

CITY OF WANNEROO

MINUTES OF ANNUAL GENERAL MEETING OF ELECTORS HELD IN THE COUNCIL CHAMBER, JOONDALUP ADMINISTRATION BUILDING BOAS AVENUE, JOONDALUP ON MONDAY, 29 NOVEMBER 1993

ATTENDANCES AND APOLOGIES:

Councillors:	G A MAJOR - JP, Mayor	South-West Ward
	P NOSOW - Deputy Mayor	South Ward
	C P DAVIES - to 8.50 pm	North Ward
	W H MARWICK	Central Ward
	A V DAMMERS	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL	Central Ward
	M J GILMORE	South Ward
	K H WOOD	South Ward
	N RUNDLE	South-West Ward
	G W CURTIS - to 8.48 pm	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	A ROBSON
City Treasurer:	J B TURKINGTON
City Planner:	O G DRESCHER
City Engineer:	R MCNALLY
Acting City Recreation and Cultural Services Manager:	D INGARFIELD
Environmental Health Manager:	G FLORANCE
City Parks Manager:	F GRIFFIN
Manager - Municipal Law & Fire Service:	T TREWIN
Deputy City Librarian:	J CADDY
Acting Manager - Welfare Services:	J IRELAND
Minute Clerk:	J CARROLL

In Attendance

Mr G K McHarrie, Registered Local Government Auditor

Apologies for absence were tendered by Crs Waters, Moloney, MacLean and Freame.

There were 51 Electors and 2 members of the Press in attendance.

The Mayor declared the meeting open at 7.37 pm.

CONFIRMATION OF MINUTES

MINUTES OF ANNUAL GENERAL MEETING OF ELECTORS, HELD ON 23 NOVEMBER 1992

MOVED Ron Chamberlain, **SECONDED** Allyn Bryant that the Minutes of the Annual General Meeting of Electors, held on 23 November 1992, be confirmed as a true and correct record. **CARRIED**

FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 1993

MOVED Gilbert Currie, **SECONDED** Allyn Bryant that the Financial Statements for the Year Ended 30 June 1993 be received. **CARRIED**

AUDITOR'S REPORT FOR THE YEAR ENDED 30 JUNE 1993

MOVED Vic Harman, **SECONDED** Noel Gannon that the Auditor's Report for the Year Ended 30 June 1993 be received. **CARRIED**

MAYOR'S REPORT

MOVED Gilbert Currie, **SECONDED** Vic Harman that the Mayor's Report for the year ended 30 June 1993 be received. **CARRIED**

GENERAL BUSINESS

MR GILBERT CURRIE, BURNS BEACH ROAD

Mr Currie thanked the Mayor, Deputy Mayor, Councillors and Senior Administrative Officers for the courtesies extended to himself and ratepayers and congratulated them on the manner in which they conducted the affairs of the Council.

Mr Currie stated that he had been approached by a Local Government Department which was endeavouring to purchase portion of Land along Burns Beach Road and he understood that the Land Acquisition and Fire Departments were involved in trying to purchase the land for a fire station.

The City Planner said that, as he understands it, the fire station was to be built in the Joondalup Industrial Park and whilst the Government may be looking at sites, it was not Council's intention to support a fire station at the northern end of Lake Joondalup.

Mr Currie felt that the City Planner's information was contrary to what he had heard, therefore the City Planner said he would make further enquiries and inform Mr Currie in due course.

Mr Currie stated he had been advised that Council was considering altering the rural structure in the same area from Special Rural to Rural, the area of which would be between 1 and 2 acres.

The City Planner stated that Council had been evaluating some of the land around Lakes Joondalup and Goollelal and a report was being prepared for Council in December 1992. This study will eventually be published for public comment and affected ratepayers will be able to make their comments.

Mr Currie commented that he had seen surveyors active in Burns Beach Road, and understood a pipeline was planned from Joondalup Drive along Burns Beach Road, to service 40,000 residential blocks. The Mayor pointed out that this was a temporary activity of the Water Authority.

Mr Currie's final comment was regarding the present position with the split of Perth City Council, and was anxious that this would not happen in Wanneroo. The Mayor answered that Wanneroo was not going to split at this stage, however there may be changes to ward boundaries.

MR ALAN BRYANT, CRAIGIE

Mr Bryant enquired as to what items Council collected in its recycling programme and believed household batteries had been collected in the past, but were no longer collected.

