

2010/172/1

**MINUTES OF THE ORDINARY MEETING OF BULLSBROOK RESIDENTS AND RATEPAYERS ASSOCIATION  
HELD AT BULLSBROOK COMMUNITY AND SPORTS ASSOCIATION ON WEDNESDAY  
17TH FEBRUARY 2010 COMMENCING AT 07:40PM**

**Present:**

Anne Sibbel (President), John Thompson (Vice President), Greg West (Secretary), Stacey Rocca (Treasurer), Louise Atkinson (Committee member), Bill Leadbetter (Committee member), Humphrey Park (Committee member), Jo Sibbel (Committee member), Kate Goh, Helen Dowdell, Geoff Dowdell, Paul Schonbogar, Frank Sibbel, Sue Arbery, Kathy Crofts, K Kirkby, Lyn Kirkby, Ross Bowman, Judith Beer, Celia Hayes, Alan Raeburn, Anne Melville, Dawn Thompson, Lyn Ring, Roger Joyner, Marion Bom, Jo Manning, Sherree Smith, Scott Compton, Maureen Rose, Jan Lawler, Margret Straw, Arthur Straw, Trish McCourt (City of Swan), Lisa Cornelius JP (City of Swan), Cr Kevin Bailey.

**Apologies:**

Catherine Hall, Kate Lush, Tracey Lear, Joanne Wall, Sandra Madeo, Susan Whiston, Mathew Whiston, Nicole Royer, Kerry-Lyn Noden, David Hayes, Kelly Fewster (Committee), Deb McGoven (Transfield Services).

**ITEM 1 – Call to Order**

1. Kate Goh called the meeting to order at 7.40pm.

**ITEM 2 – Opening Address by Organisers**

2. Kate Goh welcomed the attendees of the first meeting and outlined the reasons for the establishment of a residents and ratepayers group in Bullsbrook. The two main concerns were a lack of community groups to coordinate functions for the whole community and no point of contact for community concerns.

**ITEM 3 – Election of Committee**

3. The committee was formed to manage the incorporation association as per Part 5 Section 20 of the *Associations Incorporations Act (1987)*.

**Motion to appoint a committee:**

- a. That a newly appointed committee be formed for an association within Bullsbrook.  
Moved: Jocasta Sibbel; Seconded Lyn Ring; Motion was Carried.

**Motion to appoint a President:**

- b. That the President of the association be Anne Sibbel of West Bullsbrook.  
Moved: Sherree Smith; Seconded Celia Hayes; Motion was Carried.

Anne accepted and stated for the meeting that she has been living in Bullsbrook for eight years and planned to stay for many more. Anne is Deputy Chair of the Stable Fly Action Group, Secretary of the North Swan District Landcare Committee, and has four generations of her family currently living in Bullsbrook.

**Motion to appoint a Vice-President:**

c. That the Vice-President of the association be John E. Thompson of Chittering Gardens, Bullsbrook

Moved: Dawn Thompson; Seconded Kate Goh; Motion was Carried.

John accepted and told the meeting that he was a farmer who had retired to Bullsbrook. He had taken active roles in community organisations in the district he lived in previously.

**Motion to appoint a Secretary:**

d. That the Secretary of the association be Gregory West of Ashmere Heights, Bullsbrook.

Moved: Jocasta Sibbel; Seconded Sherree Smith; Motion was Carried.

Greg accepted and stated for the meeting that he and his family had been living in Bullsbrook for six years. He advised that his family moved to the area for the reason of space and an environment that was quiet. Greg also advised that he and his family intended to stay and that his hope was for his children to decide to remain in Bullsbrook.

**Motion to appoint a Treasurer:**

e. That the Treasurer of the association be Stacey Rocca of Bullsbrook.

Moved: Jocasta Sibbel; Seconded Frank Sibbel; Motion was Carried.

Stacey accepted and stated for the meeting that she was trained to be an Accountant and works as a Consultant. Their family moved to Tasmania for seven years and then came back to Western Australia, five years ago. Stacey has family in Wanneroo and Kalamunda. Stacey has four children and is an Art Teacher. She also consults MYOB.

**Motion to appoint committee member:**

f. That a General Committee member be Kelly Fewster of Ashmere Heights, Bullsbrook.

Moved: Jocasta Sibbel; Seconded Frank Sibbel; Motion was Carried.

**Motion to appoint committee member:**

g. That a General Committee member be Louise Atkinson of Bullsbrook.

