



ORDINARY MEETING OF COUNCIL

AGENDA

23 AUGUST 2016

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CITY OF GREATER GERALDTON
ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 23 AUGUST 2016 AT 5.00PM
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 DECLARATION OF OPENING

2 ACKNOWLEDGEMENT OF COUNTRY

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

3 ATTENDANCE

Present:

Officers:

Others:

Members of Public:

Members of Press:

Apologies:

Cr L Freer

Leave of Absence:

Cr S Keemink

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. Please note that you cannot make statements in Public Question Time and such statements will not be recorded in the Minutes.

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

6 APPLICATIONS FOR LEAVE OF ABSENCE

Existing Approved Leave

Councillor	From	To (inclusive)
Cr S Keemink	23 August 2016	1 September 2016
Cr M Reymond	1 September 2016	26 September 2016
Cr G Bylund	3 September 2016	10 September
Cr J Critch	15 September 2016	10 October 2016
Cr L Freer	27 September 2016	28 September 2016
Cr G Bylund	2 October 2016	9 October 2016
Mayor S Van Styn	16 October 2016	22 October 2016

Cr V Tanti request for leave of absence for the period 28 August 2016 to 15 September 2016 inclusive be approved.

7 PETITIONS, DEPUTATIONS OR PRESENTATIONS

Nil.

8 DECLARATIONS OF CONFLICTS OF INTEREST

Cr G Bylund declared a proximity interest in item DCS292, Proposed Land Exchange, as he owns the adjoining property on Boyd Street being 22 Boyd Street.

Cr L Graham declared a financial direct interest in item DCS293, RFT 01 1617 Cleaning of Buildings, as he provides computer support to one of the Tenderers.

Cr S Douglas declared a proximity and financial indirect interest DCS290, Batavia Coast Marina, as an employee of Midwest Development Commission and a home owner within the Marina.

9 CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING – as circulated

RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 26 July 2016, as previously circulated, be adopted as a true and correct record of proceedings.

10 ANNOUNCEMENTS BY THE CHAIR*Events attended by the Mayor or his representative*

DATE	FUNCTION	REPRESENTATIVE
23 July 2016	Geraldton Volunteer Fire Service – Brigade Captains Dinner and Presentation Evening	Mayor Shane Van Styn
27 July 2016	Radio Mama Interview – Current Council Issues	Mayor Shane Van Styn
27 July 2016	ABC Radio Interview – Outcomes of Council Meeting	Mayor Shane Van Styn
27 July 2016	Spirit Radio Interview – Outcomes of Council Meeting	Mayor Shane Van Styn
28 July 2016	Meeting to discuss filming opportunities in Geraldton with visiting producers	Mayor Shane Van Styn
28 July 2016	GHETAP Meeting	Mayor Shane Van Styn
29 July 2016	Official Opening of the Geraldton Volunteer Marine Rescue Group Base	Cr Natasha Colliver
29 July 2016	ATC Midwest 2016 Awards Night	Mayor Shane Van Styn
29 July 2016	ACDC 2016 Annual Membership Exhibition	Cr Michael Reymond
30 July 2016	EID (End of Ramadan) Celebration	Mayor Shane Van Styn
1 August 2016	WARCA Meeting	Mayor Shane Van Styn
2 August 2016	ArtDrive Judging Drive	Mayor Shane Van Styn
3 August 2016	Meet and greet with Australian Prayer Network	Mayor Shane Van Styn
4 August 2016	Master Builders Executive Dinner	Mayor Shane Van Styn
5 August 2016	Individual Citizenship Ceremony	Mayor Shane Van Styn
5 August 2016	RCA Governance Meeting	Mayor Shane Van Styn
5 August 2016	Sleep In Your Car – Fusion Fundraiser	Mayor Shane Van Styn
8 August 2016	Regular Meeting with Local Members	Mayor Shane Van Styn
8 August 2016	Regular Catch Up – Media and Marketing	Mayor Shane Van Styn
8 August 2016	Regular Catch Up – Mayor and CEO	Mayor Shane Van Styn
8 August 2016	RCDP City Revitalisation – PCG	Mayor Shane Van Styn
8 August 2016	Meeting with member of public regarding volunteer fire brigade	Mayor Shane Van Styn
8 August 2016	Round 3 - City Centre Revitalisation: for RCDP Growth Plan - Council Focus Group Workshop for Elected members	Mayor Shane Van Styn
9 August 2016	QEII Census Hub Engagement	Mayor Shane Van Styn
9 August 2016	Meeting with Department of Agriculture and Food	Mayor Shane Van Styn
9 August 2016	Concept Forum	Mayor Shane Van Styn
10 August 2016	Meeting with Victorian Senator Bridgette McKenzie regarding RCA	Mayor Shane Van Styn
11 August 2016	Official Opening of the RV Friendly Facilities at Francis Street	Cr Neil McIlwaine
11 August 2016	Meeting with Hon Terry Redman	Cr Neil McIlwaine
11 August 2016	Cheque Presentation at Bundiyarra	Cr Neil McIlwaine

12 August 2016	ABC Interview with Arthur Muhl from the ABC breakfast	Mayor Shane Van Styn
12 August 2016	Vietnam Veterans Association of Australia Western Australian Branch Inc Commemorative Service	Mayor Shane Van Styn
13 August 2016	Official ArtDrive Launch	Cr Steve Douglas
14 August 2016	Radio Mama Interview regarding tourism	Mayor Shane Van Styn
15 August 2016	Regular Catch Up – Media and Marketing	Mayor Shane Van Styn
15 August 2016	Regular Catch Up – Mayor and CEO	Mayor Shane Van Styn
15 August 2016	Citizenship Ceremony	Mayor Shane Van Styn
15 August 2016	Meeting with Main Roads discuss Inner City bypass / NWCH / Hosken Street	Mayor Shane Van Styn
16 August 2016	RCDP2 Review Point 3 Forum	Mayor Shane Van Styn
17 August 2016	Meeting to discuss Verita Road with developer Lot 4 Verita Road	Mayor Shane Van Styn
18 August 2016	LEMC Meeting	Mayor Shane Van Styn
18 August 2016	Signing of MOU with Rio Tinto - Youth Development Officer	Mayor Shane Van Styn
18 August 2016	Rio Tinto Geraldton FIFO 10th Anniversary in Geraldton	Mayor Shane Van Styn
19 August 2016	Chapman River Park Walkthrough	Mayor Shane Van Styn
19 August 2016	Council Policies discussion	Mayor Shane Van Styn
20 August 2016	Batavia Longboat AGM	Mayor Shane Van Styn
20 August 2016	RSL Annual Dinner & 100 th Anniversary Pre dinner drinks	Mayor Shane Van Styn
20 August 2016	Inner Wheel Chartering Event	Mayor Shane Van Styn
21 August 2016	Point Moore Lighthouse Tour	Mayor Shane Van Styn
22 August 2016	Northern Country Zone – Face to Face meeting	Mayor Shane Van Styn
22 August 2016	Midwest Cup Carnival - Opening	Mayor Shane Van Styn
23 August 2016	Regular Catch Up – Mayor and CEO	Mayor Shane Van Styn
23 August 2016	Tourism Workshop	Mayor Shane Van Styn
23 August 2016	Ordinary Meeting of Council	Mayor Shane Van Styn

11 REPORTS OF DEVELOPMENT & COMMUNITY SERVICES

DCS290 FINAL ADOPTION OF THE BATAVIA COAST MARINA DESIGN GUIDELINES

AGENDA REFERENCE:	D-16-50203
AUTHOR:	M Connell, Manager Urban & Regional Development
EXECUTIVE:	P Melling, Director Development & Community Services
DATE OF REPORT:	03 August 2016
FILE REFERENCE:	LP/8/0001
ATTACHMENTS:	Yes (x2)
	A. Schedule of Submissions
	B. Draft Design Guidelines

EXECUTIVE SUMMARY:

LandCorp, in conjunction with the City and the Mid West Development Commission have been progressing the development of the next stages of the Batavia Coast Marina (BCM) project. A set of design guidelines have been prepared which are proposed to be adopted as an addendum to the City Centre local planning policy.

