

CITY OF JOONDALUP

MINUTES OF SPECIAL ELECTORS MEETING HELD ON MONDAY, 25 MARCH 2002 AT WHITFORD SENIOR CITIZENS CENTRE, CNR BANKS AND MARMION AVENUES, HILLARYS

ATTENDANCES

Mayor:

J BOMBAK, JP

Elected Members:

Cr D CARLOS	Marina Ward
Cr J F HOLLYWOOD, JP	North Coastal Ward
Cr A WALKER	Pinnaroo Ward
Cr M O'BRIEN, JP	South Ward
Cr J HURST	Whitfords Ward

Officers:

Chief Executive Officer:	D SMITH
Director, Corporate Services & Resource Management:	J TURKINGTON
Director, Planning & Community Development:	C HIGHAM
Director, Infrastructure & Operations:	D DJULBIC
Manager, Marketing, Communications & Council Support:	M SMITH
Acting Manager, Community & Health Services:	M BARRY
Publicity Officer:	L BRENNAN
Committee Clerk:	J AUSTIN
Minute Clerk:	L TAYLOR

IN ATTENDANCE:

Mr Rob Johnson, MLA, Member for Hillarys
Mr Colin Stokes, President – Whitford Senior Citizens Centre
Mr David Pires, General Manager – Whitford City Shopping Centre
Mr Ken Bownes, Architect for the Shopping Centre development

APOLOGIES

Apologies: Crs Mackintosh (Leave of Absence), Kenworthy, Nixon, Rowlands, Barnett, Kadak, Patterson, Kimber and Baker.

There were 115 members of the public in attendance who signed the attendance record.

For Attendance lists, click here: [Attendance250302.pdf](#)

ITEM OF BUSINESS

The Mayor opened the meeting at 1905 hrs, and welcomed members of the public.

PURPOSE OF MEETING

The purpose of the meeting is to consider the following motions:

- 1 That this meeting of Electors calls upon the City of Joondalup's Councillors to abandon any attempts that would affect this Senior Citizens Hall, by way of granting, exchanging, selling or transferring to any Private or Public Company and/or any Australian and/or International Corporate Entity any rights over Lot 503 on which this building stands together with and including its adjacent facilities;
- 2 This meeting of Electors calls upon the Councillors, to protect the Property belonging to the Citizens of the City of Joondalup, in the form of City of Joondalup Council, having its responsibility, as trustees, required to act on behalf of its citizens, not on behalf of some profit motivated corporate company;
- 3 This meeting calls upon the Councillors of the City of Joondalup, to stop treating Seniors in this City as second class citizens and get on with the job of properly maintaining its buildings and upgrading them where required;
- 4 Any other business in order brought forward by the Electors present at the Electors' meeting.

This meeting was advertised in The Joondalup Community News on Thursday 7 March 2002 and Thursday, 21 March 2002.

The Mayor advised that this evening's proceedings are governed by the Local Government Act 1995 and the City's Standing Orders Local Law, and outlined the definition of an elector, being:

- a resident owner or occupier enrolled to vote at State elections;
- an owner of rateable property (eg an absentee land owner or an owner of business premises, vacant land or other non-residential property);
- an occupier of rateable property (eg a tenant of business premises or other non-residential property).

The Mayor advised that any decisions made at this electors meeting were not binding on the Council and were required to be submitted to the Council for consideration.

The Mayor stated Whitford City Shopping Centre was to embark on a large expansion project. As a result of the proposed expansion, the Shopping Centre was in a position to offer to the City a unique opportunity to look at the possibility of relocating the Whitford library and seniors facility adjacent to the main shopping centre.

As part of the City's public consultation process, Council agreed at its meeting held on 26 February 2002 to establish a Project Team comprising of key stakeholders, who would further explore the idea of the possible relocation.

The Mayor welcomed Mr David Pires, General Manager of the Shopping Centre, who gave an overview of proposed plans.

Mr David Pires advised the meeting redevelopment plans for the Whitford Shopping Centre had been in progress for the past three years. Approval had been granted by both the City of Joondalup and the owners, AXA (National Mutual); with a possible commencement in May 2002 and an anticipated completion time of 18-24 months.