The City Engineer said that the system is set up to accept car batteries but at this stage not for smaller batteries.

Mr Bryant then enquired as to Council's policy regarding cost of non-standard street lighting and the effect of such on rates.

The City Engineer stated that Council had made two decisions regarding non-standard street lighting in Joondalup City Centre and Iluka and explained Council's basis for approving same. The Mayor commented that rates were likely to be affected but the amount was not quantifiable.

Mr Bryant then congratulated the Mayor and Council on the efforts made to save energy, in particular the proposal for a smaller Mayoral car.

Mr Bryant asked of the permitted time that a caravan may be parked on a road verge within a metre of the kerb, either occupied or unoccupied.

On being informed by the Manager - Municipal Law and Fire Services that caravans were not permitted to park on a verge, Mr Bryant submitted a written question for action.

MRS AUDREY HINE

Mrs Hine enquired of the possibility of Central Ward Councillors obtaining ceiling fans for the Youth Centre in Wanneroo.

The Mayor stated that, as this centre was not a Council facility, it should make application to Council.

Mrs Hine enquired whether a helipad was being planned for Joondalup.

The Mayor answered that there was, in Joondalup Business Park, in the grassed area in the central zone.

MR CHAMBERLAIN

Mr Chamberlain congratulated the City Treasurer on his presentation, and submitted the following questions which were answered by the City Treasurer

Q1. Training Guarantee Act

The Training Guarantee Act requires all employees to contribute 1½% of salaries and wages towards the training of their staff - either through approved training programmes or as a cash payment in lieu to the Government towards training costs for courses at Government institutions.

In the accounts as presented for 1992/93 it is obvious that staff training expenditure was considerably less than that required by the legislation.

Please advise:

- (1) What is Council's liability for the shortfall in this provision ?
- (2) Can Council increase expenditure in 1993/94 for staff training or does this shortfall now have to be paid in cash ?
- (3) Are adequate provisions made in the 1993/94 budget for staff training to cover the full liability as required by the Training Guarantee Act ?

Answer Pt (1) & (2)

Council expenditure on staff training during the 1992/93 financial year exceeded the minimum requirement as defined by the Training Guarantee Act. Therefore, no liability existed for a cash in lieu payment to the Government.

Comprehensive records are maintained independently by Council's Human Resources Section for the purposes of complying with the specific obligations of the Training Guarantee legislation. Consequently, a perusal of the Programme Based Statutory Financial Statements will not disclose the extent of Council's commitments in this regard.

The expenditure shown in the Staff Training Accounts throughout the various programmes primarily reflects the cost of external course registrations and the engagement of course instructors for in-house training courses. In addition to this the majority of expenditure in the Conference Expense Accounts complies with the Training Guarantee guidelines. Other approved expenditure includes salaries and wages paid to employees whilst undertaking training courses, the employment of a part-time Training Officer and costs associated with the refurbishment and equipping of the Training Room.

Pt (3)

As in 1992/93 adequate provision has been made in the 1993/94 Budget to ensure Council complies with the minimum expenditure requirements of the Training Guarantee Act.

Q2. Wards

What is current position with the proposal to change the Wards of the Municipality ?

Answer The revised ward boundaries approved by the Council and the then Minister for Local Government to provide ten (10) wards were predicated on an amendment to the Local Government Act to allow for a 4 year term for Councillors with elections every two years. Latest advice from the Minister for Local Government suggests that the Act will be amended to allow for 4 year election terms as an option for the 1995 elections.

Q3. Worker's Compensation Reserve

Worker's Compensation on 23.03 shows that the total balance of \$1,629,703 has now been extinguished. Will you please explain why and how this is to be catered for in the future ?

Answer Insurance for worker's compensation is based upon the "burning cost" method, whereby during the indemnity year a minimum premium is paid to Council's insurers. In previous years the balance premium was transferred to Reserve Fund pending finalisation of the years insurance claims.

With the advent of Australian Accounting Standard 27 (AAS27) the use of a "provision" was considered more appropriate than a 'reserve'. Please refer to page 2.02 of the 1992/93 Financial Statements and note the "Provision for Worker's Compensation Premium" of \$1,083,430.

Q4. Historic Village - Perry's Paddock Reserve

This fund shows a balance of \$500,019 as at 30/06/93. Will you please advise the proposed use for this fund - the total estimated cost and the schedule for construction (or use) ?

