



ORDINARY MEETING OF COUNCIL

AGENDA

24 SEPTEMBER 2014

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CITY OF GREATER GERALDTON
ORDINARY MEETING OF COUNCIL
TO BE HELD ON WEDNESDAY, 24 SEPTEMBER 2014 AT 1.30PM
MULLEWA DISTRICT OFFICE

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:

Cr D Brick

Cr S Van Styn

Cr P Fiorenza

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 D Brick	12 September 2014	24 October 2014
Cr P Fiorenza	21 September 2014	28 September 2014
Cr S Van Styn	24 September 2014	24 September 2014
Cr S Van Styn	27 October 2014	12 November 2014
Cr S Douglas	12 October 2014	04 November 2014

Cr Neil McIlwaine request for leave of absence for the period 18 October to 27 October 2014 be approved.

Cr Neil McIlwaine request for leave of absence for the period 1 November to 17 November 2014 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 Ordinary meeting of Council held on Tuesday 26 August 2014 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 or his representative*

DATE	FUNCTION	REPRESENTATIVE
27 August 2014	Opening Ceremony – Midwest Football Academy	Mayor Ian Carpenter
27 August 2014	Business and Regional Leaders Meeting	Mayor Ian Carpenter
28 August 2014	Interview with ABC – Making Geraldton RV Friendly	Mayor Ian Carpenter
28 August 2014	Radio Interview with Spirit FM – Buccaneers Send Off	Mayor Ian Carpenter
28 August 2014	Buccaneers Send-off Parade – Foreshore	Mayor Ian Carpenter
29 August 2014	Official Opening of the Geraldton Regional Art Gallery and 30 th Birthday	Mayor Ian Carpenter
29 August 2014	Meeting with Stefano Carboni, Director of Art Gallery of WA	Mayor Ian Carpenter
30 August 2014	81 st Mullewa District Agricultural Show	Mayor Ian Carpenter
30 August 2014	Geraldton RSL Annual Dinner	Mayor Ian Carpenter
1 September 2014	New Visitor Centre Site Visit	Mayor Ian Carpenter
2 September 2014	Rates Incentive Prize Draw	Mayor Ian Carpenter
2 September 2014	Concept Forum	Mayor Ian Carpenter
4 September 2014	Regional Capitals Australia Executive Board Meeting – Canberra	Mayor Ian Carpenter
5 September 2014	Private Citizenship Ceremony	Mayor Ian Carpenter
5 September 2014	Meeting with Hon. Mark McGowan MLA	Mayor Ian Carpenter
8 September 2014	Midwest Gascoyne Local Government Emergency Management Network Meeting	Mayor Ian Carpenter
8 September 2014	Regular Meeting with Local Members	Mayor Ian Carpenter
8 September 2014	Spalding Revitalisation Meeting	Mayor Ian Carpenter
9 September 2014	Heritage and Cultural Centre Meeting	Mayor Ian Carpenter
9 September 2014	Radio Interview with ABC	Mayor Ian Carpenter
10 September 2014	Meeting with Mr Maley – Botanic Gardens in the CBD of Geraldton	Mayor Ian Carpenter
11 September 2014	Meeting with Hon. Terry Redman and WA Regional Capitals Australia Members	Mayor Ian Carpenter
16 September 2014	Grants Commission Meeting – Perth	Mayor Ian Carpenter
16 September 2014	Agenda Forum	Deputy Mayor Neil McIlwaine
17 September 2014	Australian Citizenship Day Ceremony	Deputy Mayor Neil McIlwaine
18 September 2014	Local Community Crime Forum	Cr Bob Hall
18 September 2014	WA Regional Capitals Alliance Meeting – Kalgoorlie	Mayor Ian Carpenter
19 September 2014	Deputy Mayor of Zhoushan Visit	Deputy Mayor Neil McIlwaine
24 September 2014	Ordinary Meeting of Council – Mullewa	Mayor Ian Carpenter

11 REPORTS OF COMMUNITY INFRASTRUCTURE
Nil

12 REPORTS OF CORPORATE & COMMERCIAL SERVICES

CCS076 BUDGET AMENDMENTS 2014-2015	
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AGENDA REFERENCE:	D-14-54340
AUTHOR:	P Radalj, Manager Finance & Treasury
EXECUTIVE:	B Davis, Director Corporate and Commercial Services
DATE OF REPORT:	1 September 2014
FILE REFERENCE:	FM/6/0020
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes (x1)

EXECUTIVE SUMMARY:

This report seeks Council approval for proposed amendments to the 2014-15 Budget.

