

BUSSELTON ROAD BOARD REFERENDUMS

RE

WARD BALANCES AND PARK SATURDAY, JUNE 26th, 1954

Poll Closes 8 p.m.

In this pamphlet a case is set out giving reasons in support of each question.

Ballot Papers and Counterfoils are enclosed. You must complete the Counterfoils and put a Cross (X) against the proposal you favour on both Ballot Papers.

The Counterfoils must be enclosed in the envelope marked "Counterfoil," and the Ballot Papers in the envelope marked "Ballot Paper." Both these envelopes must be enclosed in the envelope addressed to the Returning Officer, Busselton Road Board, Busselton, and posted or delivered in time to be received at the Office of the Board, Queen Street, Busselton, by 8 p.m. on SATURDAY, 26th JUNE, 1954.

The envelope addressed to the Returning Officer must be signed, where indicated, by the voter.

The referendums are being conducted under the plural system of voting. Any additional votes due to a ratepayer will be allocated by the Returning Officer when the counting takes place.

CAUTION: In order to ensure that no unauthorised Ballot Papers are used, each one sent out has been initialled by the Chairman (Mr. J. M. Butcher) and the Secretary (Mr. L. M. Powell) of the Board.

WARD BALANCES

QUESTION

Are you in favour of the ABOLITION of WARD BALANCES?—YES or NO.

REASONS IN FAVOUR OF ABOLISHING WARD BALANCES

1. Throughout Western Australia only eight Road Districts retain Ward Balances out of a total of approximately 120.
2. It would result in saving of administration costs.
3. It would result in considerable saving in the moving of plant to works in one ward to another.
4. The abolition of Ward Balances would completely amalgamate Town and Country.

NOTE.—Wards would be retained for representation, with a possible redistribution of boundaries at a later date.

REASONS IN FAVOUR OF RETAINING WARD BALANCES

1. All money should be expended in the ward from which it is derived.
 2. The time is not opportune for the abolition of Ward Balances.
 3. It is not fair to abolish Ward Balances whilst there is a disparity between ward finances.
 4. The fact that revenue raised in a ward is earmarked for work in that ward causes each member to watch the financial position carefully, and see that the money is spent to the best advantage.
-

SALE OF PARK

QUESTIONS:

Are you in favour of **SELLING** the Park as a whole?

Are you in favour of **RETAINING** the whole of the Park?

Are you in favour of **SELLING PORTION** of the Park as suggested by Miss Feilman?

REASONS IN FAVOUR OF SELLING THE WHOLE OF THE PARK

1. It is obstructing the progress of the business centre of the town, as people will not walk passed big vacant blocks from one shop to another, consequently business people are reluctant to build in Queen Street north of the main shopping centre.
 2. If the Park is sold, it would sell for a considerable sum of money as it has a frontage to Queen Street of approximately 164 feet and recent sales of land in Queen Street have brought a very high figure. If the land is retained, it will cost quite a large sum of money to either demolish or renovate the old building and to make the Park attractive. Which is it to be—a substantial expenditure or a very substantial gain?
 3. If the land is sold it would at once become rateable and, as it is the most valuable land in Busselton, it would bring in a lot of money each year in rates, which would pay interest and sinking fund on a further large sum.
 4. By giving a continuity of shop fronts down Queen Street, it will bring extra business to that part of the town, with a corresponding rise in values—which means more rates to the Road Board.
 5. There is another Park one minute's walk south, 21 acres of which has the river running through it. Would it not be better to concentrate on the development of a **REAL PARK** instead of on the half-acre in question? A few minutes' walk north there are acres of land on the beach and five minutes east 22 acres at Churchill Park.
 6. The Town and district needs a modern Civic Centre and if this Park is sold the money raised will provide a substantial portion of the cost. It is up to you as a ratepayer—unless you agree to the sale of some of the out of date and unnecessary property held by the Board, you cannot have a Civic Centre unless you are prepared to be rated for it.
-

REASONS IN FAVOUR OF RETAINING PARK AS A WHOLE

1. A Civic Centre is no more dependent on the sale of this little Park than upon the sale of Signal Park or Victoria Square.
2. Some of the most valuable land in the world—in London, New York, Paris and elsewhere—is kept for parks for the people, not sacrificed for trade.
3. We may have to sell our own valuables if we become bankrupt, but Busselton is not bankrupt nor likely to be.
4. The value of the land will increase the longer we keep it.

5. We must be careful. If this Park is sold, it is gone forever.
6. This central park is favoured greatly, particularly by women and children, old folk and visitors.
7. It is of particular value to women shoppers from country and suburbs.
8. It is close to the shops, and nicely away from the hotels.
9. It is a favoured waiting place whilst shops are closed at lunch time.
10. Its sanitary conveniences are centrally situated.
11. It is used as an operation base by most of our philanthropic organisations.
12. A park at a greater distance from the shopping centre would be less valuable and poorly patronised.
13. A public meeting of ratepayers has already voted for the old building to be pulled down and a rotunda erected. The rotunda would provide shelter from rain, a room for use of organisations and could be used as a bandstand.
14. With continued pressure from some of the storekeepers, it may not be long before all peppermints are removed from Queen Street. Then this little Park would be the only green oasis left in our main street.
15. If part of the Park is sold for shops, the balance would soon be trampled down and need to be paved.
16. We have inherited this green spot from our predecessors, and have done little to improve it. Let us develop it as a real beauty spot.
17. It is unrealistic to say that the retention of the land as a Park will hold back the development of the business area. On the contrary, it will accelerate it. That is proved by the new buildings now going up on the north side.

