



ANNUAL MEETING OF ELECTORS  
MINUTES

3 FEBRUARY 2014

**TABLE OF CONTENTS**

**1 ACKNOWLEDGEMENT OF COUNTRY .....2**  
**2 DECLARATION OF OPENING.....2**  
**3 ATTENDANCE.....2**  
**4 PUBLIC QUESTION TIME .....3**  
**5 CONFIRMATION OF MINUTES OF PREVIOUS ANNUAL ELECTORS MEETING –  
AS CIRCULATED.....5**  
**6 REPORT FOR 2012/13 – CITY OF GREATER GERALDTON .....6**  
**7 CLOSURE .....6**  
**APPENDIX 1 – ATTACHMENTS .....7**

**CITY OF GREATER GERALDTON**  
**ANNUAL MEETING OF ELECTORS**  
**HELD ON MONDAY, 3 FEBRUARY 2014 AT 5.30PM**  
**CHAMBERS, CATHEDRAL AVENUE**

**MINUTES**

**DISCLAIMER:**

The Chairman advises that the purpose of this Council Meeting is to discuss and, where possible, make resolutions about items appearing on the agenda. Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a Member or Officer, or on the content of any discussion occurring, during the course of the meeting. Persons should be aware that the provisions of the Local Government Act 1995 (Section 5.25(e)) and Council's Standing Orders Local Laws establish procedures for revocation or rescission of a Council decision. No person should rely on the decisions made by Council until formal advice of the Council decision is received by that person. The City of Greater Geraldton expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any resolution of Council, or any advice or information provided by a Member or Officer, or the content of any discussion occurring, during the course of the Council meeting.

**1 ACKNOWLEDGEMENT OF COUNTRY**

I would like to acknowledge the traditional owners of the land on which we meet, and pay respect to the Elders and to knowledge embedded forever within the Aboriginal Custodianship of Country

**2 DECLARATION OF OPENING**

The presiding member declared the meeting open at 5.30pm.

**3 ATTENDANCE**

Present:

Mayor I Carpenter

Cr D J Caudwell

Cr J Clune

Cr R deTrafford

Cr S Douglas

Cr L Graham

Cr R D Hall

Cr S Keemink

Cr N McIlwaine

Cr V Tanti

Cr S Van Styn

Local Member

Mr Ian Blayney MLA

Officers:

K Diehm, Chief Executive Officer

P Melling, Director of Sustainable Communities  
B Davis, Director of Corporate and Commercial Enterprises  
A Selvey, Director of Creative Communities  
N Arbuthnot, Director of Community Infrastructure  
S Moulds, PA to the Chief Executive Officer  
P Radalj, Manager, Business Planning Services  
M Jones, Senior Treasury Officer  
K Chua, Manager Accounting Services  
S Chiera, Coordinator Marketing & Media  
T Mbrimi, Manager Governance & Risk

Others:

Electors: 4  
Press 1

Apologies:

Cr J Critch  
Cr T Thomas  
Cr D Brick  
Cr P Fiorenza

Leave of Absence:

Nil.

**4 PUBLIC QUESTION TIME**

*Questions provided in writing prior to the meeting or at the meeting will receive a formal response. Please note that you cannot make statements in Public Question Time and such statements will not be recorded in the Minutes.*

*Our Local Laws and the Local Government Act require questions to be put to the presiding member and answered by the Council. No questions can be put to individual Councillors.*

**Mr John Luk (e-mail address supplied)**

Question

In a letter I received from Council dated 17th May 2012, I was advised that "Anticipated dates for the progression of the project (the Beresford Foreshore Protection Enhancement Project) remain at Detailed design and documentation 2012 – 2013; and Construction 2013 - 2015".

At the forthcoming Meeting of Ratepayers, can an update for these works be provided please?

Response

This project is guided by a project Working Group (comprising of the City, the Geraldton Port Authority, Department of Transport and the Mid West Development Commission) which was established in March 2013 under Ministerial direction. The Working Group instructed the City to

form a Technical Group (comprising of the City, Department of Transport and Geraldton Port Authority Senior Staff) with the specific task of creating a design brief appropriate for inclusion in Request for Tender Documentation for the “Developed and Detailed Design for the Beresford Foreshore Coastal Protection and Enhancement Project”. This was duly completed and a Request for Tender was advertised throughout November 2013; seven submissions were received by the City from coastal engineering consultants. After a multi stage evaluation process a preferred consultant has been selected and it is anticipated that a contract will be awarded within the next 10 days. The construction program of the project will be subject to the availability of funds.