The advertising period has concluded for the draft design guidelines with 5 submissions being received. This report recommends final adoption of the design guidelines subject to minor modifications as detailed in the 'Schedule of Submissions'.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Schedule 2, Part 2, Division 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, RESOLVES to:

1. DETERMINE the submissions as detailed in the 'Schedule of Submissions'; and
2. ADOPT for final approval the 'Batavia Coast Marina Design Guidelines' local planning policy (revised in accordance with the 'Schedule of Submissions').

PROPONENT:

The proponent is LandCorp.

BACKGROUND:

BCM Stage 1 was developed approximately 10 years ago and in 2012 LandCorp, the Mid West Development Commission and the City entered into a Memorandum of Agreement for the development of the remaining land.

The vision for the Batavia Coast Marina is:

The Batavia Coast Marina will become a renowned waterfront revitalisation development, providing a vibrant mixed use precinct defined by an eclectic mix of residential, retail, entertainment and commercial land uses.

Batavia Coast Marina development will integrate the urban core of Geraldton, providing a cohesive city centre link. Defined by a built form comprised by both heritage preservation and contemporary landmark developments, Batavia Coast Marina will establish itself as the pre-eminent tourism 'hot-spot' of Geraldton and the Midwest Region.

The following objectives further reflect the intent of the design guidelines:

- Integrate the Batavia Coast Marina with the city centre and surrounding developments.
- Create 'destinations' which promote activity and vibrancy in the Batavia Coast Marina.
- Provide high quality mixed use residential development within the Batavia Coast Marina that offer housing choice and diversity.
- Facilitate investment and the establishment of commercial/business activity in the Batavia Coast Marina.
- Minimise the impact of vehicular traffic and car parking in Batavia Coast Marina.
- Provide attractive and pedestrian-oriented streets and public spaces.
- Reflect Geraldton's unique culture and heritage throughout the built form and character of Batavia Coast Marina.
- Promote the Batavia Coast Marina as a tourist destination.
- Be a water sensitive City exemplar.

Council at its meeting held on 24 May 2016 resolved to:

1. *ADOPT the 'Batavia Coast Marina Design Guidelines' local planning policy as a draft for the purpose of public advertising;*
2. *ADOPT the local planning policy for final approval should no objections be received during the advertising period; and*
3. *REQUIRE a further report to Council should there be any objections received during the advertising period.*

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

It is envisaged that the BCM will integrate with the urban core of Geraldton, providing cohesive city centre linkages through to the marina. A range of dwelling types, as well as opportunities for commercial and retail are proposed in order to compliment and invigorate the area.

Social:

BCM will provide a diversity of lot types in order to facilitate higher density living options. Townhouses and apartments will accommodate a gap in the market, providing affordable living options in an active and vibrant precinct.

Environmental:

Historically, the area within BCM was used as part of the WA government railway marshalling yard. Extensive site investigations and remediation works have been undertaken.

Cultural:

The design guidelines promote Geraldton's unique culture by the integration of art into public spaces which will assist in fostering a unique sense of character and identity for the BCM precinct. A Public Art Strategy and Public Realm Master Plan form part of the design guidelines.

RELEVANT PRECEDENTS:

Council has previously adopted four addendums to the City Centre local planning policy.

Council at its meeting held on 24 May 2016 adopted the policy as a draft for the purpose of public advertising.

The author is not aware of any other relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:

The draft policy was advertised in accordance with the provisions of Schedule 2, Part 2, clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The advertising period was for 25 days (commencing on Tuesday 31 May 2016 and concluding on Friday 24 June 2016) and involved the following:

1. A notice appeared in the Geraldton Guardian on Tuesday 31 May 2016;
2. The draft policy was available on the City's website;
3. The draft policy was publicly displayed at the Civic Centre;
4. The draft policy was referred to each owner and occupier within the BCM precinct; and
5. The draft policy was referred to the following:
 - Department of Environment Regulation;
 - Department of Planning;
 - Department of Water;
 - Main Roads WA;
 - Midwest Chamber of Commerce & Industry;
 - Mid West Development Commission;
 - Public Transport Authority;
 - State Heritage Office;
 - Department of Transport;

- WA Museum – Geraldton; and
- National Trust.

Submissions:

As a result of the advertising, a total of 5 submissions were received. A 'Schedule of Submissions' is included as Attachment No. DCS290A and copies of the actual submission are available to Council upon request.

As a result of the submissions received the draft policy is proposed to be slightly amended. The amendments will be limited to those identified in the Schedule of Submissions as being upheld for comment thereto and the draft policy (as advertised) is included as Attachment No. DCS290B.

There has been no Councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:**Planning and Development (Local Planning Schemes) Regulations 2015:**

The *Planning and Development (Local Planning Schemes) Regulations 2015* provides for local planning policies as follows:

3. *Local planning policies*

- (1) *The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area.*
- (2) *A local planning policy:*
 - (a) *may apply generally or in respect of a particular class or classes of matters specified in the policy; and*
 - (b) *may apply to the whole of the Scheme area or to part or parts of the Scheme area specified in the policy.*
- (3) *A local planning policy must be based on sound town planning principles and may address either strategic or operational considerations in relation to the matters to which the policy applies.*
- (4) *The local government may amend or repeal a local planning policy.*
- (5) *In making a determination under this Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with this Scheme.*

City Centre local planning policy:

This policy seeks to facilitate the development of a unique city centre possessing a high level of amenity and activity. The policy allows for the adoption of addendums as follows:

2.5.5 Addendums

It is likely (given the diversity of the city centre) that specific sites will require more detailed design indicators and parameters to provide further guidance. In these instances, site specific design guidelines (which may vary the requirements of this Policy) will be attached to this Policy.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial and resource implications.

INTEGRATED PLANNING LINKS:

Title: Environment	Sustainability
Strategy 2.3.3	Promoting and planning innovative design for a sustainable lifestyle that enables low impact living and sustainable urban development
Title: Economy	Lifestyle and Vibrancy
Strategy 4.1.3	Revitalising the CBD through economic, social and cultural vibrancy
Title: Governance	Planning and Policy
Strategy 5.2.7	Ensuring efficient and effective delivery of service

REGIONAL OUTCOMES:

Local Planning Strategy:

This Strategy represents the land use planning response to the City's strategic community vision. It guides long-term land use planning and provides the rationale for land use and development controls.

The BCM is part of the city centre and the Strategy has the following relevant strategies and actions for the city centre:

Strategies:

- *Ensure the City Centre remains the principal activity centre within the district, providing the most intensive concentration of development in the region with the greatest range of high order services and jobs and the largest commercial component of any activity centre.*
- *Ensure that the City Centre is multifunctional, provides a high level of amenity and is the focal point for all modes of transport.*

Actions:

- *Ensure local planning policies and design guidelines support the role of the City Centre and encourage quality design, vibrancy and high amenity.*
- *Introduce a range of height limits, with emphasis of greater height within the City Centre core.*

It is considered that the design guidelines will greatly assist in achieving the above strategies and actions.

RISK MANAGEMENT:

By not adopting the policy there is a risk that the City will not have a sufficient planning framework to guide decision making in the BCM.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

It is considered essential, that in the interest of providing a sound planning framework from which the local government can be guided in its discretion and decision making process, that new policies be prepared and existing policies be revised.

The City has entered into a Memorandum of Agreement for the development of the remaining BCM land and a set of contemporary design guidelines is required in order to guide development that will ultimately fulfil the desired vision for the site. The option to refuse is therefore not supported.

The option to defer is not supported as there is considered sufficient information for Council to determine the matter.