These amendments bring into account any unspent grant funds as at 30 June 2014, and funded expenditure items (commenced and in-progress projects not completed at year end) carried over from the 2013-14 financial year.

Final year-end accounting information for 2013-14 was not available at the time of formulation and adoption of the 2014-15 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 or Unclaimed Grants); and
 - b. Account 520051.3700 City Vibrancy Initiatives (Rates Concessions) new budget allocation 2014-15 - \$150,000.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

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

- a. Accounting for unspent or prepaid Grant funds from 2013-14 quarantined in Cash Reserves to be brought forward into the 2014-15 budget;

- b. Funded projects of both an operating and capital expenditure nature not completed by 30 June 2014 and carried over to 2014-15;
- c. Newly confirmed Funds or Revenue; and
- d. Budget changes, additions or deletions.

Table 1 (Carryover Projects/Unspent or Unclaimed Grants)

Project Description	Account Number	Current Budget	Revised Budget
Operating Revenue			
Grants & Contributions			
Bush Fire Brigade (FESA) – Capital Grant Moonyoonooka Portable toilet	5100403.1103	0	9,280
Town Planning Scheme and Local Planning Strategy Project (grant funds not yet claimed)	10600413.1101	125,000	350,000
Aquarena Geothermal Project (grant funds not yet claimed)	11200403.1104	0	315,564
Beresford Foreshore Protection	11210403.1103	2,475,000	3,475,000
Karoo-Wandina Project	12100403.1103	4,253,000	4,923,000
Total Operating Revenue		6,853,000	9,072,844
Operating Expenditure			
Materials & Contractors			
Town Planning Scheme and Local Planning Strategy Project	580004.3100	(100,000)	(210,000)
Integrated Transport Strategy	110005.3100	(45,000)	(85,000)
Big Sky Writers Festival	340009.3100	(41,639)	(57,283)
Sumfun – Library Projects	340002.3101	(8,700)	(13,160)
Randolf Stow Young Writers Award	340013.3100	(2,700)	(4,325)
Library Regional Activity Plan	340001.3100	(2,500)	(4,790)
Library – Old Railway Station Heritage	11505002.3101	0	(7,805)
Midnight Basketball	320007.3101	0	(7,532)
South Tomi – Mooring works contingency	120070.3100	0	(8,000)
National Science Week	560010.3100	0	(18,000)
IT Software - Sharepoint	250010.3100	0	(227,370)
Contributions			
Kidsport Programme	320050.3700	(50,000)	(96,827)
Community Grants (subscribed funding 2013-14 not yet claimed)	4100402.3700	(350,000)	(369,754)
Mullewa Community Trust (subscribed funding 2013-14 not yet claimed)	4100452.3700	(70,000)	(80,503)
Total Operating Expenditure		(670,539)	(1,190,349)
Capital Revenue			
Transfer from Reserves (Reserve 280 Unexpended Capital & Restricted Grants)	3208955.1501	11,197,000	12,892,737
Total Capital Revenue		11,197,000	12,892,737

Project Description	Account Number	Current Budget	Revised Budget
Capital Expenditure (continued)			
Aquarena Geothermal Project	7037005.3100	0	(555,564)
Beresford Foreshore (Design component)	7077039.3100	0	(77,106)
Depot Upgrade (Machinery Shed)	7024547.3100	(700,000)	(724,779)
Karloo Wandina Project	7061287.3100	0	(1,713,660)
Mullewa Town Revitalisation (Town Hall & Recreation Centre)	6024619.3100	0	(30,000)
Old Railway Building Restoration Project	7024629.3100	0	(440,316)
Rail Carriage Shed - Walkaway	7024701.3100	0	(16,500)
QEII Building (Enclose Walkway)	8408264.3100	0	(30,000)
CCTV Mullewa	250020.3100	0	(50,000)
New Entry Statement – Mullewa	7077154.3100	0	(65,000)
QPT Line Array	7024654.3101	0	(200,000)
Total Capital Expenditure		(700,000)	(3,902,925)

In addition to the budget adjustments detailed in the above table, it is also proposed to account for in the budget any rates concession provided via the City Vibrancy initiatives. Such concessions are not reflected in the budget adopted by Council on the 1st July. Operating Expenditure Account 520051.3700 - \$150,000 new budget allocation.

