions below). Receipts will not normally be issued unless requested.

ADDRESS.....

.....

PHONE.....E-MAIL.....

Please contact me to discuss WRRRA Committee Nomination

Post form to WRRRA, 170 Watts Road, Wilson or bring along to the AGM. Payment by cash (note only) or cheque.
Mark cheques payable to the "Wilson Residents and Ratepayers Association".

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