DCS291 LEASE – GERALDTON PISTOL CLUB INCORPORATED – PORTION RESERVE 24569
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AGENDA REFERENCE:	D-16-49807
AUTHOR:	A Eastough, Acquisitions & Disposals Officer
EXECUTIVE:	P Melling, Director Development & Community Services
DATE OF REPORT:	11 July 2016
FILE REFERENCE:	R24569
ATTACHMENTS:	Yes (x1)
	A. Letter – Geraldton Pistol Club Lease

EXECUTIVE SUMMARY:

The City has received a written request from the Geraldton Pistol Club Incorporated, to surrender their current lease and enter into a new lease agreement to provide long term tenure to the club. The Geraldton Pistol Club's letter is attached as Attachment No. DCS291.

The purpose of this report is to seek Council's consent to surrender the current lease agreement with the club and enter into a new 21 year lease over portion of Reserve 24569.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 3.58 of the Local Government Act RESOLVES to:

1. SURRENDER the current registered lease number H836892;
2. ENTER into a new lease agreement with the Geraldton Pistol Club Inc. for portion of Reserve 24569;
3. SET the conditions as follows:
 - a. enter into a 21 year lease agreement commencing 1 August 2016;
 - b. commence the lease fee in line with the City of Greater Geraldton Schedule of Fees and Charges reviewed annually;
4. BE in accordance with the principles of Council Policy CP049 Community Group Land Lease/Licence Policy;
5. ADVISE the lessee they are responsible for separately paying:
 - a. relevant building insurance and other insurances;
 - b. all applicable rates, taxes and other utilities; and
 - c. legal and survey expenses associated with the preparation, execution and registration of the lease.

PROPONENT:

The proponent is Geraldton Pistol Club Incorporated.

BACKGROUND:

Following Council's recent decision to surrender the Geraldton Clay Target Club's current lease and enter into a new 21 year lease, Geraldton Pistol Club have requested the City to enter into the same arrangement for portion of Reserve 24569.

The Geraldton Pistol Club is located on portion of Crown Reserve 24569. This Reserve is vested in the City by way of a Management Order for the purpose of Recreation with the power to lease for up to 21 years.

The Geraldton Pistol Club Incorporated has a lease agreement with the City that expires on 30 June 2020.

The Sporting Futures Report Investigated the feasibility of relocating the three Ballistics Clubs from Reserve 24569, however, it was determined that it was more cost effective to retain the Ballistics Clubs in their current location. The recommendation in the report is as follows:

'Provide Geraldton Small Bore Rifle Club, Geraldton Pistol Club and Geraldton Clay Target Club with security of tenure to remain in their current location as a high priority'.

The club have recently spent up to \$50,000 in works at the premises including tank and bore upgrades for reticulation of the shooting ranges and extensive repairs to the clubroom.

Geraldton Pistol Club have plans to prosper and provide a stable future to the increasing membership and therefore seek a long term lease tenure beyond the current expiry date 30 June 2020.

Landgate, the governing authority for Crown land, discourage tenure variations to lease documents. The lease document between the Club and the City was drafted in 1999 and current lease documents contain clauses that indemnify the Minister for Lands. As the suggested new tenure is for a period of 21 years, it is recommended that a fresh lease document be prepared.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no economic impacts.

Social:

The club currently has 60 members and hosts the annual two days West Australian Pistol Associations ISSF Open Championship with up to 37 clubs from around Western Australia attending.

Environmental:

There are no environmental impacts with this proposal as the club is well established.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

The City leases portions of Reserves and Freehold land to community organisations for a variety of recreational purposes.

Council at its meeting held 26 April 2016 resolved to enter into the same arrangement with the Geraldton Clay Target Club which is located on the same Reserve.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 3.58 of the Local Government Act 1995 details the process for “disposing” (in this case leasing) of property. Regulation 30 of the Local Government Functions and General Regulations describes dispositions of property excluded from Section 3.58 of the Local Government Act 1995 for recreational, sporting and other like nature organisations.

CP049 Community Group Land Lease/Licence Policy details the process for the leasing of Crown Land to Community Groups.

FINANCIAL AND RESOURCE IMPLICATIONS:

The lease fee is set by the City of Greater Geraldton Schedule of Fees and Charges adopted by Council and reviewed annually. The commencement lease fee for 2016/17 is \$391.65 per annum inclusive of GST.

INTEGRATED PLANNING LINKS:

Title: Social	Sport and Recreation
Strategy 3.1.1	Supporting the strong sporting culture that has shaped Greater Geraldton’s identity and lifestyle.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT

There are no identified risk management issues with this report.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS

An option exists to allow the current lease to run to its end, however as Council resolved to enter into the same arrangement recently with the Geraldton Clay Target Club which is located on the same Reserve, the option was disregarded.

DCS292 PROPOSED LAND EXCHANGE – PT LOT 122 BOYD STREET & LOT 22 HORWOOD ROAD – CGG & BURANDO HILL PL

AGENDA REFERENCE:	D-16-45672
AUTHOR:	B Robartson, Manager Land and Regulatory Services
EXECUTIVE:	P Melling, Director Development and Community Services
DATE OF REPORT:	18 July 2016
FILE REFERENCE:	A20141
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The purpose of this report is to seek the approval of Council for the transfer of Part Lot 122 Boyd Street, Webberton to Burando Hill PL in exchange for Lot 22 Horwood Road, Utaarra including a cash difference payment to the City.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 3.58 of the Local Government Act 1995 RESOLVES to:

1. GIVE local public notice of the APPROVAL to TRANSFER Part Lot 122 Boyd Street, Webberton to Burando Hill PL in EXCHANGE for Lot 22 Horwood Road, Utaarra;
2. MAKE the determination subject to:
 - a. Advertising notice period of no less than 14 days inviting public submissions;
 - b. That both Lots are free of any encumbrances over the titles;
 - c. The cash difference payable to the City by Burando Hill PL is agreed and set at \$115,000 plus GST; and
3. REFER the matter back to Council for final consideration if any objecting submissions are received.

PROPONENT:

The City of Greater Geraldton and Burando Hill PL.

BACKGROUND:

The City is the owner of Lot 122 Boyd Street, Webberton that is subject to a subdivision that needs to occur due to the proposed North South Highway (Inner City bypass) and Strathalbyn Road dissecting the property leaving three separate land parcels. Current zoning is residential for two of the lots and light industry for the third. It is the light industry lot that is the subject of this briefing note that consists of a land area of 19306m² (1.93ha).

Burando Hill PL own Lot 22 Horwood Road, Utaarra (1.0032ha), this lot is directly in the alignment of the proposed North South Highway. The City has received a Development application from Burando Hill PL to build upon their lot (an agricultural machinery / service business). Given the lot was in the corridor alignment the matter was referred to Main Roads for its comment (as the North South Highway is a Main Roads project).

The North South Highway alignment when initiated by Main Roads WA was seen as a way of removing heavy vehicles from the existing Brand and North West Coastal Highways south of Webberton Road. The proposal reached the alignment definition study stage and was published in 2011. It is seen by Main Roads WA as a long term planning proposal and no commitments have been made to further land acquisitions or construction. Main Roads WA have subsequently progressed the Dongara to Northampton Coastal Route Corridor Alignment Selection Study.

Main Roads WA are yet to release their preferred alignment for the Dongara to Northampton alignments and a decision is expected before the end of 2016. This alignment is expensive and would be built in stages, there is a strong State and Federal desire to allow triple trailer road trains to operate from Carnarvon to Muchea (on the outskirts of Perth). Main Roads WA have verbally advised that there is more than likely to be a need to undertake some incremental upgrades to North West Coastal Highway and maybe even consider constructing parts of the North South Highway, (though the NWCH option is understood to be preferred).

The apparent indecision by Main Roads WA makes the situation difficult for property owners like Burando Hill PL. It does appear that State Government Agencies generally seem to be unmoved by the impacts their plans have on the land owners (e.g. balance areas of the North South Highway, Oakajee-Narngulu Infrastructure Corridor etc.). The identification of an alignment over properties severely limits land owner's options and does impact on possible development and resale options. What compounds this is the lack of "reserving" of corridors leaving it to Local Government to deal with the fallout via the planning process.

