

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

MINUTES OF SPECIAL MEETING OF ELECTORS
HELD IN FUNCTION AREA
ON MONDAY, 31 MAY 1993

ATTENDANCES AND APOLOGIES

Councillors:	G A MAJOR, Mayor	South-West Ward
	H M WATERS	North Ward
	C P DAVIES	North Ward
	A V DAMMERS	Central Ward
	B A COOPER	Central Ward
	L EWEN-CHAPPELL	Central Ward
	P NOSOW	South Ward
	K WOOD	South Ward
	I MACLEAN	South Ward
	N RUNDLE	South West Ward
	G CURTIS	South West Ward

Town Clerk:	R F COFFEY
City Planner:	O G DRESCHER
City Engineer:	R MCNALLY
City Treasurer:	J TURKINGTON
City Building Surveyor:	R FISCHER
City Recreation and Cultural Services Manager:	R BANHAM
City Parks Manager:	F GRIFFIN
Committee Clerk:	D VINES

There were 117 Electors and 8 Non-Electors in attendance.

An apology for absence was tendered by Cr Marwick.

The Mayor declared the meeting open at 7.43 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 issues of concern to the residents of Quinns Beach Estate.

The Mayor invited speakers from the floor.

Mr Wayne Born advised that he is Chairman of a recently formed group called the Merriwa Development Committee which was voted in at a residents meeting on 16 May 1993. He advised that he is a spokesman for and on behalf of the residents.

Lengthy discussion ensued.

The residents expressed concern at the seeming lack of facilities in Merriwa. Some of the main points are listed:

There is no school, public telephone box, recreation area, community hall, children's amenity or play areas.

- . The residents wished to know when Marmion Avenue is going to be extended. They further advised that there is a lot of dumped rubbish along the road that requires cleaning up.
- . Lack of street lighting in Palermo Court and Baltimore Street as well as no stop signs or traffic lights.
- . Insufficient drainage, curbs and proper footpaths in Hester Avenue.
- . No school crossing on Hester Avenue for the school children.

One resident advised that she had received correspondence from Smith Corporation who advised that its responsibility in Merriwa ended with the installation of a pathway.

The City Engineer advised that principally the question of providing footpaths in new residential areas is the Developer's responsibility and whilst Smith Corporation claims it has completed its responsibility, this matter will need investigation.

He stated that the class of road that Hester Avenue is, when it is first installed, requires full earthworks and one carriageway of that road provided by the Developer. This has been applied since the inception of development in Wanneroo.

When the traffic volumes increase the Council is then responsible for putting in the second carriageway and completing the drainage and curbing.

The City Engineer further stated that any specific problems associated with drainage can be looked at and rectified.

Some questions were then raised with respect to fencing around the Estate.

The City Planner advised that the City has endeavoured to establish some common fencing and open estate planning. The ideal situation is to achieve 30% or one third of the Estate being open to regional roads with the remainder being fenced. Experience has shown that too much enclosure creates problems of security. The problem is that Council, as a local authority, only recommends to the Department of Planning and Urban Development, who is the planning authority of this State. The Department of Planning and Urban Development does not always agree with Council's recommendation and therefore some Estates will have more fencing than others.

The City Planner reported that school sites are the responsibility of the State Government. The City can advise the Ministry for Education that a school is necessary and a site has been provided, but the decision on when or where the school is built lies with the State Government.

He further advised that the Marmion Avenue extension is the responsibility of Smith Corporation who are planning it in conjunction with a Homeswest development.

The Mayor requested Mr W Smith, MLA, who was in attendance for advice on when the State Government is prepared to put in the Merriwa school and the roads.

Mr Smith, MLA, advised that the schools are the responsibility of the State Government, but that he was unaware of when it would be erected, but that it was in hand. As to the siting of the school, he said that the Quinns P&C is setting up a subcommittee to look at lobbying for a school at Merriwa.

A resident requested that a "No through Road" sign be erected in Dumore Circuit and when eventually it links up with Dalvic Avenue, traffic calming measures could be taken.

Another resident requested that a storm water drain in Greyhound Drive be investigated as well as the possibility of having Greyhound opened as a through road.

The City Planner advised that it is a fundamental requirement of all subdivisions and developments that before rezoning is undertaken a structure plan is prepared. These structure plans provide details of every piece of public open space, primary school, high school and shopping centre as well as the location of underpasses and accessways and the subdivision is developed in accordance with this plan.

One resident asked about the possibility and cost associated with changing the name of Merriwa to Quinns Beach Estate and the affect, if any it would have on their property titles.

The Town Clerk advised that he would have to investigate the matter.

The Town Clerk had received the Minutes of the residents meeting which contained a number of requests. He advised as follows:

Maintenance of roads and footpaths - responsibility of Council.

Fences around Merriwa - if this refers to the fences around the Estates the responsibility lies with the Developer.

Schools - responsibility of the Ministry for Education.

Parks - responsibility of Council.

Underground power - it has been the policy of this Council that all power lines are to be underground. However, the final decision lies with the State Government or Department of Planning and Urban Development.

Lighting - responsibility of Council.

School crossings - responsibility lies with the Main Roads Department, however, Council can forward a request to it.

Neighbourhood Watch - Council can organise officers from the police and Security Department to help residents set up Committee.

Safety Houses - responsibility of local Schools

Clean up of houses - individual houses are not Council's responsibility.

Some residents also requested that trees be provided in Merriwa.

Mr Wayne Born then advised on behalf of the residents, as decided at their meeting, that they wanted to get an Act of Parliament through that would prevent Council from having the responsibility of initiating any new developments unless there is an agreed Development Statement in place between it and the Developer, giving a timeframe of what is to be build and when.

No home should ever again in the Wanneroo City be approved for construction unless it becomes attached with a purchase contractual area development statement. This statement would be a binding contractual agreement, between the Developer and the proposed purchaser based on:

- 1 what facilities are in the area;
- 2 what the Developer plans on building and a timeframe for it to be built;

MOVED Mr Born, **SECONDED** Dave Evans that this petition authorises the Merriwa Development Committee to demand a full Legally acceptable statement from the Wanneroo City Council laying out the following:

- 1 a full itemised summary of rates received by Council from the residents of Merriwa to include all rates to the above mentioned Council for and behalf of the Developer and any other funds received by the Council directly or indirectly as a result of the Merriwa development.
- 2 Any land received by the Council - free of payment or by purchase from the developer.
- 3 A full itemised account of all expenditure to date in the suburb of Merriwa by the Council, since the beginning of development in the suburb of Merriwa.
- 4 The right to call for any independant audit (arranged by the Committee) if more than 50 letters are received by any member of the Committee (collectively) - voicing lack of satisfaction, in the Council's financial statement.
- 5 That the statement be forwarded to all ratepayers for their viewing and that 90 days be allowed for any objections to be lodged with the Committee members by residents concerning the "Statement".
- 6 That a vote of "no confidence" in the Wanneroo City Council shall be implied by each signature contained herein and shall remain until such time as a future meeting is called (within 120 days of the 16th of May 1993) to vote on the Council's response. **CARRIED**

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Mr Born then stated that if this petition was not dealt with immediately, based on a vote that was taken at the end of the meeting he hereby formally advised that the Committee has applied to the Hon Paul Omodei MLA to appoint an Independent Boundaries Commissioner within the City of Wanneroo to assess the possibility that it be split up.

There being no further business, the Mayor declared the meeting closed at 9.10 pm.