Answer This reserve was created in 1987/88 to assist with future costs associated with the development of a historic village in Perry's Paddock, the site of Wanneroo pioneers' annual picnic day. This community event has been resurrected over recent years and has proven to be just as popular with today's residents.

The Historic Village is a long term project with the scope and timeframe as yet to be finally resolved. This will be influenced by the determination of the Yellagonga National Park and the tenure of land of the Perry's Paddock site.

Q5. Hodges Drive Drainage Reserve

This fund shows a balance of \$112,636 as at 30/06/93. This reserve account has been established for some time.

Answer This reserve was created in 1988/89 to finance the provision of drainage at Hodges Drive. This was initially established by a contribution from the developers of land adjoining Hodges Drive with Council's component being set aside by equal annual instalments during the years 1989/90 to 1994/95.

The schedule for construction is contingent upon the development of Lot 1029.

Q6. Special Overdraft Accounts

19.03 Town Planning Scheme No 5 (Landsdale) shows a credit balance of \$195,719

19.05 Town Planning Scheme No 6 (Greenwood) shows a credit balance of \$654,484

19.07 Town Planning Scheme No 7A Stage 2 (Marangaroo) shows a credit balance of \$720,916

19.08 Town Planning Scheme No 7A Part B (Marangaroo) shows a credit balance of \$693,290

These Town Planning Schemes have been in existence for a number of years - TPS 5 came into operation on 8 June 1973.

What is current position with these schemes and when are they expected to be finalised ?

Answer TOWN PLANNING SCHEME No 5 - LANDSDALE

An industrial zone guided development scheme which was gazetted in June 1973. The total area of the scheme is about 100 hectares. The eastern sector comprising 47 ha is identified as Stage 1 and it was fully subdivided and developed in accordance with the scheme map several years ago.

The eastern sector of 53 ha known as Stage 2 is either low lying land made up of 2 ha parcels along Gngara Road or an operating sand pit on 2 larger lots. Subdivision and development of this sector is entirely at the discretion of the individual landowners. It appears unlikely that there will be any subdivision or development undertaken in this sector in the short term.

The funds (\$195,719) are invested while not in use and the earnings credited to the scheme.

TOWN PLANNING SCHEME No 6 - GREENWOOD

This mixed residential/light industrial guided development scheme was gazetted on 7 April 1972. All subdivision and development within the scheme area was completed several years ago.

At 30 June 1993 the scheme account had a credit balance of \$654,484 and the Council is in the process of distributing those funds to the contributing scheme owners. This distribution is the final act in the administration of the scheme.

TOWN PLANNING SCHEME No 7A - MARANGAROO

This residential scheme was gazetted on 4 March 1977, as a resumptive scheme but was converted by an amendment in May 1993, to operate as part-guided development part-resumptive scheme. The resumption part of the original scheme is now known as part A and the new guided development part is known as Part B.

All subdivision and development in the scheme area has been completed recently but there are some matters relating to participating land owners equity that are yet to be finalised.

Cr Rundle left the Room at this point, the time being 8.35 pm.

Q7 Craigie Open Space - Skateboard Track

This item was carried forward from 1991/92 my query last year was answered (Your Ref 3097/ 5 - [233472] dated 20 November 1992), showing that the Consultants report was paid on invoice dated 01/07/92 - presumably for \$7,500 now shown as 1992/93 expenditure.

This work again appears in 1993/94 for the balance C/F of \$177,500.

Report No H61022 shows this item listed as "Unknown Location". What is current situation with this project ?

Answer Final cost estimates relating to the proposed skateboard track proved to be prohibitive. The working party established to evaluate the feasibility of this project recommended that Council does not proceed with the establishment of a skate park at Craigie Leisure Centre but continues to examine alternative skateboard facilities. Funds totalling \$177,500 have been allocated in the current 1993/94 budget.

VIC HARMAN, OCEAN REEF

Mr Harman requested that, in future, previous years' figures be shown in the financial report in order to give a comparison.

Mr Harman raised the question of graffiti to bus shelters and mentioned the two shelters which had been muralised to reduce graffiti damage. He wondered whether underpasses could also be muralised.

The City Engineer explained Council's mural art programme which will identify the extent of graffiti and stated that Council had muralised several underpasses which had been relatively successful.

Cr Rundle entered the Chamber at this point, the time being 8.40 pm.

Mr Harman enquired about the proposed sale of small passive parks for building purposes, and would like ratepayers to be canvassed to give their opinion as to how the monies raised were to be used.