It is a City policy position that the North South Highway is the City's preferred priority over other alignment options. Approving a development in the proposed alignment is not a recommended outcome and the idea of a land swap was a possible option raised with the land owner with the City's Pt Lot 122 Boyd Street, Webberton and at this time the application remains deferred.

Burando Hill PL have also suggested a form of compensatory allowance payable to them to compensate for past delays, future development delays, further rent paid at existing premises going forward while delays continue, extra development costs, planning impositions due to the delay in the processing of their development application over Horwood Road. The requested level of compensation was backed by advice on the cost incurred as a result of approval deferrals and other factors such as the title not being available at this time on Lot 122 Boyd Street, leading to further future development delays over and above that of just developing immediately on Lot 22 Horwood Rd.

The City, at its cost agreed to obtain updated valuations by a third independent valuer to ascertain current market valuations of both properties as the old valuations obtained in 2015 were in dispute by Burando Hill PL.

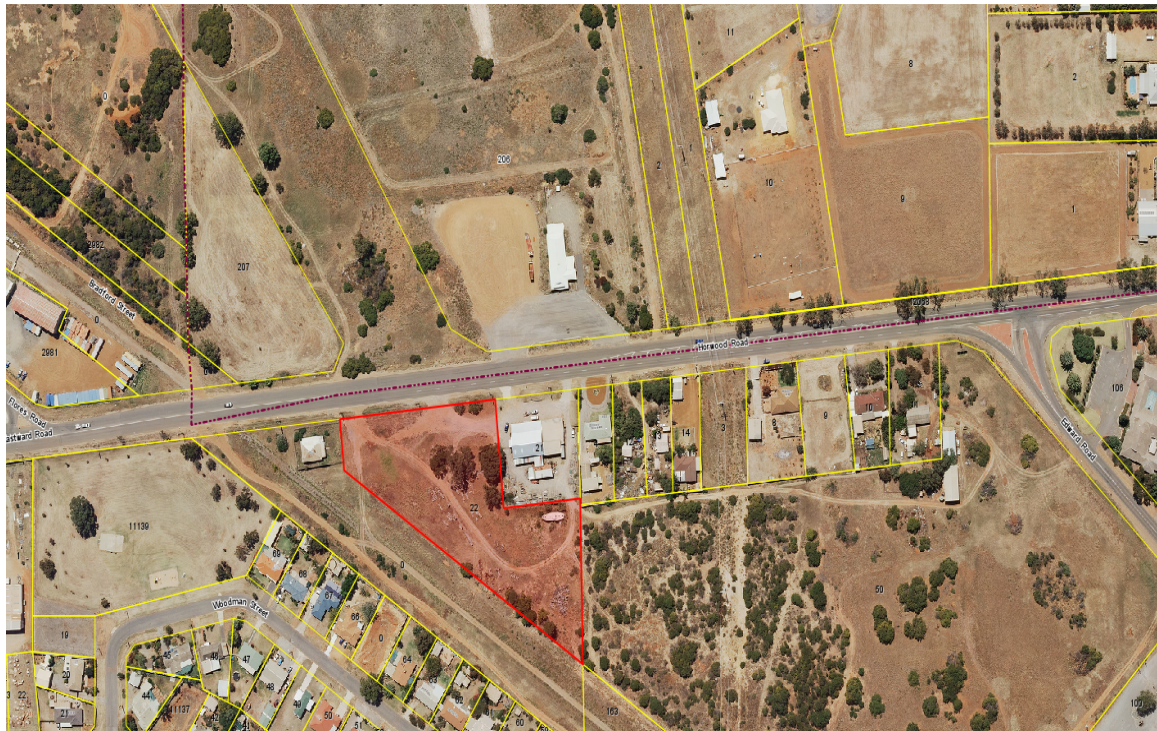
The valuations provided a comparison between the two lots as follows:

- Both lots are zoned “Light Industry”.
- Boyd Street lies towards the eastern edge of an established industrial estate on an internal roadway, whilst Horwood Road is a busier through-road with a greater amount of passing traffic.
- It was considered that Horwood Road enjoys a superior location even though the area is not yet as well established for light industrial purposes. This was reflected in the overall rate per square metre.
- Boyd Street is almost twice the size of Horwood Road and as such it was considered that the rate per square metre for Horwood Road would be higher than Boyd Street as rates generally fall the larger the land area becomes.
- Horwood Road is generally level with limited undulating land to the rear and would have lower clearing and levelling costs than Boyd Street.
- Boyd Street benefits from a more regular shape than Horwood Road.

When taking into account the above various factors, the valuers were of the opinion that the Boyd Street property would be some \$10.00 to \$15.00 per square metre lower in value than the Horwood Road property.



Pt Lot 122 Boyd Street, Webberton (shown in red)



Lot 22 Horwood Road, Utakarra (shown in red)

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

This outcome would allow Burando Hill PL to develop new premises over a larger area of land that in return may provide the stimulus to further activation to the Boyd Street, Webberton locality with light industry development.

Social:

There are no social impacts relating to this proposal.

Environmental:

The City continues to undertake site investigation and remediation works to part of Lot 122 Boyd Street, Webberton. Lot 122 is currently listed on the Department of Environment & Regulation (DER) contaminated sites register and therefore prior to subdivision approval requires DER clearance.

Cultural & Heritage:

There are no cultural & heritage impacts relating to this proposal.

RELEVANT PRECEDENTS:

The City has prior land exchange proposals that have resulted in beneficial outcomes for the City.

COMMUNITY/COUNCILLOR CONSULTATION:

Consultation has occurred between the Manager Land and Regulatory Services, Director Development and Community Services and Burando Hill PL.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 3.58 of the Local Government Act 1995.

FINANCIAL AND RESOURCE IMPLICATIONS:

The valuations provided are as follows:

Pt Lot 122 Boyd Street, Webberton - \$600,000 exclusive GST; and
Lot 22 Horwood Road, Utaqarra - \$440,000 exclusive GST.

This represents a cash difference of \$160,000 in favour of the City Burando Hill PL have requested and suggested a compensatory allowance of \$45,000. payable to them to compensate for past delays, future development delays, further rent paid at existing premises going forward while delays continue, extra development costs, and planning impositions due to the delay in the processing of their development application over Horwood Road.

After the payment of the \$45,000 a net cash payment difference to the City of \$115,000 plus GST. It is anticipated that the City in the future would seek to recover these costs from Main Roads WA when negotiations commence with them on future land acquisitions for the North South Highway route.

INTEGRATED PLANNING LINKS:

Title: Economy	A dynamic, diverse and sustainable economy.
Strategy 4.2.1	Developing more efficient transport options that are secure and safe to sustain our lifestyle.
Strategy 4.3.2	Encouraging the development of a variety of industries that will offer diverse employment opportunities.
Strategy 4.3.4	Supporting economic development initiatives and promotion of the region.
Title: Governance	Inclusive civic and community engagement and leadership.
Strategy 5.2.1	Responding to community aspirations by providing creative yet effective planning and zoning for future development.
Strategy 5.2.6	Supporting decisions to create a long term sustainable City.
Strategy 5.2.7	Ensuring efficient and effective delivery of service.

REGIONAL OUTCOMES:

By the City acquiring Lot 22 Horwood Road the City would directly negotiate with Main Roads WA for suitable compensation for eventual acquisition for use of land to construct the proposed North South Highway. This outcome would allow Burando Hill PL to develop new premises over a larger area of land that may provide the stimulus to further activate the Boyd Street, Webberton locality with light industry development.

RISK MANAGEMENT

A possibility of a compensation claim may be presented in any event, however it is considered that the City has acted in good faith and provided due diligence by disclosing the issues with the future proposed North South Highway and any proposed development over the Horwood Road lot as per the lodged Development Application.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS

Council may determine to decline the land exchange and as a result be subject to payment of compensation to Burando Hill PL as advised. This option was not considered as being in the best interests of the proponent or the City in achieving a positive outcome.

