



ORDINARY MEETING OF COUNCIL

AGENDA

23 APRIL 2013

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CITY OF GREATER GERALDTON
ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 23 APRIL 2013 AT 5.30PM
CHAMBERS, CATHEDRAL AVENUE

A G E N D A

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

3 ATTENDANCE

Present:

Officers:

Others:

Members of Public:

Members of Press:

Apologies:

Leave of Absence:

4 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

5 PUBLIC QUESTION TIME

Questions provided in writing prior to the meeting or at the meeting will receive a formal response.

6 APPLICATIONS FOR LEAVE OF ABSENCE**Existing Approved Leave**

Councillor	From	To (<i>Inclusive</i>)
Cr N McIlwaine	12 April 2013	23 April 2013
Cr N Bennett	27 June 2013	22 July 2013

Cr D Brick request for leave of absence for the period 23 May to 26 May 2013 to be approved.

7 PETITIONS, DEPUTATIONS OR PRESENTATIONS**8 DECLARATIONS OF CONFLICTS OF INTEREST****9 CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING – as circulated**

RECOMMENDED that the minutes of the special meeting of Council of the City of Greater Geraldton held on 25 March 2013 and the minutes of the ordinary meeting of Council of the City of Greater Geraldton held on 26 March 2013, as previously circulated, be adopted as a true and correct record of proceedings.

10 ANNOUNCEMENTS BY THE CHAIR (WITHOUT DISCUSSION)*Events attended by the Mayor*

DATE	FUNCTION	REPRESENTATIVE
27/03/13 - 6/04/13	China Trip - Sister Cities	Mayor Ian Carpenter
9/04/2013	School Excursion - Leaning Tree Years 5-7	Mayor Ian Carpenter
9/04/2013	Special Concept Forum	Mayor Ian Carpenter
10/04/2013	Geraldton Cemetery - Opening of Rotunda {represent the Mayor}	Cr Neil Bennett
11/04/2013	WA Museum Geraldton Community Advisory Committee Meeting	Mayor Ian Carpenter
11/04/2013	HMAS Sydney II Memorial Advisory Committee meeting	Mayor Ian Carpenter
11/04/2013	Great Northern Football League 2013 Season Launch	Mayor Ian Carpenter
12/04/2013	Regional Capitals Australia Teleconference	Mayor Ian Carpenter
12/04/2013	Swim Across Australia Reunion 2004	Mayor Ian Carpenter
13/04/2013	Sunset Beach Community Action Planning Workshop	Mayor Ian Carpenter
13/04/2013	Valley View Vintage Concert	Mayor Ian Carpenter
15/04/2013	Progression of the Community Action Plan - Stakeholder Engagement Forum	Mayor Ian Carpenter
16/04/2013	HMAS Sydney II Memorial Committee Meeting	Mayor Ian Carpenter
16/04/2013	Agenda Forum 2013	Mayor Ian Carpenter
17/04/2013	City of Greater Geraldton / Geraldton Port Authority Liaison Committee	Mayor Ian Carpenter
17/04/2013	CGG Heritage Awards - Judging Meeting	Mayor Ian Carpenter
18/04/2013	Councillors farewell to Tony and Lyn Brun	Mayor Ian Carpenter
22/04/2013	Meet with Ken Diehm, Acting CEO	Mayor Ian Carpenter
23/04/2013	Ordinary Meeting of Council	Mayor Ian Carpenter

12 SIGNIFICANT STRATEGIC MATTERS
Nil.

13 AUDIT AND RISK MANAGEMENT
Nil.

14 STRATEGIC & POLICY MATTERS

OP0038 NEW POLICY – CP 061 KEYS TO THE CITY AND FREEDOM OFF ENTRY

AGENDA REFERENCE:	D-13-23370
AUTHOR:	C Wood, Director of Organisational Performance
EXECUTIVE:	C Wood, Director of Organisational Performance
DATE OF REPORT:	8 April 2013
FILE REFERENCE:	GO/14/0001
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes

SUMMARY:

The purpose of this report is to seek Council's adoption of a new policy CP061 - Keys to the City and Freedom of Entry.

PROponent:

The proponent is the City of Greater Geraldton.

BACKGROUND:

This new policy is to provide guidelines around the granting of Keys to the City and Freedom of Entry to the City. Council already has a Freeman of the City policy and this policy adds another dimension to the symbolic granting of awards to individuals and groups in the community.

Keys to the City

The tradition of using a key dates back to medieval times, when many cities were enclosed within walled fortifications. The key symbolised the political relationship between a city and the King/Queen or ruler of the land on which the city was located. When that ruler visited the city for the first time after assuming power, the authorities would formally greet him/her at the gates and hand over a key to signify that the city was now under his/her control. The key would then be returned by the ruler to the city authorities to acknowledge that he/she intended to respect the political authority of those who administered the city.

The Keys to the City of Greater Geraldton is traditionally presented by the Mayor at a civic ceremony to acknowledge the contribution of an individual or organisation in furthering the ideals of the City, or to recognise outstanding achievement in sport or humanitarian work at an international level.

Freedom of Entry

Freedom of Entry to the City of Greater Geraldton is a ceremonial honour, which became popular during the nineteenth century and draws some inspiration from medieval history. A military or civilian unit accorded this privilege is granted the right of entry to the City "with bayonets fixed, colours flying and drums beating".

This award is restricted to Australian military and civilian units that have, through their command, a significant attachment to the City of Greater Geraldton. It is conferred in recognition of their achievement while on active service or overseas duty or as a mark of respect and gratitude for their efforts in the defence of Australia. Freedom of Entry to the City of Greater Geraldton is celebrated with a parade of the unit through the streets.

The City has received a request for the granting of Freedom of Entry and therefore this policy provides guidance on Council's approach to these awards.

COMMUNITY CONSULTATION:

There has been no community consultation of this matter.

COUNCILLOR CONSULTATION:

There has been no councillor consultation on this matter.

STATUTORY IMPLICATIONS:

The Local Government Act requires that Councils establish good governance principles through the introduction of policies and guidelines.

POLICY IMPLICATIONS:

This is a new policy.

FINANCIAL AND BUDGET IMPLICATIONS:

There are no financial and budget implications except the production of suitable certificates and awards which will be sourced from operational budgets as required.

STRATEGIC & REGIONAL OUTCOMES:

Strategic Community Plan Outcomes:

- | | |
|-----------------|--|
| Goal 5: | Leading the Opportunities. |
| Outcome 5.1: | Leadership and Good Governance. |
| Strategy 5.1.3: | Implement business, governance, legislative and compliance frameworks. |

Regional Outcomes:

There are no regional outcomes from the consideration of this matter.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no economic impacts associated with this matter.

Social:

There are no social impacts associated with this matter.

Environmental:

There are no environmental impacts associated with this matter.

Cultural & Heritage:

There are no cultural or heritage impacts associated with this matter.

RELEVANT PRECEDENTS:

There are no relevant precedents associated with this matter.

DELEGATED AUTHORITY:

There is no delegated authority.

VOTING REQUIREMENTS:

Simple majority is required.

OPTIONS:**Option 1:**

As per Executive Recommendation in this report.

Option 2:

That Council by Simple Majority in accordance with Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. NOT ADOPT CP 061 Keys to the City and Freedom of Entry;
2. MAKES the determination based on the following reason:
 - a. to be determined by Council.

Option 3:

That Council by Simple Majority in accordance with Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. DEFER the adoption of CP 061 Keys to the City and Freedom of Entry;
2. MAKES the determination based on the following reason:
 - a. to be determined by Council.

CONCLUSION:

This policy reflects the City's commitment of granting of Keys to the City and Freedom of Entry to individuals and groups in the community.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority in accordance with Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. ADOPT CP 061 – Keys to the City and Freedom of Entry.

TF054	SPECIAL DIRECT DEBIT PAYMENT ARRANGEMENTS FOR RATES
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AGENDA REFERENCE:	D-13-22423
AUTHOR:	K Chua, Manager Financial Services
EXECUTIVE:	B Davis, Director of Treasury and Finance
DATE OF REPORT:	5 April 2013
FILE REFERENCE:	RV/4/0010
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes

SUMMARY:

The purpose of this report is to seek approval from Council for proposed revisions to Council Policy CP051 - Special Direct Debit Payment Arrangements for Rates which was introduced for the first time in August 2012, for the 2012-13 financial year.

PROponent:

The proponent is the City of Greater Geraldton.

BACKGROUND:

At the Ordinary Meeting of Council on 28 August 2012, Council formally adopted policy CP051 - Special Direct Debit Payment Arrangements for Rates. When this policy was written, it included dates and requirements specifically written to cater for special arrangements for payment of rates and service charges for the 2012/13 year. This report proposes adoption of a revised policy that will enable continuation of this rates payment option into future years.

Ratepayers who elect to pay their rates and service charges by instalments currently incur the following charges:

- \$10 administration fee per instalment.
- 5.5% instalment interest charge.

The intention of Council in 2012 was that ratepayers experiencing demonstrable hardship who enter into an Agreement to pay via regular debits from their bank account would not incur City administrative charges or instalment interest or late payment penalty interest, provided that payments are made in accordance with their formal Agreement with the City to pay via direct debit.

Aimed at assisting ratepayers experiencing fiscal stress, the City has also absorbed the costs of bank transaction fees associated with payment via regular direct debits. Since its introduction, approximately 250 ratepayers have taken up this option.

COMMUNITY CONSULTATION:

There has been no community consultation on this report. Council's earlier resolution was in response to Community feedback to the City and Councillors following the 2012-13 Budget, seeking a wider range of rate payment options. The policy proposed will enable continuation of the wider range of payment options determined by Council for cases of hardship for 2012-13, into future years.

COUNCILLOR CONSULTATION:

There has been no specific Councillor consultation. The matter of introducing regular direct debits as an arrangement with individual ratepayers experiencing financial difficulty in meeting rates payments arose in response to ratepayer questions at the Agenda Forum on 21 August 2012, and the current policy was subsequently adopted by Council. This proposed policy revision will enable continuation of those arrangements into future years beyond 2012-13.

STATUTORY IMPLICATIONS:

- Section 6.45(1) of the *Local Government Act* 1995 provides for payment of rates in a single payment, or via 4 equal or nearly equal payments, or such other method of payment by instalments as Council provides for in its annual budget.
- Section 6.45(3) of the Act empowers a Council to impose an additional charge (including an interest charge) where a person elects to pay rates by instalments.
- *Local Government (Financial Management) Regulation* 68 prescribes the maximum interest charge applicable to instalment payments (currently 5.5%).
- *Local Government (Financial Management) Regulation* 58 stipulates in effect that the option of payment of current year rates or service charges by instalments is not available if any part of a rate or service charge imposed on a property in a previous financial year remains unpaid.
- Section 6.51 of the Act empowers Councils to charge interest on overdue rates and service charges.
- *Local Government (Financial Management) Regulation* 70 prescribes the maximum interest rate that may be charged on overdue rates or service charge payments (currently 11%).
- Under section 6.51(4) of the Act, persons entitled to rebates or deferment under the *Rates and Charges (Rebates and Deferments) Act* 1992, incur **no** interest on overdue payments, and **no** additional charges for payment by instalments per section 6.45(3) of the Act. [For example pensioner and senior concession card holders].
- Section 6.49 of the Act allows a Council to accept payment of rates or service charges *in accordance with an Agreement made with a person*.

The proposed revised policy, aimed to assist people experiencing genuine financial hardship, authorises officers to be able to enter into an Agreement consistent with section 6.49 of the Act, with an individual ratepayer for

payment of their rates and service charges via regular direct debits from their bank account.

POLICY IMPLICATIONS:

The proposed policy enhances current Council and operational policies in relation to payment of rates.

FINANCIAL AND BUDGET IMPLICATIONS:

In its 2012-13 Budget, Council projected an income of \$150,000 for rates payment instalment charges and \$135,000 for instalment interest income.

These charges are levied to cover the costs to the City of additional instalment payment transactions, and the loss of interest income that would accrue to the City if ratepayers paid 100% of their rates in a single payment in the first quarter of a financial year. These instalment cost and interest revenue loss issues are significant for the whole Local Government sector across the State, and that is why the particular provisions noted above are included in the Local Government Act, empowering Councils to impose related charges and interest.

The policy currently only addresses payment by regular direct debits under special Agreements envisaged under section 6.49 of the Act, *for ratepayers experiencing genuine financial hardship*.

The City process requires provision of evidence from an applicant of advice from a financial counsellor as to their financial difficulties, and arrangements planned within their financial capacity to meet their commitments. Where a person presents to the City claiming financial difficulty without such evidence, they are advised to seek independent advice from a registered financial services counsellor of their own choosing, or are referred to the financial counselling service provided by the Resources Centre. The City considers hardship arrangements on a case by case basis, supported by a letter from the financial counsellor as evidence of financial hardship, and capacity to pay. On that basis, City administrative charges or instalment interest or penalty interest are not imposed, provided that payments are made in accordance with the formal Agreement entered into by the ratepayer with the City.

In addition to payments by special arrangement for hardship cases via formal agreements permitted under section 6.49 of the Act, Council could consider offering the broader ratepayer base the payment option of regular direct debits across a payment period designated within the financial year, consistent with section 6.45(1)(b) of the Act. The option could be offered for the convenience of ratepayers, enabling them to plan their payments on a more even basis over time. To do this, the option would have to be specified within the adopted Budget. However, consideration of provision of this option to all ratepayers (as opposed to restricting the option to those that demonstrate genuine financial hardship), if offered on the *same conditions* provided for people in hardship, would lead to:

- Increased bank transaction fees associated with direct debits, in the order \$250-\$300,000 per year across the ratepayer base; and
- Loss of the instalment administration fees and instalment interest charges income, currently of the order of \$285,000 p.a. depending on how many people took this option.

Hence, because of both increased bank transaction costs to the City, and loss of income, consideration of this option for the broader ratepayer base could not be on the same conditions as available for people in genuine hardship. It would be necessary to apply the same 11% interest charge, the \$40 per agreement establishment charge, plus a charge to cover the costs to the City of the number of bank transactions for the instalments paid via direct debit. For that reason, this particular policy proposal is confined to continuation of special arrangements for payment via direct debits, *for people with genuine financial hardship only*.

Consideration of the option for the broader ratepayer base to be able to pay rates and services charges via direct debit transactions spread across a reasonable proportion of the financial year, and deliberation on the level of necessary charges to apply to that option (to apply in all cases other than those where the financial hardship option is already provided by Council) remains open to Council, as part of the annual Budget process.

STRATEGIC & REGIONAL OUTCOMES:

Strategic Community Plan Outcomes:

Goal 5:	Leading the Opportunities
Outcome 5.4:	Efficient and effective business systems
Strategy 5.4.2:	Provide effective and sustainable financial management and risk management practices

Regional Outcomes:

There are no regional outcomes associated with this matter.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The policy will support the timely collection of the City rates income.

Social:

Introduction in 2012 of the facility of payment of rates via regular direct debit without penalties or interest charges was designed to assist ratepayers experiencing genuine financial hardship in planning and managing their budgets and spreading the effect of rates and service charge payments across a larger number of smaller payments, to ease the impact of the alternative of larger scheduled payments. To assist people in hardship cases,

the City also absorbed the costs of the additional bank transaction fees associated with direct debit arrangements.

Environmental:

There are no environmental impacts associated with this matter.

Cultural & Heritage:

There are no cultural or heritage impacts associated with this matter.

RELEVANT PRECEDENTS:

Council first adopted this policy in August 2012, for the 2012-13 financial year. The proposed policy revision would enable continuation of rates payment via direct debit arrangements, for person experiencing financial difficulty, into future financial years.

DELEGATED AUTHORITY:

There is no delegated authority.

VOTING REQUIREMENTS:

Simple majority is required.

OPTIONS:

Option 1:

As per Executive Recommendation in this report.

Option 2:

That Council by Simple Majority in accordance with Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. NOT APPROVE the revised edition of CP051 Special Direct Debit Payment Arrangements for Rates
2. MAKES the determination based on the following reason:
 - a. To be determined by Council

Option 3:

That Council by Simple Majority in accordance with Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. DEFER endorsement of the revised edition of the CP051 Special Direct Debit Payment Arrangements for Rates.
2. MAKES the determination based on the following reason:
 - a. To be determined by Council.

CONCLUSION:

The revised Policy CP051-Special Direct Debit Payment Arrangements for Rates, if approved, allows the policy to be implemented each year until withdrawn by Council.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority, in accordance with Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. ADOPT the revised edition of Council Policy CP051 'Special Direct Debit Payment Arrangements for Rates' as attached.

TF055	PROPOSED RATES & MINIMUM PAYMENTS FOR 2013-14
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AGENDA REFERENCE:	D-13-23924
AUTHOR:	B Davis, Director of Treasury and Finance
EXECUTIVE:	B Davis, Director of Treasury and Finance
DATE OF REPORT:	10 April 2013
FILE REFERENCE:	FM/0025
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	No

SUMMARY:

This report seeks a resolution by Council on a preferred model of differential rates and minimum payments for the 2013-14 financial year, for the purposes of giving local public notice under section 6.36 of the *Local Government Act 1995* of its intention to impose proposed differential rates and minimum payments, and inviting submissions from electors and ratepayers.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

Each year, where the Council proposes as part of its Budget to impose differential rates or minimum payments, the City is obliged to give local public notice of its intention to do so, before imposing the proposed rates or minimum payments.

The *Local Government Act 1995* (the Act) provides that the local public notice may be published in May or June. The local public notice of intention to impose proposed rates or minimum payments must invite submissions from electors and ratepayers, with a submission period of not less than 21 days.

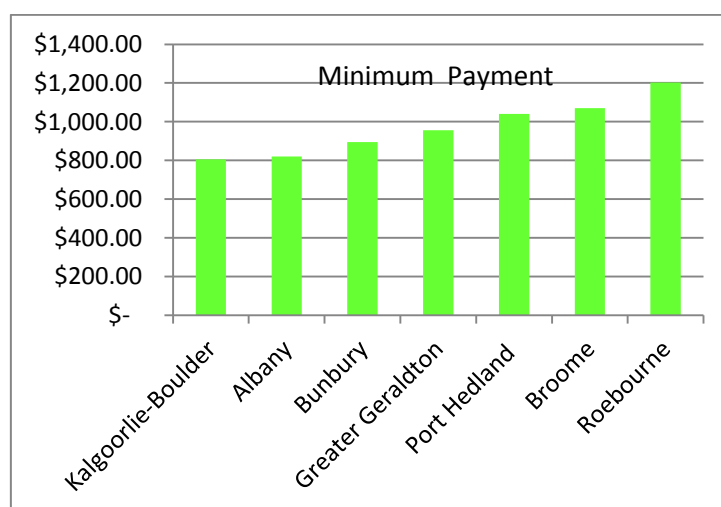
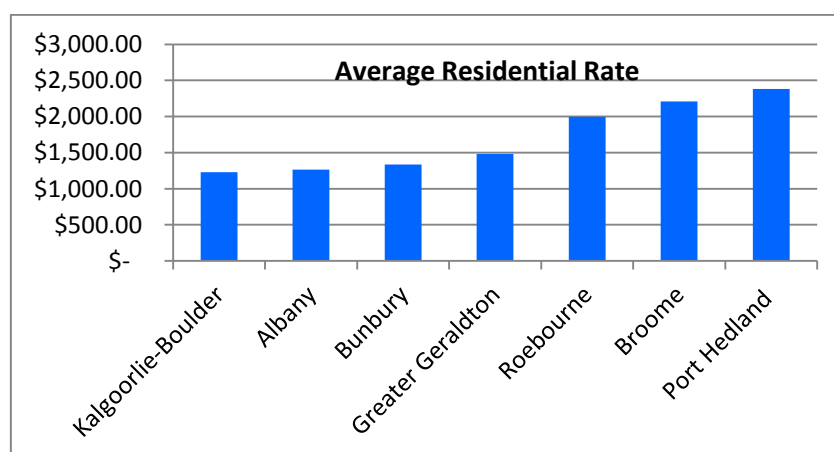
Council is obliged to consider any submissions received before imposing – *with or without modification* – the differential rates or minimum payments. The Act envisages the potential for Councils to adopt different differential rates or minimum payments, after consideration of community submissions, or other matters that may arise subsequent to publishing the local public notice, and empowers Councils to do so.

The Act requires Councils to prepare a budget and, after taking into account expenses, and income and revenue other than general rates, to determine a budget cash deficiency that is required to be funded by imposing general rates.

Comparison of Rates with Other WA Regional Cities

The following information is sourced from the independently prepared *West Australian Local Government Rates Comparison* (14th Edition) 2012/13 published by UHY Haines Norton (WA) Pty Ltd in February 2013.

City / Shire	Residential Average	Minimum Payment
Kalgoorlie-Boulder	\$1,229.00	\$805.00
Albany	\$1,266.00	\$820.00
Bunbury	\$1,337.00	\$894.00
Greater Geraldton	\$1,483.54	\$955.00
Roebourne	\$1,994.00	\$1,203.00
Broome	\$2,209.00	\$1,070.00
Port Hedland	\$2,383.00	\$1,040.00



Current Policy

When adopting its 2012-13 Budget following annual review, Council also adopted Council Policy CP014: *Financial Sustainability*. Key details are provided under the Policy Implications section of this report. That current Council policy, and the current levels of Council services and programs as set out in 2012-13 budget papers, establish the starting point for budget formulation for 2013-14.

