



MAYORAL MINUTES

Notice is hereby given that an Ordinary Meeting of Council will be held at the Civic Centre, Dee Why on

Tuesday 27 August 2013

Beginning at 6:00pm for the purpose of considering and determining matters included in this agenda.

Rik Hart
General Manager

**Mayoral Minutes for an Ordinary Meeting of Council
to be held on Tuesday 27 August 2013
at the Civic Centre, Dee Why
Commencing at 6:00pm**

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ITEM 5 .1 MAYORAL MINUTE NO 18/2013 - REAL ESTATE SIGNAGE - COMPLIANCE UNDER THE WLEP 2011

TRIM FILE REF **2013/248934**

ATTACHMENTS **NIL**

BACKGROUND

A number of residents and local businesses have raised concerns over the placement of Real Estate directional signs (and general Real Estate signage) and the impact on the amenity and safety of the area.

Directional signs are the small signs put into the ground guiding interested parties along streets to the sale site. While one sign is not significant, it appears Real Estate agents are placing quite a number of them out on corners which are quite large and in essence are smaller versions of the main sale board outside the property. They are then not removing them until either much later in the day, the next day or even later. They are in fact illegal structures under our WLEP 2011.

With regards to the general signage, the complaints that I have received are around the number of signs relating to the same sale site, the size of the signage and the length of time that signage remains after the sale of a property.

Under Schedule 2 Exempt Development 'Real Estate' of the WLEP 2011, there are restrictions in relation to these signs including:

- A. Must relate to the sale or letting of the property and must be removed no later than 7 days after the date of completion of the sale or letting of the property
- B. Only 1 sign per property
- C. Maximum size—1.2m² (in residential areas)
- D. Maximum size—2.2m² (in commercial or industrial areas)
- E. Must not be illuminated

Our rangers are responsible for policing this issue yet it is virtually impossible for them to know the date that the sale was completed. These are private contractual details and certainly not information that rangers have access to in order to take compliance action.

Further, on the more specific issue of directional signage, I am aware that other Councils have very strict guidelines in relation to these signs and this is an issue faced by all Councils.

I would like to see our Council become more vigilant; in the first instance take this opportunity to write to all the Real Estate Agents operating within Warringah and remind them of the guidelines, their responsibilities and their obligations as well as the consequences should compliance action need to be taken. I would also like our rangers while patrolling an area, to ensure that on such days as Sundays, Mondays and Thursdays after there have been open house inspections, they are confiscating these directional signs and taking up compliance action if necessary.

I am advised that this process can be funded within the existing operational budget.

RECOMMENDATION

That Council:

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- A. Write to all the Real Estate Agents operating within Warringah outlining their obligations under the WLEP 2011 and of the consequences should compliance action need to be taken.
- B. Ask our compliance staff to be pro-active in following up compliance action in relation to both directional signage that is left after open house inspections and wherever possible, Real Estate signage that does not comply with the WLEP 2011.
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Michael Regan
MAYOR

ITEM 5 .2 MAYORAL MINUTE NO 19/2013 - FUTURE OF BROOKVALE OVAL

TRIM FILE REF **2013/249452**

ATTACHMENTS **NIL**

BACKGROUND

I refer to the recent announcements from the Federal Government and Opposition in relation to Brookvale Oval and the pre-election commitments of \$10 million to the future development of an Eastern Stand.

Essentially Council as owners of the land, has undertaken in 2011/12 a master planning and extensive consultation process with our community and also with our number one tenant (The Sea Eagles). Council developed a number of options that did not rely on Federal or State Government funding and made it fully self-sufficient whilst maximising community use.

I understand that the report on the outcomes of the master planning and consultation process was delayed while awaiting the release of the State Government's Stadia Strategy. This report now needs to be finalised and released to the public as a matter of urgency, for their scrutiny and as a reminder to the general public, a new \$30 million stand would cost Warringah ratepayers an additional \$600,000 per year in depreciation and maintenance on top of the current deficit and or subsidy the Warringah community contributes already. On that point, it should be recognised that the previous State Government committed \$6.6 million and Council committed another approximately \$5 million to upgrade existing facilities and extend the Jane Try stand to ensure it maximises the grounds current potential.

In the past 5 years, Council has also gone through the rigorous process of an asset audit to reflect the intrinsic value its assets provides to the community and to bring those assets back to an acceptable level as well maintain that level into the future. That process continues and will do so as a long term priority for future Councils and indeed has been the catalyst for this Council to get to a financially sustainable level. Only two other Councils have that positive outlook for the future. And this is why I make public the fact that every piece of additional infrastructure we build comes with an ongoing cost to make sure the asset does not fall into a state of disrepair as has been the case in the past.

