

# C I T Y   O F   W A N N E R O O

## MINUTES OF SPECIAL MEETING OF ELECTORS, HELD IN THE FUNCTION AREA, ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP MONDAY, 25 MAY 1992

### ATTENDANCES AND APOLOGIES

Councillors:	R F JOHNSON, Mayor	South-West Ward
	H M WATERS	North Ward
	A M CARSTAIRS	Central Ward
	A V DAMMERS	Central Ward
	W SMITH	South Ward
	P NOSOW	South Ward
	M J GILMORE	South Ward
	N RUNDLE	South-West Ward

Town Clerk:	R F COFFEY
City Planner:	O G DRESCHER
Committee Clerk:	D VINES

An apology for absence was tendered by Cr Davies.

There were 94 Electors and 4 Non-Electors in attendance.

The Mayor declared the meeting open at 7.45 pm.

### ITEM OF BUSINESS

This meeting has been called in accordance with the provisions of Section 171(3) of the Local Government Act, in response to a petition of Electors.

The purpose of the meeting is to discuss the proposed development of a Local Shopping Centre and Medical Centre on the corner of Elliot Road and Greenfields Circle, Wanneroo.

The Mayor requested the City Planner give a brief outline of the history of the development, with an overall background of the structure plans for the area.

The City Planner stated that in 1985 the State Government had decided to review the Metropolitan Region Corridor Plan to see if any changes were necessary. The initial report in 1987 suggested that the existing corridor could be expanded and a fifth corridor was added to the plan. In 1991 a refined draft was released showing that in Wanneroo's case land east of Wanneroo Road could be urbanised. As there was considerable opposition to the extent of urbanisation, and in particular the eastern six land road, the Hon Minister for Planning established a Road Working group to reassess the road options. Then, in March 1992, the North West Corridor Plan was released which showed future urban land within the area surrounding the proposed Greenfields local shopping centre.

The City Planner explained that the whole of the East Wanneroo area had to be examined to estimate the need for shopping centres, community purpose sites, medical centres, etc, according to the population. He said that a retail analysis had been carried out by consultants and after lengthy discussion Council adopted the Draft East Wanneroo Structure Plan subject to the satisfaction of Government and landowners.

The City Planner advised that more recently Taylor and Burrell, Planning Consultants, had prepared a Structure Plan for the area south of Elliot Road and that this would form the basis of all future rezonings. Once the Structure Plan was approved, groups of land owners could band together and request rezoning of their of their parcels of land.

This Structure Plan had been sent out to all land owners in the precinct area and they have been given three months within which to make their comments. After all submissions had been assessed Council would determine its position on the Structure Plan.

With respect to the proposed Shopping Centre/Medical Centre, Corner of Elliot Road and Greenfields Circle, Wanneroo, this application was submitted to Council in January/February. The view was that the shopping centre should form part of the evaluation and analysis of Elliot Road, Lenore Road and Ocean Reef Road. He advised that there has been a number of other applications and so far Council has either refused or deferred them in order to examine the structure plan for the whole area.

The Mayor then invited questions from the floor.

Mr Frank Bryant, consultant for the developer of the proposed shopping centre, gave an overview of the development advising that according to the studies undertaken there was a need for a these kind of facilities in relation to the population of the area. He said that currently residents are forced to use either public or private transport to travel to shops, therefore there is a definite requirement for convenience shopping.

Various questions and statements were made in regard to the proposed shopping centre/medical centre with the majority of views opposed to the development. The main reasons for the objections were that currently the area is zoned "Residential" and the lot in question is surrounded by residential houses. The residents felt that Elliot Road and Greenfields Circle was already a fairly busy road and with the upgrade of shopping and medical facilities, the increase in traffic would have a detrimental effect on the area.

One resident explained that there were quite a few elderly people living in the area and the shopping area could quite possibly attract undesirable youths and encourage vandalism.

Discussion ensued, following which the Mayor asked for any motions from the floor.

**MOVED** Mr Crisafulli , **SECONDED** Mr Palmer that:

- 1 the proposed development of a Shopping Centre/Medical Centre, corner of Elliot Road and Greenfields Circle, Wanneroo, be deferred until the whole of the structure plan has been considered by Council;
- 2 the developer be given the opportunity to discuss the matter further with Council. **LOST**

**MOVED** Mrs Roy, **SECONDED** Mr Figiliani that the development of a Shopping Centre/Medical Centre, corner of Elliot Road and Greenfields Circle, Wanneroo not proceed. **CARRIED**

**CLOSE OF BUSINESS**

There being no further business the meeting closed at 9.08 pm.