Moved: Jo Sibbel; Seconded: Celia Hayes; Motion was Carried.

**Motion to appoint committee member:**

h. That a General Committee member be Humphrey Park of Bullsbrook.

Moved: Greg West; Seconded: Alan Raeburn; Motion was Carried.

**Motion to appoint committee member:**

i. That a General Committee member be Bill Leadbetter of West Bullsbrook.

Moved: Jo Sibbel; Seconded: Frank Sibbel; Motion was Carried.

**Motion to appoint committee member:**

j. That a General Committee member be Jocasta Sibbel of Bullsbrook.

Moved: Greg West; Seconded Celia Hayes; Motion was Carried.

4. Humphrey Park nominated Cr Kevin Bailey as a Committee Member. Cr Bailey advised that he felt it would be beneficial for the association to have a clear distinction between the City of Swan and itself, and that the group would get “more bang for its buck” if he maintained some distance from the committee, he therefore declined the position. There was general agreement around the group that this was a sensible suggestion.

5. It was proposed and noted, that the committee be elected on an annual basis. Anne Sibbel advised that the constitution for the association would be written as soon as possible. The constitution will outline the time frame for re-election.

6. Anne Melville proposed that it would be beneficial if members of the committee were from across all areas of Bullsbrook. It was noted that the committee just elected achieved geographical diversity and that there was a broad range of ages and experience.

**ITEM 4 – Address by City of Swan Representative**

7. Anne Sibbel welcomed our guests from the City of Swan and asked Trish McCourt, Place Manager – Rural Community Safety and Places, to address the meeting.

8. Trish McCourt explained her role and gave some examples of the services she could provide to the association within Bullsbrook. She emphasised her role was that of Rural Place Manager and not the Place Planner. She advised that she could be ‘the conduit’, to the City of Swan for any issues. Bullsbrook is one of the five areas for which Trish has responsibility. Trish has a part-time office located in Bullsbrook which is open on Wednesday mornings and Thursday afternoons. The Police are also in attendance on the 3rd Thursday of every month at the City of Swan part-time Bullsbrook Office.

9. Trish McCourt also advised that there were facilities within the office for associations use. Items range from computers to City of Swan documentation.

10. Anne Sibbel welcomed our next guest from the City of Swan, Lisa Cornelius JP, Community Development Coordinator – Ellenbrook Place Community Development, to address the meeting.

Lisa Cornelius advised that she assists with community development and that she could assist the association in a number of ways including: establishment, incorporation, meeting procedures and pro forma, events and fundraising ideas, grants, public liability and risk management.

### **ITEM 5 – City of Swan North Ward Councillor**

11. Anne Sibbel welcomed our North Ward Councillor, Cr Kevin Bailey, to address the meeting. Kevin advised that he had been the Northward Councillor for five years and he endorsed the new Association

Kevin advised that there had been several groups formed in the past, but all seem to burn out because there were never enough members to carry the load. He also advised the new Association to liaise with already established community groups such as Landcare and the Chamber of Commerce.

Kevin suggested to drive membership as much as possible and pointed out that there are twenty five hundred residents within Bullsbrook who are potential members. Kevin advised the new association to ‘pick your battles you can win’.

### **ITEM 6 – Other New Business**

12. Anne Sibbel thanked our guests and opened item six, other new business.

13. Humphrey Park opened the discussion on the association name and whether the new name would include both ‘Residents’ and ‘Ratepayers’ or just ‘Ratepayers’. The majority at the meeting indicated that the associations’ name should contain both ‘Residents’ and ‘Ratepayers’, thus allowing as many as possible within the community to be involved in community discussions and decisions.

14. Clarification was requested on the Associations’ position on membership; in particular, whether the membership should include businesses that are ratepayers but not residents. There was concern within the group that individuals with business interests may be able to influence two community groups, namely the Chamber of Commerce and the Bullsbrook Residents and Ratepayers Association. It was proposed that businesses would represent only one ‘ratepayer’, and therefore only have one vote. They could therefore be important members but would hold the same voting power as one individual community member. Anne Sibbel advised that membership eligibility would be clarified in the constitution.

Marion Bom pointed out the advisability of clarifying the aims of the group and noted that the association would need very clear guidelines.

### **Procedural Motion**

15. That the association has a bi-monthly meeting for all members, with the Committee meeting during the intervening month. Committee meetings will be open to all members to attend.  
Moved: Bill Leadbetter; Seconded Anne Sibbel; Motion passed.