Together with Mr Ken Bownes, Architect for the project, Mr Pires advised the proposal was to relocate Woolworth's supermarket to an external location where BP service station was situated, with a link to a new mall. This would give approximately an additional 12,000 sqm, encompassing 70 new specialty stores. Incorporated within this from initial concept plans presented to Council was the allocation of a new library and community facility, with the idea of integrating community facilities more closely to the shopping centre.

Ms Sue Hart, Greenwood:

Q1 Were the plans drawn before or after the senior citizens were consulted?

A1 Response by Architect: The plans were drawn up over a three year period, in consultation with the Council.

Q2 Has there been any consultation with the people it is going to directly affect?

A2 Response by Architect: We have been asked by Council to make allowance in our total planning for this as a future possibility.

Q3 Did anyone consult with the senior citizens before these plans were drawn? Was there any public consultation at all?

A3 Response by Architect: The plans at each stage of the development of the centre have been advertised for public comment.

Officer's response: The original plans were in fact published for community exhibition for quite some time, with submissions being received. The wording shown on the plans at that time read "*possible future community purpose*". At the time (approximately two years ago) it was seen as an opportunity to investigate when plans were being formulated by the architects.

A query was raised from the floor as to why the plans had not been displayed on the wall at the Senior Citizens Centre in order that members may have the opportunity to view the proposed expansion of the shopping centre.

Mr Pires again referred to the plans (blue section) and reiterated his earlier comments that this area has for now been left vacant with a view to accommodating any future proposed development should this occur.

Mr John Robertson, 8 Hamlet Close, Beldon:

Q1 Is this removal because you want the library to move?

A1 Response by Mr Pires: There is a location placed on the plan for future library and community facilities. The developer cannot move the library. The land is owned by the Council. It needs to be determined whether the library is to be incorporated as a state of the art library within the shopping centre proposal. From the prospective of the owners of the shopping centre, an area is being allocated on the plan for possible future development.

The Chief Executive Officer advised the meeting that the Council has already resolved to set up a Project Team. It has also been resolved that the library would be the only factor that would be considered as part of the relocation exercise and the Senior Citizens Centre is to remain on the current site. The Council is not renegotiating with the Senior Citizens Centre to remove the seniors from the current site to another location. However, it has been indicated as part of the negotiations, it is possible to relocate the library and any other support communities which would not include the senior citizens that would be party to those negotiations. In respect of consultation, this would now commence.

The Chief Executive Officer further advised that Council has set up a committee comprising of four elected members and a wide range of other stakeholders in an endeavour to seek the views of the community. The Council has no concept plans for a new library or a new Senior Citizens Centre. At present an area has been allocated on the master plan for redevelopment of the Whitford City Shopping Centre as a possible future location, if that was the desire of the community and the final decision of Council. The Council resolution of 26 February 2002 was to retain the existing site of the Senior Citizens Centre, and there has been no attempt in any way to move from that decision.

Mr Colin Stokes, President, Whitford Senior Citizens Centre:

Mr Stokes thanked both Mayor Bombak and Cr Hollywood for accepting the invitation to view the Senior Citizens Centre on Saturday, 23 March 2002.

Mr Stokes gave an overview of the inception of the Senior Citizens Centre in the early 1970's, originally located in a hall in Padbury to its present day location and operations.

Mr Stokes advised of funding arrangements for the centre from both the Commonwealth and State Governments; as well as the then Shire of Wanneroo and also acknowledged the fund raising efforts instigated by Mrs Doreen Gaunt, the then President of the day.

Mr Stokes indicated that the resolution he wished to occur from this evening's meeting was that the Whitford Senior Citizens Centre remain where it is now and not be relocated to an area within the Whitford City ground; that consideration be given to relocation of the library into that area and that the space that would be vacated be made available to the Whitford Senior Citizens Centre.

Mr Stokes' reasons for this resolution are that:

- The City now owns the land on which this building is situated, along with the building;
- If the City relocates the centre, it builds on property which it is believed may not be the City's land;
- While the City is paying rent, even if it is only minimum rent, there is always a chance in the future that that area may be required for something else.