In particular, in drafting an initial budget, officers are obliged to reflect the

following explicit requirements of current Council financial sustainability policy:

- Maintain levels of services, by budgeting to cover forecast inflation of consumer, labour and construction costs, increases in costs of insurances, escalation of existing or introduction of new Federal or State taxes, fees or charges on the City, and escalation of essential utility costs including electricity, gas and water;
- Bridge the asset renewal gap by 2023, requiring own-source revenue collection increases from or equivalent to at least a 2.5% increase in rate-in-the-dollar per year, every year until 2022/23; and
- Bridge the working capital gap inherited from past Council mergers, requiring own-source revenue collection increases from or equivalent to at least a 1.5% increase in rate-in-the-dollar per year, every year until 2015/16.

Inflation

The starting point in framing an annual budget is to consider the resource requirements for maintaining current levels of municipal services and programs. That requires consideration of impact of inflation on costs.

The type, nature and scope of *current* Council services and programs is set out in detail in the 2012-13 Budget papers, publicly available in digital and hardcopy form before adoption on 9 July 2012. The budget papers were available in the public domain, available to electors and ratepayers, in Council minutes on the City website following Council's meeting on 9 July 2012.

In preparing its budget for 2012-13, the City based estimates of inflation impacts on budget components effected by forecast movements in State labour cost, and roads, bridges and non-residential building construction cost indices, the consumer price index (which included an element for carbon tax impacts), and movements in costs of State Government utilities including electricity and water.

Cost Element	Inflation Drivers for 2012-13	Impact
Employee costs	WA Labour Cost Index +4.5%	\$1.119M
Materials	CPI including carbon tax: +3.5%	\$1.228M
Utilities	Electricity Costs: +12%	\$0.315M
Plant & Equipment	CPI +3.5%	\$0.115M
Works & Maintenance	WA Construction Costs: +4.5%	\$1.335M
General	CPI +3.5%	\$0.138M
	Increase above 2011-12 to maintain levels of service and programs in 2012-13	\$4.250M

The WA Local Government Association's Local Government Economic Briefing of March 2013 included its forecasts for the Local Government Costs Index for 2013-14.

This index, compiled by WALGA utilising data and forecasts from other sources, includes consideration of costs of labour, roads and bridges construction, non-residential buildings, machinery and equipment, electricity

and street lighting, and consumer prices. Using that index, WALGA forecasts inflationary impacts on WA local governments at **+3.2%** for 2013-14.

WALGA utilises a number of State Treasury forecasts and, in relation to electricity costs, relies on forward estimates and projected tariff increases from the State 2012-13 Budget. Until the State Government brings down its 2013-14 Budget there remains uncertainty as to likely changes in the costs to the City of State utilities – including electricity, water and sewerage charges.

Accordingly, while utilising the WALGA forecast of 3.2% as the inflation factor for the purposes of ascertaining a preliminary estimate of costs to maintain current levels of City services and programs, the City reserves the right to re-assess its preliminary service and program estimates, when the State Government brings down its 2013-14 Budget and announces tariffs, fees and charges for State utilities for the financial year. Any changes (whether higher or lower) different from a 3.2% increase will require adjustment to City estimates. This report foreshadows review of the most recently issued inflation forecasts including related Federal or State Government information, prior to adoption by Council of its Budget for 2013-14.

Impact of Increasing State Utility Costs on the City

	08/09 \$	09/10 \$	+%	10/11 \$	+%	11/12 \$	+%	12/13 \$	+%
Electricity	587,214	625,299	6%	725,210	16%	995,289	37%	1,755,510	76%
Water	375,879	418,240	11%	424,529	2%	499,737	18%	482,220	(3.5%)
Street lights	437,359	861,001	97%	740,442	(14%)	943,986	27%	1,022,000	8.3%
Total	1,400,452	1,904,540	36%	1,890,181	(1%)	2,439,011	29%	3,259,730	33.6%

In its 2012-13 Budget, the City was obliged to increase its provisions for State utility costs by some 33.6% above 2011-12, due to decisions flowing from the 2012-13 State Budget.

Since 2008-09, annual cost of State Government utilities to the City has increased from about \$1.4M per year, by some \$1.86M to \$3.26M per year, an increase of the order of 133% over the 4 year period.

The City awaits the 2013-14 Budget, before being able to ascertain impacts from increases in State Government utility costs for next financial year. Should the timeframe for bringing down the 2013-14 Budget by the State Government be extended into July, or August, then for the purposes of finalising its 2013-14 Budget prior to the State budget, the City will rely on the best information available to it at the time to finalise its estimates for 2013-14.

Asset Renewal

Nationally, in every State and Territory, Local Governments are confronted with a gap between the rate of consumption/deterioration of their existing infrastructure and facilities assets, and the allocation of capital funding required for renewal of existing assets when they wear out. Renewal of an asset means recreating the original productive capacity of the asset – as distinct from upgrading the capacity to a higher level (e.g. reconstructing a

road which was originally an 8 metre subgrade and pavement, to a wider road with 12 metre wide pavement, is an asset upgrade).

Renewal/replacement of existing assets as they wear out is not optional – it is essential. Failure to maintain existing assets in fit-for-purpose state throughout their working lives, then to renew/replace these existing assets as they wear out, results in loss of service functionality required for the local population and its economy, with unacceptable loss of security, safety, liveability and amenity for the Community. Urban decay and rural decline are unacceptable consequences.

The Department of Local Government, as part of the new Integrated Planning Framework that is mandatory on all Councils, has determined specific local government performance benchmarks for asset renewal as follows:

Asset Consumption Ratio	$\frac{\text{(Depreciated replacement cost of Assets)}}{\text{(Current replacement cost of depreciable assets)}}$	Basic Compliance >50% Advanced Standard 60%-75%
Asset Renewal Funding Ratio	$\frac{\text{(NPV of planned capital renewals 10 Years)}}{\text{(NPV of required capital expenditure 10 years)}}$	Basic Compliance 75%-95% Advanced Standard 95%-105%
Asset Sustainability Ratio	$\frac{\text{(Capital renewal and replacement expenditure)}}{\text{(Depreciation Expense)}}$	Basic Compliance >90% Advanced Standard 90%-110%

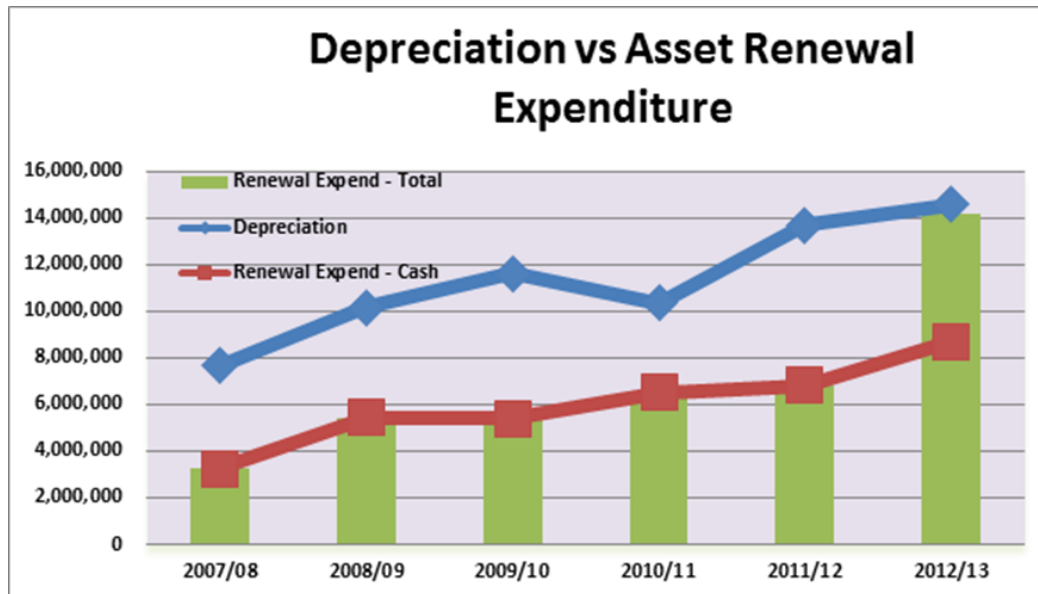
The *Asset Consumption Ratio* provides an overall guide to the current state of City assets, indicating in effect the proportion of working life remaining, averaged across all asset classes.

The *Asset Renewal Funding Ratio* indicates the proportion of *long-term* (10 year) capital works funding planned for asset renewal, relative to funding for the whole capital works program. Forward planning should reflect the necessary response of the local government to the current status of existing assets, as indicated by the Asset Consumption ratio. Assuming the broader capital expenditure plan reflects the envisaged capital raising capacity of the local government, it also infers the proportion of capital funds available for investment in *new* infrastructure and facilities assets.

The *Asset Sustainability Ratio* is a point-in-time indicator, *for a single year*, of the actual asset renewal funding and expenditure effort of the local government, relative to the rate of deterioration/ depreciation of its assets. Compared across years, it should reflect the effort necessary to achieve the level of asset renewal funding across 10 years as indicated in the Asset Renewal Funding ratio.

The Council determined in 2012 that, for financial sustainability of the City, the gap between annual depreciation expenses, and annual funding allocations for asset renewal should be bridged within ten (10) years. That 10 year target period will be reviewed as part of the annual review of Council's Financial Sustainability Policy.

The efforts of the City to bridge the asset renewal funding gap, by increasing rates revenue to enable increasing allocations to asset renewal expenditure, are reflected in the following graph.



Provisions in the 2012-13 budget included own-sourced revenue allocations, plus use of loan funds for urgent works for the Aquarena Centre, and renewal works for the Recreation Ground grandstand and the Art Gallery roof. The additional loan fund allocations for asset renewal projects will enhance apparent performance against asset renewal performance benchmarks determined by the Department of Local Government. However, the City has limits on capacity to borrow and, while appropriate for urgent renewal projects such as that required for the Aquarena, use of loan funds as the norm for asset renewal is not a sustainable strategy. Unfortunately, the Council has no option than to raise additional own-source revenues for the purpose of funding its asset renewal obligations every year.

The City notes that as a result of implementing mandatory changes under Local Government (Financial Management) Regulations, associated with adoption of 'Fair Value' in its valuation of non-current assets, consistent with Australian Accounting Standards, a significant portion of its assets have had upward revaluations, resulting in increased written down values in City accounts. This process enables the City to gain important information in terms of likely asset renewal/replacement cost in today-dollar terms, and condition assessment and review of residual working life of assets (which is an ongoing process) enables better forecasting of asset renewal expenditure requirements, for the purposes of its long term financial plan.

In accounting terms, the effect of upward written-down valuation of non-current assets is to increase annual depreciation expenses. Positive progress was made through 2010-11 and 2011-12 in improving the Asset Sustainability Ratio of the City, by budgeting annual increases in operating revenues to enable increased asset renewal expenditure levels. However, because of recent non-current asset revaluations, the apparent performance of the City relative to the 90% basic compliance benchmark specified for the Asset Sustainability ratio by the Department of Local Government will show decline when the 2012-13 annual accounts are prepared.

Regardless of the performance benchmark, as previously noted, failure to renew assets on a timely basis when they wear out leads to loss of service functionality required for the local population and its economy, with unacceptable loss of security, safety, liveability and amenity for the Community. Continuing to provide additional annual funding for asset renewal thus remains a driving financial sustainability imperative for the Council.

Rates Just One Part of the City Revenue & Income Stream

Analysis of public commentary in relation to the City 2012-13 Budget reveals that many commentators have a badly uninformed grasp of the actual structure of local government revenue and income streams. Commentary has tended to focus on general rates alone, with quite incorrect assumptions and public assertions about rates revenue being the 'only' source of funding for Council service programs and capital works. The following information is provided to correct public misunderstandings about the full range of City revenues and income:

Revenue & Income	2011-12 (\$)	2012-13 Budget (\$)	2012-13 %
Rates	28,809,183	37,009,692	43.5%
Operating Grants, subsidies, contributions	13,690,285	10,778,519	12.6%
Fees and charges	15,650,372	15,770,073	18.5%
Interest earnings	2,205,130	2,027,154	2.4%
Other revenue	<u>1,383,348</u>	<u>1,542,482</u>	<u>1.8%</u>
Ordinary activities – Sub-Total	61,738,318	67,127,920	78.8%
Non-operating Grants, subsidies and contributions	10,048,697	18,067,083	21.2%
	71,787,015	85,195,003	100%

In addition to revenue from Rates, the City receives operating grants including the annual Financial Assistance Grant distributed by the State Grants Commission, untied and tied portions of allocations under the Country Local Government Fund, a wide range of Fees and Charges, full details of which are set out in the annual budget, interest earnings, other sundry revenue, and of course capital grants from the Federal and State Governments. Capital grants include Royalties for Regions grants. The statement of objects and reasons, issued when a Council gives public notice of intent to impose differential rates and minimum payments, is thus confined in its purpose to describing just the objects of and reasons for each particular differential general rate – it is **not** a statement of objectives of or rationale for the whole of a local government's budget estimates of all revenue, income, expenses and expenditure.

A range of grants from Federal or State Governments require provision of matching funds from Council, with Council determining whether it will apply own source funds, or loan funds, for that purpose. All proposed new loans are detailed in the annual budget.

Public commentary regarding use of rates funds for all capital works projects, including development projects such as the Olive Street subdivision, or the Airport Technology Park, is entirely erroneous, with loan funds being utilised for those projects, and repayment of the loans being serviced by income from those projects, *not from rates revenue*.

As well, in relation to airport infrastructure projects, funding comes from the airport reserve, established from annual operating surpluses from airport operations, and from airport revenue, *with no subsidy from rates revenue*.

Review of 2012-13 Budget Circumstances

2012 was a property revaluation year, under the cycle of revaluations undertaken periodically by the State Valuer-General. This saw an average GRV property revaluation increase of about 24% across the district.

The Council approved an average 6.7% increase in the 'rate in the dollar' for differential general rates. This resulted in an across the board average rates payable rise of around 27.1%.

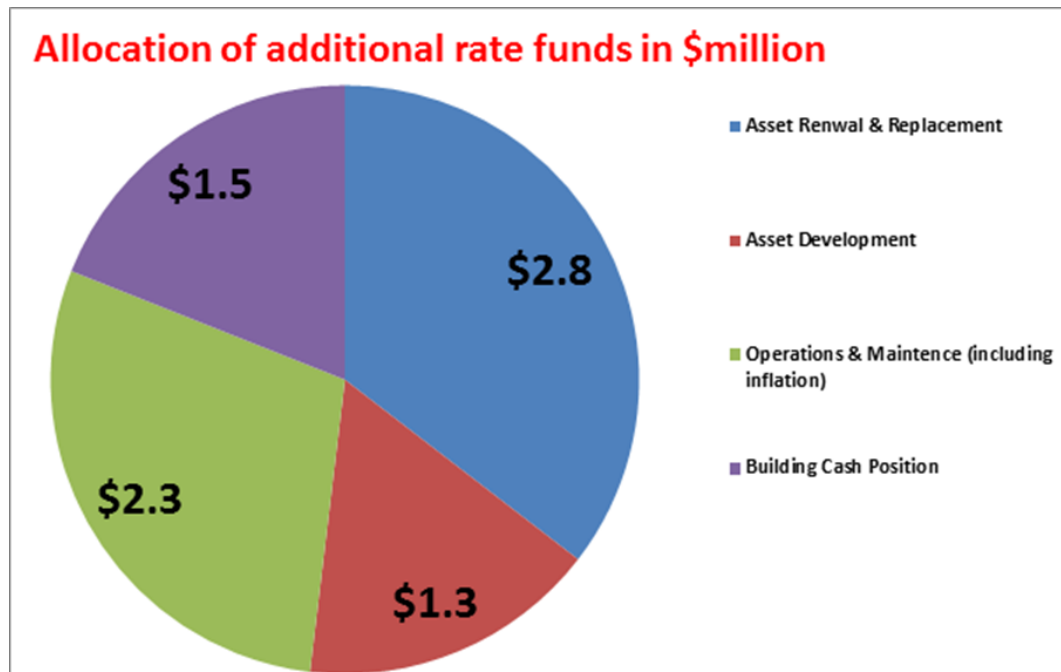
With budgeted rates revenue for 2012-13 of about \$37.009M this rise equated to additional rate revenue of \$7.91 million above the budgeted rates revenue of \$29.099M in 2011-12. Public commentary from some quarters has questioned the need for that level of annual rates revenue increase.

Reasons for Council's budget decision for 2012-13 have previously been well publicised and included the following:

- Need to remedy the inadequate revenue levels that were a consequence of a previous Council decision at the time of the 2008 revaluation to *decrease* rates in the dollar by an average 33%, with compounding effects in each subsequent year.
- Need to raise additional revenue to cover forecast inflation impacts, in order to maintain existing City program service levels, requiring an estimated \$4.25M across programs in 2012-13.
- Need to continue pursuit of the strategic imperative to bridge the assets renewal funding gap, consistent with Council's financial sustainability policy, and required under local government sustainability benchmarks determined by the Department of Local Government.
- Need to improve the City's working capital and liquidity position, held in a sub-optimal position because of the 2008 rating decision, by raising additional revenue.
- Need to provide at least modest capacity to contribute own-source funds necessary to match tied grants funds available under Federal and State programs, and to service new loans where borrowings are used to provide matching funds.

These matters were identified and addressed in detail in the report to Council seeking adoption of the Budget for 2012-13.

In broad terms, across operating and capital programs, the additional rates funds levied for 2012-13 were allocated as shown in the following graph.



In that context, and as previously reported to Council, the following points are relevant:

- In the three years from 2010, the City administration successfully delivered cumulative operational savings of about 5.25% which, for 2012-13, equated to approximately \$1.9 million in savings able to be redirected toward working capital, asset renewal and new asset development expenditures, effectively reducing demand for additional operating revenues for those purposes.
- City staffing levels have remained stable over the past 5 years, and are constrained within an establishment cap.



A stable level of staffing has been maintained even though the combined new organisation, merging first Geraldton and Greenough, and subsequently Mullewa, to create the current City entity, has seen a substantial increase in its turnover of operational and capital expenditure, as indicated in the following graph:



The City is now a significant enterprise, and capacity to plan and manage major projects and programs of work has evolved with scale, far beyond the capacity of the former individual entities. This capacity is clearly illustrated by the following:

- Addressing properly the asset renewal and replacement shortfall including fixing long standing problems such as:-
 - Art Gallery;

- Recreation Ground Grandstand;
- Aquarena aquatic & leisure complex; and
- Refurbishment of the Civic Centre.
- Investing in the development of the Geraldton Regional Airport through additional terminal space, aprons and public car parking;
- Investing in the new library built in the Marine Terrace;
- Investing in major new sports fields at Eadon-Clarke, Derna Parade and Verita Road;
- Jointly funding a \$6 million storm water harvesting and re-use program with the Commonwealth;
- Progressing the \$28 million Karloo-Wandina Infrastructure Project:
 - Construction of Verita Road from Highbury St to Doncon St;
 - Construction of a new road connecting Ackland St to Abraham St (including a new overpass bridge over the Geraldton-Mt Magnet Road);
 - Construction of an extension of Columbus St (to the east) to provide access to the soon-to-be constructed 22ha Southern Districts Sports Fields; and
 - Construction of power, water and sewer trunk infrastructure and headworks which will release 1,500 lots owned by the WA Government (Department of Housing), 229 lots to be developed by the Department of Housing and potentially an equal number of additional lots by private sector land owners and developers (in future stages).

This project will realise a \$500 million economic impact over the next decade in Geraldton.

Since the Geraldton-Greenough and Mullewa mergers, the City has received major funding, including funds for our new Geraldton library, Karloo-Wandina infrastructure project through the Federal Building Better Regional Cities program and Royalties for Regions, the West End Foreshore Precinct through the Regional Development Australia Fund, and Digital Local Government, Economy and Hubs funding.

With considerable Commonwealth funding and interest the City has been in a position to request the State Government to provide matching and supporting funding through Royalties for Regions.

Without longer term fiscal planning, development and continuing alignment to a strong financial sustainability policy framework, and Council commitment to securing the future for the next generation, by bridging the asset renewal funding gap, and building our financial position, the City would never have been in a position to provide the essential matching funding nor had the capacity or resources to deliver these projects.

Preliminary Estimates

The matter of uncertainty regarding State utility costs aside, utilising the WALGA sector inflation index forecast of +3.2% for 2013-14 as a starting point, and applying Council's current financial sustainability policy, to maintain current service levels and address the requirements of Council's current Financial Sustainability Policy, preliminary consideration of increases in general rates and minimum payments reflect the following:

- Maintenance of current service and program levels +3.2%
- Asset renewal +2.5%
- Working capital requirement +1.5%
- Policy-aligned Rate-in-Dollar increase 2013-14: **+7.2%**

That *preliminary estimate* of increased revenue requirements makes no provision for raising any additional funds from rates, fees or charges, for contribution to the Asset Development Reserve, to establish a basis for own-source funding contributions to match any new grant funds, or to enable own-source funding of any new capital projects not supported by grants or loans.

From *preliminary* estimates based on its current policy, Council deliberates on any variances it may wish to make to the application of its current policy, having regard to prevailing and emerging circumstances, in the context of its formal plan for the future – the *Strategic Community Plan 2012-2022*.

Council may consider a wide range of options, examining issues including:

- Progress towards bridging the funding gap for renewal of its existing non-current assets.
- The City's liquidity and working capital position, particularly its untied cash position, having regard to need to provide for unplanned urgent requirements that tend to arise in many years (for example, to respond to flood or storm damage).
- Unfunded capital project proposals that may warrant priority funding.

