

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, JOONDALUP ADMINISTRATION
BUILDING, BOAS AVENUE, JOONDALUP
ON THURSDAY, 21 MARCH 1996

ATTENDANCES AND APOLOGIES

Councillors:	A V DAMMERS, JP - Mayor, Chairman	Central Ward
	B A COOPER to 2035 hrs	Central Ward
	S P MAGYAR	Central Ward
	F D FREAME	South-West Ward
	G W CURTIS	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	R E DYMOCK
Acting City Parks Manager:	D CLUNING
Committee Clerk:	J HARRISON

Apologies for absence were tendered by Crs Taylor, Ewen-Chappell and Lynn.

Apologies for absence were tendered by:

Mr D Mellor, 50 Korella Street
Mr and Mrs Palma, 26 Korella Street
Mr and Mrs Hille, 59 Korella Street
Mr and Mrs Cook, 2 Attol Court
Ms D Vitnell, 46 Gunida Street
Ms Gail Fairclough, 50 Gunida Street
Mrs A Ivan, 55 Gunida Street
Mr and Mrs Bee, 26 David Street
Mr and Mrs Barba, 8 Yulema Street
Mr and Mrs Woods, 21 Yulema Street
Ms B Hoare, 22 Yulema Street
Mr T Holyoake, 34 West View Boulevard
Mr and Mrs Barzca, 36 West View Boulevard

There were 25 Electors and 1 member of the Press in attendance.

The Chairman declared the meeting open at 1931 hrs.

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 issues relating to the development of Korella Park, Mullaloo.

The Mayor introduced Councillors and members of staff and invited the Acting City Parks Manager to address the meeting.

Mr Denis Cluning, Acting City Parks Manager, gave a background history of Korella Park dating back to 1985/86 when Council, together with the developer, produced a concept plan for the area for an active oval. In 1987, Council combined with the Education Department to provide some junior facilities in the existing school oval, which are still in operation today.

Council records show that development has been requested over a period of time from 1988. A concept plan was presented at a cost of \$197,585 and listed for budget consideration in the 1987/88 Budget. Various petitions and requests were received between 1990 and 1995. In 1995 petitions were received both requesting and objecting to the development. Korella Park Development Group was formed by the Community and a public meeting held in May 1995. Council's budget meeting in July 1995 allocated \$116,850 for the partial development of Stage 1 of the active component of the park. Residents and community groups were provided with two concept plans for consideration in October 1995 and responses were received from various residents, community groups and school representatives requesting Option 1 which was a joint development of the school oval. A report was submitted to Council in December 1995 and adopted for development by Council. Development has since occurred to the present stage. A report will be submitted to Council at its March 1996 meeting for the approving of the reticulation contractor, and further facilities will follow in due course, ie grassing in Mid-April, and proposed car park and toilet block listed for consideration in the 1996/97 Budget.

The Mayor then opened the meeting to the residents for their comments and questions.

In opening, Mr Ken Zakrevsky of 49 Korella Street, Mullaloo gave his thanks to the Deputy Town Clerk for his attention and behaviour to the ratepayers and to the Wanneroo Times for providing all parties with an equal opportunity to put their views and for serving the community on all subjects.

Mr Zakrevsky advised that the meeting had been called as many Mullaloo residents were angry with the way the matter had been dealt with and believed the opinion of the cross section of the public had not been taken into consideration. He further stated that the views of those people who did not want any development of the park were not considered; the time given to the public for submission had not been sufficient; and petitions submitted to Council were tabled but not given due consideration.

Mr Zakrevsky said there is a need for bushland and wetlands which are accessible to the public and Council should budget for maintenance of these areas, the cost of which he believed would be minimal.

Mr Zakrevsky referred to the Public Meeting held in May 1995 and disagreed with certain facts presented at this meeting in relation to lack of sporting facilities.

Mr George McKie of 55 Korella Street, Mullaloo queried the amount of parking bays. On being advised that 40 bays were to be provided (the standard requirement for this type of development) Mr McKie said he felt this would invite senior use and asked whether any requests had been received and was it envisaged that changerooms would be provided.

Mr Cluning replied that requests would generally be expected for cricket and football. The Mayor stated that Council's adopted policy was to provide a standard toilet with changeroom facilities within it.

Mr McKie then queried what trees were to be planted as residents were unhappy with the present trees. He also voiced his concern that lawn would be planted under the trees.

Mr Cluning stated the present vegetation had been planted in 1986 by Council and the developer, with three species being selected in order to stabilise the soil. He advised that indigenous species would be planted, and these will be coastal plants which will survive in the situation.

In relation to lawn, Mr Cluning said the concept was for the cleared area only to be grassed, with the remainder being retained as bushland.

Gordon Hey of 15 Yulema Street, Mullaloo queried which of the native plants in Korella Park would be retained.

Mr Cluning advised that the clearing which has been undertaken is the final cleared area. He said a further small section near the proposed car park may be required to be cleared, however this would only be in the order of 5-10 square metres. There was no intention that any trees be removed, apart from the requirement to maintain a fire break at the rear of the property.

Mr Ray Bamford of 17 Yulema Street, Mullaloo queried whether the cost of the development would affect the rates.

The Mayor advised the development would not affect the rates. He said that the cost of the development would be \$200,000 to be financed over two or more years, with the first stage costing approximately \$116,000.

Mrs M Zakrevsky of 49 Korella Street, Mullaloo queried the qualifications of the officers who would deal with vegetation. She also asked that residents be kept informed of any actions taken.

Mr Cluning outlined qualifications of officers, and gave information regarding plant tenders and availability of stocks. In regard to informing residents, he stated that Cr Magyar had previously given an undertaking to liaise with residents.