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 2014-15 Budget is detailed below:

Income & Expenditure Category	Current Budget	Revised Budget	Budget Movement
Operating Revenue	6,853,000	9,072,844	2,219,844
Capital Revenue	11,197,000	12,892,737	1,695,737
Operating Expenditure	(670,539)	(1,190,349)	(519,810)
Capital Expenditure	(700,000)	(3,902,925)	(3,202,925)
Net Movement – Surplus (Deficit)			192,846

Accounting for an allocation in consideration of proposed rates concession (150k), the overall movement would impact positively on the budget bottom line in the amount of \$42,846.

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

Financial risk relates to a budget shortfall associated with proposed rates concessions and not reflecting this within the 2014-15 as a cost to Council if support is given to such initiatives..

ALTERNATIVE OPTIONS CONSIDERED

No alternative option considered.

CCS077 PROPOSAL TO AMEND DISTRICT BOUNDARY

AGENDA REFERENCE:	D-14-57797
AUTHOR:	J Graham, Manager Corporate Services and T Mbirimi, Manager Governance & Risk
EXECUTIVE:	B Davis, Director Corporate & Commercial Services
DATE OF REPORT:	20 August 2014
FILE REFERENCE:	GO/4/0002
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The purpose of this report is to recommend that Council puts a proposal to the Local Government Advisory Board (LGAB) to amend the boundaries of the district of the City of Greater Geraldton to include all of the islands within the Houtman Abrolhos group (Abrolhos islands).

EXECUTIVE RECOMMENDATION;

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

1. MAKE a proposal to the Local Government Advisory Board in accordance with clause 2 of Schedule 2.1 of the Local Government Act 1995 to recommend to the Minister the making of an order under section 2.1(1)(b) of the Act to amend the boundaries of the district of the City of Greater Geraldton to include the whole of the Abrolhos Islands; and
2. REQUIRE making the proposal to the Local Government Advisory Board subject to prior agreement by the Shire of Northampton, confirming their formal support of the proposed boundary change.

PROponent:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The Abrolhos Islands are a significant tourism attraction for the City of Greater Geraldton and for the region generally. This is reflected by the Midwest Development Commission's blueprint which identifies investment in tourism at Kalbarri and the Abrolhos Islands as high priorities for the region.

Abrolhos Islands fishing, aquaculture and tourism are major contributors to our local economy and the Geraldton business community have a considerable investment in its development and long term sustainability.

The future management of the Abrolhos Islands is poised to undergo a major review in the very near future as the Department of Fisheries examines the changing demands for the use of the Islands including, the continued use of the Islands as fishing camps; the potential removal of derelict fishing camps;

the potential removal of derelict jetties; and the development of tourism opportunities.

Presently, the City has no legitimate input into tourism activities on the Abrolhos Islands, despite the fact that Geraldton is recognised as the main launching point for Abrolhos visitors and is the core attraction to our Museum and other tourist services. The City is not currently represented on the Abrolhos Islands Management Advisory Committee and is unlikely to be represented due to the Abrolhos Islands not being within the City of Greater Geraldton's local government boundaries.

Furthermore, the City has no obligation for emergency management on the Abrolhos Islands. However, it is likely that any response to an emergency event such as a marine search and rescue, response to a cyclone, tsunami, or oil spill at the Abrolhos Islands will be launched and coordinated from a Geraldton base. The Regional Office for Police, Department of Fire and Emergency Services, Department of Parks and Wildlife and Geraldton Port Authority, State Emergency Services and Geraldton Sea Rescue are all based in Geraldton. These agencies are likely to be heavily involved in coordinating an emergency response and have head offices, including facilities and venues to assist with the response, all within the City of Greater Geraldton. Flights to and from the Abrolhos are also likely to leave from the Geraldton Airport whilst access to and from the islands by sea would generally be through the Geraldton Port.

