

C I T Y O F W A N N E R O O

MINUTES OF SPECIAL MEETING OF ELECTORS
HELD IN FUNCTION AREA, JOONDALUP ADMINISTRATION
BUILDING, BOAS AVENUE, JOONDALUP
ON MONDAY, 17 JANUARY 1994

ATTENDANCES AND APOLOGIES

Councillors:	G A MAJOR, JP, Mayor	South-West Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL to 8.10 pm	Central Ward
	K H WOOD	South Ward
	I D MACLEAN	South Ward
	F D FREAME	South-West Ward

Town Clerk:	R F COFFEY
Acting City Planner:	A C SHEPPARD
City Parks Manager:	F GRIFFIN
Design Engineer:	P PIKOR
Minute Clerk:	J CARROLL

Apologies for absence were tendered by Cr Moloney and Dr Moran.

There were 10 Electors and 3 Non-Electors in attendance.

The Mayor declared the meeting open at 7.30 pm.

This meeting had been called in accordance with the provisions of Section 171(4) of the Local Government Act, in response to a petition of Electors.

The purpose of the meeting was to discuss the use of Lot 191 (22) Harman Road, Sorrento as medical consulting rooms.

The Mayor pointed out that approval had been given at the Council meeting of 8 December 1993 for the use of Lot 191 (22) Harman Road, Sorrento for medical consulting rooms, subject to certain conditions. He felt that the rescission motion which was moved at the Council meeting of 22 December 1993 had allowed Councillors to take a closer look at the issue and extra conditions had been applied as a result.

The Mayor introduced the Councillors and members of staff present, and invited the residents to ask questions.

The residents voiced their disappointment in the fact that Council had not held over its decision in this matter pending the convening of the Public Meeting.

Mr Terry Coumbe stated that he accepted Council's decision in this matter but was concerned at the process on which the decision was made. He stated that he had approached other councils and was informed that their standing orders allowed for a decision to be held over pending a public meeting and was disappointed with Council's decision.

The Town Clerk said he felt standing orders should not require a decision to be held over pending a public meeting and would not suggest that such an amendment be made.

Mr Moustafa felt that the community had a right to object to this proposal and was concerned at the security problems which the medical consulting room may bring. He and other residents felt that properties were devalued as a result of this approval.

The Mayor pointed out that the wishes of the community had to be balanced, and that Council's decision was consistent with its current policy. He stated that in time adjoining residents would see whether the approval affected their lifestyle to any great extent, but Council considered that it would not affect them.

The Town Clerk stated that Mr Coumbe and Mr Moustafa had met with him regarding this matter and in particular to the questions raised by Mr Coumbe at the meeting of Council on 22 December 1993. He had undertaken to investigate the following questions for Mr Coumbe:

- Q1 the amount of dental services in the Sorrento area as compared to other areas in the City of Wanneroo
- Q2 what affect the surgery will have on security - that is what type and quantity of drugs and finances will be kept on the premises

The Town Clerk advised that, regarding Question 1, there were three dental services in Sorrento; four in Hillarys and four in Duncraig/Glengarry. Regarding Question 2, he had been advised that no drugs or finances would be held on the property. With regard to the remaining questions he had indicated to Mr Coumbe he saw little purpose in researching these in view of the time and cost involved and because Council had made a decision on this application.

Mr Caruso raised questions regarding traffic problems in the area, and felt that traffic figures did not resemble the true picture. He stated that Albacore Drive was treated as a through-road to Harman Road and that car speeds were in excess of 85 kph. He considered that a stop sign was required on the corner of Albacore Drive and Harman Road.

Mr Pikor of Council's Engineering Department, stated that projected traffic figures for dental surgeries were in the order of 30 vehicles per day and on a peak hour basis were 3 vehicles per hour.

Cr Ewen-Chappell left the Room at this point, the time being 8.10 pm.

Residents raised concerns regarding vehicles to the property. Mr Pikor informed the residents that traffic surveys had taken into account the safety aspects of vehicles entering and leaving the property. Cars parking requirements would allow for cars to reverse on the property and the existing swimming pool would be removed. Assurances were given that traffic would be monitored and dealt with accordingly to avoid problems.

There being no further business, the Mayor declared the meeting closed at 8.20 pm