Also, if Council were to revert back to its old system of one Council meeting per month, Mr Harman would like consideration to be given of still making reports available to the public.

The Town Clerk stated that the by-laws were framed so that reports at Committee level were confidential, therefore a change in the by-laws would need to be made to facilitate this request.

Mr Harman asked of Council's policy regarding satellite dishes. The Mayor commented that would be looked in to.

Mr Harman spoke of discussions he has had with Main Roads Department regarding raising the speed limit on Marmion Avenue to 80 km/h and enquired as to whether Council had been asked to approve this speed limit in areas of Wanneroo.

The City Engineer believed that a request had been received for a section of Marmion Avenue several months previously, but he would need to check to verify this.

Cr Curtis left the Chamber at this point, the time being 8.48 pm.

BARRY HOGAN, SORRENTO

Mr Hogan commented on the increased attendance at the Annual General Meeting of Electors compared to previous years. He noted the size and extent of Council's advertising regarding meetings, compared with other Councils, and recommended that the Mayoral letter sent with the rates notices would be an ideal place to advertise Council meetings.

The Mayor informed Mr Hogan that this year 100 ratepayers had been randomly chosen to be invited to attend the Electors Meeting, and also took the point regarding advertising.

Cr Davies left the Chamber at this point, the time being 8.50 pm.

Mr Hogan congratulated the City's Engineering Department on solving a problem area in Frobisher Avenue and requested that Council pass on congratulations to the relevant parties.

A further item of concern to Mr Hogan is the issue of cats in the City and he asked that Council urges the Government to take measures in the control of cats.

GEOFF NEWTON, WOODVALE

Regarding the question of a skateboard track at the Craigie Leisure Centre, Mr Newton enquired as to whether this proposal was still current.

The Mayor replied that the proposal had been cancelled due to the high cost involved in both provision and maintenance, but small skateboard parks were still being considered.

CHRIS PAGE, GIRRAWHEEN

Mr Page enquired as to when Council's recycling programme would begin.

The City Engineer stated that the original pilot programme has been in place for approximately 18 months. Following this successful trial, funds were budgeted to purchase another five trucks to expand the service to the rest of the City. Some problems had been experienced but at the present time one truck was operational, and the City Engineer expected the full service to be in operation by the start of the new calendar year.

Mr Bryant referred to the 1993 Annual General Meeting of Electors and a question regarding the programme to tidy up the median strips of Whitford/Hepburn Avenues. He believed planting was due in the winter months but believed nothing had been done as yet.

The City Parks Manager advised he would investigate the matter.

MR PETER MACKENZIE, KINGSLEY

Regarding the Mindarie Regional Council and the implications of the activities that were currently occurring in the City of Perth, Mr Mackenzie asked what impact will the creation of the three new local authorities of Cambridge, Vincent and Shepparton from the City of Perth have on Council's assets in the Mindarie Regional Council?

The Town Clerk stated that the Act does not provide for what happens to the three new Councils and it was his hope that the Mindarie Regional Council, and certainly the City of Wanneroo would seek to ensure that the three Councils join as full partners in the Regional Council.

Mr Mackenzie raised a question regarding types of recycling containers available, to which the City Engineer replied that Council currently provides bags with a draw string for plastics and glass, and papers were placed beside bins.

Mr Mackenzie then asked what program Council had in place to protect rural and urban wetlands from pollution and would Council implement measures to protect developed areas from continual pollution into those wetland areas?

City Engineer stated that in most current subdivisions there had been no drainage into lakes and as a general policy at the present time no direct discharge of drainage water into lakes was permitted.

Mr Mackenzie said he would be contacting Council as he believed the water coming through the drainage system had bacterial growth in it.

In regard to workers' compensation premiums being reported in the 1992/93 year of over \$1,083,000, Mr Mackenzie asked what likely increases of these premiums would be seen in the current year's budget in relation to the programmes and liabilities, and what programmes does Council have to substantially reduce or stabilise these premiums in the current and future years.

City Treasurer stated that costs throughout local government have increased quite considerably for workers' compensation and all facets of insurance and Council obviously looked each year at addressing those costs and tried to minimise those where possible and pointed out that Council's new safety office also had some ideas to keep those insurance costs to a minimum.

Town Clerk mentioned that Council had written to every medical practitioner within the City of Wanneroo area asking them to contact Council should they be called upon to treat City workers with minor injuries, so that Council could try to find these employees light duties rather than have them go on compensation leave.