Currently, Northampton Shire has the recovery responsibility for the Abrolhos Islands following any disaster event. Larger Local Governments, such as the City of Greater Geraldton have a greater capacity to undertake recovery responsibilities through the provision of a Recovery Coordinator, and can provide dedicated resources in finance, community development and Infrastructure, while still delivering day to day service provision to the local community.

Finally, the successful future development of the Abrolhos Islands will require significant investment and cooperation between both State and local governments. It is considered that the City has greater capacity, and a significant vested interest, to be placed to influence and contribute to the future development and management of the Abrolhos Islands through a local government boundary adjustment.

In order to align the City's boundaries in the area where the Abrolhos Islands are located with those areas for which the City already has care control and management and to which the City wishes to apply its local laws, it is proposed that the Council recommends to the Local Government Advisory Board (LGAB) that the district's boundary is amended to include the whole of the Abrolhos Islands.

In relation to Wards, the Islands would normally be attached to the nearest geographic Ward, and on current Ward boundaries that appears to be the Chapman Ward. However, that will be subject to survey confirmation in the

process of preparation of necessary maps required for the proposed district boundary change.

The Shire of Northampton has formally considered this matter and, at its meeting of 18 July 2014, its Council resolved as follows:

That Council, in-principle, support a boundary adjustment for the Shire of Northampton and the City of Greater Geraldton to incorporate all islands within the Abrolhos Islands group within the City of Greater Geraldton boundaries

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

Abrolhos Islands fishing, aquaculture and tourism are major contributors to our local economy and the Geraldton business community have a considerable investment in its development and long term sustainability.

Social:

There are no social impacts.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

A Landgate enquiry revealed the following information re: the history of administration of the Abrolhos:

'It has been established that the Houtman Abrolhos Islands are administered by the Shire of Northampton where previously the locality name was a provisional locality until the Department of Local Government was able to resolve which local Government, Northampton or Geraldton administered the Islands'.

COMMUNITY/COUNCILLOR CONSULTATION:

A local government is not required to consult with the community prior to submitting a proposal to the LGAB. The LGAB may decide to undertake further consultation if, in the opinion of the LGAB, the proposal is not one of a minor nature and one about which public submissions need be invited. However, given the proposal is simply to include the whole of the Abrolhos Islands within the district of the City of Greater Geraldton and the islands have no rated properties or resident electors, it not considered that further consultation would be required.

LEGISLATIVE/POLICY IMPLICATIONS:

Pursuant to section 2.1 (1) (b) of the *Local Government Act 1995* (the Act), the Governor, on the recommendation of the Minister, may make an order changing the boundaries of a district.

Section 2.1(2) of the Act provides that Schedule 2.1 has effect. Under clause 2 of Schedule 2.1, a local government may propose to the LGAB the making of an order under section 2.1.

The LGAB may, pursuant to clause 3(3), if satisfied that the proposal is one of a minor nature and not one about which public submissions need be invited, recommend by absolute majority that an order be made in accordance with the proposal. Alternatively, pursuant to clause 4, the LGAB may formally inquire into the proposal.

The change will come into effect on the date specified in the Governor's orders as published in the Government Gazette.

FINANCIAL AND RESOURCE IMPLICATIONS:

The costs involved are a fee from Landgate to prepare the technical descriptions and also a fee from the State Law Publisher to have the orders published in the Government Gazette. The fees differ, however, they are approximately \$200-\$400 respectively, and depending on the time it takes to prepare the technical descriptions and the length of the notice to be published in the Government Gazette. As the proponent, the City will be responsible for these costs.

INTEGRATED PLANNING LINKS:

Title: Governance	Planning and Policy
Strategy: 5.2.6	Supporting decisions to create a long term sustainable city

REGIONAL OUTCOMES:

The Abrolhos Islands are a significant tourism attraction for the City of Greater Geraldton and for the region generally. This is reflected by the Midwest Development Commission's blueprint which identifies investment in tourism at Kalbarri and the Abrolhos Islands as high priorities for the region.

