



ANNUAL MEETING OF ELECTORS  
MINUTES

6 DECEMBER 2016

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**CITY OF GREATER GERALDTON**  
**ANNUAL MEETING OF ELECTORS**  
**HELD ON TUESDAY, 6 DECEMBER 2016 AT 5.00PM**  
**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 DECLARATION OF OPENING**

The Presiding Member declared the meeting open at 5pm.

**2 ACKNOWLEDGEMENT OF COUNTRY**

I would like to respectfully acknowledge the Yamaji people who are the Traditional Owners and First People of the land on which we meet. I would like to pay my respects to the Elders past, present and future for they hold the memories, the traditions, the culture and hopes of the Yamaji people.

**3 ATTENDANCE**

Mayor S Van Styn  
Cr D Caudwell  
Cr G Bylund  
Cr B Hall  
Cr S Douglas  
Cr L Freer  
Cr T Thomas\*  
Cr J Critch  
Cr N McIlwaine  
Cr S Keemink  
Cr V Tanti  
Cr L Graham  
Cr M Reymond  
Cr N Colliver

Officers:

K Diehm, Chief Executive Officer  
P Melling, Director of Development & Community Services  
B Davis, Director of Corporate and Commercial Services  
G Sherlock, A/Director of Infrastructure Services  
S Moulds, PA to the Chief Executive Officer/Minute Secretary  
M DuFour, Senior Coastal and Natural Environment Officer  
B Robartson, Manager Land and Regulatory Services  
P Radalj, Manager Treasury & Finance

Others

Electors: 4  
Press: 0

Apologies:

R McKim, Director of Infrastructure Services

Leave of Absence:

Cr R Ellis  
Cr T Thomas\*

*\*Cr Thomas is listed as on Leave of Absence, as approved at the Meeting of 25 October 2016, but attended this meeting.*

**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.*

*Public question time commenced at 5.01pm*

**Mr Max Correy, PO Box 202, Geraldton**

*In response to disparaging remarks included in the preamble to questions the Mayor requested that Mr Correy refrain from such remarks.*

Question

Is it the policy of the Council to be honest, open and transparent with respect to questions at Council Meetings?

Response

Yes.

Question

Should this meeting have been advertised in the local press under provisions of the Local Government Act?

Response

Yes

Question

Has it been?

Response

Yes

- Mid West Times – 16 November 2016 – Page 47
- Geraldton Guardian – 18 November 2016 – Page 24
- Mid West times – 30 November 2016 – Page 29

Question

What was the Council Debt as at 30 June 2016?

Response

Response: Page 6 of the financial statements included in the Annual Report identify the following debt as at 30th June 2016

- Current Liabilities of \$30,827,233 which includes \$27,078,812 of Trade and other Payables, and \$3,748,422 in loans maturing within a year
- Non-Current Liabilities – Borrowings \$24,151,530

Question

Am I correct in my thinking that the Council borrowing is on the edge of its maximum borrowing allowance under State Government criteria?

Response

You are incorrect. The level of debt of the City is thus well within the maximum 10% servicing benchmark.

How much has loan balanced increased.

2015 – loans 22.1m

2016 – 27.9 m – increase of 5.8 m

Question

Did the Federal Government request the refunding of the \$9M that was expended by Council although conditions had not been met?

Was the agreement conditional upon the pre-sale of 400 affordable housing lots by June 30 2016 before the \$9M was to be spent?

Response

No.

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Question

Are there funds set aside for the building of the 400 affordable lots if the State Government should sell the lots as was a pre-requisite of the agreement?

Response

No

Q8

If not where will the funds come from i.e. my figures suggest to me that the provision of 400 lots will cost somewhere in the vicinity of \$24M?

Eg. 400 lots x \$60,000/lot = \$24M

Response

This is the State Government's Responsibility not the City's

Question

Point 2 of the milestone schedule – table states that by 31 July 2012 the following items were to have been completed.

**Completed Project Plan including Site feature plan, Services plan, Infrastructure Works plan, Subdivision layout plan, Building plan and Administrative framework for providing the rebates to Eligible Purchasers.**

Were they completed and are they available to inspect or receive a copy of?

Response

I will take this question on notice as I believe that some of these requirements were not requirements of the City but were the responsibility of the State Government

Question

Point 8 of the same schedule - by 1 July 2014 the following was to be completed.

**All approvals to enable commencement of the Residential Works has been obtained. Commencement of the Residential Works.**

Were these conditions met and can I obtain a copy of the relevant approvals?

Response

The conditions were not met.

Question

The schedule clearly outlines that infrastructure work was to be completed by 31 December 2014 (Point 7) with residential work to commence by 1 July 2014. Were both of these milestones achieved?

Response

No

Question

Point 10 of the schedule refers to ***Completion of the Residential Works and certification in accordance with clause 4.9.***

I don't see that the residential works have been completed – Is that correct?

Response

Yes, that is correct

Question

In my endeavours to obtain relevant information pertaining to the agreement between the CGG and the Federal Government I've written to Senator Fiona Nash – Minister for Regional Development who in turn has onforwarded my request to the Hon Christian Porter MP Minister for Social Services. One of the interesting and concerning points made in the Minister's reply is and I quote "Under the BBRC program, in return for the Commonwealth's contribution, CGG is required to provide \$25,000 rebates to 400 eligible purchasers and 20 dwellings under a shared equity scheme. At this stage the CGG is yet to provide any rebates for lots or deliver any dwellings under the shared equity scheme."