**Mr Max Correy, 51 Bayview Street, Geraldton WA 6530**

Question 1

What is the current position with respect to the “Olive Street” project?

Response

A detailed site geotechnical and environmental investigation has just been completed and will provide the City with a better understanding of the asbestos contamination issues associated with the site, including remediation options and costs. The City’s executive staff are currently reviewing the report and will provide a report and recommendation to Council in relation to the impact of asbestos contamination and on the viability of the proposed development.

The report will be presented to the City at the end of this month.

*Subsequent question taken at the meeting*

Question

Mr Correy asked if this also included all the other contaminants in the site, as the area was an old refuse tip in the past and everything known to man was put in that tip in the 60s and 70s and also was not segregated and added that it must all still be there.

Response

The CEO advised that this is part of the investigation and will be addressed as part of the report to Council. The City Executives have yet to comprehensively review the report.

Question 2

Is it true that the “Verita Road” project is budgeted to cost \$40M?

Response

The initial estimate prepared by a quantity surveyor showed a cost of approximately \$40m all inclusive, however this estimate was based on an initial design, and since that time the design has been revised and it is expected that the cost of all infrastructure, including the bridge over the southern transport corridor, trunk services and road works will be less than this figure.

The current budgeted figures are as follows:

2012/13 financial year - \$1.36m

2013/14 financial year - \$20m (works currently undertaken is under budget)

2014/15 financial year – the balance of the project

### Question 3

Why is Council involved in the subdivision of the so called “affordable housing lots” off Verita Road when there are thousands of already serviced blocks of land available in Geraldton and thousands more than the demand requires.

### Response

The Karloo-Wandina project is in fact a joint venture between the City of Greater Geraldton and the Department of Housing (DoH), the City is delivering the key infrastructure such as the new roads and Department of Housing is delivering the affordable housing lots component of the project. The DoH via the State Government is committed to the delivery of 20,000 affordable housing opportunities across Western Australia by 2020. Greater Geraldton is part of that State Government focus and housing affordability is an important issue for the regions if we are to avoid the Pilbara experience.

### Question 4

What value constitutes an affordable block?

### Response

The delivery of the affordable lots is one component that influences housing affordability, the price for housing affordability is determined by the Real Estate Institute of Australia Affordability Indicator which is a ratio of median family income to average loan repayments. The Department of Housing determines the criteria for the various land/home ownership opportunities they provide noting it's not confined to public rental housing.

## **5 CONFIRMATION OF MINUTES OF PREVIOUS ANNUAL ELECTORS MEETING – as circulated**

RECOMMENDED that the minutes of the Annual Electors Meeting of the City of Greater Geraldton held on 18 February 2013 as previously circulated, be adopted as a true and correct record of proceedings.

<http://cgg.wa.gov.au/meeting/annual-meeting-electors-18-february-2013>

*Mr Max Correy advised that he would be voting against this motion as he stated that they were not a true record of the minutes.*

**MOVED**

**MOVED CR VAN STYN, SECONDED MR R ASHPLANT**

**RECOMMENDED that the minutes of the Annual Electors Meeting of the City of Greater Geraldton held on 18 February 2013 as previously circulated, be adopted as a true and correct record of proceedings.**

**CARRIED**

**6 REPORT FOR 2012/13 – CITY OF GREATER GERALDTON**

**RECOMMENDATION**

That the City of Greater Geraldton Annual Report and Annual Financial Report for 2012/2013 be received by Electors.

**MOTION**

**MOVED CR VAN STYN, SECONDED CR HALL**

**That the City of Greater Geraldton Annual Report and Annual Financial Report for 2012/2013 be received by Electors.**

**CARRIED**

**7 CLOSURE**

There being no further business the Chairman closed the Council meeting at 5.40pm.

## **APPENDIX 1 – ATTACHMENTS**

Attachments are available on the City of Greater Geraldton website at:  
<http://www.cgg.wa.gov.au/your-council/meetings>