DCS293 RFT 01 1617 CLEANING OF CITY BUILDINGS

AGENDA REFERENCE:	D-16-50816
AUTHOR:	L MacLeod, Coordinator Land & Property Services
EXECUTIVE:	P Melling, Director Community & Development Services
DATE OF REPORT:	16 August 2016
FILE REFERENCE:	PM/8/0038
ATTACHMENTS:	Yes (x 1) A. Confidential Attachment

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider and determine the award of RFT 01 1617 Cleaning of City Buildings to the preferred tenderer/s.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 3.57 of the Local Government Act RESOLVES to:

1. AWARD RFT 01 1617 Cleaning of City Buildings to the preferred tenderer/s; and
2. RECORD the tendered rate/s in the minutes.

PROPONENT:

The proponent is City of Greater Geraldton.

BACKGROUND:

The City periodically calls for Tenders from suitably qualified businesses for the cleaning of City owned buildings. The current contracts are due to expire on 30 September 2016.

The following City buildings form part of the tender:

- Geraldton Airport
- Works Depot
- Visitors Centre
- QEII
- Regional Library
- Aquarena
- Administration (Civic) Centre
- Geraldton Multipurpose Centre

The tender process and assessment was completed in accordance with Councils Procurement of Goods and Services Policy (CP010). The RFT was advertised in The West Australian on 16 July 2016 and the Geraldton Guardian on 15 July 2016. The RFT was also advertised on the WALGA TenderLink e-Tendering Portal.

A mandatory site visit was held on 22 July 2016 which included an inspection of each of the buildings. This was attended by seven potential (7) tenderers. 18 suppliers registered to receive copies of the tender and at the close of the Tender period at 12:00pm on 2 August 2016, six (6) submissions were received.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no economic impacts.

Social:

There are no social impacts.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

The City periodically calls for Tenders from suitably qualified businesses for the cleaning of City owned buildings.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

The RFT was conducted in compliance with the Councils Procurement of Goods and Services policy (CP010).

FINANCIAL AND RESOURCE IMPLICATIONS:

The tendered amounts are within the City's budget for the Cleaning Contract.

INTEGRATED PLANNING LINKS:

Title: Governance	Planning and Policy
Strategy 5.2.7	Ensuring efficient and effective delivery of service.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT

The tender requires the contractor to provide a professional service that complies with all safety and hygiene standards.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS

The only alternative option that could be considered would be to undertake cleaning services by City staff, however this was not seen as a cost effective solution.

DCS294 MEMBERSHIP OF GERALDTON REGIONAL ART GALLERY COMMITTEE

AGENDA REFERENCE:	D-16-51329
AUTHOR:	C Crawford, Coordinator Community & Cultural Development
EXECUTIVE:	P Melling, Director Development & Community Services
DATE OF REPORT:	16 August 2016
FILE REFERENCE:	RC/8/0011
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The purpose of this report is to seek a Council resolution on the appointment of a community member to the Geraldton Regional Art Gallery Committee.

EXECUTIVE RECOMMENDATION;

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

1. APPOINT Brendan Penzer to fill the Arts & Cultural Development Council of Geraldton Member vacancy on the Geraldton Regional Art Gallery Committee; and
2. NOTE the appointment period commences immediately and expires October 2017.

PROPONENT:

The proponent is the Geraldton Regional Art Gallery Committee.

BACKGROUND:

The Geraldton Regional Art Gallery Committee is an advisory committee of Council. The Committee includes three Councillors (Cr Douglas, Cr McIlwaine, and Cr Reymond), two Arts Organisation representatives, one each from the Geraldton Regional Gallery and the Arts & Cultural Development Council of Geraldton and up to four Community Member positions. City staff members attend the meetings as required as ex-officio members.

A vacancy exists due to a previous resignation of the Arts & Cultural Development Council of Geraldton representative Raina Savage and a nomination was received from Brendan Penzer, President of the Arts & Cultural Development Council of Geraldton.

The nomination was received and considered by the Committee who unanimously supported the appointment of Brendan Penzer on the grounds that the applicant has the necessary skills, expertise and interest to assist the Committee's purposes. The Committee also accepted that a proxy from the Board of the Arts & Cultural Development Council of Geraldton be acceptable to stand in for their President if unavailable. (See the minutes of the Geraldton Regional Art Gallery Committee meeting held on 22 June 2016 available on the Councillors Portal)

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

There are no economic impacts.

Social:

Community representation on the Committee does result in greater alignment of art gallery initiatives with the community's desired social outcomes.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

Community representation on the Committee does result in greater alignment of art gallery initiatives with the community's desired arts, creative and cultural outcomes.

RELEVANT PRECEDENTS:

Council frequently appoints community members to Committees of Council on the Committee's recommendation.

COMMUNITY/COUNCILLOR CONSULTATION:

Cr Douglas, Cr McIlwaine and Cr Reymond are the Councillor representatives on the Geraldton Regional Art Gallery Committee, and as such have been involved in the review of the nomination and Committee decision making processes.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

Title: Governance	Community Engagement
Strategy 5.1.2	Promoting community involvement in decision making so it is collaborative and transparent.

REGIONAL OUTCOMES:

The Geraldton Regional Art Gallery enhances the City of Greater Geraldton's profile as the Regional Capital.

RISK MANAGEMENT

The Geraldton Regional Art Gallery Committee is a well-established Committee of Council which operates within the parameters established by Council. There is no identified risk in progressing the Committee recommendation. Not adopting the recommendation of the Committee carries a risk of alienating the Committee.

ALTERNATIVE OPTIONS CONSIDERED

The Geraldton Regional Art Gallery Committee is an established Committee of Council and unanimously supports the appointment of Brendan Penzer on the grounds of his broad range of expertise and will be valuable for the Committee's purposes. The Executive Recommendation reflects the Committee's resolution. No other options were considered.

12 REPORTS OF CORPORATE & COMMERCIAL SERVICES

CCS197 APPLICATION FOR FREEDOM OF ENTRY TO THE CITY OF GREATER GERALDTON
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AGENDA REFERENCE:	D-16-50326
AUTHOR:	M Adam, Governance Coordinator
EXECUTIVE:	B Davis, Director Corporate & Commercial Services
DATE OF REPORT:	8 August 2016
FILE REFERENCE:	GO/19/0008
ATTACHMENTS:	Yes (x1)
	A. Request for Freedom of Entry Form

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council's approval to award Freedom of Entry to the City to the 711 Squadron Australian Air Force Cadets, AAFC, and present this honour at the Sunshine Festival opening parade on 2 October 2016.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 5.20 of the Local Government Act RESOLVES to:

1. APPROVE the application for Freedom of Entry to the City for the 711 Squadron AAFC; and
2. ACKNOWLEDGE the years of service of the Squadron through the presentation of a certificate at the Sunshine Festival opening parade on 2 October 2016.

PROPONENT:

The proponent is Corporal Hayden Spencer AAFC.

BACKGROUND:

The City has received an application from Corporal Hayden Spencer AAFC for the award of Freedom of Entry to the City to the 711 Squadron AAFC which is a premier youth development organisation based in Geraldton.

The request is submitted within the guidelines of Council Policy CP061 Keys to the City and Freedom of Entry which was approved by Council on 23 April 2013.

Freedom of Entry is a ceremonial honour whereby a military or civilian unit is granted the right of entry to the City "...with bayonets fixed, colours flying and drums beating".

Policy principles restrict the Freedom of Entry award to Australian military and civilian units that have, through their command, a significant attachment to the City of Greater Geraldton. The award 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 aim of the Australian Defence Force Cadets, which includes the AAFC is

“By predominantly voluntary effort, to better equip young people for community life by fostering initiatives, leadership, discipline and loyalty through training programmes which are also designed to stimulate an interest in a particular arm of the Defence Force.”