Example:	1	2	3	4	5	6
Inflation	Services reduction	0.0%	3.2%	3.2%	3.2%	3.2%
Asset Renewal	Reduction	0.0%	0.0%	2.5%	2.5%	2.5%
Working Capital	Reduction	0.0%	0.0%	0.0%	1.5%	1.5%
Asset Development	0	0.0%	0.0%	0.0%	0.0%	1.5%
RID Increase	Reduction (-10.9%)	0.0%	3.2%	5.7%	7.2%	8.7%

Table 1: Illustrative Range of Rate-in-Dollar Increase Components

Table 1 above illustrates a range of options that Council could consider. Example 5 reflects current Council policy. Table 2 below provides a basic affordability impact analysis of each of the *illustrative* options described in Table 1 above, for a range of GRV Residential properties, and Geraldton UV Farming properties.

Increase RID	(-10.9%)	0.0%	+3.2%	+5.7%	+7.2%	+8.7%
RID GRV Residential (\$0.102228 2012-13)	9.1085c	10.2228c	10.5499c	10.8055c	10.9588c	11.1122c
Est. \$15,000 GRV						
Resident.Rates 13-14	1366.27	1533.42	1582.48	1620.83	1643.82	1666.83
Paid 2012-13	1533.42	1533.42	1533.42	1533.42	1533.42	1533.42
Annual Increase	(167.15)	Zero	49.06	87.41	110.40	133.41
Weekly Increase	(\$3.21)	Zero	+\$0.94	+\$1.68	+\$2.12	+\$2.56
Est. \$20,000 GRV						
Resident.Rates 13-14	1821.70	2044.56	2109.98	2161.10	2191.76	2222.44
Paid 2012-13	2044.56	2044.56	2044.56	2044.56	2044.56	2044.56
Annual Increase	(222.86)	Zero	65.42	116.54	147.20	177.88
Weekly Increase	(\$4.29)	Zero	+\$1.26	+\$2.24	\$2.83	\$3.42
Est. \$30,000 GRV						
Resident Rates 13-14	2732.55	3,066.84	3164.97	3241.65	3287.64	3333.66
Paid 2012-13	3066.84	3,066.84	3,066.84	3,066.84	3,066.84	3,066.84
Annual Increase	(334.29)	Zero	98.13	174.81	220.80	266.82
Weekly Increase	(\$6.43)	Zero	+\$1.89	+\$3.36	+\$4.24	+\$5.13
RID UV Farming Geraldton 0.6389c (\$0.006389 in 12-13)	0.5693c	0.6389c	0.6593c	0.6753c	0.6849c	0.6945c
Est. \$300,000* UV Farming Rates 13-14						
Farming Rates 13-14	1717.90	1916.70	1977.90	2025.90	2054.70	2083.50
Paid in 2012-13	1916.70	1916.70	1916.70	1916.70	1916.70	1916.70
Annual increase	(198.80)	Zero	61.20	109.20	138.00	166.80
Weekly increase	(\$3.82)	Zero	+\$1.18	+\$2.10	+\$2.65	+\$3.21
Est. \$500,000 UV Farming rates						
Farming rates	2846.50	3194.50	3296.50	3376.50	3424.50	3472.50
Paid 2012-13	3194.50	3194.50	3194.50	3194.50	3194.50	3194.50
Annual increase	(348.00)	Zero	102.00	182.00	230.00	278.00
Weekly increase	(\$6.69)	Zero	+\$1.96	+\$3.50	+\$4.42	+\$5.35

[*In the example above, for the Geraldton UV General Farming category, in 2012-13 about 73% of properties had UV valuations below \$300,000.]

Table 2: Affordability Impact Analysis of Illustrative Rate Change Options

A budget workshop was held with Councillors on 9 April 2013 for the purpose of identifying the range of general rate change options that individual Councillors wished to have included in deliberations for the 2013-14 Budget process, for public Council discussion and debate at its scheduled meeting on 23 April 2013. The options were simply identified by individual Councillors, were *not debated* at the workshop, and all of the identified options are included in the Options section of this report, for Council deliberation and debate.

Tables 1 and 2 above provide the mechanism for provision of officer comments on each of the options presented, and officer comments are restricted in later sections of this report to relative capacity to address the

needs identified in Council's current Financial Sustainability policy. Adoption of a rating model is a matter for Council.

In the next stage of the budget formulation process, the option adopted by Council for the purposes of giving public notice of its intent to impose differential rates and minimum payments for 2013-14, will be the basis for reviewing and adjusting *preliminary estimates* of revenue and expenditure for 2013-14.

This will involve review and adjustment as necessary of the operations budget, the capital works program, and the schedule of fees and charges.

Assuming adoption of a rating model option on 23rd April, publication and exhibition of the local public notice can proceed in the first days of May, with submissions closing on 29th May. All submissions received will be provided to Councillors for their consideration.

Other Rating Matters

Under the Governor's Orders for amalgamation of the Shire of Mullewa with the City of Geraldton-Greenough to create the City of Greater Geraldton, general rates and minimum payments must be aligned within five years of creation of the new local government district.

With two years elapsed to 1 July 2013, this process must be completed through the 2013-14, 2014-15 and 2015-16 financial years.

For 2012-13 the differential rating categories were as follows:

Differential General Rates for 2012-13	Rate in the Dollar (Cents) 2012-13	Minimum Payments 2012-13
Vacant residential GRV	17.6647	\$955
Residential GRV	10.2228	\$955
Non-Residential GRV	10.2968	\$955
GRV Un-occupiable City centre zone	19.4234	-
Geraldton General Farming UV	0.6389	\$955
GRV Mullewa Townsite	10.7432	\$384
GRV Pindar Townsite	13.8362	\$104
Mullewa UV Agriculture	0.8974	\$288
UV Mining Tenements	22.7136	\$345

Table 3: Rating Categories, Differential Rates and Minimum Payments 2012-13

Ex-Mullewa Shire District Townsite Differential Rates

Local Government (Financial Management) Regulation 52A only permits differential rating for Townsites for a period of 5 years after declaration of a local government district. Mullewa and Pindar town sites must therefore be aligned with the GRV differential rating categories for Residential, Vacant Residential and Non-residential properties by 1 July 2016. The City is sensitive to the wide disparity in GRV property valuations between Pindar, town of Mullewa, and the Geraldton-Greenough urban area, and the

divergence in minimum payments. The proportions of properties in the two Townsites only paying minimum payments presents a potential problem in respect of ongoing compliance with section 6.35 of the Act, if a separate differential rating category is maintained for Pindar. It is therefore proposed that:

- (i) For 2013-14, the current differential categories for GRV Mullewa and GRV Pindar be amalgamated into a single differential rating category for Mullewa Ex-District Townsites, consistent with Local Government Financial Management Regulation 52A(2)(b), with the 2012-13 differential rate and minimum payment for GRV Mullewa as the base point for determination of a differential rate for 2013-14; and
- (ii) This new differential rating category be abolished for 2015-16, with proportional adjustments in 2013-14, 2014-15 and 2015-16 to bring properties in that category into alignment with the Residential, Vacant Residential and Non-residential differential rating categories and the general minimum payment.

UV Geraldton Farming General & UV Mullewa Agriculture

To achieve necessary alignment and allow abolition of the UV Mullewa Agriculture category *in the 2015-16 financial year*, with amalgamation of those properties with UV Geraldton General Farming properties into a new differential rating category (also see next section regarding mining tenements), it is proposed that:

- (i) For each the 2013-14, 2014-15 and 2015-16 financial years, differential rates and minimum payments for what are currently UV Geraldton Farming General properties should continue to be adjusted in accordance with the average annual percentage changes to GRV residential, vacant residential and non-residential categories, consistent with prevailing Council policy on financial sustainability. That is, differential rates and minimum payments will be increased in each of the three years in accordance with Council's adopted rating models, per standard annual budget processes.
- (ii) The UV Mullewa Agriculture differential rate should be *decreased* proportionally each year so that rates imposed on those properties for 2015-16 are aligned with the properties that are currently UV Geraldton General Farming Properties. The UV Mullewa Agriculture differential rating category will not appear in the 2015-16 budget.
- (iii) For current UV Mullewa Agriculture properties, annual Minimum payments should be increased proportionally in each year in the 3 years 2013-14, 2014-15 and 2015-16 so that they are aligned with the General Minimum imposed in the 2015-16 budget.

Mining Tenements

For 2012-13, UV Mining Tenement differential rates were aligned between the previous local government districts. With the small combined number of properties involved, in rate management terms the justification for a separate differential rating category for mining tenements has been questioned. As well, the rate-in-the-dollar level (based on previous Mullewa levels) creates necessity for seeking Ministerial approval each year, because it is more than twice the lowest differential rate. That requirement is not justifiable for the numbers of properties involved.

Having regard to location of the mining tenements primarily in rural areas, and the likeness of service levels required to service roads for the mining tenement properties and surrounding agricultural properties, for 2013-14 it is proposed that UV Mining Tenement properties be combined, together with UV Geraldton General Farming properties, into a new differential rating category of UV Mining & Farming General, with 2012-13 differential rates and minimum payments for UV General Farming as the base point for determination of differential rate for 2013-14.

Differential Rating Categories – Changes Proposed Through 2015-16

Under these proposals, the structure of Council's rating and minimum payments model will evolve as follows to 2015-16:

Differential Rate Categories 2012-13	Differential Rate Categories 2013-14	Differential Rate Categories 2014-15	Differential Rate Categories 2015-16
Vacant residential GRV	Vacant residential GRV	Vacant residential GRV	Vacant residential GRV
Residential GRV	Residential GRV	Residential GRV	Residential GRV
Non-residential GRV	Non-residential GRV	Non-residential GRV	Non-residential GRV
Un-occupiable City centre zone GRV	Un-occupiable City centre zone GRV	Un-occupiable City centre zone GRV	Un-occupiable City centre zone GRV
Geraldton General Farming UV	Geraldton UV Mining & Farming General	Geraldton UV Mining & Farming General	Geraldton All UV
GRV Mullewa Townsite	GRV Mullewa Ex-District Townsites	GRV Mullewa Ex-District Townsites	N/A
GRV Pindar Townsite	N/A	N/A	N/A
Mullewa UV Agriculture	Mullewa UV Mining & Agriculture	Mullewa UV Mining & Agriculture	N/A
UV Mining Tenements	N/A	N/A	N/A

Table 4: Differential Rating Categories Proposed through 2015-16

COMMUNITY CONSULTATION:

There has not yet been community consultation on proposed rates or minimum payments for 2013-14. A resolution by Council on this matter will allow publishing and exhibition of public notices, in accordance with sections 6.36 of the *Local Government Act 1995*, inviting submissions from electors and ratepayers.

COUNCILLOR CONSULTATION:

This matter was discussed at the Concept Forum held on 9 April 2013, with prior distribution to Councillors of relevant information. Options identified by Councillors at that forum are all included as options in this report.

STATUTORY IMPLICATIONS:**Budget Timing Requirements**

Section 6.2(1) of the *Local Government Act 1995* (the Act) requires in effect that a local government Budget for a financial year must be prepared and adopted by 31st August of the financial year to which it applies. Delay of budget adoption beyond 31st August requires approval of the Minister for Local Government.

Differential Rates

Section 6.33 of the Act empowers Councils to impose differential general rates and specifies the characteristics which may be applied alone *or in any combination* for categories of differential rates. The differential rating characteristics include:

- Purpose for which the land is Zoned; or
- A purpose for which the land is held or used - as determined by the local government; or
- Whether or not the land is vacant; or
- Any other characteristics or combination of characteristics as may be prescribed.

Local Government (Financial Management) Regulation (LGFMR) 52A prescribes two additional characteristics which may be applied alone or in combination with the characteristics in section 6.35 of the Act, but only for a period within 5 years of declaration of the local government district:

- Whether or not the land is situated in a Townsite; or
- Whether or not the land is situated in a particular part of the district of the local government.

Section 6.33(3) requires prior approval of the Minister to impose a differential rate that is more than double the lowest differential rate proposed to be imposed.

Minimum Payments

Section 6.35 of the Act empowers a Council to impose on any rateable land in its district a Minimum Payment which is greater than the general rate which would otherwise be payable on that land.

Under section 6.35(4), if a minimum payment exceeds \$200 [as prescribed in LGFMR 53], the minimum payment cannot be imposed on *more* than 50% [as prescribed in LGFMR 52] of the number of separately rated properties in the district, or more than 50% of the number of properties in each of the following categories:

- Land rated on Gross Rental Value (GRV);
- Land rated on Unimproved Value (UV); and
- Each differential rating category where a differential rate is imposed.

Section 6.35(2) requires a Minimum Payment to be a *general minimum*, but a lesser minimum may be imposed in respect of any portion of the district subject to particular conditions set out in section 6.35(3). In effect, if a lesser minimum payment is imposed on any portion of a local government district, the *general minimum* must be imposed on not less than 50% of the number of separately rated properties in the district, or not less than 50% of the number of properties in each of the following categories:

- Land rated on Gross Rental Value (GRV);
- Land rated on Unimproved Value (UV); and
- Each differential rating category where a differential rate is imposed.

Local Government Circular 8/2003 guides local governments on implementation of section 6.35 of the Act, effectively stipulating that a Council cannot impose a different minimum rate if the rate-in-the-dollar for one differential rating category is the same as that for another differential rating category. The circular requires that where differing minimum rates are proposed, local governments need to impose a different rate-in-the-dollar for each category.

Public Notice and Elector & Ratepayer Submissions

Section 6.36 of the Act requires that before imposing any differential rates or a minimum payment applying to a differential rate category, the local government is required to give local public notice of its intention to do so.

Section 6.32(2) requires that where a local government resolves to impose a rate it *must be expressed as a rate in the dollar* of the gross rental value or unimproved value of rateable land within its district, for land to be rated on gross rental value or unimproved value respectively.

Local public notice is defined in section 1.7 of the Act, requiring publishing of the notice in a newspaper circulating generally throughout the district, and exhibition of the notice on notice boards in the local government's offices and in every local government public library in the district.

Under section 6.36(3) in effect the local public notice must be published within the May–June period, and must contain:

- Details of each rate or minimum payment intended to be imposed;
 - An invitation for submissions to be made by electors or ratepayers in respect of the proposed rate or minimum payment and any related matters, within 21 days (or such longer period as may be specified in the notice);
 - Any further information which may be prescribed. (Currently, Local Government Regulations do not prescribe any further information requirements); and
-

- Advice to electors and ratepayers of the time and place where a document describing the objects of and reasons for each prescribed rate or minimum payment may be inspected.

Section 6.36(4) requires Council to consider any submissions received, before imposing the proposed rate or minimum payment, *with or without modification*.

That section empowers a Council to impose differential rates or minimum payments different from those published in the public notice. This provision is important because it allows Council to consider submissions made by electors and ratepayers, and to consider circumstances that may have changed since it first considered an initial estimate of budget cash deficiency required to be met by imposition of general rates. For example – if initial estimates of possible increases in cost of State Government electricity and water utilities for the local government are based on forward estimates published with the current fiscal year State Budget and, before final consideration of the local government budget, the State Government brings down its State Budget for next year, including utility fees and charges at a level higher or lower than their prior year forward estimates, then Council would have legitimate reason to reassess its budget cash deficiency and rating requirements.

If a Council resolves to impose rates or minimum payments *different* from those proposed in the local public notice, LGFMR 23(b) requires that the Annual Budget of Council must include details of the rate or minimum payment set forth in the public notice, and provide reasons for the difference.

Section 6.36(2) of the Act requires that the local public notice of intention to impose differential rates and minimum payments must be published in sufficient time to allow compliance with the requirement in section 6.2(1) that a budget be adopted by 31 August (or such later time as the Minister may allow).

While the Act allows for later budget adoption, it is in the best interests of the City that the budget is adopted to enable issue of annual rates notices and subsequent commencement of inflow of revenue at the earliest practicable opportunity in July. To that end, the goal this year is for Council to adopt its budget and impose rates and minimum charges at its meeting scheduled for 25 June 2013. This requires publishing the local public notice during the week ending Friday 3 May, with the public submission period closing on 29 May 2013, allowing a longer period for public submissions than the minimum 21 days specified in section 6.36(3) of the Act. This timeframe will allow sufficient time for preparation of reports within the June meeting agenda process timeframe.

POLICY IMPLICATIONS:

This report is informed by Council's *current* Policy CP014: *Financial Sustainability* which was formally adopted by Council on 9 July 2012.

In relation to planning and budgeting for Financial Sustainability, that current Council policy includes the following provisions:

“Long term financial plans and annual budgets for the City will be framed to:

- *Balance over time the proportional allocation of resources to economic, social, cultural and environmental programs to meet statutory obligations and meet the needs and aspirations of the Community;*
- *Maintain levels of operational services needed by the community in terms of nature, access, scope, frequency and quality;*
- *Maintain the operational functionality, serviceability and safety of existing infrastructure, facility, public amenity and other built assets through appropriate preventative and corrective maintenance programs;*
- *Maintain levels of plant and equipment necessary to enable and support the delivery of services and facilities needed by the community;*
- *Recover past deficits or losses brought forward;*
- *Provide funds to service interest costs and repayment of principal for loans;*
- *Provide funds to renew/replace existing assets that have reached the end of serviceable working life;*
- *Provide own-source capital funds towards construction of new infrastructure, facility and public amenity assets determined by the Council as capital works required to meet the needs of City economic development, population growth and environmental sustainability;*
- *Provide untied funds to enable the City to access Federal or State capital grant programs requiring equal or partial matching funds;*
- *Create and maintain a working capital untied cash capacity equivalent to no less than 5% and no more than 10% of annual rates revenue, to enable the City to respond to any unscheduled/urgent asset renewal/replacement demands, respond to natural disasters or emergencies, or respond to unanticipated opportunities for projects demonstrably in the strategic interests of the community.”*

“To achieve these goals, annual budgets will be framed to:

- *Maintain levels of services, by budgeting to cover forecast inflation of consumer, labour and construction costs, increases in costs of insurances, escalation of existing or introduction of new Federal or State taxes, fees or charges on the City, and escalation of essential utility costs including electricity, gas and water.*
- *Bridge the asset renewal gap by 2023, requiring own-source revenue collection increases from or equivalent to at least a 2.5% increase in rate-in-the-dollar per year, every year until 2022/23.*
- *Bridge the working capital gap inherited from past Council mergers, requiring own-source revenue collection increases from or equivalent to at least a 1.5% increase in rate-in-the-dollar per year, every year until 2015/16.*
- *Limit new capital projects in any year to within the capital funding prudently available to Council from planned combination of own-source*

funds, committed grants, and use of loans available within the loan-servicing limits enunciated in this policy.”

Significantly, the Council Policy is informed by State Government policy, as set out in the *Integrated Planning and Reporting Advisory Standard* issued by the Department of Local Government. Compliance with these standards is compulsory on all Councils.

In particular, the attention of Councillors, electors and ratepayers is drawn to sections 1.3 and 1.4 of that document, which specify standards for performance in financial management and asset management respectively. The performance standards include the requirement on Councils to achieve annual expenditure on the renewal of non-current assets equivalent to at least 90% of the annual depreciation expense of the local government. The Advisory Standard does not specify a deadline date for achievement of that basic standard. Current Council policy is to achieve bridging of the asset renewal funding gap within 10 years, with an explicit strategy of requiring own-source revenue collection increases from or equivalent to at least a 2.5% increase in rate-in-the-dollar per year, every year until 2022/23.

FINANCIAL AND BUDGET IMPLICATIONS:

This report addresses an initial stage of the annual Budget process, related to identification of a preferred rating and minimum payments model for 2013-14, for the purposes of giving local public notice of intent to impose proposed differential rates and minimum payments, and inviting elector and ratepayer submissions. Before imposing rates and minimum payments as part of the process of adopting its budget for 2013-14, Council must consider submissions received. Following that process, Council will finalise its budget formulation process and move to adopt its budget.

STRATEGIC & REGIONAL OUTCOMES:

Strategic Community Plan Outcomes:

This matter addresses the following sections of the Strategic Community Plan

Strategy 5.1: Community Engagement

Outcome 5.1.1: *Promoting community involvement in decision making so it is collaborative and transparent:*

The annual Budget process provides opportunity for elector and ratepayer submissions on proposed rates and minimum payments and related matters.

Strategy 5.2: Planning & Policy.

Outcome 5.2.6: *Supporting decisions to create a long term sustainable city:*

The annual Budget for 2013-14 is prepared for the first time in the context of a 10 year Long term Financial Plan which reflects the key themes of the Community Strategic Plan, developed after extensive community consultation and engagement, and informs the City's first Corporate Business Plan, to be in place by 1 July 2013. The budget is prepared to align with Council's Financial Sustainability Policy.

Regional Outcomes:

Regional outcomes are considered by Council in framing expenditure programs for every annual budget. General rates and minimum payments are elements of City income that, in combination with all other income and revenue streams, establish the fiscal capacity for annual expenditure programs designed to deliver particular regional outcomes. Such outcomes will be defined in the final detailed budget adopted by Council subsequent to the process envisaged in this report.

Economic:

Economic outcomes are considered by Council in framing expenditure programs for every annual budget. General rates and minimum payments are elements of City income that, in combination with all other income and revenue streams, establish the fiscal capacity for annual expenditure programs designed to deliver particular economic outcomes. Such outcomes will be defined in the final detailed budget adopted by Council subsequent to the process envisaged in this report.

Social:

Social outcomes are considered by Council in framing expenditure programs for every annual budget. General rates and minimum payments are elements of City income that, in combination with all other income and revenue streams, establish the fiscal capacity for annual expenditure programs designed to deliver particular social outcomes. Such outcomes will be defined in the final detailed budget adopted by Council subsequent to the process envisaged in this report.

