

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

MINUTES OF ANNUAL GENERAL MEETING OF ELECTORS HELD IN THE COUNCIL CHAMBER, JOONDALUP ADMINISTRATION BUILDING BOAS AVENUE, JOONDALUP ON MONDAY, 5 DECEMBER 1994

ATTENDANCES AND APOLOGIES:

Councillors:	H M WATERS, JP - Mayor	North Ward
	F D FREAME, Deputy Mayor	South-West Ward
	from 8.02 pm	
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL	Central Ward
	S P MAGYAR	Central Ward
	M J GILMORE	South Ward
	K H WOOD	South Ward
	I D MACLEAN	South Ward
	A B HALL	South Ward
	G A MAJOR	South-West Ward
	M E LYNN, JP	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	R E DYMCK
City Planner:	O G DRESCHER
City Engineer:	R MCNALLY
City Treasurer:	J B TURKINGTON
City Building Surveyor:	R G FISCHER
City Environmental Health Manager:	G FLORANCE
City Parks Manager:	F GRIFFIN
City Recreation and Cultural Services Manager:	R BANHAM
Manager, Municipal Law & Fire Services:	T M TREWIN
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD
Minute Clerk:	V GOFF

In Attendance

Mr G K McHarrie, Registered Local Government Auditor

Apologies for absence were tendered by Crs Curtis and Moloney.

There were 23 Electors and 1 non-Elector in attendance.

The Mayor declared the meeting open at 7.32 pm.

CONFIRMATION OF MINUTES

MINUTES OF ANNUAL GENERAL MEETING OF ELECTORS, HELD ON 29 NOVEMBER
1993

MOVED Allyn Bryant, **SECONDED** Vic Harman that the Minutes of the Annual General Meeting of Electors, held on 29 November 1993, be confirmed as a true and correct record. **CARRIED**

RECEIVING THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 1994

MOVED Ron Chamberlain, **SECONDED** Allyn Bryant that the Financial Statements for the Year Ended 30 June 1994 be received. **CARRIED**

READING OF THE AUDITOR'S REPORT FOR THE YEAR ENDED 30 JUNE 1994

MOVED Gilbert Currie, **SECONDED** Vic Harman that the Auditor's Report for the Year Ended 30 June 1994 be received. **CARRIED**

READING OF THE MAYOR'S REPORT

MOVED Lee Gilmore, **SECONDED** Gilbert Currie that the Mayor's Report for the year ended 30 June 1994 be received. **CARRIED**

GENERAL BUSINESS

MR VIC HARMAN, OCEAN REEF

Mr Harman submitted questions he intended to put at the Special Electors Meeting convened for 20 December 1994 to discuss oversized dwellings.

- Q1 What is the height of the proposed dwelling on Lots 626, 627 and 628 Randell Crescent, Ocean Reef from the four views shown on the plan.
- Q2 If it can be shown that a proposed building is not a private dwelling but a commercial dwelling, what effect does this have on the location of a commercial property in a residential area?
- Q3 What is the position, if it can be proved that a residential dwelling is being used for commercial purposes?

The Mayor advised that these questions would be taken on notice.

MS GWENDA WALES, YANCHEP

Ms Wales, representing the Yanchep Residents' Association, expressed concern at the current methods used to develop land which involved flattening the land and building walls around it. She asked if there was a By-law or policy to prevent this type of development.

The City Planner advised that he was unaware of any By-law or policy relating to the levelling of land for residential purposes. This was done to make land development more efficient and reduce development costs for the home builder. To change this type of development would require a change in Government policy. 450m² is currently the minimum lot size in residential zones and it would require a change in Government policy to return to large block sizes.

MS JILL BROWN, MERRIWA

MOVED Ms Brown, **SECONDED** Mrs Audrey Hine that Council investigates environmentally sound fire management practices which will protect Wanneroo's remnant bushland, wildlife and the local residents.

CARRIED

MOVED Ms Brown, **SECONDED** Bob Kruger that Council implement and possibly lobby other local Governments and State Government for controls on the clearing of remnant vegetation on private and public land and considers incentives for the retention of bushland on private and public land.

CARRIED

The City Planner advised that in a residential area, subdivisional approval was required to clear or to undertake earthworks. In a rural zone, vegetation could be cleared for market garden purposes up to one hectare. Agricultural Department approval is required to clear more than one hectare of rural land.

ALLYN BRYANT, CRAIGIE

Parking Restrictions, Stocker Court, Craigie

Mr Bryant requested that infringement notices be issued to motorists who parked in Stocker and other Courts when attending sports fixtures at Warrandyte Park at the weekends.

He also requested that a condition of use of the playing field be that no parking of vehicles be permitted in Courts adjoining the reserve.

The Mayor advised that this matter will be taken on notice.

Beenyup Water Treatment Plant

Mr Bryant advised that he has been complaining about the stench from the water treatment plant since March 1987. He has also sent letters to Water Authority of WA, Ministers responsible and local parliamentary members to no avail.

Mr Bryant requested action be taken by Council to alleviate the problem.

The Mayor advised that this matter will be taken on notice.

Verge Obstructions

Mr Bryant requested that a large billboard outside the Shell Garage, Craigie be removed from the street verge in Eddystone Avenue, where it is obstructing sight lines of motorists entering and exiting the Craigie Shopping Centre.