Can you please advise where the \$10M in rebate funding will be funded from?

Response

This is a State Government Responsibility

*The Mayor concluded Mr Correy's questions at 5.12pm after Mr Correy made further disparaging remarks after having been requested to cease doing so, and after having allowed Mr Correy considerable latitude in the number of questions asked.*

*The CEO advised that he would take the remainder of his written questions as General Business and provide a response to Mr Correy.*

**Mr Sean Hickey, PO Box 2966, Geraldton**Question: In relation to Greys Beach.

I was unable to determine what expenditure has occurred at the EPA identified contaminated site or determine why the Greys Beach foreshore is left to be an ugly blight for tourists and locals alike.

In light of the massive money being directed towards Beresford and its eroded rock strewn shoreline it would seem this Point Moore location will be left in it's extremely degraded state for decades to come?

Response

The City values this section of coast line as much as any other section of the Geraldton Coastline.

It should be noted that the Beresford Foreshore Project is primarily being funding through the State administered Royalties for Regions program with only minimal financial input from the City. In the past 3 years the City has invested approximately \$350,000 on a range of projects on the Greys Beach section of point Moore including coastal protection works, revegetation and rehabilitation works along with environmental site investigations.

Question: In relation to The Northern Beaches and Sunset Beach Holiday Park.

It is notable that new 35 year leases have been drawn up for the Park, as advertised today in the Geraldton Guardian. Clearly this effects budgets that Council developed both now and in future. Clearly there are a number of questions and issues that surround these agreements.

Comprehensive studies in recent years by the Department of Transport have determined that Sunset Beach has been losing about 1.4 meters of shoreline annually (on average); and has been, for well over a decade. This 'loss' contrasts strongly with the modelling associated with The Inundation and Coastal Processes Study which Council refer to in the lease agreement; data that suggests a loss of about 330 mm loss per annum.

What considerations are undertaken with this lease agreement and what influence will the increased Breakwater and Infrastructure building at Beresford mean to Sunset and the Northern Beaches?

Response

Due to the risk of coastal erosion experienced along the northern foreshore area of Reserve 27317, two leases were issued concurrently commencing 1 December 2009. The first lease being for a 7056m<sup>2</sup> portion of the Reserve being the 'Managed Coastal Retreat Area' and the second lease being for a 5.7028 hectares' portion of the Reserve being the 'Non-Managed Coastal Retreat Area'. The purpose of this is to give the Lessor (City) the power to issue the Lessee with a Deed of Surrender



of Lease should it be determined in the Lessor's reasonable opinion the Premises become substantially affected by erosion.

The proposed surrender and further term renewal of the lease will allow for the relocation, plus potential future development and upgrades to existing structures and new opportunities to develop new facilities over the full extent of the lease area that is not in the erosion prone area.

#### Question

In consideration of the information surrounding the Inundation and Processes Study (above) and its implementation effect on the Holiday Park lease agreement at Sunset what has Council done with the 2,500 lot development plan and housing estate at Glenfield, one that highlights a Marina and canal development.

Has this been abandon and can future generations breathe easy in the knowledge that a similar but worse project than the Beresford Port-Marina Sage is ' waiting in the wings. And What Budget/Development strategies are being planned for now that will avoid the similar losses incurred by the Beresford Port-Marina project that has taken a toll on monetary, social, recreational and environmental wellbeing?

#### Response

A point of clarification, Glenfield does not have a Marina or a canal development in any of its approved Structure Plans. It is a conventional residential subdivision.

The coastal setback to this future subdivision has been determined by the W.A. Planning Commission in accordance with W.A. Planning Law & policy. The City has no power to determine Coastal Setbacks to subdivisions.

*Public question time concluded at 5.23pm*

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

RECOMMEND that the minutes of the Annual Electors Meeting of the City of Greater Geraldton held on 1 December 2015 as previously circulated, be adopted as a true and correct record of proceedings.

**MOTION****MOVED CR THOMAS, SECONDED CR HALL**

**RECOMMEND that the minutes of the Annual Electors Meeting of the City of Greater Geraldton held on 1 December 2015 as previously circulated, be adopted as a true and correct record of proceedings.**

**CARRIED****6 REPORT FOR 2015/16 – CITY OF GREATER GERALDTON****RECOMMENDATION**

That the City of Greater Geraldton Annual Report and Annual Financial Report for 2015/2016 be received by Electors.

**MOTION****MOVED CR REYMOND, SECONDED CR CAUDWELL**

**That the City of Greater Geraldton Annual Report and Annual Financial Report for 2015/2016 be received by Electors**

**CARRIED****7 CLOSURE**

There being no further business the Presiding Member closed the meeting at 5.27pm.

## **APPENDIX 1 – ATTACHMENTS**

Attachments are available on the City of Greater Geraldton website at:  
<http://www.cgg.wa.gov.au/council-meetings/107/annual-meeting-of-electors>