Our community has supported strongly the Sea Eagles remaining at Brookvale but the feedback I receive from the community says they believe the cost of new facilities in particular should be covered by the Federal and State Governments. The community also tell me that they do not want their rates going towards maintaining a regional asset unless it can be made self-sufficient and additional community uses found.

I now call on the General Manager to finalise and issue Council's report on the future of the Brookvale Oval and in the light of recent announcements and include how the \$10 million offer would impact the options previously developed for consultation.

Further, to ensure the long term future of Brookvale Oval and relieve the Warringah Ratepayers of the significant financial burden of maintaining a Professional sporting venue, I call on the General Manager to enter into discussions with the State Government about putting the Oval into State Sponsored Trust such as its existing Stadia trusts and report back to the Council within 4 months.

RECOMMENDATION

That the General Manager:

- A. Finalise and issue Council's report on the future of the Brookvale Oval and include how the \$10 million offer would impact the options previously developed for consultation.
 - B. Enter into discussions with the State Government about putting the Oval into State Sponsored Trust such as its existing Stadia trusts and report back to The Council within 4 months
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Michael Regan
MAYOR

ITEM 5.3	MAYORAL MINUTE NO 20/2013 - SYNTHETIC FIELDS AT MELWOOD OVAL AND LIONEL WATTS
TRIM FILE REF	2013/250527
ATTACHMENTS	NIL

BACKGROUND

Council staff and our Strategic Reference Groups have previously looked at the progression of synthetic surfaces on key sports fields in our area and through Council, adopted a list of key locations that included Melwood Oval (2 soccer fields/ 1 cricket oval) and Lionel Watts (part or all).

The current consultation on the Masterplan of Melwood Avenue, Forestville has highlighted that a synthetic surface would provide significant benefits for the community providing a year round playing surface for 60 hours per week that remains at peak condition. Equally, Lionel Watts fields at Belrose, which also receives heavy traffic (particularly in winter), could well benefit from the new generation of synthetic surfaces on the western side (closest to Glen St Theatre) where the sports of AFL and soccer dominate in winter and cricket is played throughout the summer. Melwood Avenue has the amenities and quality lighting already available and the potential to easily upgrade the lighting in the future make it an ideal venue to lay the synthetic surface.

Both these venues were identified essentially because they are used more heavily throughout the year which results in the surface becoming damaged after just a few rounds. It is incredibly difficult for staff to maintain heavily utilised fields that by the end of each season need major work to bring them back in time for the next season. I know from my discussions with the various sporting bodies they are keen to upgrade the fields to synthetic surfaces having seen the success of our upgrade at Cromer Park over the last 12 months. Cromer was the first of its kind on the Northern Beaches and has clearly demonstrated the many advantages of synthetic surfaces. Look over the Roseville Bridge in Northbridge and you can also see the success of their synthetic surface with cricketers, soccer players and local school children having access to fields all year round.

I respect there is a budget process that needs to be followed particularly when we are talking of large infrastructure projects such as this but I am very keen to see this project come to fruition now rather than in a few years time. I have had discussions with our local soccer, league and AFL officials who are very supportive of this project so I would like staff to bring forward this project with the aim to having both fields completed by the end of 2014.

I call on Council to seek written proposals from interested parties so that we can establish what options are available to ensure this work can be carried out as soon as possible. This would also include working with the relevant sporting associations to identify priorities to ensure this project is delivered by the end of 2014.

Council in considering how this project can be financed within our existing budgets also need to be advised of the various payment options that can also be considered when contracting projects such as these. I believe there are substantial benefits for the community and when there is a good partnership between Council, the market and our local sporting associations all working together we can deliver an innovative solution and bring forward the delivery of these surfaces. Council does not need to be reminded that we promote recreation and a healthy lifestyle to our community and I truly believe that providing these surfaces at Melwood and Lionel Watts will demonstrate our commitment to help local sport and recreation grow. Further to this, we are all aware that there is an absence of vacant land inhibiting our ability to increase the number of sporting fields to cater for our growing needs and so this will allow for some security in future planning for both Council and sports associations in the allocation of fields.

RECOMMENDATION

That Council:

- A. Write to the Sporting Union to notify them of our intent to facilitate the delivery of synthetic surfaces at Melwood Oval and Lionel Watts.
 - B. Authorise the General Manager or his delegate to seek proposals from interested parties in the market up until October 2013.
 - C. Provide a briefing to Councillors prior to Council's Ordinary Meeting in November 2013.
 - D. Provide a report to Council's ordinary meeting in November 2013.
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Michael Regan
MAYOR