The 711 Squadron AAFC actively participates and assists with events hosted by the City of Greater Geraldton including:

- Australia Day;
- ANZAC Day Parades;
- HMAS Sydney 11;
- Sunshine Festival; and
- Many other community and charity events.

The conferring of this award would be held in conjunction with Sunshine Festival Parade opening at 1.00pm on 2 October 2016.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no economic impacts.

Social:

There are no social impacts.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

Freedom of Entry to the City was awarded to the 711 Squadron AAFC at the Sunshine Festival held in October 2013 subsequent to approval by Council on 28 May 2013, OP0041.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

Policy CP061 Keys to the City and Freedom of Entry applies.

FINANCIAL AND RESOURCE IMPLICATIONS:

No there are no financial implications.

INTEGRATED PLANNING LINKS:

Title: Governance	Community Engagement
Strategy 5.1.6	Fostering youth involvement in community engagement.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT

Risk management will be undertaken via the City's event management procedures.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS

There were no alternative options considered by officers.

CCS198 MONTHLY MANAGEMENT REPORT TO 31 JULY 2016

AGENDA REFERENCE:	D-16-50078
AUTHOR:	M Jones, Financial Business Planner
EXECUTIVE:	B Davis, Director Corporate and Commercial Services
DATE OF REPORT:	5 August 2016
FILE REFERENCE:	FM/17/0001
ATTACHMENTS:	Yes (x1)
	A. Monthly Management Report to 31 July 2016

EXECUTIVE SUMMARY:

The attached financial reports provide a comprehensive report on the City's finances to 31 July 2016. The statements in this report include no matters of variance considered to be of concern.

EXECUTIVE RECOMMENDATION;

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

1. RECEIVE the 31 July 2016 monthly financial activity statements as attached.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The financial position at the end of July is detailed in the attached report and summarised as follows relative to year-to-date budget expectations:

Operating Income	\$318,359	-0.6%	Negative Variance
Operating Expenditure	\$247,669	3.3%	Positive Variance
Net Operating	\$70,690		
Capital Expenditure	\$2,758,291	47.5%	Negative Variance
Capital Revenue	\$94,735	25.9%	Negative Variance
Cash at Bank – Municipal	\$1,544,794		
Cash at Bank – Reserve	\$11,616,900		
Total Funds Invested	\$0		
Net Rates Collected	2.68%		

The attached report provides explanatory notes for items greater than 10% or \$50,000. This commentary provides Council with an overall understanding of how the finances are progressing in relation to the revised budget.

The financial position represented in the July financials shows a negative variance of \$70,690 in the net operating result.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no economic impacts.

Social:

There are no social impacts.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

Council is provided with financial reports each month.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 6.4 of the Local Government Act 1995 and Regulation 34 of the Local Government (Financial Management) Regulations 1996 require that as a minimum Council is to receive a Statement of Financial Activity.

FINANCIAL AND RESOURCE IMPLICATIONS:

Any issues in relation to expenditure and revenue allocations or variance trends are identified and addressed each month.

INTEGRATED PLANNING LINKS:

Title: Governance	Planning and Policy
Strategy 5.2.7	Ensuring efficient and effective delivery of service.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT

There are no risks to be considered.

ALTERNATIVE OPTIONS CONSIDERED

There are no alternative options to consider.

CCS199 BUDGET AMENDMENTS 2016-2017

AGENDA REFERENCE:	D-16-50436
AUTHOR:	P Radalj, Manager Finance & Treasury
EXECUTIVE:	B Davis, Director Corporate and Commercial Services
DATE OF REPORT:	5 August 2016
FILE REFERENCE:	GO/6/0012-04
ATTACHMENTS:	Yes (x1)
	A. Statement of Financial Activity 2016-17 Revised

EXECUTIVE SUMMARY:

This report seeks Council approval for proposed amendments to the 2016-17 Budget.

These amendments bring into account any unspent grant funds as at 30 June 2016, and funded expenditure items (commenced and in-progress projects not completed at year end) carried over from the 2015-16 financial year.

Final year-end accounting information for 2015-16 was not available at the time of formulation and adoption of the 2016-17 budget, hence the requirement (*as is the case every financial year*) to integrate brought forward funds and expenditure items into the Budget as early as is practicable after adoption of a budget and commencement of the financial year.

This annual process also enables Council if required to make amendments to its Budget to correct any minor errors or omissions in budget detail discovered after the budget process.

EXECUTIVE RECOMMENDATION;

That Council by Absolute Majority pursuant to section 6.8 of the Local Government Act 1995 RESOLVES to:

1. APPROVE the proposed budget amendments and AUTHORISE any unauthorised expenditure contained within the proposed amendments based on the following:
 - a. Table 1(Carryover Projects/Unspent Grants)

PROPONENT:

Not applicable.

BACKGROUND:

The proposed types of budget amendments have been identified as follows:

- a. Accounting for unspent or prepaid Grant funds from 2015-16 quarantined in Cash Reserves to be brought forward into the 2016-17 budget; and
- b. Funded projects of both an operating and capital expenditure nature not completed by 30 June 2016 and carried over from 2016-17.

Table 1 (Carryover Projects/Unspent Grants)

Project Description	Current Budget	Revised Budget
Unspent Grants		
<i>Operating Expenditure</i>		
Community Grants (subscribed funding not yet claimed)	(175,000)	(194,417)
Regional Venues Improvement Fund – QPT technical equipment	0	(9,013)
Relocation of Bright Stars Family Day Care Service	0	(15,000)
Green Army Programme	(50,000)	(60,000)
Detailed Mountain Bike Plan - Chapman Valley Wildlife Corridor Project	0	(12,736)
Chapman Wildlife Corridor CARE Stage 2	0	(12,100)
Caring for Bimarras Pools - Stage 1 - Greenough River	0	(20,536)
Implementation of the Chapman River Estuary Management Plan	0	(22,248)
Chapman River Regional Park CARE Project - Stage 3	0	(20,065)
Greenough River Estuary Nature Walk Trail - Stage 1	0	(23,296)
Mid West Estuaries - Creating Corridors for Wildlife	0	(88,591)
National Tree Day	0	(485)
Local Profile and Context Report Northern Planning Program	0	(80,000)
2016 Young Writers Awards	(4,729)	(7,502)
NACC Biodiversity Grant	0	(11,000)
Bush Fire Brigade - DFES	(20,666)	(27,666)
Feasibility Laser Light Project	0	(40,000)
Total Unspent Grants	(250,395)	(644,655)
Carryovers		
<i>Operating Expenditure</i>		
Point Moore Study	0	(86,000)
<i>Capital Expenditure</i>		
QPT Building Renewal	0	(28,615)
Mullewa Youth Precinct	0	(23,000)
Whitfield St – asphalt overlay	0	(11,050)
CBD Gardens – parkway seats	0	(26,580)
Chapman River Wildlife Corridor	0	(70,000)

Project Description	Current Budget	Revised Budget
Continued carryovers		
Glendinning Rd Foreshore - bollards	0	(19,435)
Mahomets Beach - bollards	0	(9,438)
Rundle Park - bollards	0	(9,993)
Town Foreshore – rubber softfall playground	0	(11,492)
Lighting Renewal – light poles replacement	0	(126,799)
Chapman Rd – lay footpath	0	(26,582)
Fitzgerald St – lay footpath	0	(24,159)
Cathedral Ave – lay footpath	0	(24,444)
CCTV System – airport network	0	(3,000)
Airport – replace explosive trace detection machines	0	(160,000)
Meru – install groundwater monitoring bores	0	(39,935)
GMC West End Project	0	(97,355)
QPT New Air Conditioning System	0	(59,680)
Chemical Toilet Dump RV	0	(119,928)
IT Equipment	0	(27,000)
Bridgid Rd Extension – new access to Bootenal Cemetery	0	(80,000)
Verita Rd Bridge	0	(201,816)
Town Foreshore – Francis St Jetty	0	(6,268)
Wonthella Oval – linemarking carpark	0	(25,172)
Stillwater Ave – asphalt overlay	0	(14,573)
Airport Improvement – design modification new runway	0	(4,545)
Airport Utilities – complete new fire and potable water services	0	(111,700)
Mullewa Landfill Transfer Station	0	(504,000)
Replace Modems Parking Ticket Machines	0	(11,400)
Plant Replacement – orders still awaiting delivery 2015-16	0	(371,250)
Mullewa Sewerage Pumping Mains	0	(13,000)
Wonthella Skate Park – Retention & Final Payment	0	(12,000)
Total – Capital Carryovers	0	(2,274,209)
Transfer from Reserves		
Reserve 280 Unexpended Capital Works & Restricted Grants	2,009,041	4,693,510

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

There are no economic impacts.