Environmental:

Environmental outcomes are considered by Council in framing expenditure programs for every annual budget. General rates and minimum payments are elements of City income that, in combination with all other income and revenue streams, establish the fiscal capacity for annual expenditure programs designed to deliver particular environmental outcomes. Such outcomes will be defined in the final detailed budget adopted by Council subsequent to the process envisaged in this report.

Cultural & Heritage:

Cultural or heritage outcomes are considered by Council in framing expenditure programs for every annual budget. General rates and minimum payments are elements of City income that, in combination with all other income and revenue streams, establish the fiscal capacity for annual expenditure programs designed to deliver particular culture and heritage outcomes. Such outcomes will be defined in the final detailed budget adopted by Council subsequent to the process envisaged in this report.

RELEVANT PRECEDENTS:

Each year, the City gives local public notice of intention to impose differential rates and minimum payments, pursuant to section 6.36 of the *Local Government Act 1995*.

DELEGATED AUTHORITY:

General delegated authority to the Chief Executive Officer would allow the CEO to give local public notice of intention of the City to impose differential rates and minimum payments calculated in strict accordance with Council's Policy CP014 *Financial Sustainability* which, adopted in July 2012, established Council's intended financial planning and revenue increase framework for 2013-14.

However - this report provides for Council consideration of a range of options for proposed differential rates or minimum payments, including options *at variance* from Council's current Financial Sustainability Policy.

Discretion to make a determination on a matter at variance from a current formal Council policy rests with Council.

VOTING REQUIREMENTS:

Simple majority is required, pursuant to section 5.20 of the Local Government Act 1995.

OPTIONS:

All of the Options presented overleaf include common elements associated with issues discussed in this report on alignment of rates and minimum payments between the previous local government districts of Geraldton-Greenough and Mullewa, and rationalisation by 2015-16 of the number of differential rating categories.

The presented options each differ only in relation to resolution point 7, the designation of a specific Table of Differential Rates and Minimum Payments, proposed to be imposed for 2013-14, for the purpose of giving local public notice and inviting submissions from electors and ratepayers.

Option 1:

As per the Executive Recommendation in this report.

Table 5 is recommended in accordance with current Council financial sustainability policy for adoption as the proposed differential rates and minimum payments, for the purposes of local public notice inviting elector and ratepayer submissions.

Rates & Minimum Payments Increase:	2012-13	2013-14 7.2% increase except for alignment adjustments	2012-13	2013-14 7.2% increase except for alignment adjustments
Differential General Rates	Cents in the Dollar	Cents in the Dollar	Minimum Payments	Minimum Payments
Vacant Residential GRV	17.6647c	18.9366c	\$955	\$1,024
Residential GRV	10.2228c	10.9588c	\$955	\$1,024
Non-residential GRV	10.2968c	11.0382c	\$955	\$1,024
GRV Un-occupiable City centre zone	19.4234c	20.8219c	N/A	N/A
Geraldton General Farming UV	0.6389c	N/A	\$955	N/A
UV Mining tenements	22.7136c	N/A	\$345	N/A
NEW: UV Geraldton Rural Mining & Farming General	N/A: Base 0.6389c	0.6849c	N/A: Base \$955	\$1,024
UV Mullewa Rural Mining & Agriculture	0.8974c	0.8100c*	\$288	\$683*
GRV Pindar Townsite	13.8362c	N/A	\$104	N/A
GRV Mullewa Townsite	10.7432c	N/A	\$384	N/A
NEW: GRV Ex-Mullewa Shire District	N/A: Base 10.7432c	11.5167c	N/A: Base \$384	\$683*
				*Alignment adjustment

Table 5: Differential Rates and Minimum Payments Option 1

Option 2:

That Council by simple majority, in accordance with Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. COMBINE the current 2012-13 differential rate categories for GRV Mullewa Townsite and GRV Pindar Townsite into a single new GRV differential rating category GRV Ex-Mullewa Shire District, for that part of the local government district previously known as the Shire of Mullewa, consistent with Local Government Financial Management Regulation 52A(2)(b), for the purposes of the 2013-14 Budget;
2. NOTE that the new differential rating category referred to in resolution point 1 will be included in City budgets only for the 2013-14 and 2014-15 financial years, as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
3. COMBINE the current 2012-13 differential rate categories of UV Mining Tenements and UV Geraldton General Farming into a single new UV differential rating category of UV Rural Mining and General Farming, for rural land use purposes including mining and general farming;
4. NOTE that the UV Mullewa Agriculture differential rating category will continue to exist only for the 2012-14 and 2014-15 City budgets as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
5. ADOPT as its strategy for post-amalgamation alignment of differential rates and minimum payments between the previous City of Geraldton-Greenough and Shire of Mullewa, annual adjustments to differential rates and minimum payments through each of the 2013-14, 2014-15 and 2015-16 financial years, to enable abolition of the GRV Ex-Mullewa Shire District, and UV Mullewa Agriculture differential rate categories in its 2015-16 budget;
6. ADOPT the differential rate categories rationalisation strategy as depicted in Table 4 of this report;
7. ADOPT the proposed differential rates and minimum payments for 2013-14 set out in *Table 6 Differential Rates and Minimum Payments Option 2* for the purposes of giving local public notice at the earliest practicable opportunity in May 2013 of intention to impose proposed differential rates and minimum payments for the 2013-14 financial year, in accordance with Section 6.36 of the Local Government Act 1995;
8. NOTE that the proposed rates and minimum payments reflect forecasts of impacts of inflation and changes in costs to local government of State Government utilities, available to Council as at date of this resolution, and Council reserves the right to make adjustments to its estimates based on new information or updated independent forecasts that become available to Council prior to adoption of its 2013-14 Budget and imposition of differential rates and minimum payments;

9. REQUIRE the Chief Executive Officer to prepare and make available a statement of objects of and reasons for each proposed rate or minimum payment, for inspection by electors and ratepayers, pursuant to Section 6.36(3)(c) of the Act;
- 10.SET a submissions closing date of 29 May 2013, for the purposes of the local public notice, pursuant to section 6.36(3)(b)(ii) of the Act;
- 11.REQUIRE all submissions received to be provided to Council for consideration prior to imposition by Council of differential rates and minimum payments for 2013-14; and
- 12.NOTE the intention of Council to consider adoption of the Budget for 2013-14 at its meeting scheduled for Tuesday 25 June 2013.

Rates & Minimum Payments Increase:	2012-13	2013-14 6.7% increase except for alignment adjustments	2012-13	2013-14 6.7% increase except for alignment adjustments
Differential General Rates	Cents in the Dollar	Cents in the Dollar	Minimum Payments	Minimum Payments
Vacant Residential GRV	17.6647c	18.8482c	\$955	\$1019
Residential GRV	10.2228c	10.9077c	\$955	\$1019
Non-residential GRV	10.2968c	10.9867c	\$955	\$1019
GRV Un-occupiable City centre zone	19.4234c	20.7248	N/A	N/A
Geraldton General Farming UV	0.6389c	N/A	\$955	N/A
UV Mining tenements	22.7136c	N/A	\$345	N/A
NEW: UV Geraldton Rural Mining & Farming General	N/A: Base 0.6389c	0.6817c	N/A: Base \$955	\$1019
UV Mullewa Rural Mining & Agriculture	0.8974c	0.8100c*	\$288	\$683*
GRV Pindar Townsite	13.8362c	N/A	\$104	N/A
GRV Mullewa Townsite	10.7432c	N/A	\$384	N/A
NEW: GRV Ex-Mullewa Shire District	N/A: Base 10.7432c	11.4630c	N/A: Base \$384	\$683*
				*Alignment adjustment

Table 6: Differential Rates and Minimum Payments Option 2

Option 3:

That Council by simple majority, in accordance with Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. COMBINE the current 2012-13 differential rate categories for GRV Mullewa Townsite and GRV Pindar Townsite into a single new GRV differential rating category GRV Ex-Mullewa Shire District, for that part of the local government district previously known as the Shire of Mullewa, consistent with Local Government Financial Management Regulation 52A(2)(b), for the purposes of the 2013-14 Budget;
2. NOTE that the new differential rating category referred to in resolution point 1 will be included in City budgets only for the 2013-14 and 2014-15 financial years, as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
3. COMBINE the current 2012-13 differential rate categories of UV Mining Tenements and UV Geraldton General Farming into a single new UV differential rating category of UV Rural Mining and General Farming, for rural land use purposes including mining and general farming;
4. NOTE that the UV Mullewa Agriculture differential rating category will continue to exist only for the 2012-14 and 2014-15 City budgets as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
5. ADOPT as its strategy for post-amalgamation alignment of differential rates and minimum payments between the previous City of Geraldton-Greenough and Shire of Mullewa, annual adjustments to differential rates and minimum payments through each of the 2013-14, 2014-15 and 2015-16 financial years, to enable abolition of the GRV Ex-Mullewa Shire District, and UV Mullewa Agriculture differential rate categories in its 2015-16 budget;
6. ADOPT the differential rate categories rationalisation strategy as depicted in Table 4 of this report;
7. ADOPT the proposed differential rates and minimum payments for 2013-14 set out in *Table 7 Differential Rates and Minimum Payments Option 3* for the purposes of giving local public notice at the earliest practicable opportunity in May 2013 of intention to impose proposed differential rates and minimum payments for the 2013-14 financial year, in accordance with Section 6.36 of the Local Government Act 1995;
8. NOTE that the proposed rates and minimum payments reflect forecasts of impacts of inflation and changes in costs to local government of State Government utilities, available to Council as at date of this resolution, and Council reserves the right to make adjustments to its estimates based on new information or updated independent forecasts that become available to Council prior to adoption of its 2013-14 Budget and imposition of differential rates and minimum payments;

9. REQUIRE the Chief Executive Officer to prepare and make available a statement of objects of and reasons for each proposed rate or minimum payment, for inspection by electors and ratepayers, pursuant to Section 6.36(3)(c) of the Act;
10. SET a submissions closing date of 29 May 2013, for the purposes of the local public notice, pursuant to section 6.36(3)(b)(ii) of the Act;
11. REQUIRE all submissions received to be provided to Council for consideration prior to imposition by Council of differential rates and minimum payments for 2013-14; and
12. NOTE the intention of Council to consider adoption of the Budget for 2013-14 at its meeting scheduled for Tuesday 25 June 2013.

Rates & Minimum Payments Increase:	2012-13	2013-14 6.2% except for alignment adjustments	2012-13	2013-14 6.2% except for alignment adjustments
Differential General Rates	Cents in the Dollar	Cents in the Dollar	Minimum Payments	Minimum Payments
Vacant Residential GRV	17.6647c	18.7599c	\$955	\$1014
Residential GRV	10.2228c	10.8566c	\$955	\$1014
Non-residential GRV	10.2968c	10.9352	\$955	\$1014
GRV Un-occupiable City centre zone	19.4234c	20.6277c	N/A	N/A
Geraldton General Farming UV	0.6389c	N/A	\$955	N/A
UV Mining tenements	22.7136c	N/A	\$345	N/A
NEW: UV Geraldton Rural Mining & Farming General	N/A: Base 0.6389c	0.6785c	N/A: Base \$955	\$1014
UV Mullewa Rural Mining & Agriculture	0.8974c	0.8100c*	\$288	\$683*
GRV Pindar Townsite	13.8362c	N/A	\$104	N/A
GRV Mullewa Townsite	10.7432c	N/A	\$384	N/A
NEW: GRV Ex-Mullewa Shire District	N/A: Base 10.7432c	11.4093c	N/A: Base \$384	\$683*
				*Alignment adjustment

Table 7: Differential Rates and Minimum Payments Option 3

Option 4:

That Council by simple majority, in accordance with Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. COMBINE the current 2012-13 differential rate categories for GRV Mullewa Townsite and GRV Pindar Townsite into a single new GRV differential rating category GRV Ex-Mullewa Shire District, for that part of the local government district previously known as the Shire of Mullewa, consistent with Local Government Financial Management Regulation 52A(2)(b), for the purposes of the 2013-14 Budget;
2. NOTE that the new differential rating category referred to in resolution point 1 will be included in City budgets only for the 2013-14 and 2014-15 financial years, as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
3. COMBINE the current 2012-13 differential rate categories of UV Mining Tenements and UV Geraldton General Farming into a single new UV differential rating category of UV Rural Mining and General Farming, for rural land use purposes including mining and general farming;
4. NOTE that the UV Mullewa Agriculture differential rating category will continue to exist only for the 2012-14 and 2014-15 City budgets as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
5. ADOPT as its strategy for post-amalgamation alignment of differential rates and minimum payments between the previous City of Geraldton-Greenough and Shire of Mullewa, annual adjustments to differential rates and minimum payments through each of the 2013-14, 2014-15 and 2015-16 financial years, to enable abolition of the GRV Ex-Mullewa Shire District, and UV Mullewa Agriculture differential rate categories in its 2015-16 budget;
6. ADOPT the differential rate categories rationalisation strategy as depicted in Table 4 of this report;
7. ADOPT the proposed differential rates and minimum payments for 2013-14 set out in *Table 8 Differential Rates and Minimum Payments Option 4* for the purposes of giving local public notice at the earliest practicable opportunity in May 2013 of intention to impose proposed differential rates and minimum payments for the 2013-14 financial year, in accordance with Section 6.36 of the Local Government Act 1995;
8. NOTE that the proposed rates and minimum payments reflect forecasts of impacts of inflation and changes in costs to local government of State Government utilities, available to Council as at date of this resolution, and Council reserves the right to make adjustments to its estimates based on new information or updated independent forecasts that become available to Council prior to adoption of its 2013-14 Budget and imposition of differential rates and minimum payments;

9. REQUIRE the Chief Executive Officer to prepare and make available a statement of objects of and reasons for each proposed rate or minimum payment, for inspection by electors and ratepayers, pursuant to Section 6.36(3)(c) of the Act;
- 10.SET a submissions closing date of 29 May 2013, for the purposes of the local public notice, pursuant to section 6.36(3)(b)(ii) of the Act;
- 11.REQUIRE all submissions received to be provided to Council for consideration prior to imposition by Council of differential rates and minimum payments for 2013-14; and
- 12.NOTE the intention of Council to consider adoption of the Budget for 2013-14 at its meeting scheduled for Tuesday 25 June 2013.

Rates & Minimum Payments Increase:	2012-13	2013-14 6% except for alignment adjustments	2012-13	2013-14 6% except for alignment adjustments
Differential General Rates	Cents in the Dollar	Cents in the Dollar	Minimum Payments	Minimum Payments
Vacant Residential GRV	17.6647c	18.7246c	\$955	\$1012
Residential GRV	10.2228c	10.8362c	\$955	\$1012
Non-residential GRV	10.2968c	10.9146c	\$955	\$1012
GRV Un-occupiable City centre zone	19.4234c	20.5888c	N/A	N/A
Geraldton General Farming UV	0.6389c	N/A	\$955	N/A
UV Mining tenements	22.7136c	N/A	\$345	N/A
NEW: UV Geraldton Rural Mining & Farming General	N/A: Base 0.6389c	0.6772c	N/A: Base \$955	\$1012
UV Mullewa Rural Mining & Agriculture	0.8974c	0.8100c*	\$288	\$683*
GRV Pindar Townsite	13.8362c	N/A	\$104	N/A
GRV Mullewa Townsite	10.7432c	N/A	\$384	N/A
NEW: GRV Ex-Mullewa Shire District	N/A: Base 10.7432c	11.3878c	N/A: Base \$384	\$683*
				*Alignment adjustment

Table 8: Differential Rates and Minimum Payments Option 4

Option 5:

That Council by simple majority, in accordance with Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. COMBINE the current 2012-13 differential rate categories for GRV Mullewa Townsite and GRV Pindar Townsite into a single new GRV differential rating category GRV Ex-Mullewa Shire District, for that part of the local government district previously known as the Shire of Mullewa, consistent with Local Government Financial Management Regulation 52A(2)(b), for the purposes of the 2013-14 Budget;
2. NOTE that the new differential rating category referred to in resolution point 1 will be included in City budgets only for the 2013-14 and 2014-15 financial years, as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
3. COMBINE the current 2012-13 differential rate categories of UV Mining Tenements and UV Geraldton General Farming into a single new UV differential rating category of UV Rural Mining and General Farming, for rural land use purposes including mining and general farming;
4. NOTE that the UV Mullewa Agriculture differential rating category will continue to exist only for the 2012-14 and 2014-15 City budgets as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
5. ADOPT as its strategy for post-amalgamation alignment of differential rates and minimum payments between the previous City of Geraldton-Greenough and Shire of Mullewa, annual adjustments to differential rates and minimum payments through each of the 2013-14, 2014-15 and 2015-16 financial years, to enable abolition of the GRV Ex-Mullewa Shire District, and UV Mullewa Agriculture differential rate categories in its 2015-16 budget;
6. ADOPT the differential rate categories rationalisation strategy as depicted in Table 4 of this report;
7. ADOPT the proposed differential rates and minimum payments for 2013-14 set out in *Table 9 Differential Rates and Minimum Payments Option 5* for the purposes of giving local public notice at the earliest practicable opportunity in May 2013 of intention to impose proposed differential rates and minimum payments for the 2013-14 financial year, in accordance with Section 6.36 of the Local Government Act 1995;
8. NOTE that the proposed rates and minimum payments reflect forecasts of impacts of inflation and changes in costs to local government of State Government utilities, available to Council as at date of this resolution, and Council reserves the right to make adjustments to its estimates based on new information or updated independent forecasts that become available to Council prior to adoption of its 2013-14 Budget and imposition of differential rates and minimum payments;

9. REQUIRE the Chief Executive Officer to prepare and make available a statement of objects of and reasons for each proposed rate or minimum payment, for inspection by electors and ratepayers, pursuant to Section 6.36(3)(c) of the Act;
10. SET a submissions closing date of 29 May 2013, for the purposes of the local public notice, pursuant to section 6.36(3)(b)(ii) of the Act;
11. REQUIRE all submissions received to be provided to Council for consideration prior to imposition by Council of differential rates and minimum payments for 2013-14; and
12. NOTE the intention of Council to consider adoption of the Budget for 2013-14 at its meeting scheduled for Tuesday 25 June 2013.

Rates & Minimum Payments Increase:	2012-13	2013-14 5.7% except for alignment adjustments	2012-13	2013-14 5.7% except for alignment adjustments
Differential General Rates	Cents in the Dollar	Cents in the Dollar	Minimum Payments	Minimum Payments
Vacant Residential GRV	17.6647c	18.6716c	\$955	\$1009
Residential GRV	10.2228c	10.8055c	\$955	\$1009
Non-residential GRV	10.2968c	10.8837c	\$955	\$1009
GRV Un-occupiable City centre zone	19.4234c	20.5305c	N/A	N/A
Geraldton General Farming UV	0.6389c	N/A	\$955	N/A
UV Mining tenements	22.7136c	N/A	\$345	N/A
NEW: UV Geraldton Rural Mining & Farming General	N/A: Base 0.6389c	0.6753c	N/A: Base \$955	\$1009
UV Mullewa Rural Mining & Agriculture	0.8974c	0.8100c*	\$288	\$683*
GRV Pindar Townsite	13.8362c	N/A	\$104	N/A
GRV Mullewa Townsite	10.7432c	N/A	\$384	N/A
NEW: GRV Ex-Mullewa Shire District	N/A: Base 10.7432c	11.3556c	N/A: Base \$384	\$683*
				*Alignment adjustment

Table 9: Differential Rates and Minimum Payments Option 5

Option 6:

That Council by simple majority, in accordance with Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. COMBINE the current 2012-13 differential rate categories for GRV Mullewa Townsite and GRV Pindar Townsite into a single new GRV differential rating category GRV Ex-Mullewa Shire District, for that part of the local government district previously known as the Shire of Mullewa, consistent with Local Government Financial Management Regulation 52A(2)(b), for the purposes of the 2013-14 Budget;
2. NOTE that the new differential rating category referred to in resolution point 1 will be included in City budgets only for the 2013-14 and 2014-15 financial years, as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
3. COMBINE the current 2012-13 differential rate categories of UV Mining Tenements and UV Geraldton General Farming into a single new UV differential rating category of UV Rural Mining and General Farming, for rural land use purposes including mining and general farming;
4. NOTE that the UV Mullewa Agriculture differential rating category will continue to exist only for the 2012-14 and 2014-15 City budgets as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
5. ADOPT as its strategy for post-amalgamation alignment of differential rates and minimum payments between the previous City of Geraldton-Greenough and Shire of Mullewa, annual adjustments to differential rates and minimum payments through each of the 2013-14, 2014-15 and 2015-16 financial years, to enable abolition of the GRV Ex-Mullewa Shire District, and UV Mullewa Agriculture differential rate categories in its 2015-16 budget;
6. ADOPT the differential rate categories rationalisation strategy as depicted in Table 4 of this report;
7. ADOPT the proposed differential rates and minimum payments for 2013-14 set out in *Table 10 Differential Rates and Minimum Payments Option 6* for the purposes of giving local public notice at the earliest practicable opportunity in May 2013 of intention to impose proposed differential rates and minimum payments for the 2013-14 financial year, in accordance with Section 6.36 of the Local Government Act 1995;
8. NOTE that the proposed rates and minimum payments reflect forecasts of impacts of inflation and changes in costs to local government of State Government utilities, available to Council as at date of this resolution, and Council reserves the right to make adjustments to its estimates based on new information or updated independent forecasts that become available to Council prior to adoption of its 2013-14 Budget and imposition of differential rates and minimum payments;

9. REQUIRE the Chief Executive Officer to prepare and make available a statement of objects of and reasons for each proposed rate or minimum payment, for inspection by electors and ratepayers, pursuant to Section 6.36(3)(c) of the Act;
10. SET a submissions closing date of 29 May 2013, for the purposes of the local public notice, pursuant to section 6.36(3)(b)(ii) of the Act;
11. REQUIRE all submissions received to be provided to Council for consideration prior to imposition by Council of differential rates and minimum payments for 2013-14; and
12. NOTE the intention of Council to consider adoption of the Budget for 2013-14 at its meeting scheduled for Tuesday 25 June 2013.