The successful future development of the Abrolhos Islands will require significant investment and cooperation between both State and local governments. It is considered that the City has greater capacity, and a significant vested interest, to be placed to influence and contribute to the future development and management of the Abrolhos Islands, thereby producing significant attraction for our region.

RISK MANAGEMENT

There are no risks associated with making a proposal to the Local Government Advisory Board in accordance with clause 2 of Schedule 2.1 of the Local Government Act 1995 to recommend to the Minister the making of an order under section 2.1(1)(b) of the Act to amend the boundaries of the district of the City of Greater Geraldton to include the whole of the Abrolhos Islands.

ALTERNATIVE OPTIONS CONSIDERED

No alternative options have been considered.

CCS078 STATEMENT OF FINANCIAL ACTIVITY TO 31 AUGUST 2014

AGENDA REFERENCE:	D-14-59891
AUTHOR:	T Machukera, Management Accountant
EXECUTIVE:	B Davis, Director of Corporate and Commercial Services
DATE OF REPORT:	5 September 2014
FILE REFERENCE:	FM/17/0001
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes (x1)

EXECUTIVE SUMMARY:

The attached financial reports provide a comprehensive report on the City's finances to 31 August 2014. The statements 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 August 2014 monthly financial activity statements as attached.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The financial position to the end of August 2014 is detailed in the attached report and summarised as follows relative to year-to-date budget expectations:

Operating Income	\$429,440	0.9%	Positive Variance
Operating Expenditure	\$270,812	2.0%	Positive Variance
Net Operating	\$700,252		
Capital Expenditure	\$1,411,929	21.5%	Positive Variance
Capital Revenue	\$3,818	3.4%	Positive Variance
Cash at Bank - Municipal	\$22,589,504		
Cash at Bank – Reserve	\$16,256,002		
Total Funds Invested	\$29,256,002		
Net Rates Collected	58.95%		
Receivables Outstanding	\$2,554,595		

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 adopted budget.

The financial position represented in the August financials shows a positive variance of \$700,252 in the net operating result.

The closing funding surplus is due to year to date Capital expenditure being less than YTD budget, as a result of timing of works for buildings, roads, plant & equipment

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.

13 REPORTS OF CREATIVE COMMUNITIES

If a discussion behind closed doors is required due to the confidential attachment this item will be deferred to the end of the Meeting.

Pursuant to Section 5.2 (i) of the Meeting Procedures Local Law February 2011, the meeting will be closed to the public, at that time, due to its confidential nature.

CC175 MEMBERSHIP OF PUBLIC ARTS ADVISORY COMMITTEE	
AGENDA REFERENCE:	D-14-58430
AUTHOR:	C Budhan, Manager Arts, Culture & Events
EXECUTIVE:	A Selvey, Director Creative Communities
DATE OF REPORT:	16 September 2014
FILE REFERENCE:	GO/6/0015
APPLICANT / PROPONENT:	Public Art Advisory Committee
ATTACHMENTS:	Yes (x1 Confidential)

EXECUTIVE SUMMARY:

The purpose of this report is to seek a Council resolution on the appointment of a community member to the Public Arts Advisory Committee.

EXECUTIVE RECOMMENDATION;

That Council by Absolute Majority pursuant to Section 5.10 of the Local Government Act resolves to:

1. APPOINT Dr Deborah Lynn Cain to fill one Community Member vacancy on the Public Arts Advisory Committee; and
2. NOTE the appointment period commences immediately and expires on 17 October 2015.

PROPONENT:

The proponent is the Public Arts Advisory Committee.

BACKGROUND:

The Public Arts Advisory Committee is an advisory committee of Council. The Committee includes three Councillors (Cr Douglas, Cr Thomas, and Cr Critch), and three Community Member positions (two of which are currently vacant). City staff members attend the meetings as required as ex-officio members.