Social:

There are no social impacts.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

Post financial-year-end adjustments to succeeding year Council budgets are necessary *every financial year*. Annual timing of the Budget process, before the end of each preceding financial year, means that year-end accruals have not been transacted and final end-of-year accounting figures are not available at the time of framing and adopting the next budget, and therefore the determination of any unspent grant monies or project carry-overs cannot be accurately stated in the budget process for the succeeding year.

As well, amendments to budget details may be necessary to recognise any recent changes that impact on proposed revenue streams and/or expenditure levels.

Precedent practise is to identify unspent grant funds and funded project carryovers, and any minor budget amendment requirements, as early as is practicable after commencement of the new financial year, to enable Council to integrate them into its adopted Budget.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 6.8 of the Local Government Act 1995 requires any expenditure not included in the annual budget to be authorised by Absolute Majority.

FINANCIAL AND RESOURCE IMPLICATIONS:

The net impact per table 1 of this report to the 2016-17 Budget is detailed below:

Income & Expenditure Category	Current Budget	Revised Budget	Budget Movement
Transfer from Reserves	2,009,041	4,693,510	2,684,469
Operating Expenditure	(76,419,815)	(76,900,075)	(480,260)
Capital Program Expenditure	(75,211,574)	(77,485,783)	(2,274,209)
Net Movement – Surplus (Deficit)			(70,000)

INTEGRATED PLANNING LINKS:

Title: Governance	Planning and Policy
Strategy 5.2.7	Ensuring efficient and effective delivery of service.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT

There are no risks to be considered.

ALTERNATIVE OPTIONS CONSIDERED

No alternative option considered.

CCS201 PROPOSED CHINA DELEGATION

AGENDA REFERENCE:	D-16-52459
AUTHOR:	H Davis, Officer Economic Development
EXECUTIVE:	B Davis, Director Corporate and Commercial Services
DATE OF REPORT:	16 August 2016
FILE REFERENCE:	ED/2/0009
ATTACHMENTS:	Yes (x5)
	A. Proposed itinerary
	B. Invitation
	C. Expo brochure
	D. 2016 IITCZS Events Schedule
	E. Industrial park brochure

EXECUTIVE SUMMARY:

The City's delegation visited Zhoushan and Linfen City in 2015, and the outcomes of the visit, as reported to Councillors, were significant.

The City has now received an invitation from Zhoushan City Government (the City's Strategic Partner in Zhejiang Province of China), to attend the 2016 International Islands Tourism Conference in Zhoushan (IITCZS), which is scheduled for 21-23 September 2016.

The 2016 International Islands Tourism Conference in Zhoushan (IITCZS) is an important opportunity for the City, our local Tourism industry and other industry sectors for a mixed delegation comprising representatives of the City, Mid West Development Commission and the private sector in the Midwest region.

The City has been approached by a number of business people expressing interest in forming a public/private sector delegation to visit China, especially the City's partner cities.

This report seeks Council approval of a delegation to China, with the proposed itinerary including a visit to Zhanjiang (the City's formal Sister City) preceding the visit to Zhoushan.

EXECUTIVE RECOMMENDATION;

That Council by Simple Majority pursuant to Section 3.1 of the Local Government Act 1995 RESOLVES to:

1. ENDORSE the proposed delegation to China in September 2016 which includes the Mayor Shane Van Styn, a Councillor and Han Jie Davis;
2. ENDORSE the itinerary at Attachment 1; and
3. APPOINT Councillor _____ as the Council representative for the delegation.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The City has been invited by the Zhoushan City Government (the City's Strategic Partner in Zhejiang Province of China), to attend the 2016 International Islands Tourism Conference in Zhoushan (IITCZS), which is scheduled for 21-23 September 2016 (Attachment 2).

The 2016 IITCZS will see more than 30 delegations from 20 countries, 40 tourism officials from domestic cities of China, 100 representatives from passenger liners, hotels, international travel agencies, e-businesses, tourism investors and finance corporations, 60 international domestic reporters participating.

To ensure the opportunity for foreign delegations to directly interact with Chinese industries, there will be a Tourism Expo to be held on 21 September. The Organiser provides a FREE booth and decoration for foreign delegations (Attachment 3).

To maximise the benefit of attending, Zhoushan also offered the City some TAILORED activities during 23 September (Attachment 4). The tailored activities include:

- Directly meeting with tourism sector representatives including C-Trip and Ali-Trip.
- As the designated location for the China-Australia Modern Industrial Park (Attachment 5 - MOU signed between Zhejiang Provincial Government and Austrade, supporting of the construction of the Park). Zhoushan has also offered to arrange pre-matched meetings with other sectors, such as:
 - live cattle trade;
 - seafood trade;
 - food processing;
 - port; and
 - other requested industries

Zhoushan City has invited all the Sister Cities of Zhoushan in the world to participate in this Conference. They regard the Strategic Partnership between Zhoushan and City of Greater Geraldton as one of the most synergistic and active relationships that they have ever established.

The City proposes that the following delegates be considered to represent Geraldton and the Midwest:

1. Mayor Shane Van Styn, City of Greater Geraldton;
2. A representative of the Mid West Development Commission (to be nominated by the MWDC);
3. Han Jie Davis – Economic Development Officer, City of Greater Geraldton (as delegation coordinator and interpreter); and
4. A Councillor – It would be advantageous to have the Council represented through the attendance of a Councillor.

The City has established its formal Sister City relationship with Zhanjiang in Guangdong Province, and entered a Strategic Partnership with Linfen City in Shanxi Province. The City's delegation visited Zhoushan and Linfen in 2015.

Zhanjiang City Government previously invited the City to attend the International Coastal City Development Top-Leaders Forum (held in Guangzhou in 2015), and offered to cover the FULL cost including all international airfares, accommodations, meals and transportations for 2 delegates to attend. Unfortunately, the City's delegation couldn't participate due to logistic difficulties.

To nurture the City's Sister City relationship with Zhanjiang, and most importantly, to maximise the outcome of this China trip, the City recommends a mayoral visit to Zhanjiang preceding the trip to Zhoushan.

The City has examined two options that could be made available to the Private sector (with any decision resting with them) as follows:

Option 1:

Invite expressions of interest through the Mid West Chamber of Commerce & Industry (MWCCI) and Australia China Business Council (ACBC) Midwest Committee for business representatives to participate the World Island Tourism Conference in Zhoushan over a period of 5 days at an approximate cost of \$1500 per delegate (departing from Perth).

There would be no additional cost to Council and with the Chinese Government funding accommodation and domestic travel, the only cost to the business representatives would be their airfares between Geraldton and China.