Rates & Minimum Payments Increase:	2012-13	2013-14 5.2% except for alignment adjustments	2012-13	2013-14 5.2% except for alignment adjustments
Differential General Rates	Cents in the Dollar	Cents in the Dollar	Minimum Payments	Minimum Payments
Vacant Residential GRV	17.6647c	18.5833c	\$955	\$1005
Residential GRV	10.2228c	10.7544c	\$955	\$1005
Non-residential GRV	10.2968c	10.8322c	\$955	\$1005
GRV Un-occupiable City centre zone	19.4234c	20.4334c	N/A	N/A
Geraldton General Farming UV	0.6389c	N/A	\$955	N/A
UV Mining tenements	22.7136c	N/A	\$345	N/A
NEW: UV Geraldton Rural Mining & Farming General	N/A: Base 0.6389c	0.6721c	N/A: Base \$955	\$1005
UV Mullewa Rural Mining & Agriculture	0.8974c	0.8100c*	\$288	\$683*
GRV Pindar Townsite	13.8362c	N/A	\$104	N/A
GRV Mullewa Townsite	10.7432c	N/A	\$384	N/A
NEW: GRV Ex-Mullewa Shire District	N/A: Base 10.7432c	11.3018c	N/A: Base \$384	\$683*
				*Alignment adjustment

Table 10: Differential Rates and Minimum Payments Option 6

Option 7:

That Council by simple majority, in accordance with Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. COMBINE the current 2012-13 differential rate categories for GRV Mullewa Townsite and GRV Pindar Townsite into a single new GRV differential rating category GRV Ex-Mullewa Shire District, for that part of the local government district previously known as the Shire of Mullewa, consistent with Local Government Financial Management Regulation 52A(2)(b), for the purposes of the 2013-14 Budget;
2. NOTE that the new differential rating category referred to in resolution point 1 will be included in City budgets only for the 2013-14 and 2014-15 financial years, as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
3. COMBINE the current 2012-13 differential rate categories of UV Mining Tenements and UV Geraldton General Farming into a single new UV differential rating category of UV Rural Mining and General Farming, for rural land use purposes including mining and general farming;
4. NOTE that the UV Mullewa Agriculture differential rating category will continue to exist only for the 2012-14 and 2014-15 City budgets as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
5. ADOPT as its strategy for post-amalgamation alignment of differential rates and minimum payments between the previous City of Geraldton-Greenough and Shire of Mullewa, annual adjustments to differential rates and minimum payments through each of the 2013-14, 2014-15 and 2015-16 financial years, to enable abolition of the GRV Ex-Mullewa Shire District, and UV Mullewa Agriculture differential rate categories in its 2015-16 budget;
6. ADOPT the differential rate categories rationalisation strategy as depicted in Table 4 of this report;
7. ADOPT the proposed differential rates and minimum payments for 2013-14 set out in *Table 11 Differential Rates and Minimum Payments Option 7* for the purposes of giving local public notice at the earliest practicable opportunity in May 2013 of intention to impose proposed differential rates and minimum payments for the 2013-14 financial year, in accordance with Section 6.36 of the Local Government Act 1995;
8. NOTE that the proposed rates and minimum payments reflect forecasts of impacts of inflation and changes in costs to local government of State Government utilities, available to Council as at date of this resolution, and Council reserves the right to make adjustments to its estimates based on new information or updated independent forecasts that become available to Council prior to adoption of its 2013-14 Budget and imposition of differential rates and minimum payments;

9. REQUIRE the Chief Executive Officer to prepare and make available a statement of objects of and reasons for each proposed rate or minimum payment, for inspection by electors and ratepayers, pursuant to Section 6.36(3)(c) of the Act;
10. SET a submissions closing date of 29 May 2013, for the purposes of the local public notice, pursuant to section 6.36(3)(b)(ii) of the Act;
11. REQUIRE all submissions received to be provided to Council for consideration prior to imposition by Council of differential rates and minimum payments for 2013-14; and
12. NOTE the intention of Council to consider adoption of the Budget for 2013-14 at its meeting scheduled for Tuesday 25 June 2013.

Rates & Minimum Payments Increase:	2012-13	2013-14 0% change except for alignment adjustments	2012-13	2013-14 0% change except for alignment adjustments
Differential General Rates	Cents in the Dollar	Cents in the Dollar	Minimum Payments	Minimum Payments
Vacant Residential GRV	17.6647c	17.6647c	\$955	\$955
Residential GRV	10.2228c	10.2228c	\$955	\$955
Non-residential GRV	10.2968c	10.2968c	\$955	\$955
GRV Un-occupiable City centre zone	19.4234c	19.4234c	N/A	N/A
Geraldton General Farming UV	0.6389c	N/A	\$955	N/A
UV Mining tenements	22.7136c	N/A	\$345	N/A
NEW: UV Geraldton Rural Mining & Farming General	N/A: Base 0.6389c	0.6389c	N/A: Base \$955	\$955
UV Mullewa Rural Mining & Agriculture	0.8974c	0.8100c*	\$288	\$683*
GRV Pindar Townsite	13.8362c	N/A	\$104	N/A
GRV Mullewa Townsite	10.7432c	N/A	\$384	N/A
NEW: GRV Ex-Mullewa Shire District	N/A: Base 10.7432c	10.7432c	N/A: Base \$384	\$683*
				*Alignment adjustment

Table 11: Differential Rates and Minimum Payments Option 7

Option 8:

That Council by simple majority, in accordance with Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. COMBINE the current 2012-13 differential rate categories for GRV Mullewa Townsite and GRV Pindar Townsite into a single new GRV differential rating category GRV Ex-Mullewa Shire District, for that part of the local government district previously known as the Shire of Mullewa, consistent with Local Government Financial Management Regulation 52A(2)(b), for the purposes of the 2013-14 Budget;
2. NOTE that the new differential rating category referred to in resolution point 1 will be included in City budgets only for the 2013-14 and 2014-15 financial years, as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
3. COMBINE the current 2012-13 differential rate categories of UV Mining Tenements and UV Geraldton General Farming into a single new UV differential rating category of UV Rural Mining and General Farming, for rural land use purposes including mining and general farming;
4. NOTE that the UV Mullewa Agriculture differential rating category will continue to exist only for the 2012-14 and 2014-15 City budgets as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
5. ADOPT as its strategy for post-amalgamation alignment of differential rates and minimum payments between the previous City of Geraldton-Greenough and Shire of Mullewa, annual adjustments to differential rates and minimum payments through each of the 2013-14, 2014-15 and 2015-16 financial years, to enable abolition of the GRV Ex-Mullewa Shire District, and UV Mullewa Agriculture differential rate categories in its 2015-16 budget;
6. ADOPT the differential rate categories rationalisation strategy as depicted in Table 4 of this report;
7. ADOPT the proposed differential rates and minimum payments for 2013-14 set out in *Table 12 Differential Rates and Minimum Payments Option 8* for the purposes of giving local public notice at the earliest practicable opportunity in May 2013 of intention to impose proposed differential rates and minimum payments for the 2013-14 financial year, in accordance with Section 6.36 of the Local Government Act 1995;
8. NOTE that the proposed rates and minimum payments reflect forecasts of impacts of inflation and changes in costs to local government of State Government utilities, available to Council as at date of this resolution, and Council reserves the right to make adjustments to its estimates based on new information or updated independent forecasts that become available to Council prior to adoption of its 2013-14 Budget and imposition of differential rates and minimum payments;

9. REQUIRE the Chief Executive Officer to prepare and make available a statement of objects of and reasons for each proposed rate or minimum payment, for inspection by electors and ratepayers, pursuant to Section 6.36(3)(c) of the Act;
10. SET a submissions closing date of 29th May 2013, for the purposes of the local public notice, pursuant to section 6.36(3)(b)(ii) of the Act;
11. REQUIRE all submissions received to be provided to Council for consideration prior to imposition by Council of differential rates and minimum payments for 2013-14; and
12. NOTE the intention of Council to consider adoption of the Budget for 2013-14 at its meeting scheduled for Tuesday 25 June 2013.

Rates & Minimum Payments Increase:	2012-13	2013-14 Reduction of 10.9%	2012-13	2013-14 Reduction of 10.9%
Differential General Rates	Cents in the Dollar	Cents in the Dollar	Minimum Payments	Minimum Payments
Vacant Residential GRV	17.6647c	15.7392c	\$955	\$851
Residential GRV	10.2228c	9.1085c	\$955	\$851
Non-residential GRV	10.2968c	9.1744c	\$955	\$851
GRV Un-occupiable City centre zone	19.4234c	17.3062c	N/A	N/A
Geraldton General Farming UV	0.6389c	N/A	\$955	N/A
UV Mining tenements	22.7136c	N/A	\$345	N/A
NEW: UV Geraldton Rural Mining & Farming General	N/A: Base 0.6389c	0.5693c	N/A: Base \$955	\$851
UV Mullewa Rural Mining & Agriculture	0.8974c	0.7996c	\$288	\$683*
GRV Pindar Townsite	13.8362c	N/A	\$104	N/A
GRV Mullewa Townsite	10.7432c	N/A	\$384	N/A
NEW: GRV Ex-Mullewa Shire District	N/A: Base* 10.7432c	9.5722c	N/A: Base* \$384	\$683*
				*Alignment adjustment

Table 12: Differential Rates and Minimum Payments Option 8

Option 9:

That Council by Simple Majority, in accordance with Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. DEFER this matter; and
2. MAKES the determination based on the following reason:
 - a. to be determined by Council.

Overview of Options

Option 1 and Table 5 align with Council's current Financial Sustainability policy. It makes no provision for additional funds for new asset development projects. Except for the categories subject to annual adjustment to achieve post-amalgamation alignment of differential rates and minimum payments, proposed increases in differential rates and minimum payments are based on the following alternative provisions:

• Inflation	3.2%	3.2%
• Asset renewal	2.5%	2.5%
• Working capital	1.5%	1.0%
• Asset Development	<u>0.0%</u>	<u>0.5%</u>
• Increase	<u>7.2%</u>	<u>7.2%</u>

The first (left column) alternative addresses each of the financial sustainability imperatives identified by Council in its current Financial Sustainability Policy and is recommended accordingly.

A variation of the 7.2% increase model was proposed by one Councillor with suggested elements of 1.0% for working capital and 0.5% for asset development. For the purposes of determining a preferred model for local public notice of intent to impose rates and minimum payments, it is the aggregate 7.2% effect that is significant, and it is not necessary to distinguish between the two, with Council able to determine adjustments to detail-level allocations within the final budget estimates prior to budget adoption, after consideration of submissions.

Option 2 proposes Table 6. Except for the categories subject to annual adjustment to achieve post-amalgamation alignment of differential rates and minimum payments, proposed increases in differential rates and minimum payments are based on the following alternative provisions:

• Inflation	3.2%	3.2%
• Asset renewal	2.0%	2.5%
• Working capital	0.5%	0.5%
• Asset Development	<u>1.0%</u>	<u>0.5%</u>
• Increase	<u>6.7%</u>	<u>6.7%</u>

For the purposes of determining a preferred model for local public notice of intent to impose rates and minimum payments, it is the aggregate 6.7% effect

that is significant, and it is not necessary to distinguish between the two, with Council able to determine adjustments to detail-level allocations within the final budget estimates prior to budget adoption, after consideration of submissions.

Option 3 proposes Table 7. Except for the categories subject to annual adjustment to achieve post-amalgamation alignment of differential rates and minimum payments, proposed increases in differential rates and minimum payments are based on the following alternative provisions:

• Inflation	3.2%	3.2%
• Asset renewal	1.5%	2.0%
• Working capital	1.0%	0.5%
• Asset Development	<u>0.5%</u>	<u>0.5%</u>
• Increase	<u>6.2%</u>	<u>6.2%</u>

For the purposes of determining a preferred model for local public notice of intent to impose rates and minimum payments, it is the aggregate 6.2% effect that is significant, and it is not necessary to distinguish between the two, with Council able to determine adjustments to detail-level allocations within the final budget estimates prior to budget adoption, after consideration of submissions.

Option 4 proposes Table 8. Except for the categories subject to annual adjustment to achieve post-amalgamation alignment of differential rates and minimum payments, proposed increases in differential rates and minimum payments are based on the following provisions:

• Inflation	3.2%
• Asset renewal	1.0%
• Working capital	0.8%
• Asset Development	<u>1.0%</u>
• Increase	<u>6.0%</u>

Option 5 proposes Table 9. Except for the categories subject to annual adjustment to achieve post-amalgamation alignment of differential rates and minimum payments, proposed increases in differential rates and minimum payments are based on the following alternative provisions:

• Inflation	3.2%	3.2%
• Asset renewal	2.0%	2.5%
• Working capital	0.5%	0.0%
• Asset Development	<u>0.0%</u>	<u>0.0%</u>
• Increase	<u>5.7%</u>	<u>5.7%</u>

Option 6 proposes Table 10. Except for the categories subject to annual adjustment to achieve post-amalgamation alignment of differential rates and minimum payments, proposed increases in differential rates and minimum payments are based on the following provisions:

- Inflation 3.2%
- Asset renewal 1.0%
- Working capital 0.0%
- Asset Development 1.0%
- **Increase** 5.2%

Option 7 proposes Table 11. Except for the categories subject to annual adjustment to achieve post-amalgamation alignment of differential rates and minimum payments, proposed increases in differential rates and minimum payments are based on the following provisions:

- Inflation 0.0%
- Asset renewal 0.0%
- Working capital 0.0%
- Asset Development 0.0%
- **Increase** 0.0%

Option 8 proposes Table 12. Except for the categories subject to annual adjustment necessary to achieve post-amalgamation alignment of differential rates and minimum payments, this model is based on the following:

- Recasting the whole budget to assume rates revenue for 2012-13 based on 2011-12 rates revenue, plus a 7% increase equivalent for 2012-13 and a further 7% increase for 2013-14.
- Rates revenue for 2011-12 was \$28,809,183
- 7% increase on 2011-12 rates revenue would have delivered \$30,825,825 for 2012-13.
- 7% increase on that amount would deliver \$32,983,633 in 2013-14.
- Rates revenue estimate per the City 2012-13 budget was \$37,009,692
- Suggested approach would lead to *decrease* in rates revenue relative to 2012-13 estimates of $(\$37,009,692 - \$32,983,633) = \$4,026,059$.
- That equates to a rates revenue *reduction* of $(\$4,026,059/\$37,009,692)$ or -10.9% for 2013-14 relative to 2012-13 rates revenue estimates.

Deliberations on Option 8 should consider key issues underlying the 2012-13 budget. Significantly, analysis in 2011-12 of inflation forecasts set out in the State Budget and other independent sources for 2012-13 relative to 2011-12 indicated the following:

2011-12 rates revenue	\$28,809,183
Estimated costs Inflation in 2012-13	<u>\$ 4,249,715</u>
Rates revenue required to maintain 2011-12 service levels:	<u>\$33,058,898</u>

The rates revenue of \$32,983,633 suggested under this option for 2013-14 would thus have been inadequate to cover impacts of inflation in 2012-13 to *even maintain 2011-12 levels of service*. For the sake of illustration, assuming an inflation impact level of 3.2% in 2013-14 (based on the WALGA economic forecast released in March 2013), rates revenue requirements *even to maintain 2011-12 service levels* into 2013-14 would thus be \$34,116,783 and this would suggest that the suggested rates revenue of \$32,983,633 would be inadequate by some \$1,133,150.

That is, under this option, City service program levels for 2013-14 would have to be *reduced to a level lower than 2011 service levels – that is, lower than service levels of two years ago*.

Levels of current City services and programs, including expenditure for asset renewal, *would have to be cut significantly under this option for 2013-14, with available funds reduced by about \$4,026 million*.

This option ignores the mandatory requirements for increased funding allocations for renewal of existing assets, ignores the imperative to improve the City liquidity ratio and enhance availability of working capital in order to be able to respond to any unplanned urgent needs during any year (and comply with the basic benchmark standard for liquidity determined by the Department of Local Government in its guidance standard for the Integrated Planning Framework), and it offers no capacity for own-source funding of any new capital works, or servicing new loans for capital projects.

CONCLUSION

Discretion rests with Council to vary the application of its current Policy thus, while the Executive recommendation Option 1 is presented in accordance with protocol, reflecting the provisions of Council's current Financial Sustainability Policy as adopted in July 2012, Council may consider other Options presented in this report.

Council may also consider raising additional general rate revenues for the purposes of own-source funding of any new capital projects initiated by Council.

Options 1 through 8 represent the wide range of rating models identified by individual Councillors, without any debate, at Council's concept forum held on 9th April 2013, for the purposes of deliberation and open debate at the Ordinary Council Meeting scheduled for 23 April 2013. All options identified by individual Councillors have been presented in this report.

For options envisaging changes in rate-in-the-dollar for differential rates, the illustrative examples provided in Table 2 provide a useful guide to potential payment changes, expressed in dollars payable per year, and the effective change in dollars per week, across a range of property valuations.

From that table, for rate-in-the-dollar *increases* in the range +3.2% to +7.2%, Table 13 below provides a summary view of illustrative increases Per Week of

rates payable, for the Geraldton Residential GRV category with GRV valuations in the range \$15,000-\$30,000, and for the Geraldton Farming UV category with UV valuations in the range \$300,000 - \$500,000.

Rate in Dollar Increase:	+3.2%	+5.7%	+7.2%
Residential GRV:			
\$15,000	\$0.94	\$1.68	\$2.12
\$20,000	\$1.26	\$2.24	\$2.83
\$30,000	\$1.89	\$3.36	\$4.24
Geraldton Farming UV:			
\$300,000	\$1.18	\$2.10	\$2.65
\$500,000	\$1.96	\$3.50	\$4.24

Table 13: Illustrative Weekly Payment Increases for +3.2% to +7.2% RID Increases

Determination of a set of differential rates and minimum payments, for the purposes of giving local public notice of intent to impose rates and minimum payments for 2013-14, seeking submissions from electors and ratepayers, is a matter for Council.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority, in accordance with Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. COMBINE the current 2012-13 differential rate categories for GRV Mullewa Townsite and GRV Pindar Townsite into a single new GRV differential rating category GRV Ex-Mullewa Shire District, for that part of the local government district previously known as the Shire of Mullewa, consistent with Local Government Financial Management Regulation 52A(2)(b), for the purposes of the 2013-14 Budget;
2. NOTE that the new differential rating category referred to in resolution point 1 will be included in City budgets only for the 2013-14 and 2014-15 financial years, as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
3. COMBINE the current 2012-13 differential rate categories of UV Mining Tenements and UV Geraldton General Farming into a single new UV differential rating category of UV Rural Mining and General Farming, for rural land use purposes including mining and general farming;
4. NOTE that the UV Mullewa Agriculture differential rating category will continue to exist only for the 2012-14 and 2014-15 City budgets as part of the process of post-amalgamation alignment of general rates and minimum payments between the previous local government districts of City of Geraldton-Greenough and Shire of Mullewa;
5. ADOPT as its strategy for post-amalgamation alignment of differential rates and minimum payments between the previous City of Geraldton-Greenough and Shire of Mullewa, annual adjustments to differential rates and minimum payments through each of the 2013-14, 2014-15 and 2015-16 financial years, to enable abolition of the GRV Ex-

- Mullewa Shire District, and UV Mullewa Agriculture differential rate categories in its 2015-16 budget;
6. ADOPT the differential rate categories rationalisation strategy as depicted in Table 4 of this report;
 7. ADOPT the proposed differential rates and minimum payments for 2013-14 set out in *Table 5 Differential Rates and Minimum Payments Option 1* for the purposes of giving local public notice at the earliest practicable opportunity in May 2013 of intention to impose proposed differential rates and minimum payments for the 2013-14 financial year, in accordance with Section 6.36 of the Local Government Act 1995;
 8. NOTE that the proposed rates and minimum payments reflect forecasts of impacts of inflation and changes in costs to local government of State Government utilities, available to Council as at date of this resolution, and Council reserves the right to make adjustments to its estimates based on new information or updated independent forecasts that become available to Council prior to adoption of its 2013-14 Budget and imposition of differential rates and minimum payments;
 9. REQUIRE the Chief Executive Officer to prepare and make available a statement of objects of and reasons for each proposed rate or minimum payment, for inspection by electors and ratepayers, pursuant to Section 6.36(3)(c) of the Act;
 10. SET a submissions closing date of 29 May 2013, for the purposes of the local public notice, pursuant to section 6.36(3)(b)(ii) of the Act;
 11. REQUIRE all submissions received to be provided to Council for consideration prior to imposition by Council of differential rates and minimum payments for 2013-14; and
 12. NOTE the intention of Council to consider adoption of the Budget for 2013-14 at its meeting scheduled for Tuesday 25 June 2013.

SC096	FINAL ADOPTION OF TOWN PLANNING SCHEME AMENDMENT – RESIDENTIAL REZONING, BLUFF POINT
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AGENDA REFERENCE:	D-13-21288
AUTHOR:	R Ireland, Strategic Planning Officer
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	26 March 2013
FILE REFERENCE:	LP/7/0034
APPLICANT / PROPONENT:	Greg Rowe and Associates/City of Greater Geraldton
ATTACHMENTS:	Yes (x3)

SUMMARY:

The advertising period has concluded for Scheme Amendment No. 67 which proposes to rezone Lot 3029 Kempton Street, Bluff Point to 'Residential R25' and 'Recreation'.