Two Community Member positions on the Public Arts Advisory Committee became vacant when Susan Nickels resigned on 16 January 2014, and Erika Monique resigned on 17 July 2014. The vacancies were advertised in the Geraldton Guardian on 18 July 2014, as well as via the Arts and Cultural Development Council's email list and the City's website.

Only one application was received and considered at the Committee's July meeting. The Committee unanimously supported the appointment Dr

Deborah Lynn Cain on the grounds that Dr Cain has the necessary skills, expertise and interest to assist the Committee's purposes. (See the minutes of the Public Arts Advisory Committee meeting held on 31 July 2014 in the Reports to be Received CC177.)

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no economic impacts.

Social:

Community representation on the Committee does result in greater alignment of public art 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 public art 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 Thomas, and Cr Critch are the Councillor representatives on the Public Arts Advisory Committee, and as such have been involved in the review of applications and Committee decision making processes.

The vacancy was advertised in the Geraldton Guardian on 18 July 2014, as well as via the Arts and Cultural Development Council's email list and the City's website.

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

Public art enhances the City of Greater Geraldton's profile as the Regional Capital.

RISK MANAGEMENT

The Public Arts 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 Committee recommendation. Not adopting the recommendation of the Committee carries a risk of alienating the Committee.

ALTERNATIVE OPTIONS CONSIDERED

The Public Arts Advisory Committee is an established Committee of Council. The Committee unanimously supports the appointment of Dr Deborah Lynn Cain on the grounds her broad range of expertise will be valuable for the Committee's purposes. The Executive Recommendation reflects the Committee's resolution. No other options were seriously considered.

14 REPORTS OF OFFICE OF THE CEO
Nil

15 REPORTS OF SUSTAINABLE COMMUNITIES

SC174	MINOR MODIFICATION TO LOCAL STRUCTURE PLAN – VERITA ROAD, RUDDS GULLY
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AGENDA REFERENCE:	D-14-59701
AUTHOR:	M Connell, Manager Urban & Regional Development
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	3 September 2014
FILE REFERENCE:	LP/11/0009
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes (x1)

EXECUTIVE SUMMARY:

The City is proposing a minor modification to the Local Structure Plan over Lot 9 Verita Road, Rudds Gully to facilitate a slight re-alignment of the future Columbus Boulevard road extension.

This report recommends final approval of the modified Local Structure Plan and that it is forwarded to the WA Planning Commission for its endorsement.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority, pursuant to Clause 5.17.14 of Local Planning Scheme No. 5 (Greenough), RESOLVES to:

1. ADOPT the modified Local Structure Plan for Lot 9 Verita Road, Rudds Gully; and
2. FORWARD the modified Structure Plan to the WA Planning Commission for its endorsement.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

Council purchased Lot 9 Verita Road in December 2011 in order to acquire land in the southern suburbs of the City for a regional sporting precinct.

As part of the 'Karoo-Wandina' project the City has been progressing work on the detail design of the proposed road works. Following a detailed site survey, it became apparent that the Columbus Boulevard extension alignment as proposed in the currently endorsed Local Structure Plan, would bisect a "valley" that would require the road to be constructed on at least 4m of fill. The impact of this would be as follows:

- The valley area and subsequent fill would impede drainage to the low point of the land acting effectively as a dam. This would require the proposed Southern Districts Sports Precinct to the south of the proposed Columbus Boulevard extension to be filled to avoid potential flooding;

- The proposed lot configuration on the north side of the Columbus Boulevard extension would also require those land areas to be filled in order to achieve suitable grades for individual lot access to Columbus Boulevard or else make other access arrangements;
- Drainage to the lots north of the Columbus Boulevard extension would need to be redefined as the flow path to the natural low point would no longer be available; and
- The Columbus Boulevard extension road reserve would need to be widened beyond 40m to accommodate the batters necessary to sufficiently grade the embankments to the adjoining areas.