Mr Stokes advised the meeting the land occupied by the Senior Citizens Centre was transferred to the City by National Mutual in 1979, free of cost. Approximately five years ago, an inquiry was instigated in this regard and Mr Stokes read aloud a letter received from the Parliamentary Commissioner for Administrative Investigations addressed to Mr R Eade. He also made reference to a caveat placed on the building at that time.

Mrs Doris Roberts, 12 Lagoon Place, Beldon:

Mrs Roberts stated she supported the comments and resolution given by Mr Colin Stokes.

Mrs Roberts queried whether, as the Commonwealth and the State Governments put in 75% of the funding, this gave the Council the right to dispose of this land and venue, and also whether the purpose of the caveat was to stop the venue being sold in future years.

Mrs Roberts advised contact had been made with Mr Pires, General Manager of Whitford City Shopping Centre, who gave an assurance that no approach had been made to Council for acquisition of the land in question. A letter received by the seniors group from Cr C Mackintosh dated 19 July 2001 made a similar statement. Whatever the valid reason given this evening against shifting this venue, the Council should come to an agreement with the executors of the Whitford Senior Citizens Centre that this venue remain as it is and that no consideration be given to its relocation.

Mr V Ridge, 187 Woodvale Drive, Woodvale:

Mr Ridge made reference to earlier comments in relation to a proposed community centre in the new Shopping Centre and the management control such a centre would fall under.

The following spoke in support of the Whitford Senior Citizens Centre remaining at its current location:

- Mrs Barbara Marsh, Secretary, Whitford Senior Citizens Centre
- Mrs Joan Pett, 67 Gibson Avenue, Padbury
- Mrs Doreen Gaunt, 52 Mayflower Crescent, Padbury

Cr Hurst reiterated earlier comments made by Mayor Bombak and Chief Executive Officer that Council had already resolved that the Senior Citizens Centre is to remain at its current location.

MOVED Colin Stokes, President, Whitford Senior Citizens Centre, SECONDED Joan Pett, 67 Gibson Avenue, Padbury that the Whitford Senior Citizens Centre remain where it is now and not be relocated to an area within the Whitford City Shopping Centre grounds and that consideration be given to relocation of the library into the centre and the space that would be vacated be made available to the Whitford Senior Citizens Club.

Mr Stokes advised he would like a written assurance that the seniors centre would remain at its current location.

The Motion was Put and

CARRIED

MOVED Sue Hart, 24 Mamo Place, Greenwood, SECONDED Ken Zakrevsky, 49 Korella Street, Mullaloo that the City of Joondalup develop a public consultation policy that is put out for public comment for a period of not less than 60 days.

Chief Executive Officer advised this issue had already been resolved by Council and was currently progressing.

The following person spoke to the motion:

- Mr Ken Zakrevsky, 49 Korella Street, Mullaloo

The Motion was Put and

CARRIED

Cr Hollywood spoke in relation to his visit to the Senior Citizens Centre on Saturday, 23 March 2002 and made reference to the many excellent facilities available at the centre.

Mr Rob Johnson, MLA, Member for Hillarys spoke in support of the Senior Citizens Centre and his association with the centre and its members over the last 10 years.

MOVED Ken Zakrevsky, 49 Korella Street, Mullaloo, SECONDED Sue Hart, 24 Mamo Place, Greenwood that Council provides for full consultation with the reading ratepayers who use the library and provide all reasons for possible relocation, the proposed locality, the cost of same and that the consultation be widespread amongst the reading public; that is students, pensioners, literally every possible corner of this Council, including costs to ratepayers of leasing should this be applicable.

The Motion was Put and

CARRIED

Ms Sue Hart, 24 Mamo Place, Greenwood:

- *Ms Hart requested the City of Joondalup write to members of the Whitford Senior Citizens Centre apologising for the lack of communication and stress caused to its members in relation to this issue.*

CLOSE OF BUSINESS

There being no further business, the Mayor declared the meeting closed at 2006 hrs.