Mr Mackenzie then asked if Council produced a complete City Corporate Management Plan with all Council Department Programmes with objectives to be achieved and associated costs and with performance criteria attached to those programmes.

The Mayor advised that Council did not have one at the present time.

This being the case Mr Mackenzie requested that Council implements a management plan prior to the adoption of the 1994/95 Budget and that this be made available to the public to understand the programmes which the Budgets relate to?

Mr Mackenzie asked if Council's policies were readily available for access to the public and how often these policies were received.

Town Clerk replied that Council had a Policy Manual which was reviewed when necessary. He was not aware if it was available in the libraries but it may be viewed by ratepayers if required.

GILES TALBERT, GREENWOOD

Mr Talbert stated he was one of the 100 people invited to attend the meeting, and submitted the following questions

- 1 Is it possible to give a total of the number of employees employed by the Council?
- 2 A total of the salaries, wages, overtime, superannuation, other on costs arising from the employment of those employees?
- 3 Picking up from the previous speaker who mentioned the workers' compensation insurance premium, can we be told what percentage of payroll that represents?
- 4 Under the statement of accounting policies and procedures, there is a provision of annual leave and long service leave liabilities of 3 million, does the Council have a programme for reducing that and what target would it consider to be reasonable as a total of those two liabilities?

- 5 Lastly, what is the eventual loss that the Council anticipates on the Permanent Building Society problem?

City Treasurer answered that the information requested was generally in Council's Budget each year and that information can be viewed or a copy provided on request and proceeded to give a brief run-down of these figures.

Regarding the expected loss on Permanent Building Society, the City Treasurer stated that Council had currently written off approximately \$1.2 million, which he felt needed to be balanced against the return on investments Council had achieved over the last 8 to 10 years, which was in excess of approximately \$27 million.

BOB KRUGER

Mr Kruger asked when the proposed changes to the East Wanneroo road system were likely to take place, whether alterations would be made to the Wanneroo Shopping Centre, and would the upgrading of Dundobar Road have any effect on it.

The Mayor answered that no timetable was in place to move Dundobar Road.

The City Planner stated that, in the long term, it was intended that the shopping centre would increase to about 25,000m², from the present 8,000m², but an increase in population would firstly be required. He said it was hoped that Dundobar Road would be deviated to the north, but Council's view was that the shopping centre should either be rebuilt or relocated to the top of the hill.

RON CHAMBERLAIN

Mr Chamberlain asked what Council's current position was with Landcorp for the construction of the future cultural and civic facilities in Joondalup.

The Town Clerk explained the history of this proposal and of the previous Government's offer of \$20 million on a dollar for dollar basis, plus 1.5 ha of land, and how this offer fell through with the change of Government. He detailed the current position with Landcorp regarding the 1.5 ha of land to Council plus another hectare gained by an exchange of Council land, and the \$3 million being given by Landcorp towards a regional library. The Town Clerk added that a brief for a master plan of the area was currently being prepared, the first stage including the regional library which would hopefully be in place by 1995/96.

MR NORM DUFFY, WANNEROO

Mr Duffy enquired what plans there were for further parking facilities at Joondalup sporting complex as parking facilities were inadequate for the amount of sports played and number of spectators attending. He praised the Arena itself but felt no thought had been given to the patrons.

The City Planner informed Mr Duffy that the parking so far provided was for the first stage and more would be established as required.

Cr Rundle also pointed out that it was well recognised that in the early stages at least there would be some shortfall until Stage 2 is developed but Landcorp was also negotiating with Transperth to try to provide a station there to encourage people to use public transport.

MR NELSON, CONNOLLY

Mr Nelson wished to record his thanks to Council for the transfer of employment of the landscape crew from Landcorp to the City, thereby keeping these people employed.

Mr Duffy voiced his concern regarding the land held by religious organisations without payment of rates, and mentioned land in Beaumaris as an example.

City Treasurer explained that, under the Act, Religious bodies were exempt only for those portions of land which are held and used exclusively for religious purposes, ie, church purposes and for the clergy and the land that Mr Duffy referred to on the coast was not in that category and was rateable.

There being no further business, the Chairman declared the Meeting closed at 9.25 pm, the following Councillors being present at that time:

COUNCILLORS: MAJOR
NOSOW
DAVIES
MARWICK
DAMMERS
COOPER
EWEN-CHAPPELL
GILMORE
WOOD
RUNDLE
CURTIS