This report recommends final approval of the Amendment and that it be forwarded to the Minister for Planning for final endorsement subject to modifying the zoning map in accordance with a previous Concept Plan.

PROponent:

The proponent is Greg Rowe and Associates acting on behalf of the City of Greater Geraldton.

BACKGROUND:

The City has been liaising with the Department of Regional Development and Lands to acquire the subject land in freehold title from the State as part of a land exchange for City owned freehold Lots 1, 2 and 3 Kempton Street and Lots 45 and 46 Frederick Street.

Lots 1 and 2 Kempton Street are currently used as a gravel car park while Lot 3 is an undeveloped coastal strip. Lots 45 and 46 Frederick Street are proposed to be added to Lots 40 to 44 and Lot 47 Frederick Street. Lots 40 to 44 and 47 were owned by the Poor Sisters of Nazareth but were surrendered to the Crown to cover public open space requirements for a previous subdivision application. The surrender came with the condition that the lots were to be retained as natural bushland and that Frederick Street be closed and that no future developed be approved from these lots. It is envisaged that Lots 45 and 46 will be similarly protected as natural bushland.

During the planning process for the development of Lot 3029 Kempton Street it was also considered that Reserve 43831 St Georges Close which is vested in the City for the purposes of a drainage sump and comprises a total land area of 1,371m² may be remediated and developed for residential purposes. This will be possible by redirecting the stormwater drainage to the Public Open Space (POS) area which is proposed for the northern portion of Lot 3029.

The Concept Plan

The Concept Plan proposes a total of 18 residential lots and an area of POS, which proposes to incorporate the relocation of drainage from Reserve 43481 which will allow the decommissioning of the drainage sump and its development into a residential lot in accordance with its current zoning. The 18 residential lots have a proposed density coding of R25 and range in size from 320m² to 404m². Nine lots will have frontage to Kempton Street with the other 9 lots accessed via a loop road which will abut the western boundary of the Bluff Point Primary School oval. A POS area of 2,334m² is proposed which will be designed to facilitate drainage and will offer opportunities for active and passive recreation.

Council resolved at its meeting held on 8 December 2009 to agree in-principle to adopt a Concept Plan for the proposed development and undertake extensive community consultation on the proposal.

Council resolved at its meeting held 25 September 2012 to adopt a slightly revised Concept Plan and progress with the necessary scheme amendment process.

As a result of the submissions received (refer to 'Community Consultation' section of this report) it is proposed to modify the Concept Plan in accordance with the previous (2009) Concept Plan included as Attachment No. SC096A.

The Site

Lot 3029 comprises of an area of 1.22ha and is bound by Kempton Street to the west, developed residential lots to the north and south and the Bluff Point Primary School to the east. The subject land is vacant and has been partially cleared however still contains scattered remnant vegetation. The topographical contours suggest that the land is relatively flat, ranging from 4.4m to 6.7m AHD with the lowest point being in the south eastern corner.

Extracts from the Amendment document are included as Attachment No. SC096B and a full copy of the Amendment document is available to Council upon request.

COMMUNITY CONSULTATION:

The Amendment was publicly advertised in accordance with the provision of the Planning and Development Act 2005.

The advertising period commenced on 24 January 2013 and concluded 7 March 2013 (with late submissions being accepted up until 20 March 2013) and involved the following:

1. Adjoining/nearby landowners were written to and provided with an excerpt of the Amendment document;
2. A public notice appeared in the Midwest Times on 31 January 2013;
3. A sign was placed on-site;
4. The Amendment details were available on the City's website;

5. The Amendment details were publicly displayed at the Civic Centre; and
6. The Amendment was referred to the following:
 - Department of Environment and Conservation
 - Department of Indigenous Affairs
 - Midwest Development Commission
 - Department of Education and Training
 - Department of Water
 - Midwest Chamber of Commerce and Industry
 - NACC
 - Department of Regional Development and Lands
 - Water Corporation
 - Western Power

Submissions:

As a result of advertising a total of 13 submissions were received (3 in support, 6 with no objection and 4 objecting to the Amendment). Listed below is a summation of the main comments/concerns raised from the public comment period:

- Retain vegetation and bushland;
- Lot 3021 be developed ASAP after Lot 3029;
- Land must be built on in a reasonable time (4 years);
- Bigger blocks;
- No objection to previous (2009) Concept Plan. There should be no POS on the northern boundary which abuts the bedrooms of the existing residence. Only access to reserve 43831 would be via a narrow 3.5m frontage to St. Georges Close. Moving road to the north will give the Reserve better access;
- Waste of funds to develop the POS as there are other POS areas and foreshore in close proximity;
- Concern over the reduction of the size of the school oval;
- Density of the area should not be increased as there are plenty of vacant lots available;
- Limited open space on foreshore and this land should be preserved;
- Residential development must maintain separation from the school;
- How will the primary school site boundary be fenced?;
- Liaison with primary school over the proposed steps;
- Retain access to rear of Elphick Avenue lots; and
- Retain existing trees.

A 'Schedule of Submissions' is included as Attachment No. SC096C and copies of the actual submissions are available to Council upon request.

COUNCILLOR CONSULTATION:

Council has previously been consulted with regard to the disposal of Lot 3029 and the adoption of the Concept Plan including a full presentation to Council at the Agenda Forum on 7 December 2009.

STATUTORY IMPLICATIONS:

The subject property is currently zoned 'Landscape and Coastal Protection' local scheme reserve under Town Planning Scheme No. 3 (Geraldton). The subject land has low recreational value given its condition, as it contains mostly destroyed remnant vegetation and is dissected by Kempton Street from the coastal reserve.

The primary intent behind the amendment is to rezone the land to allow for residential development. The Scheme lists the objectives of the 'Residential' zone, being:

To ensure that the City's residential areas develop in a manner which provides a range of choice in housing with protection of residential amenity, achieves efficiency in provision of services and accessibility, and enhances townscape values generally.

It is considered that the Amendment will fully comply with the objectives of the "Residential" zone, by:

- Continuing the residential pattern of surrounding residential lots but allow for increased housing choice through a slightly higher residential density;
- Utilising existing services and accessibility to achieve efficiency; and
- Enhancing townscape values by creating a POS area that will not only assist in better Urban Water Management, but increase residential amenity.

Part 5 of the Planning and Development Act 2005 provides for the amendment of a Local Planning Scheme.

POLICY IMPLICATIONS:

There are no policy implications.

FINANCIAL AND BUDGET IMPLICATIONS:

The 2012-13 budget incorporates the establishment of a credit facility that will be used to fund the various stages of the development. Revenue generated from the subdivision and land sale activities will be used initially to service and finally, extinguish the credit facility debt.

STRATEGIC & REGIONAL OUTCOMES:

Strategic Community Plan Outcomes:

Goal 1:	Opportunities for Lifestyle.
Outcome 1.2:	A healthy community through sport, recreation and leisure opportunities.
Strategy 1.2.1:	Provide accessible active and passive recreational spaces.
Strategy 1.2.2:	Provide attractive, well planned and multi-use public open space.
Goal 4:	Opportunities for Sustainability.
Outcome 4.1:	Vibrant and sustainable urban and rural development.
Strategy 4.1.1	Lead the development of innovative, strategic and sustainable urban, rural and regional planning.

Regional Outcomes:

Geraldton Region Plan (1999) and Greater Geraldton Structure Plan Update 2011

This plan seeks to provide a framework for the future management, protection and coordination of regional planning in the region. The Region Plan incorporates a structure plan for the Greater Geraldton area. The subject land is identified as “regional park, recreation and conservation” on the structure plan.

Residential Development Strategy (draft)

This Strategy is a response to the changing local and regional economic environment and the need to provide a logical, coherent, highly liveable and sustainable model for residential development in the City of Greater Geraldton to meet the needs of all residents and build strong communities. The subject land is identified as “Medium Density Residential” on the Strategy Map.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The City expects to generate substantial net revenues from the sale of the residential lots that will help funding future infrastructure projects.

Social:

The development will provide a variation in housing choice and increase the residential amenity through public open space and urban water management enhancements.

Environmental:

The Concept Plan proposes the retention of the substantial mature trees along the southern boundary of the site.

The Environmental Protection Authority advised that the Amendment should not be assessed and that it is not necessary to provide any advice or recommendations.

Cultural & Heritage:

The Department of Indigenous Affairs advised that there are no Aboriginal heritage sites within the subject land.

RELEVANT PRECEDENTS:

Council has previously considered the Kempton Street development at meetings held on 8 December 2009 and 25 September 2012.

DELEGATED AUTHORITY:

There is no delegated authority.

VOTING REQUIREMENTS:

Simple majority required.

OPTIONS:**Option 1:**

As per Executive Recommendation in this report.

Option 2:

That Council by Simple Majority, pursuant to Part 5 of the Planning & Development Act 2005, RESOLVES to:

1. REFUSE to adopt for final approval Scheme Amendment No. 67 to Town Planning Scheme No. 3 (Geraldton); and
2. MAKES the determination on the grounds that:
 - a. To be determined by Council.

Option 3:

That Council by Simple Majority, pursuant to section 3.18 of the Local Government Act 1995 (as amended), RESOLVES to:

1. DEFER the final approval Scheme Amendment No. 67 to Town Planning Scheme No. 3 (Geraldton); and
2. MAKES the determination on the grounds that:
 - a. To be determined by Council.

CONCLUSION:

It is considered that the Amendment will facilitate vibrant infill development in an underutilised area and lead to improved environmental outcomes with respect to urban water management. The Amendment and subsequent development of the land will facilitate a "land swap" whereby the City owned

freehold Lots 1, 2 & 3 Kempton Street and Lots 45 & 46 Frederick Street will be added to the coastal reserve. This will ensure greater formal protection of the coastal reserve area to the north.

The modification to the Concept Plan is supported as a dual road frontage for Reserve 43831 would enhance the value and appeal of this land for development. There is no planning reason why the road cannot be shifted to the north as requested in the public submissions. In fact this will provide a distinct “edge” to the development from the north and south.

It should also be noted that this design concept is in keeping with Council’s previous “in-principle” support for the development on 8 December 2009.

Option 2 is not supported as the Amendment will facilitate the residential and recreational development in accordance with the Concept Plan that has previously been endorsed by Council.

There is considered sufficient information for Council to determine the matter and therefore Option 3 is not supported.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority, pursuant to Part 5 of the Planning and Development Act 2005, RESOLVES to:

1. DETERMINE the submissions as outlined in the ‘Schedule of Submissions’;
2. ADOPT for final approval Scheme Amendment No. 67 to Town Planning Scheme No. 3 (Geraldton) subject to the modifications as outlined in the ‘Schedule of Submissions’; and
3. SEEK final approval of the Scheme Amendment from Minister for Planning.

SC097	FINAL ADOPTION LOCAL PLANNING SCHEME AMENDMENT – DEVELOPMENT REZONING, KARLOO (LOT 21 SCOTT ROAD)
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AGENDA REFERENCE:	D-13-21322
AUTHOR:	R Ireland, Strategic Planning Officer
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	27 March 2013
FILE REFERENCE:	LP/15/0013
APPLICANT / PROPONENT:	Roberts Day/Estates Development Company
ATTACHMENTS:	Yes (x2)

SUMMARY:

The advertising period has concluded for Scheme Amendment No. 14 which proposes to rezone Lot 21 Scott Road, Karloo from 'Rural' to the 'Development' zone.

This report recommends final approval of the Amendment and that it be forwarded to the Minister for Planning for final endorsement.

PROPONENT:

The proponent is Roberts Day on behalf of the proprietor Estates Development Company (Wandina Pty Ltd).

BACKGROUND:

Lot 21 is located approximately 4.5km south east of the Geraldton CBD and has a total size area of 76ha. The site abuts land owned by the Department of Housing to the north and land owned by the City to the south (being the site of the future Southern Districts Sports Precinct). Lot 21 is bounded to the west by the proposed Verita Road alignment, and to the east by Lot 800, which is also owned by the Estates Development Company, and is the site of the proposed Geraldton North-South Highway.

The land is vacant with a reasonable amount of remanent vegetation located over the northern half of the site. Onsite topography ranges in elevation from 25m to 35m AHD. The site contains a central ridgeline along a north-south orientation.

The proposal is to rezone Lot 21 from its current zoning of 'Rural' to 'Development'.

An indicative concept plan demonstrates how the site might be developed in the future, following preparation of a structure plan. The plan also includes the surrounding landholdings to demonstrate that the areas can be well connected and the current allocation of land uses has due regard to the buffers which affect the site. Land outside of these buffers are to be developed for residential purposes and larger lots are proposed adjoining the future service commercial and mixed business areas to the south and the light industry areas to the east.

The proposed layout of land uses over the site means that Lot 21 will act as a transitional area which separates the residential estates of Wandina and Karloo to the north and west from the General Industrial uses within the Narngulu Industrial Estate located on their eastern periphery.

Extracts from the Amendment document, which includes the indicative concept plan, is included as Attachment SC097A and a full copy of the Amendment document is available to Council upon request.

COMMUNITY CONSULTATION:

The Amendment was publicly advertised in accordance with the provision of the Planning and Development Act 2005.

The advertising period commenced on 18 January 2013 and concluded on 01 March 2013 (with late submissions being accepted up until 22 March 2013) and involved the following:

1. All landowners within a 400m radius of subject land were written to and provided with an excerpt of the Amendment document;
2. A public notice appeared in the Geraldton Guardian 18 January 2013;
3. Two signs were placed on-site at various locations;
4. The Amendment details were available on the City's website;
5. The Amendment was publicly displayed at the Civic Centre;
6. The Amendment was referred to the following agencies:
 - Department of Environment and Conservation;
 - Department of Planning (Tourism);
 - Mains Road WA;
 - FESA;
 - Western Power;
 - Water Corporation;
 - NACC;
 - Midwest Chamber of Commerce;
 - Department of Indigenous Affairs;
 - Midwest Development Commission;
 - Department of Education and Training;
 - Telstra;
 - Department of Health;
 - ATCO Gas Australia;
 - Public Transport Authority;
 - Department of Agriculture and Food; and
 - Department of Fire and Emergency Services.

Submissions:

As a result of advertising a total of 13 submissions were received (3 objecting to the Amendment). Listed below is a summation of the main comments/concerns raised from the public comment period:

- Heavy equipment used for development caused damage to homes in the past;
- Light industrial area too close to homes;
- Proposed road should be shifted further east away from residential housing in Wandina;
- Decrease demand and value of property;
- Dust issues;
- Development will need to take into account existing water mains;
- Residential area requires a new wastewater pump station;
- Potable water and wastewater servicing are achievable;
- Consider incorporating Health Impact and Public Health Assessments in decision making process;
- Presence of Priority 1 taxon and Priority Ecological Community;
- Timing of flora and vegetation surveys; and
- Industry buffers and emissions.

A 'Schedule of Submissions' is included as Attachment No. SC097B and copies of the actual submission are available to Council upon request.

COUNCILLOR CONSULTATION:

The Amendment was previously considered by Council at the meeting held on 27 November 2012 when the rezoning was initiated.

STATUTORY IMPLICATIONS:

The subject property is currently zoned 'Rural'. The primary intent behind the amendment is to allow the area to be developed for a mix of transitional land uses. These proposed land uses include 'Mixed Business', 'Service Commercial', 'Light Industry', 'Recreation and 'Residential'.

The proposed 'Development' zone will require the subject land to be progressively developed in accordance with an endorsed structure plan as per clause 5.17 of Local Planning Scheme No. 5 (Greenough). It is during the process of structure planning that more detailed design will be undertaken including the placement of strategic road connections, the location of land uses and the selection of residential densities.

Part 5 of the Planning and Development Act 2005 provides for the amendment of a Local Planning Scheme.

POLICY IMPLICATIONS:

There are no policy implications.

FINANCIAL AND BUDGET IMPLICATIONS:

There are no financial and budget implications.

STRATEGIC & REGIONAL OUTCOMES:

Strategic Community Plan Outcomes:

- Goal 4: Opportunities for Sustainability.
- Outcome 4.1: Vibrant and sustainable urban and rural development.
- Strategy 4.1.4: Develop, apply and regulate effective planning schemes, building regulations and policies.

Geraldton Region Plan (1999) and Greater Geraldton Structure Plan Update 2011

This plan seeks to provide a framework for the future management, protection and coordination of regional planning in the region. The Region Plan incorporates a structure plan for the Greater Geraldton area. The subject land is identified as 'future urban' and 'future industrial and service commercial' on the structure plan.

Narngulu Industrial Area Strategic Land Use Directions (2010)

This study reviews the current strategic planning framework for the Narngulu industrial area and to provide direction for future planning and development. A portion of the subject land is located within 'Precinct A' of the plan and is identified as 'future light industry/service commercial/mixed business', and 'future light industry' on the strategic land use directions plan.

Draft Commercial Activity Centres Strategy

The draft Strategy looks to provide a more detailed strategic planning framework for managing future growth in commercial activity centres. The area of the subject land within the Narngulu Industrial Estate buffer but outside of the Narngulu Waste Disposal site buffer is identified within the 'Highway Commercial' precinct.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The amendment will potentially facilitate the development of a range of uses which includes 'Service Commercial', 'Mixed Business', 'Light Industry', 'Recreation' and 'Residential'.

Social:

There are no social issues.

Environmental:

The Environmental Protection Authority advised that the Amendment should not be assessed but did provide advice regarding the Narngulu Industrial Area buffer and indicated support for residential development to be located outside of the buffers and retention of existing vegetation I public open space.

The issues will be dealt with at the structure planning stage.

Cultural & Heritage:

According to the Department of Indigenous Affairs Inquiry System, no Indigenous Heritage Sites were identified as being located within the subject area.

RELEVANT PRECEDENTS:

Council at its meeting held on 14 September 2011 gave final approval to Amendment No. 4 to Local Planning Scheme No. 5 (Greenough). This amendment rezoned a large portion of land to the north of the current site to 'Development' zone. The Minister for Planning granted final approval to the amendment on 13 January 2012.

Council at its meeting held 28 September 2012 resolved to initiate Amendment No. 12 to Local Planning Scheme No. 5 (Greenough). This amendment rezoned the portion of land to the south of the site to the 'Development' zone.

DELEGATED AUTHORITY:

There is no delegated authority.

VOTING REQUIREMENTS:

Simple Majority required.

OPTIONS:**Option 1:**

As per Executive Recommendation in this report.

Option 2:

That Council by Simple Majority, pursuant to Part 5 of the Planning and Development Act 2005 RESOLVES to:

1. REFUSE to adopt for final approval Scheme Amendment No. 14 to Local Planning Scheme No. 5 (Greenough); and
2. MAKES the determination on the grounds that:
 - a. To be determined by Council.

Option 3:

That Council by Simple Majority, pursuant to section 3.18 of the Local Government Act 1995 (as amended), RESOLVES to:

1. DEFER the final approval of Scheme Amendment No. 14 to Local Planning Scheme No. 5 (Greenough); and
2. MAKES the determination based on the following reason:
 - a. To be determined by Council.

CONCLUSION:

The strategic intent for the site has already been demonstrated through numerous strategic documents including the draft Commercial Activity Centres Strategy, the Greater Geraldton Structure Plan Update 2011 and the

Narngulu Industrial Area Strategic Land Uses Directions plan. The requirement for a Structure Plan to be endorsed prior to further development within the broader area will assist in addressing any issues via a holistic approach, particularly in regards to future road alignments and connections, and the placement of land uses within the parameters of the buffers.

Option 2 is not supported as the amendment is generally consistent with the regional planning direction and local planning policy framework as it applies to the area.

There is considered sufficient information for Council to determine the matter and therefore Option 3 is not supported.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority, pursuant to Part 5 of the Planning and Development Act 2005, RESOLVES to:

1. DETERMINE the submissions as outlined in the 'Schedule of Submission';
2. ADOPT for final approval Scheme Amendment No. 14 to Local Planning Scheme No. 5 (Greenough); and
3. SEEK final approval of the Scheme Amendment from the Minister for Planning.

SC098	FINAL ADOPTION OF LOCAL PLANNING SCHEME AMENDMENT – DEVELOPMENT REZONING, KARLOO (LOTS 23 & 800 MOLONEY STREET)
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AGENDA REFERENCE:	D-13-21776
AUTHOR:	R Ireland, Strategic Planning Officer
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	27 March 2013
FILE REFERENCE:	LP/15/0014
APPLICANT / PROPONENT:	Roberts Day/Estates Development Company
ATTACHMENTS:	Yes (x2)

SUMMARY:

The advertising period has concluded for Scheme Amendment No. 15 which proposes to rezone Lots 23 and 800 Moloney Street, Karloo from 'Residential R12.5' and 'Rural' to the 'Development' zone.

This report recommends final approval of the Amendment and that it be forwarded to the Minister for Planning for final endorsement.

PROPONENT:

The proponent is Roberts Day on behalf of the proprietor of Lot 800 Estates Development Company (Wandina Pty Ltd).

BACKGROUND:

Lots 23 and 800 are located approximately 4km south east of the Geraldton CBD and comprises of a total land area of 141ha.

The land to the north and west of the northern portion of Lot 800 is zoned 'Residential' with approved Local Structure Plans and have already been partially developed for residential purposes. The properties are bounded to the east by the Geraldton North-South Highway alignment. To the south west of the site is located Lot 9 Verita Road, the site of the future Southern Districts Sports Precinct. The subject site is located both north and south of the Southern Transport Corridor alignment.