Mr Ken Zakrevsky then put the following Motion:

"We the ratepayers of Mullaloo attending the Korella Park Petitioners' meeting on Thursday 21 March 1996 move the following six part motion:

- 1 prepare and advertise for public comment a detailed management plan for Korella Park bushland ie all the peripheral area adjacent to the new oval and school grounds;
- 2 place this project under the control of the Green Plan Committee which should be required to meet monthly (instead of every second month) so that it may properly attend to community concerns;
- 3 employ a fulltime qualified regenerator on a permanent basis, to advise the Green Plan Committee, the Council and interested community groups;
- 4 allocate sufficient funds, namely a minimum sum of \$20,000 for construction of limestone pathways and \$10,000 per annum for plants and fencing, for the next 5 years. Also allocate in the annual budget a minimum of \$5,000 for maintenance, this amount to be regularly indexed to the C.P.I.;
- 5 provide and construct a sealed dual use footpath from Yulema Street to West View Boulevard on the north east corner of Korella Park and provide a few specifically determined meandering pedestrian limestone paths through the Korella Park Bushland;
- 6 commence all work on the Korella Park Bushland within a fortnight of the management plan being ratified by the Green Plan Committee and Council after public review."

Mr Mike Bates of 25 West View Boulevard objected to point 5 of the motion on the grounds that the pathway was too close to the boundary of his property and was concerned with the possibility of litter being thrown over his fence. He believed it would require a buffer zone or else requested that the footpath be moved.

Mr Zakrevsky did not believe the pathway would be close enough to Mr Bates' property to cause a problem; however he suggested that Hakea Prostrata be planted as a buffer. Mr Bates stated that, with the provision of a buffer, he was in agreement to the motion.

The motion was then put, with the suggested amendment to Point 5.

MOVED V K Zakrevsky, **SECONDED** M A Park that Council:

- 1 prepare and advertise for public comment a detailed management plan for Korella Park bushland ie all the peripheral area adjacent to the new oval and school grounds;
- 2 place this project under the control of the Green Plan Committee which should be required to meet monthly (instead of every second month) so that it may properly attend to community concerns;
- 3 employ a fulltime qualified regenerator on a permanent basis, to advise the Green Plan Committee, the Council and interested community groups;

- 4 allocate sufficient funds, namely a minimum sum of \$20,000 for construction of limestone pathways and \$10,000 per annum for plants and fencing, for the next 5 years. Also allocate in the annual budget a minimum of \$5,000 for maintenance, this amount to be regularly indexed to the C.P.I.;
- 5 provide and construct a sealed dual use footpath from Yulema Street to West View Boulevard on the north east corner of Korella Park and provide a few specifically determined meandering pedestrian limestone paths through the Korella Park Bushland, with a buffer zone of effective plants, eg Hakea Prostrata;
- 6 commence all work on the Korella Park Bushland within a fortnight of the management plan being ratified by the Green Plan Committee and Council after public review.

CARRIED UNANIMOUSLY

MOVED Mr Zakrevsky, **SECONDED** Michelle Davis that a baseball diamond be provided to the north east corner of the cricket field.

Discussion ensued in relation to this motion. As objections were raised to this proposal, Mr Zakrevsky, with the approval of the Seconder, agreed that the Motion be withdrawn and the suggestion be raised at a later date following consultation with residents.

Mr Zakrevsky raised the suggestion that street parking be provided in West View Boulevard.

Cr Cooper advised the meeting he had another engagement to attend and left the Room at this point, the time being 2035 hrs.

Mrs Zakrevsky asked whether any members of Council's staff had undertaken a regeneration course.

Mr Cluning stated that Council advertises in local newspapers for attendance at the bush regeneration course, which is funded by Green Plan, with tuition undertaken by representatives of Apace Aid. Courses are run on a Saturday afternoon and are designed to allow members of the public to become involved in bush regeneration work. He stated that, following adoption by Council of a bushland conservation area, Council goes to the particular community to involve it in the park.

Mr Cluning advised that interested persons should write to Council and request to attend the course.

Ms Melissa Park of 7 Yulema Street, Mullaloo queried whether the proposal for car park and toilet block required to be submitted to Council for further funds; was there any likelihood that the proposal might lapse; and could any funds be used for the bushland.

The Mayor advised that the proposal had been approved by Council, and would only be referred back to Council for budget allocation.

Mr W Krentzin of 23 West View Boulevard stated that the car park is being placed on an "S" bend, and as traffic is likely to increase in the future, is Council considering any future traffic engineering to improve safety.

The Mayor advised that the car park was designed and located under the supervision of Engineering and Parks Departments and all aspects had been considered.

Ms Stella Fabrikant of 1 Yulema Street, Mullaloo asked whether the 40 bays will be based on demonstrated use of the oval and will there be a review process regarding the use of the oval for sporting facilities.

The Mayor advised that it is anticipated that 40 bays will be required and pointed out that in cases where parks are not provided with car parking, verge parking becomes a problem. He further advised that the situation will be monitored by Council officers.

Mr Mike Bates of 25 West View Boulevard, Mullaloo asked whether another location had been considered for the car park and had the Education Department been consulted in relation to moving the car park. Mr Bates advised the present location is within 20 metres of his property and he anticipated problems in relation to traffic and undesirables and also devaluation of his property. He requested Council give consideration to moving the car park.

Mr Cluning reported that the Ministry of Education's response was that problems would be created if the car park was built onto the existing car park. Other options had been considered, however the present location was considered the most appropriate.

Mr Zakrevsky gave his thanks to those who had taken the trouble to attend the meeting, which he felt was indicative of the concern of residents, and also thanked Councillors and officers for their attendance.

There being no further business, the Mayor declared the Meeting closed at 2055 hrs.