16. Anne Sibbel advised that there was quite a lot of administrative activities for the Committee to

discuss and undertake between the current meeting and the next proposed meeting, including opening of bank accounts, advertising and liability insurance.

17. It was advised that the public liability insurance is approximately two thousand dollars per year. This will be covered by the City of Swan for ten meetings, as long as the meetings are held in City of Swan buildings.

18. Pickett Park was proposed as a possible venue for future meetings, however, Pickett Park is already reserved on weeknights for other activities.

19. Helen Dowdell, President of the Bullsbrook Community and Sports Association, suggested the current venue for this meeting, would be available if required. The hire fee was five dollars per hour, with a minimum charge of two hours. The meeting agreed that the next meeting will be held at the Sports Club. Helen invited all members of the new association to become members of the Bullsbrook Community and Sports Association. It was noted, that there was no requirement to become members in order to hire the club for meetings. Membership of the Bullsbrook Community and Sports Association was twenty dollars per year. If liquor was required, there would need to be a special licence.

20. Judith Beer, a twenty nine year resident of Bullsbrook, announced that there have been many groups formed over the years and it has always been difficult to keep them operating. Some of the projects and/or proposals undertaken required many hours of work over long periods. Judith used the example of the Bullsbrook Place Plan. A significant amount of community input was given in the development of the Place Plan and now the document seems to have no bearing whatsoever in the City of Swan's planning decisions. This was not an isolated incident.

21. Bill Leadbetter noted the power of groups like the Residents and Ratepayers Association to effect change was a 'squeaky wheel'.

22. Anne Sibbel advised that there was a proposal for a Light Industrial Area for North Ellenbrook, north of Maralla Rd and west of Railway Parade. This area has been identified in the WA Government Department of Planning *Industrial Land Strategy 2009 Perth and Peel* which is currently out for public comment. The Department of Planning will hold a public information session in Ellenbrook on Tuesday 2nd March 2010 to discuss this document and the proposed industrial sites for Bullsbrook. There will be more information available at our next meeting.

23. Kevin Bailey suggested we invite the Strategic Planning Manager for City of Swan, Scott Hollingworth, to our April meeting. It was advised that the invited guests would be an item for discussion at the next meeting.

24. Anne Sibbel, advised of the problems with Aged Care within Bullsbrook. Anne has an eighty three year old relative who needed in-home assistance following a major operation. The City of Swan advised that there was no care available as the current HACC budget was already spent and that there was no-one available in the Bullsbrook area. Humphrey Park advised that it was an ongoing problem, because of the population numbers within the area.

25. Humphrey Park, owner of a large property just south of the Bullsbrook town centre, advised the meeting of a development proposal to subdivide his land. Humphrey briefly described the difficulties and frustrations of getting his proposal to this stage and offered meeting attendees further information on his proposal.

26. There were some points raised about the lack of public transport in Bullsbrook, including that basic services such as those available in the metropolitan area are not available in the rural areas of the City of Swan. This has a significant impact on those who are unable to drive. There is a limited bus service from Midland to Muchea which travels via Bullsbrook Town Centre, and Bullsbrook High School to Muchea, but which falls short of large areas within Bullsbrook. Most people have to rely on car transport.

27. It was pointed out that population numbers dictate the bus service and the Bullsbrook population is still not large enough to have an extensive service. Long term residents of Bullsbrook commented that public transport has always been on the agenda of meetings to discuss, but nothing is ever done about it. Humphrey Park advised that Gavin Troy, ALP Minister for Labour, Works and Services, was instrumental in the current bus service to Bullsbrook. Gavin Troy pushed the issue through parliament which was finally approved. There will be more discussed next meeting about this issue.

28. It was noted that Hon Alison Xamon MLC, Member for East Metropolitan has offered to do the Group's photocopying. This was endorsed by the meeting.

#### **ITEM 7 – Wrap up (President)**

29. Several community concerns were raised during the first meeting of the Bullsbrook Residents and Ratepayers Association. All these concerns, plus many others, will be discussed further at the next meeting. These might include street lights at the corner of Rutland Road and Great Northern Highway, Aged Care, Public Transport and Home and Community Care (HACC) Services.

#### **ITEM 8 – Adjournment**

30. The next meeting will be a committee meeting at 7.30pm on Wednesday 17th March 2010 at the Bullsbrook Sports Club. This meeting is open for all to attend. The next general meeting will be held on Wednesday 14th April 2010.

Meeting Closed 10.15pm