The northern portion of Lot 800 is zoned 'Residential R12.5' with the two southern portions of Lot 800 and Lot 23 being zoned 'Rural'. Lot 23 was previously planned to be used for the Ross Ariti Road alignment. The proposal is to rezone Lots 23 and 800 Moloney Street, Karloo from their current zonings to 'Development' zone.

The site is vacant land however is covered almost entirely with remanent vegetation except for in the south eastern corner where it has been previously cleared following previous rural pursuits. Onsite topography ranges in elevation from 20m to 40m AHD. A ridgeline is present running north south through the site, with the highest point at the centre.

An indicative concept plan has been prepared to demonstrate how the site might be developed in the future, following preparation of a structure plan. The plan also includes the surrounding landholdings to demonstrate that the areas can be well connected particularly into areas which have been previously structure planned or are undertaking preliminary structure planning.

The allocation of land uses has due regard to the buffers which affect the site. Land outside of these buffers are to be developed for residential purposes and will comprise of a range of densities to allow for the creation of variety of lot types and housing product. Larger lots are proposed adjoining the proposed Light Industry area and the proposed Geraldton North-South Highway to act as a transition area.

The proposed layout of land uses and lot sizes over the site means that Lots 23 and 800 will act as a transitional area which separates the residential area of Karloo to the north from strategic transport alignments and the General Industrial uses within the Narngulu Industrial Estate located to its south.

Extracts from the Amendment document, which includes the indicative concept plan, is included as Attachment No. SC098A and a full copy of the Amendment document is available to Council upon request.

COMMUNITY CONSULTATION:

The advertising period commenced on 18 January 2013 and concluded on 1 March 2013 (with late submissions being accepted up until 22 March 2013) and involved the following:

1. All landowners within a 400m radius of subject land were written to and provided with an excerpt of the Amendment document;
2. A public notice appeared in the Geraldton Guardian 18 January 2013;
3. Two signs were placed on-site at various locations;
4. The Amendment details were available on the City's website;
5. The Amendment was publicly displayed at the Civic Centre;
6. The Amendment was referred to the following agencies:
 - Department of Environment and Conservation;
 - Department of Planning (Tourism);
 - Mains Road WA;
 - FESA;
 - Western Power;
 - Water Corporation;
 - NACC;
 - Midwest Chamber of Commerce;
 - Department of Indigenous Affairs;
 - Midwest Development Commission;
 - Department of Education and Training;
 - Telstra;
 - Department of Health;
 - ATCO Gas Australia;

- Public Transport Authority;
- Department of Agriculture and Food; and
- Department of Fire and Emergency Services.

Submissions:

As a result of advertising a total of 11 submissions were received, all with no objections. Listed below is a summation of the main comments/concerns raised from the public comment period.

- Development to take into account existing power infrastructure and water mains;
- Potable water and wastewater servicing are achievable;
- Consider incorporating Health Impact and Public Health Assessments in decision making process;
- Presence of Priority 1 taxon and Priority Ecological Community;
- Timing of flora and vegetation surveys; and
- Industry buffers and emissions.

COUNCILLOR CONSULTATION:

The Amendment was previously considered by Council at the meeting held on 27 November 2012 when the rezoning was initiated.

STATUTORY IMPLICATIONS:

The subject properties are currently zoned 'Residential R12.5' and 'Rural'. The primary intent behind the amendment is to allow the area to be developed for a mix of transitional land uses. These proposed land uses include 'Residential', 'Recreation', and 'Light Industry'.

The proposed 'Development' zone will require the subject land to be progressively developed in accordance with an endorsed structure plan as per clause 5.17 of Local Planning Scheme No. 5 (Greenough). It is during the process of structure planning that more detailed design will be undertaken including the placement of strategic road connections, the location of land uses and the selection of residential densities.

Part 5 of the Planning and Development Act 2005 provides for the amendment of a Local Planning Scheme.

POLICY IMPLICATIONS:

There are no policy implications.

FINANCIAL AND BUDGET IMPLICATIONS:

There are no financial and budget implications.

STRATEGIC & REGIONAL OUTCOMES:**Strategic Community Plan Outcomes:**

- Goal 4: Opportunities for Sustainability.
- Outcome 4.1: Vibrant and sustainable urban and rural development.
- Strategy 4.1.4: Develop, apply and regulate effective planning schemes, building regulations and policies.

Regional Outcomes:**Geraldton Region Plan (1999) and Greater Geraldton Structure Plan Update 2011**

This plan seeks to provide a framework for the future management, protection and coordination of regional planning in the region. The Region Plan incorporates a structure plan for the Greater Geraldton area. The subject land is identified as 'urban', 'future urban' and 'future industrial and service commercial' on the structure plan.

Narngulu Industrial Area Strategic Land Use Directions (2010)

This study reviews the current strategic planning framework for the Narngulu industrial area and to provide direction for future planning and development. The southern portion of the subject land is located within 'Precinct A' of the plan and is identified as 'future light industry' on the strategic land use directions plan.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:**Economic:**

The amendment will potentially facilitate the development of a range of uses which includes 'Light Industry', 'Recreation', and 'Residential'.

Social:

There are no social issues.

Environmental:

The Environmental Protection Authority advised that the Amendment should not be assessed but did provide advice regarding the Narngulu Industrial Area buffer and indicated support for residential development to be located outside of the buffers and retention of existing vegetation in public open space.

The issues will be dealt with at the structure planning stage.

Cultural & Heritage:

According to the Department of Indigenous Affairs Inquiry System no registered sites were identified within the landholdings. However, three 'Other Heritage Places' are located in within the vicinity of the area.

RELEVANT PRECEDENTS:

Council at its meeting held on 14 September 2011 gave final approval to Amendment No. 4 to Local Planning Scheme No. 5 (Greenough). This amendment rezoned a large portion of land to the east of Lots 23 and 800 to 'Development' zone. The Minister for Planning granted final approval to the amendment on 13 January 2012.

DELEGATED AUTHORITY:

There is no delegated authority.

VOTING REQUIREMENTS:

Simple Majority required.

OPTIONS:**Option 1:**

As per Executive Recommendation in this report.

Option 2:

That Council by Simple Majority, pursuant to Part 5 of the Planning and Development Act 2005, RESOLVES to:

1. REFUSE to adopt for final approval Scheme Amendment No. 15 to Local Planning Scheme No. 5 (Greenough); and
2. MAKES the determination on the grounds that:
 - a. To be determined by Council.

Option 3:

That Council by Simple Majority, pursuant to section 3.18 of the Local Government Act 1995 (as amended), RESOLVES to:

1. DEFER the final approval of Scheme Amendment No. 15 to Local Planning Scheme No. 5 (Greenough); and
2. MAKES the determination based on the following reason:
 - a. To be determined by Council.

CONCLUSION:

The strategic intent for the site has already been demonstrated through numerous strategic documents including the Greater Geraldton Structure Plan Update 2011 and the Narngulu Industrial Area Strategic Land Uses Directions plan.

The requirement for a Structure Plan to be endorsed prior to further development within the broader area will assist in addressing any issues via a holistic approach, particularly in regards to future road alignments and connections, and the placement of land uses within the parameters of the buffers.

Option 2 is not supported as the amendment is generally consistent with the regional planning direction and local planning policy framework as it applies to the area.

There is considered sufficient information for Council to determine the matter and therefore Option 3 is not supported.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority, pursuant to Part 5 of the Planning and Development Act 2005, RESOLVES to:

1. DETERMINE the submissions as outlined in the 'Schedule of Submission';
2. ADOPT for final approval Scheme Amendment No. 15 to Local Planning Scheme No. 5 (Greenough); and
3. SEEK final approval of the Scheme Amendment from the Minister for Planning.

SC099	PROPOSED LOCAL PLANNING SCHEME AMENDMENT – DEVELOPMENT REZONING, GLENFIELD
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AGENDA REFERENCE:	D-13-21782
AUTHOR:	M Thomson, Planning Officer
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	2 April 2013
FILE REFERENCE:	LP/15/0017
APPLICANT / PROPONENT:	Dynamic Planning
ATTACHMENTS:	Yes

SUMMARY:

An application has been received to initiate a Scheme Amendment to rezone Lot 55 (No. 871) Chapman Road, Glenfield to the 'Development' zone.

This report recommends that the Council initiate the Amendment.

PROPONENT:

The proponent is Dynamic Planning on behalf of ASDC Pty Ltd.

BACKGROUND:

The subject land is located approximately 9 kilometres north of the Geraldton City Centre. It is provided efficient access to the local road network and Geraldton City Centre via Chapman Road and the North West Coastal Highway, both of which are located within close proximity of the site.

The subject land has frontage to Chapman Road and is currently vacant. The environment of the subject land and the majority of its surrounding hinterland can generally be described as vegetated coastal dune.

The subject land is located within proximity of the Sunset Water Corporation Wastewater Treatment Plant (WWTP). A portion of the subject site falls within the buffer of the WWTP.

The proposed Amendment is intended to facilitate a future 'Activity Centre' development on the subject site, subject to separate planning processes including approval of an Activity Centre Structure Plan. The City is currently engaged with the proponents of Lot 9000 (immediately to the north of the subject land), with regards to a draft 'Glenfield Beach Activity Centre Structure Plan' which has included Lot 55.

Extracts from the Amendment document are included as Attachment No. SC099 and a full copy of the Amendment document is available to Council upon request.

COMMUNITY CONSULTATION:

Should Council initiate the Amendment, it is required to be publicly advertised in accordance with the requirements of the Planning and Development Act 2005.

COUNCILLOR CONSULTATION:

There has been no Councillor consultation.

STATUTORY IMPLICATIONS:

The subject property is currently split zoned 'Residential – R2.5' and 'Special Use – SU2' under Local Planning Scheme No. 5 (Greenough). The proposed Amendment seeks to rezone the subject site to a blanket 'Development' zoning.

The primary intent behind the Amendment is to facilitate the appropriate statutory planning environment to facilitate the potential for the future development of the subject site as an 'Activity Centre'.

The proposed 'Development' zone will require the subject land to be progressively developed in accordance with an endorsed structure plan as per Clause 5.17 of the Scheme. It is during the process of structure planning that more detailed design will be undertaken including land use compatibility and integration with the adjoining land to the north.

Part 5 of the Planning and Development Act 2005 provides for the amendment of a Local Planning Scheme.

POLICY IMPLICATIONS:

There are no policy implications.

FINANCIAL AND BUDGET IMPLICATIONS:

There are no financial and budget implications.

STRATEGIC & REGIONAL OUTCOMES:**Strategic Community Plan Outcomes:**

Goal 4:	Opportunities for Sustainability.
Outcome 4.1:	Vibrant and sustainable urban and rural development.
Strategy 4.1.4:	Develop, apply and regulate effective planning scheme, building regulations and policies.

Regional Outcomes:**Geraldton Region Plan (1999) and Greater Geraldton Structure Plan 2011:**

This plan seeks to provide a framework for the future management, protection and coordination of regional planning in the region. The Region Plan incorporates a structure plan for the Greater Geraldton area. The subject land is identified as urban on the structure plan.

Draft Commercial Activity Centres Strategy:

The draft Strategy looks to provide a more detailed strategic planning framework for managing future growth in commercial activity centres. The subject land is identified in the indicative location for a 'Proposed District Centre'.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:**Economic:**

The amendment will potentially facilitate the development of a range of uses to facilitate a future District Commercial Centre for the northern suburbs.

Social:

There are no social issues.

Environmental:

As part of the scheme amendment process and prior to public advertising, the Environmental Protection Authority is required to assess the amendment under Part IV of the Environmental Protection Authority Act.

Cultural & Heritage:

There are no cultural and heritage issues.

RELEVANT PRECEDENTS:

Council at its meeting held on 27 November 2012 gave final approval to Amendment No. 8 to Local Planning Scheme No. 5 (Greenough). This amendment to modify current 'Special Use – SU2' zoning to include the use 'Child Care Premise'. The Minister for Planning granted final approval to the amendment on 8 February 2013.

Council at its meeting held on 25 September 2012 gave final approval to Amendment No. 10 to Local Planning Scheme No. 5 (Greenough). This amendment rezoned Lot 9000 (immediately north of the subject land) to the 'Development' zone. The Minister for Planning granted final approval to the amendment on 6 December 2013.

The author is not aware of any other relevant precedents set by previous Council or Executive, however, it should not be construed that there are no other relevant precedents.

DELEGATED AUTHORITY:

There is no delegated authority.

VOTING REQUIREMENTS:

Simple Majority required.

OPTIONS:**Option 1:**

As per Executive Recommendation in this report.

Option 2:

That Council by Simple Majority, pursuant to Part 5 of the Planning and Development Act 2005, RESOLVES to:

1. REFUSE to initiate an amendment to Local Planning Scheme No. 5 (Greenough) which proposes to rezone Lot 55 (No. 871) Chapman Road, Glenfield to the 'Development' zone; and
2. MAKES the determination based on the grounds that:
 - a. To be determined by Council.

Option 3:

That Council by Simple Majority, pursuant to section 3.18 of the Local Government Act 1995, RESOLVES to:

1. DEFER the initiation of an amendment to Local Planning Scheme No. 5 (Greenough) which proposes to rezone Lot 55 (No. 871) Chapman Road, Glenfield to the 'Development' zone; and
2. MAKES the determination based on the grounds that:
 - a. To be determined by Council.

CONCLUSION:

The strategic intent for the site has already been demonstrated via numerous strategic documents including the City's draft Commercial Activity Centres Strategy and the Glenfield Structure Plan.

The rezoning will allow for greater flexibility in terms of co-ordinating subdivision and development of the subject land for a range of uses applicable for an 'Activity Centre'.

The requirement for a Structure Plan to be endorsed prior to further development within the broader area will assist in addressing any issues via a co-ordinated approach, particularly in regards to land use compatibility and the siting of a future District Centre.

Option 2 is not supported as the Amendment is generally consistent with the regional planning direction and local planning policy framework as it applies to the area.

There is considered sufficient information for Council to determine the matter and therefore Option 3 is not supported.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority, pursuant to Part 5 of the Planning and Development Act 2005, RESOLVES to:

1. AMEND Local Planning Scheme No. 5 (Greenough) by rezoning Lot 55 (No. 871) Chapman Road, Glenfield to the 'Development' zone; and
2. PROCEED with advertising the Amendment in accordance with the requirements of the Planning and Development Act 2005.

SC100	FINAL ADOPTION OF LOCAL PLANNING SCHEME AMENDMENT – HIGHWAY COMMERCIAL REZONING, WOORREE
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AGENDA REFERENCE:	D-13-22013
AUTHOR:	M Bell, Planning Officer
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	28 March 2013
FILE REFERENCE:	LP/15/0007
APPLICANT / PROPONENT:	Michael Fitzgerald
ATTACHMENTS:	Yes (x2)

SUMMARY:

The advertising period has concluded for Scheme Amendment No. 9 which proposes to rezone Lot 207 Horwood Road, Woorree to the 'Highway Commercial' zone and a 'Major Road' local scheme reserve.

The report recommends final approval of the Amendment and that it be forwarded to the Minister for Planning for final endorsement.

PROPONENT:

The proponent is Michael Fitzgerald on behalf of the landowners Michael Fitzgerald, Luca Naldoni, and Melinda and Philip Sorgiovanni.

BACKGROUND:

Lot 207 is located on the northern side of Horwood Road, between the alignment of the former railway line and the reserve for the proposed Geraldton North-South Highway (GNSH). The land to the north-west of the site is a recreation reserve managed by the City and to the north-east, on the opposite side of the GNSH alignment is the site of the proposed Geraldton Business Park which is zoned 'Highway Commercial'.

Lot 207 is irregular in shape with a land area of 8,875m². The site has a 62m frontage to Horwood Road and a 180m frontage to the proposed GNSH alignment. The site is currently vacant with no remnant vegetation.

It is proposed, that due to the size and shape of the site, that any future development would be limited to small scale, low intensity uses which can take advantage of the exposure to the GNSH and proximity to the larger regional road network.

The Geraldton North-South Highway Alignment Definition Study, commissioned by Main Roads in 2009, proposed an at-grade intersection at Horwood Road to facilitate access to and from the GNSH. Land near the intersection was originally reserved to accommodate a roundabout, however it is now proposed to construct a signalised intersection. A small portion of the site is required for earthworks associated with a left-turn entry lane from Horwood Road. The proposed zoning of the site reflects this necessity.

Relevant extracts from the scheme amendment report are included as Attachment No. SC100A.

COMMUNITY CONSULTATION:

The Amendment was publicly advertised in accordance with the provisions of the Planning and Development Act 2005.

The advertising period commenced 18 January 2013 and concluded 1 March 2013 and involved the following:

1. All landowners within a 400m radius were written to and advised of the proposed Amendment;
2. A public notice appeared in the Geraldton Guardian on 18 January 2013;
3. A sign was placed on-site;
4. The Amendment details were available on the City's website;
5. The Amendment was included as an item in YourView;
6. The Amendment was referred to the following:
 - Department of Environment and Conservation;
 - Geraldton Port Authority;
 - Department of Water;
 - Main Roads WA;
 - FESA;
 - Western Power;
 - Water Corporation;
 - NACC;
 - Midwest Chamber of Commerce;
 - Department of Indigenous Affairs;
 - Midwest Development Commission;
 - Heritage Council of WA;
 - Telstra;
 - ATCO Gas Australia; and
 - Public Transport Authority.

Submissions:

As a result of advertising a total of 7 submissions were received, with 1 objecting to the proposal.

A 'Schedule of Submissions' is included as Attachment No. SC100B and copies of the actual submissions are available to Council upon request.

COUNCILLOR CONSULTATION:

The Amendment was previously considered by Council at its meeting held on 27 November 2012 where the rezoning was initiated.

STATUTORY IMPLICATIONS:

Lot 207 Horwood Road is zoned 'Rural Residential' under Local Planning Scheme No. 5 (Greenough). The amendment proposes to rezone the land to 'Highway Commercial' and the 'major road' local scheme reserve.

Within Local Planning Scheme No. 5 (Greenough) the objective of the 'Highway Commercial' zone is:

To provide for service commercial development including large format retailing in locations with regard for relevant strategies and policies adopted by the Local Government, and in consultation with Main Roads WA.

Part 5 of the Planning and Development Act 2005 provides for the amendment of a Local Planning Scheme.

POLICY IMPLICATIONS:

There are no policy implications.

FINANCIAL AND BUDGET IMPLICATIONS:

There are no financial and budget implications.

STRATEGIC & REGIONAL OUTCOMES:

Strategic Community Plan Outcomes:

Goal 4:	Opportunities for Sustainability
Outcome 4.1:	Vibrant and sustainable urban and rural development.
Strategy 4.1.4:	Develop, apply and regulate effective planning schemes, building regulations and policies.

Regional Outcomes:

State Planning Strategy:

The State Planning Strategy (1996) identified the following vision for the Mid-West Region:

...in the next 33 years the region will continue to grow and diversify its economic base in the areas of agriculture, mineral development, downstream processing of commodities and tourism.

It further states that Geraldton will develop as the largest regional centre north of Perth, offering a wide range of facilities and attractions.

It is considered that this Amendment will facilitate commercial expansion to help service the Geraldton region's growing population and expanding economy.

Geraldton Region Plan 1999 and Greater Geraldton Structure Plan 2011

This plan seeks to provide a framework for the future management, protection and coordination of regional planning in the region. The Region Plan incorporates a structure plan for the Greater Geraldton area. The subject land is identified as 'rural living' and 'development investigation area' on the structure plan.

The structure plan states that:

It is acknowledged that in the City's recently adopted Interim Commercial Activity Centres Strategy that a portion of this development investigation area is identified for highway commercial development.

Any proposal to intensify land use within the development investigation area will require the resolution of issues regarding possible site contamination and proposed and future road access. Access issues involving the proposed Geraldton North South Highway, the alignment of which bisects the area will require consideration from Main Roads WA.

Draft Commercial and Activity Centres Strategy:

The draft Strategy was adopted by Council on 23 October 2012 and is currently on advertising. The draft Strategy looks to provide a more detailed strategic planning framework for managing future growth in commercial activity centres. The subject land is identified within the Geraldton Business Park 'Highway Commercial' precinct.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

This amendment will facilitate commercial expansion to help service the Geraldton region's growing population and expanding economy.

Social:

There are no social issues.

Environmental:

The Environmental Protection Authority considered that the Amendment should not be assessed under Part IV of the Environmental Protection Act.

Cultural & Heritage:

The Department of Indigenous Affairs advised that there are no Aboriginal heritage sites registered with the Department within the subject land. The State Heritage Office advised that there is no potential impact on heritage places within the Scheme area.

RELEVANT PRECEDENTS:

Council at its meeting held on 23 December 2008 resolved to give final approval to Scheme Amendment No. 134 which rezoned land to the east to 'Highway Commercial'. The Minister for Planning granted final approval to the Amendment on 19 August 2009.

The author is not aware of any other relevant precedent set by previous Council or Executive, however it should not be construed that there are no other relevant precedents.

DELEGATED AUTHORITY:

There is no delegated authority.

VOTING REQUIREMENTS:

Simple Majority required.

OPTIONS:**Option 1:**

As per Executive Recommendation in this report.

Option 2:

That Council by Simple Majority, pursuant to Part 5 of the Planning and Development Act 2005, RESOLVES to:

1. REFUSE to adopt for final approval Scheme Amendment No. 9 to Local Planning Scheme No. 5 (Greenough); and
2. MAKES the determination on the grounds that:
 - a. To be determined by Council.

Option 3:

That Council by Simple Majority, pursuant to Section 3.18 of the Local Government Act 1995 (as amended), RESOLVES to:

1. DEFER the final approval of Scheme Amendment No. 9 to Local Planning Scheme No. 5 (Greenough); and
2. MAKES the determination based on the following reason:
 - a. To be determined by Council.