In addition to attending the conference, representatives could also attend pre-matched meetings with tourism agents that will be present at the conference

Option 2:

Invite expressions of interest through the MWCCI and ACBC Midwest Committee for representatives to participate in the proposed full trip, i.e. visiting both Zhanjiang and Zhoushan over a period of 8 days at an approximate cost of \$2900 per delegate (departing from Perth). The visit to Zhanjiang will include pre-matched meetings with required industries as well.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The attendees of this Conference will include government and local government bodies, International hotels, airlines, travel agencies, cruise liners, e-commerce, financial organisations and media which would provide the following benefits to the City of Greater Geraldton and the Midwest Tourism Industry:

1. A marketing opportunity to showcase our tourism product to the International tourism industry and Chinese market, through the

- display of video material and the distribution of brochures and promotional products at the conference;
2. The opportunity to directly communicate with key tourism industry players, such as airlines and tourism agencies, to explore tourism opportunities with China and promote our regions tourism product and potential;
 3. Build upon our Sister City relationship with Zhanjiang and Zhoushan by personally discussing ways in which we can enhance our relationship through tourism, trade, industry, and educational opportunities in our respective cities; and
 4. Significant media exposure to potentially millions of Chinese tourists.

Social:

Long term relationships with Cities in China will be the bridge between communities and cultures.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

Development of relationships between the City of Greater Geraldton and cities in China presents opportunities for exchange between cultures.

RELEVANT PRECEDENTS:

Council has previously supported delegations to China in 2012, 2013 and 2015.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

The relevant Council policy for this item is the current Policy on Establishing International Relations (CP024).

FINANCIAL AND RESOURCE IMPLICATIONS:

The Zhoushan Foreign Affairs Office has generously agreed to meet all conference costs for the Mayor to attend the IITCZS, including international and domestic airfares, accommodation, meals and transportations. For other representatives (3-10) from Geraldton, Zhoushan FAO offered FREE accommodation, meals and transportation during their stay in Zhoushan.

As a result of this generosity, the total approximate cost for each participant in this delegation would be \$2,500, including return airfare between China and Australia, attending the 2016 World Islands Tourism Conference, and a delegation to Zhanjiang preceding the Zhoushan Conference.

Costs to the City for the proposed itinerary:

Mayor	\$1,700
Han Jie Davis	\$2,900
Councillor	<u>\$2,900</u>
Total	\$7,500

\$15,405 has been allocated in the 2016/2017 budget for foreign city relationships. There are sufficient funds to cover the incremental costs for the Mayor, coordinator and interpreter, and one Councillor on the proposed delegation.

Mid West Development Commission and Local business stakeholders joining the delegation would be required to fund their own expenses.

INTEGRATED PLANNING LINKS:

Title: Governance	Advocacy and Partnerships
Strategy 5.3.2	Partnering with key international communities through Sister City partnerships and Strategic Alliances.

REGIONAL OUTCOMES:

International alliances with China will ultimately lead to investment opportunities and partnerships throughout the Mid West Region in areas like tourism, mining and trade.

RISK MANAGEMENT

The City has formally signed the Strategic Partnership Agreement with Zhoushan City, according to this Agreement, the partner cities will carry out cooperation in fields of trade, tourism, logistics, and education and so on. Declining the invitation from Zhoushan City would directly impact on the partnership that just established after years of joint effort and commitment.

The City reluctantly rejected the invite from Zhanjiang City government in 2015, further deferral of a Mayoral visit to Zhanjiang – our formal Sister City - would have negative impact on this important relationship.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS

The following options were considered by City Officers:

- To minimise the cost, the City considered attending the Islands Tourism Conference in Zhoushan only; and
- To maximise outcomes of the visit, the City considered to visit Zhanjiang (in Guangdong Province, the Sister City of City of Greater Geraldton) whilst the delegation in China, with the duration and cost increasing from 5 days at \$1500 per delegate to 8 days at \$2900 per delegate.

The incremental costs for the Mayor and a Councillor to leverage the generosity offered by Zhoushan City, and extend the delegation itinerary to include Zhanjiang, are very modest, offering significant benefits from participating in further tourism and trade promotion activities, and importantly, strengthening the relationship with our formal Sister City. Accordingly, the extended itinerary is recommended.

13 REPORTS OF INFRASTRUCTURE SERVICES
Nil.

14 REPORTS OF OFFICE OF THE CEO

CEO044 COUNCILLOR MEMBERSHIP TO THE RECONCILIATION ADVISORY COMMITTEE

AGENDA REFERENCE:	D-16-51167
AUTHOR:	K Diehm, Chief Executive Officer
EXECUTIVE:	K Diehm, Chief Executive Officer
DATE OF REPORT:	10 August 2016
FILE REFERENCE:	GO/6/0012-04
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The purpose of this report is to seek a Council resolution to appoint a new Councillor Representative to the Reconciliation Advisory Committee to replace Cr Simon Keemink who has tendered his resignation.

EXECUTIVE RECOMMENDATION:

That the Council by Absolute Majority under Section 5.8 of the Local Government Act 1995 RESOLVES to:

1. ACCEPT the resignation of Cr Simon Keemink on the Reconciliation Advisory Committee;
2. APPOINT Councillor _____ to the Reconciliation Advisory Committee; and
3. ADVISE the committee of the change of Council representation.

PROPONENT:

The proponent is the City of Greater Geraldton

BACKGROUND:

The Greater Geraldton Reconciliation Committee was re-established on 24 November 2015 and Cr Simon Keemink was appointed as a representative to this committee. Due to other commitments, Cr Keemink is unable to continue to be a representative and therefore resigned his position by e-mail to the Chief Executive Officer on 2 August 2016.

Cr Keemink has endorsed Cr Robert Hall to be a representative to this Committee and Cr Hall has indicated his desire to become a member of the Committee. Further nominations will be called at the meeting.

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

There are no economic impacts.

Social:

There are no social impacts.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

At the Ordinary Meeting of Council 24 November 2015 Council resolved to appoint Cr Simon Keemink, Cr Michael Reymond, Cr Renee Ellis to this Committee.

COMMUNITY/COUNCILLOR CONSULTATION:

Consultation has been undertaken with Cr S Keemink and Cr R Hall.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 5.8 of the Local Government Act 1995 allows Council to establish committees to assist it in discharging its duties under the Act. Council Policy CP032 details the Establishment and Operation of Committees.

FINANCIAL AND RESOURCE IMPLICATIONS:

Committees established by Council all require allocation of officer resources, for secretariat support and committee coordination and, in relation to the business of a committee as provided in its terms of reference, allocation of officer resources for preparation of necessary reports.

INTEGRATED PLANNING LINKS:

Title: Governance	Planning and Policy
Strategy 5.2.8	Continuously improving business and governance frameworks to support a growing community.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT

The Reconciliation Advisory Committee is a well-established Committee of Council which operates within the parameters established by Council. Therefore, there is no identified risk in progressing the recommendation.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS

The following options were considered by City Officers:

That Council do not replace the Councillor, therefore reducing the number of Councillors to this committee to two.

15 REPORTS TO BE RECEIVED**REPORTS TO BE RECEIVED**

AGENDA REFERENCE:	D-16-50629
AUTHOR:	K Diehm, Chief Executive Officer
EXECUTIVE:	K Diehm, Chief Executive Officer
DATE OF REPORT:	9 August 2016
FILE REFERENCE:	GO/6/0012-04
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes (x2)
	A. Delegated Determinations and Subdivision Applications
	B. Confidential List of Accounts Paid Under Delegation – July 2016

EXECUTIVE SUMMARY:

To receive the Reports of the City of Greater Geraldton.

EXECUTIVE RECOMMENDATION:**PART A**

That Council by Simple Majority pursuant to Section 5.22 of the Local Government Act 1995 RESOLVES to:

1. RECEIVE the following appended reports:
 - a. Reports – Development & Community Services:
 - i. DCSDD113 – Delegated Determinations and Subdivision Applications.

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 – Corporate and Commercial Services:
 - i. CCS200 – Confidential List of Accounts Paid Under Delegation – July 2016.

PROPONENT:

The proponent is the City of Greater Geraldton

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.

COMMUNITY/COUNCILLOR CONSULTATION:

Not applicable.

LEGISLATIVE/POLICY IMPLICATIONS:

Not applicable.

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

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

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

- 19 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/council-meetings/>