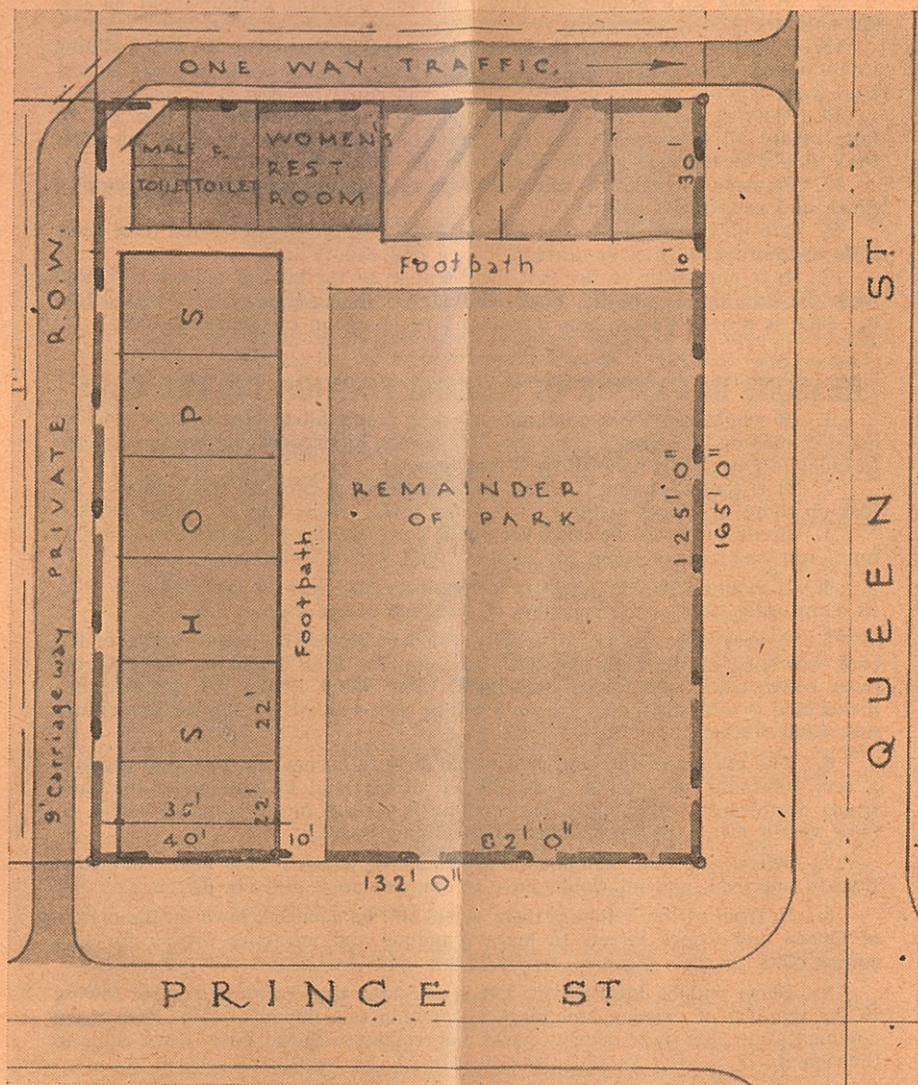
REASONS IN FAVOUR OF SELLING PORTION OF THE PARK

1. It would provide a continuity of shop fronts along Queen Street and so assist in making Busselton a good shopping centre, by encouraging business people to build in Queen Street north of Prince Street.
2. It is estimated that it would provide sufficient area to build six to eight lock-up shops or offices in the centre of the town, where they are badly needed.
3. Provision would be made for public conveniences for both sexes and also for a rest and change room for mothers with young children.
4. It would have the effect of demolishing the decrepit old building, with its damp walls, that at present takes up so much of the present lawn.
5. A very large amount of money would be received if even portion of the park was sold, as the plan envisages provision for 6 to 8 lock-up shops (apart from conveniences mentioned elsewhere). The Road Board has decided that, if this land is sold, the money received will be used towards paying for Busselton's new Civic Centre.
6. The portion of the land sold would at once become rateable and produce a very substantial amount in rates EACH YEAR, and by continuing the shop fronts northwards would make the land further north more valuable, which, in turn, would mean still more rates to the Road Board.
7. When sold, the new buildings would be erected only with the Road Board's approval, and all would have to conform to a pleasing design.
8. In front of the buildings there would still be sufficient lawn on the corner of Queen and Prince Streets to make a unique and attractive setting for this corner block.
9. There will be MORE park left in one area than exists at present (owing to the removal of existing buildings), and within one minute's walk south there commences an area of 21 acres of parks and reserves with the Vasse River running through it.
10. The suggestion for this plan to sell only portion of the park was made by Miss Margaret Feilman who, last year, was appointed Town Planning Consultant to the Busselton Road Board. Miss Feilman is not only a fully

qualified town planner and architect, who has had overseas training, but is also town planning consultant to many other local authorities and was responsible for the town planning of the new Kwinana townsite.

Miss Feilman's scheme also has the approval of the Town Planning Commissioner of W.A. (Mr. Hepburn).

It will be seen, therefore, that this scheme has NO LOCAL BIAS. The plan below shows Miss Feilman's scheme.



Plan of Miss Feilman's proposal for selling portion of the park for shops.