CONCLUSION:

It is considered that the Amendment is consistent with the overall strategic planning framework and direction for commercial activity in Geraldton. It is consistent with the specific direction prescribed in the draft Commercial Activity Centres Strategy which shows the land as Highway Commercial. Any subsequent development application for the site will address access issues.

Option 2 is not supported as the Amendment is generally consistent with the regional planning direction and local planning framework as it applies to the area.

There is considered sufficient information for Council to determine the matter and therefore Option 3 is not supported.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority, pursuant to Part 5 of the Planning and Development Act 2005, RESOLVES to:

1. DETERMINE the submissions as outlined in the 'Schedule of Submissions';
2. ADOPT for final approval Scheme Amendment No. 9 to Local Planning Scheme No. 5 (Greenough); and
3. SEEK final approval of the Scheme Amendment from the Minister for Planning.

15 OPERATIONAL MATTERS**OP0039 ORDINARY LOCAL GOVERNMENT ELECTIONS 2013**

AGENDA REFERENCE:	D-13-24810
AUTHOR:	C Wood, Director Organisational Performance
EXECUTIVE:	C Wood, Director Organisational Performance
DATE OF REPORT:	12 April 2013
FILE REFERENCE:	GO/8/0007
APPLICANT / PROPONENT:	WA Electoral Commission
ATTACHMENTS:	No

SUMMARY:

The purpose of this report is to seek Council's approval to appoint the West Australian Electoral Commission to carry out the 2013 ordinary elections by postal vote.

PROponent:

The proponent is Warwick Gately AM, Electoral Commissioner, WA Electoral Commission (WAEC), Perth.

BACKGROUND:

The City has received advice that the ordinary elections will be held on Saturday 19 October 2013.

Seven (7) councillors will be elected with one councillor representing each ward. Each term will be for a period of four (4) years.

The vacancies for the 2013 Local Government ordinary elections for the City of Greater Geraldton will be:

- 1 vacancy – Mullewa Ward
- 1 vacancy – Chapman Ward
- 1 vacancy – Hills Ward
- 1 vacancy – Tarcoola Ward
- 1 vacancy – Port Ward
- 1 vacancy – Willcock Ward
- 1 vacancy – Champion Bay Ward

Council is required to decide whether the ordinary election of local government council members on Saturday 19 October 2013 will be conducted by an In-Person vote method or by a Postal vote method.

As voting is non-compulsory, electors are not required to attend and therefore, historically, response rates on In-Person voting have been low. In previous years ordinary elections have been conducted using the Postal voting method as this generates a greater participation rate amongst voters. Should the City choose this method for 2013, in accordance with section 4.20(4) of the Local

Government Act 1995, it will appoint the Electoral Commissioner to be responsible for the process.

COMMUNITY CONSULTATION:

No community consultation is required.

STATUTORY IMPLICATIONS:

Part 4 – Elections and other polls, Division 3 – Ordinary Elections of the Local Government Act 1995.

POLICY IMPLICATIONS:

There are no policy implications.

FINANCIAL AND BUDGET IMPLICATIONS:

The WAEC has advised that their estimate to undertake the 2013 postal elections will be approximately \$78,000 (inc GST). Additional electoral expenditure of \$10,000 will also be set aside to cover any local advertising and promotion, hire costs and some staff costs. This will be budgeted for in the 2013/14 financial year.

STRATEGIC & REGIONAL OUTCOMES:

Strategic Community Plan Outcomes:

- | | |
|-----------------|---|
| Goal 5: | Inclusive Civic and Community Engagement and Leadership |
| Outcome 5.2: | Planning and Policy |
| Strategy 5.2.8: | Continuously improving business and governance frameworks to support a growing community. |

Regional Outcomes:

There are no regional outcomes.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no economic issues.

Social:

There are no social issues.

Environmental:

There are no environmental issues.

Cultural & Heritage:

There are no cultural or heritage issues.

RELEVANT PRECEDENTS:

Historically, the postal voting method has been adopted to conduct ordinary elections.

DELEGATED AUTHORITY:

There is no delegated authority.

VOTING REQUIREMENTS:

Absolute Majority is required if the City decides to conduct a Postal election.

OPTIONS:**Option 1:**

As per Executive Recommendation in this report.

Option 2:

That Council by Simple Majority as per Section 4.61 of the Local Government Act 1995 RESOLVES to:

1. CONDUCT the 2013 Local Government ordinary election by way of In-person voting;
2. APPOINT the CEO as Returning Officer for the 2013 ordinary election; and
3. ADVISE the Western Australian Electoral Commission of its decision.

Option 3:

That Council by Simple Majority RESOLVES to DEFER the decision.

CONCLUSION:

Previous years' Council decisions to appoint the Western Australian Electoral Commissioner to conduct Postal elections have proven effective.

EXECUTIVE RECOMMENDATION:

That Council by Absolute Majority as per section 4.20(4) and 4.61(2) of the Local Government Act 1995 RESOLVES to:

1. APPOINT the Western Australian Electoral Commissioner as being responsible for the conduct of the 2013 ordinary elections together with any other elections or polls which may be required; and
2. DECIDE that the method of conducting the election will be as a postal election.

SC101	DOG ACT (1976) AUTHORISED OFFICERS
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AGENDA REFERENCE:	D-13-22280
AUTHOR:	K Seidl, Manager Community Law and Safety
EXECUTIVE:	P Melling, Director of Sustainable Communities
DATE OF REPORT:	3 April 2012
FILE REFERENCE:	LE/7/0001
APPLICANT / PROPONENT:	City Of Greater Geraldton
ATTACHMENTS:	No

SUMMARY:

This report provides information regarding Council enforcement of the Dog Act 1976 and seeks a Council resolution to appoint an authorised person.

PROponent:

The proponent is the City of Greater Geraldton.

BACKGROUND:

Geoff Birkbeck has been engaged on a short term appointment from Logo Appointments to assist the City of Greater Geraldton Ranger team. Part of the Rangers functions is to administer the provisions of the Dog Act 1976. The City of Greater Geraldton also engages casual rangers from time to time to assist with operational requirements and those appointees are listed accordingly. All City of Greater Geraldton Rangers carry out functions of the Dog Act.

As per the Dog Act 1976 Customer Service staff of both at the Civic Centre and the Mullewa District office, issue dog registrations for the City of Greater Geraldton.

This item is presented to Council to ensure that all officers who carry out functions of the Dog Act 1976 are duly authorised.

COMMUNITY CONSULTATION:

There has been no community consultation.

COUNCILLOR CONSULTATION:

There has been no Councillor consultation.

STATUTORY IMPLICATIONS:

Section 29(1) of the Dog Act 1976 stipulates that a Local Government shall, in writing, appoint persons to exercise on behalf of the Local Government the powers conferred on an authorised person by the Act.

POLICY IMPLICATIONS:

There are no policy implications.

FINANCIAL AND BUDGET IMPLICATIONS:

There may be a financial implication for Council if Officers are not appointed as per respective Acts.

STRATEGIC & REGIONAL OUTCOMES:**Strategic Community Plan Outcomes:**

- Goal 1: Opportunities for lifestyle.
- Outcome 2: A safe, secure and supportive community.
- Strategy 1.3.1: Support effective community emergency services and animal management.

Regional Outcomes:

There are no regional outcomes.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:**Economic:**

There are no economic issues.

Social:

It is imperative that Council has Officers that are appropriately authorised under the Dog Act 1976 to ensure a safe community.

Environmental:

There are no environmental issues.

Cultural & Heritage:

There are no cultural or heritage or issues.

RELEVANT PRECEDENTS:

On 26 February 2013 Council resolved to appoint:

1. Fiona McAuliffe; and
2. Daniel Carter;

As authorised officers for the period of their employment with the City of Greater Geraldton.

DELEGATED AUTHORITY:

Council can appoint officers to be authorised under Section 29(1) Dog Act 1976.

VOTING REQUIREMENTS:

Simple Majority is required.

OPTIONS:**Option 1:**

As per Executive Recommendation in this report.

Option 2:

That Council by Simple Majority pursuant to Section 3.18 of the *Local Government Act 1995* RESOLVES to:

1. DEFER the matter; and
2. MAKES the determination based on the following reason:
 - a. To be determined by Council.

CONCLUSION:

It is recommended that Council staff are duly authorised under the Dog Act 1976 and this report is presented for a resolution of Council. There is no third option for this report.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority as per Section 29 (1) of the Dog Act 1976 RESOLVES to:

1. APPOINT the following persons as authorised officers for the period of their employment at the City of Greater Geraldton:
 - a. Geoff Birkbeck;
 - b. Mark Henry Lawson;
 - c. Kevin White;
 - d. Narketta Lock; and
2. APPOINT the following persons as authorised officers for Dog Registration purposes for the period of their employment at the City of Greater Geraldton:
 - a. Malou Bullicer

SC102	CONTROL OF VEHICLES (OFF ROAD AREAS) ACT AUTHORISED OFFICERS
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AGENDA REFERENCE:	D-13-22291
AUTHOR:	K Seidl Manager Community Law and Safety
EXECUTIVE:	P Melling, Director Sustainable Communities / City Planner
DATE OF REPORT:	3 April 2013
FILE REFERENCE:	LE/7/0001
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	No

SUMMARY:

This report provides information regarding Council enforcement of the Control of Vehicles (Off-road Areas) Act 1978 and seeks a Council resolution to appoint authorised persons.

PROponent:

The proponent is the City of Greater Geraldton.

BACKGROUND:

Geoff Birkbeck has been engaged on a short term appointment from Logo Appointments to assist the City of Greater Geraldton Ranger team. Part of the Rangers functions is to administer the provisions of the Control of Vehicles (Off Road Areas) Act 1978. The City of Greater Geraldton engages casual rangers from time to time to assist with operational requirements and a casual appointee is also listed. All City of Greater Geraldton Rangers carry out functions of the Control of Vehicles (Off Road Areas) Act 1978.

Section 38(3) of the Control of Vehicles (Off-road Areas) Act 1978 states that a Local Government shall in writing, appoint persons to exercise on behalf of the Local Government the powers conferred on an authorised person by the Act.

This item is presented to Council to ensure that all officers who carry out functions of the Control of Vehicles (Off Road Areas) Act 1978 are duly authorised.

COMMUNITY CONSULTATION:

There has been no community consultation.

COUNCILLOR CONSULTATION:

There has been no Councillor consultation.

STATUTORY IMPLICATIONS:

Section 38(3) of the Control of Vehicles (Off-road Areas) 1978 states that a Local Government may by resolution, appoint employees of the Local Government to be an authorised officer for the purposes of the Act in respect to the whole of its district or part thereof as defined in the appointment.

POLICY IMPLICATIONS:

There are no policy implications.

FINANCIAL AND BUDGET IMPLICATIONS:

Modified Penalties for non-compliance of sections of the Control of Vehicles (Off road Areas) Act 1978 range from \$20 to \$50.

Offences prosecuted in a Magistrates Court can attract penalties up to \$1000.

STRATEGIC & REGIONAL OUTCOMES:**Strategic Community Plan Outcomes:**

- Goal 1: Opportunities for lifestyle.
- Outcome 2: A safe, secure and supportive community.
- Strategy 1.3.3: Support effective community safety and crime prevention.

Regional Outcomes:

There are no regional outcomes.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:**Economic:**

There are no economic issues.

Social:

It is important that Council has Officers that are appropriately authorised under the Control of Vehicles (Off-Road Areas) Act 1978 to ensure a safe community.

Environmental:

Some users of Off Road vehicles cause considerable damage to the environment. The application of this law deters behaviours such as this that impacts on the environment.

Cultural & Heritage:

There are no cultural or heritage issues.

RELEVANT PRECEDENTS:

On 26 February 2013 Council resolved to appoint the following officers for the period of their employment at the City of Greater Geraldton:

- a. Daniel Carter; and
- b. Fiona McAuliffe

DELEGATED AUTHORITY:

Council can appoint Officers to be authorised under Section 38 (1) (3) of the Control of Vehicles (Off-Road Areas) Act 1978.

VOTING REQUIREMENTS:

Simple Majority is required.

OPTIONS:**Option 1:**

As per Executive Recommendation in this report.

Option 2:

That Council by Simple Majority pursuant to Section 3.18 of the Local Government Act 1995 RESOLVES to:

1. DEFER the matter; and
2. MAKES the determination based on the following reason:
 - a. To be determined by Council.

CONCLUSION:

It is recommended that Council staff are duly authorised under the Control of Vehicles (Off-Road Areas) Act 1978. This report is presented to Council to enable the respective appointments of authorised officers following a resolution of Council. There is no third option for this report.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority as per Section 38 (1) (3) of the Control of Vehicles (Off-Road Areas) Act 1978 RESOLVES to:

1. APPOINT the following persons as an authorised officer for the period of their employment at the City Of Greater Geraldton:
 - a. Geoff Birkbeck;
 - b. Kevin White;
 - c. Narketta Lock; and
 - d. Mark Henry Lawson

CI042	RFT44/1213	–	DRAINAGE	CONSTRUCTION	AND
	MAINTENANCE SERVICES				

AGENDA REFERENCE:	D-13-23627
AUTHOR:	P Faraone, Principal Works Manager
EXECUTIVE:	N Arbuthnot, Director Community Infrastructure
DATE OF REPORT:	9 April 2013
FILE REFERENCE:	SD/2/0001
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes - Confidential

SUMMARY:

The objective of this report is to gain Council approval to award RFT 44/1213 to a panel of contractors to carry out stormwater drainage services for a period of 2 years to assist the works drainage team in the areas of sump vegetation slashing and rubbish removal, sump clearing and removal, fencing, road grate replacement and pipe-laying, with an option of renewal for a further two years exercisable at the absolute discretion of the Principal. The initial contract would be in place from 1 July 2013 to 30 June 2015.

PROponent:

The proponent is the City of Greater Geraldton.

BACKGROUND:

Over the last 2 years the Works department has assessed current drainage infrastructure conditions. It was found that the City no longer has a regular renewal program of its road grate or sump maintenance and based on limited internal resources, it was deemed necessary to obtain assistance from external contractors to achieve service requirements. A road grate pickup was carried out in 2012 and a total of 560 grates were rated as category 1 (high risk). Sumps have been assessed by the City rangers and are rated as a high fire risk due to the vegetation and rubbish.

The need for a systematic program of works to address this shortfall is deemed essential to maintain an acceptable service level to the community as well as improving the aesthetics of localities. This program of works involves slashing of weeds, removal of wattle trees and rubbish, fence and gate repairs to sumps, renewal of road grates and water entry points. There will be on occasion the provision of pipe laying and pit construction on projects when internal resources are locked into other works. These services can also be utilised in the Mullewa District to assist current resources.

A tender related to the supply of services in the areas of sumps slashing, sump clearing, gully grate replacement, fencing and suction and cleaning of pits and brick laying within the City of Greater Geraldton was advertised locally in the Geraldton Guardian on 25 January 2013 and in the West Australian on 26 January 2013. The closing date for tender submissions was 7 February 2013.

There were 29 suppliers who registered for the tender and 5 tenders were received. Tenders received are as follows:

- a. Geraldton Limestone and Retaining Walls;
- b. Tru-line Excavation and Plumbing;
- c. Batavia Fencing;
- d. Redcat Holdings; and
- e. Pirone Sand Supplies.

Pirone's were excluded from the executive recommendation as their tender was non-compliant.

COMMUNITY CONSULTATION:

There has been no community consultation.

COUNCILLOR CONSULTATION:

There has been no Councillor consultation.

STATUTORY IMPLICATIONS:

Tenders were called in accordance with the provisions of the Local Government Act 1995 and with Local Government (Functions and General) Regulations 1996.

POLICY IMPLICATIONS:

The City of Greater Geraldton has adopted a purchasing policy which refers to the purchase of all levels for goods and services through either quotations or through tenders.

The policy provides compliance with the requirements of the Local Government Act 1995 and the Local Government Act (Functions and General Regulations 1996). Additional to the policy, procedures have been developed for both purchasing through quotations and tenders to guide staff when purchasing goods and services for the City of Greater Geraldton.

FINANCIAL AND BUDGET IMPLICATIONS:

Prices tendered are recorded and utilised for future project pricing. The table in the confidential attachment indicates comparative prices of all services and products.

Budget allocation is as a service supply and delivery which is within the annual construction (budget projects) and maintenance budget provisions.

STRATEGIC & REGIONAL OUTCOMES:

Strategic Community Plan Outcomes:

Goal 4: Opportunity for Sustainability

Outcome 4.1: Improved Transport and Accessibility.

Strategy 4.2: Improve our network of urban, rural and regional roads, cycle ways, trails and paths.

Regional Outcomes:

To develop a functional network of roads, paths and drainage.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The two yearly supply tenders allow Community Infrastructure managers and supervisors to carry drainage services from proven suppliers at known costs.

Social:

There are no social issues.

Environmental:

There are no environmental issues.

Cultural & Heritage:

There are no cultural & heritage issues.

RELEVANT PRECEDENTS:

Two yearly supply tenders have been used since pre-amalgamation between the former City of Geraldton, the former Shire of Greenough, the former Shire of Mullewa and has proved a successful method of obtaining goods and services from quality suppliers at known costs.

DELEGATED AUTHORITY:

There is no delegated authority.

VOTING REQUIREMENTS:

Simple majority is required.

OPTIONS:

Option 1:

As per Executive Recommendation in this report.

Option 2:

That Council by Simple Majority pursuant to the Local Government Act 1995 section 3.57 RESOLVES to:

1. NOT PROCEED with RFT 44/1213 Drainage Construction and Maintenance Services and obtain quotes for individual projects;
2. MAKES the determination based on the following reason:
 - a. to be determined by Council.

Option 3:

That Council by Simple Majority pursuant to the Local Government Act 1995 section 3.57 RESOLVES to:

1. RE-TENDER RFT 44 1213 Drainage Construction and Maintenance Services;
2. MAKES the determination based on the following reason:
 - a. to be determined by Council.

CONCLUSION:

The City requires effective supply of goods and services to enable relevant Departments to carry out budgetary commitments including meeting program schedules and providing efficient delivery of services at competitive rates. Procuring services using multiple year supply of products and services has proven to be efficient and competitive. By carrying out a systematic and targeted approach to drainage renewal within the City infrastructure will provide a higher level of service improvement to the City's drainage.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to the Local Government Act 1995 section 3.57 RESOLVES to:

1. AWARD RFT 44 1213 Drainage Construction and Maintenance Services to a panel of contractors for the period of 1 July 2013 to 30 June 2015 with the option for a further two year period at the absolute discretion of the Principal;
 - a. For gully grate, pit renewal and brick laying to Geraldton Limestone and Retaining Walls;
 - b. For all fencing requirements to Batavia Fencing;
 - c. For slashing, brush cutting and rubbish removal to Tru-line Excavation and Plumbing;
 - d. For pipe laying and pit cleaning assistance Tru-Line Excavation and Plumbing; and
2. RECORD the tendered rates in the Minutes.

16 REPORTS TO BE RECEIVED

CEO025 REPORTS TO BE RECEIVED	
AGENDA REFERENCE:	D-13-24597
AUTHOR:	A Brun, Chief Executive Officer
DISCLOSURE OF INTEREST:	No
FILE REFERENCE:	GO/6/0002
DATE OF REPORT:	8 April 2013

BACKGROUND:

Information and items for noting or receiving (i.e. periodic reports, minutes of other meetings) are to be included in an appendix attached to the Council agenda.

Any reports received under this Agenda are considered received only. Any recommendations or proposals contained within the "Reports (including Minutes) to be Received" are not approved or endorsed by Council in any way. Any outcomes or recommendations requiring Council approval must be presented separately to Council as a Report for consideration at an Ordinary Meeting of Council.

ADMINISTRATIVE COMMENT:

The following reports are attached in the Appendix to this agenda:

<i>Office of the CEO</i>	
CEO025	Council Resolutions to 26 March 2013
<i>Reports of Community Infrastructure</i>	
CI043	Community Infrastructure Major Projects Report
<i>Reports of Treasury and Finance</i>	
TF056	Statement of Financial Activity Period Ending 31 March 2013
TF057	Confidential Report – List of Accounts Paid Under Delegation
<i>Reports of Sustainable Communities</i>	
SCDD073	Delegated Determinations

CONSULTATION:

Not applicable.

STATUTORY ENVIRONMENT:

Not applicable.

VOTING REQUIREMENTS:

Simple majority is required.

EXECUTIVE RECOMMENDATION:**PART A**

That Council by Simple Majority pursuant to Section 22(2) of the Local Government Act 1995 RESOLVES to

1. RECEIVE the following appended reports:
 - a. Reports – Office of the CEO:
 - i. CEO025 – Council Resolutions to 26 March 2013; and
 - ii. CI043 – Community Infrastructure Major Projects Report;
 - iii. SCDD073 – Delegated Determinations

PART B

That Council by Simple Majority, pursuant to Sections 5.13 and 34 of the Local Government (Financial Management) Regulations 1996 RESOLVES to:

1. RECEIVE the following appended reports:
 - a. Reports – Department of Treasury and Finance;
 - i. TF056 – Statement of Financial Activity Period Ending 31 March 2013; and
 - ii. TF057 – Accounts to be Paid Under Delegation (Confidential).

- 17 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

- 18 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

- 19 URGENT BUSINESS APPROVED BY PRESIDING MEMBER OR BY DECISION OF THE MEETING**

- 20 CLOSURE**

APPENDIX 1 – ATTACHMENTS AND REPORTS TO BE RECEIVED

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