The Mayor advised that this request will be noted for action.

Senior Citizens Centres

Mr Bryant asked if senior citizen clubs contributed to the power and light costs of these facilities.

The City Building Surveyor advised that senior citizens clubs do not have sole use of these facilities and under Council's policy are exempt from making contributions to the facilities.

Financial Statements

Nominal Amount of Loans Taken Up and Drawn, page 44 of Financial Statement.

At 30 June 1994 of \$17.76 million, with outstanding at 30 June 1994 of \$5.328 million.

Mr Bryant congratulated the Finance Committee, and in particular, the City Treasurer on this large reduction.

Cr Freame entered the Chamber at this point, the time being 8.02 pm.

Notes forming part of Financial Statements, page 16 Note 3 (c) Operational Family Day Care. Mr Bryant sought clarification of two separate amounts of \$8,239 and \$9,331.

The City Treasurer advised that these amounts relate to two separate works.

MR JOHN KING, TWO ROCKS

Mr King spoke in support of Ms Wales remarks on the development of land in the area north of Wanneroo. He believed that there was a lot of feeling in the community that the ratepayers were powerless and seemingly their representatives were powerless in developing a community in the way in which the community wishes it to be developed.

MOVED Mr J King, **SECONDED** Ms Brown that Council forms an Advisory Committee of interested Councillors and ratepayers to seek ways and means to influence future developments. **CARRIED**

MR RON CHAMBERLAIN, CONNOLLY

Mr Chamberlain congratulated John Turkington on the presentation of the Financial Statements.

Mr Chamberlain submitted the following questions:

Q1 Arena

Has Council any on-going financial commitment towards the maintenance of this complex?

Answer The City Treasurer advised that Council has no financial commitment to this complex. However, the Town Clerk said that as the State Government was not in the business of operating recreation centres he felt it likely that Council would be approached to take over the "Arena" at some future time.

Q2 Street Lighting

Did Council consider all night street lighting in its Budget as recommended by Neighbourhood Watch? If not, will Council consider placing this on next year's draft Budget?

Answer The City Engineer advised that the State Government was going to amend its tariff laws contingent on the power providers of this State to provide all night lighting. Council passed a resolution that it would introduce all night lighting but were waiting word from the State Government as to whether it would cost the Council anything. He anticipates a resolution of this matter next year.

Q3 Refuse Rates

Will Council give consideration in the 1995/96 draft Budget to reducing the refuse rates on pensioner properties?

Q4 Minimum Rates

The number of residential properties on the minimum rate in 1994 was shown as 13,503 out of 65,747 properties. 20.6% of the residential properties are on minimum rates. This seems a very large number.

Answer The City Treasurer advises the minimum rate relates to vacant lots, units and strata titles.

AUDREY HINE, WANNEROO

Q1 What is the cost to the developer of each square metre which is developed? What can the developer then sell it for?

Answer The City Planner advised that this would be an impossible question to answer.

Q2 Will Council bring in legislation to stop the clear felling and scorched earth treatment of land around Wanneroo?

Answer The Town Clerk expressed the view that Council had no authority to legislate as suggested; also advised that the amount of open space in Wanneroo was significant and it was the efforts of the City of Wanneroo over many years that had managed to preserve such large areas for present and future communities.

Q3 Beenyup Sewerage Plant

Is it intended to establish an ambulance station at the entrance to Beenyup Sewerage Plant?

Answer The City Planner advised that St John's Ambulance wished to establish an ambulance station there. It was hoped that the ambulance station will be based in Joondalup.

Q4 Mrs Hine asked what it would cost to run a by-election if Cr MacLean had resigned when he became a member of Parliament.

Answer The City Treasurer advised that an election in one ward would probably cost approximately \$4,000.

MS J BROWN, MERRIWA

Ms Brown spoke in support of Mrs Hine and referred to a seminar held at the City of Wanneroo called "Water Sensitive Urban Design" when it was recommended that bush be retained on each block. She understands that development costs are \$7.00 per square metre and that the same square metre would be sold for in excess of \$50.00. She is convinced that Council can do something about the present method of developing land.

MR ALLYN BRYANT, CRAIGIE

Mr Bryant advised the Mosman City Council in North Sydney has a By-law that you cannot cut a tree down without permission.

In the City of Queanbeyan, you cannot cut a tree down that is larger than three inches in diameter.

Is it possible for Council to put an embargo on the size of trees that are cut down?

The City Planner advised that Council has provisions in special rural and special residential zones where we do retain trees. However, these are lots of 4,000m² to 5,000m². It was attempted in the subdivision of Greenwood to save the vegetation, but by the time all the services were in, the only trees left in the whole estate were where the houses had to go.

MR GILBERT CURRIE

Mr Currie expressed his appreciation to the Mayor, Deputy Mayor, Councillors and the administration staff for their services to the ratepayers of Wanneroo.

MR VIC HARMAN

Mr Harman thanked the Councillors who have shown their responsibility by attending this meeting.

There being no further business, the Chairman declared the Meeting closed at 8.35 pm, the following Councillors being present at that time:

COUNCILLORS: WATERS
 FREAME
 O'GRADY
 DAMMERS
 COOPER
 EWEN-CHAPPELL
 MAGYAR
 GILMORE
 WOOD
 MACLEAN
 HALL
 MAJOR
 LYNN

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