As a result of the information on levels, a revised alignment was designed that achieved a number of positive outcomes as follows:

- The Southern Districts Sports Precinct could be reconfigured to take in the whole of the low point area. This means that in the detail design for the future Sports Precinct more contemporary Water Sensitive Urban Design principles (WSUD) could be achieved that will see a catchment area created in which run off can be retained and used for future irrigation of the site;
- The re-alignment of the Columbus Boulevard extension northwards provides a natural amphitheatre which can be shaped to accommodate the future Sports Precinct ovals and create natural tiered viewing areas for spectators;
- The re-alignment now follows the natural contours and importantly retains a design speed of 60km/hr which will be signed at 50km/hr, to the same standard as the existing alignment. The curved nature of the road will also increase the safety of the road and assist in keeping overall speeds down especially past the Sports Precinct where it is envisaged that there will ultimately be a number of children utilising the site; and
- Future lot access will be substantially improved especially for the larger as-of-right industrial vehicles entering and departing onto Columbus Boulevard. This in turn will reduce the amount of fill required for those lots and allow for WSUD principles to be more easily achieved.

As a result of the proposed re-alignment of the Columbus Boulevard extension, the lot design of the Local Structure Plan has been slightly altered as follows:

	Existing Structure Plan	Proposed Structure Plan
<i>Service Commercial</i>	54.91 ha (57 lots)	57.63 ha (62 lots)
<i>Light Industry</i>	12.37 ha (14 lots)	11.55 ha (13 lots)
<i>District Open Space</i>	24.64 ha (14% of total area)	21.42 ha (12% of total area)
<i>Major Roads</i>	24.08 ha	25.67 ha

The existing and proposed Local Structure Plan (Map 1) is included as Attachment No. SC174.

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

The Local Structure Plan will potentially facilitate the development of a range of uses which includes 'Service Commercial', 'Light Industry', active and passive 'Recreation', landscape protection and 'Residential'.

Social:

Under the Building Better Regional Cities program and the 'Karoo-Wandina' project the City will ensure that affordable housing lots will be provided in the development of the residential area.

The development will also provide district open space for the community as part of the Southern Districts Sports Precinct.

Environmental:

All environmental issues were dealt with via the approval of the existing Local Structure Plan. There are no further environmental issues as a result of the proposed modification to the Local Structure Plan.

Cultural & Heritage:

There are no cultural and heritage issues.

RELEVANT PRECEDENTS:

Council at its meeting held on 25 February 2014 resolved to adopt the existing Local Structure Plan which was subsequently endorsed by the WA Planning Commission on 22 July 2014.

The author is not aware of any other relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

Clause 5.17.14 of Local Planning Scheme No. 5 (Greenough) allows for variations to a structure plan as follows:

5.17.14 Variation to structure plan***5.17.14.1 The local government may vary a structure plan:***

(a) by resolution if, in the opinion of the local government, the variation does not materially alter the intent of the structure plan.

It is considered that the proposed minor modification does not materially alter the intent of the structure plan.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial and resource implications involved with the modification to the Local Structure Plan however there are financial and resource implications involved with the funding obtained from the Building Better Regional Cities program with the 'Karoo-Wandina' project and the future development of Lot 9.

INTEGRATED PLANNING LINKS:

Title: Governance	Planning and Policy
Strategy 5.2.1	Responding to community aspirations by providing creative yet effective planning and zoning for future development.

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 'future industrial and service commercial' and 'development investigation area 11' on the structure plan. The development investigation area is described in the report as per the following:

"This area is currently 'rural' and the most appropriate future land use for it is yet to be identified.

Interface issues between the adjacent 'future industrial and service commercial' and 'urban' areas will be critical considerations in the determination of the most appropriate land use. Any future uses will need to be compatible with adjoining land uses."

The Local Structure Plan proposes a layout of land uses that will act as a transitional area which separates the residential estates of Wandina and Rudds Gully to the south and west from the General Industrial uses within the Narngulu Industrial Estate.

RISK MANAGEMENT:

By not approving the modification to the Local Structure Plan there are likely to be excessive costs associated with the construction of the Columbus Boulevard extension.

ALTERNATIVE OPTIONS CONSIDERED:

The minor modification of the Local Structure Plan is required as a result of further detailed site survey. A revised alignment for the Columbus Boulevard extension will more closely follow the natural topography of the land and better facilitate the future development of surrounding lots and the Southern District Sports Precinct.

The option to refuse the modification to the Local Structure Plan is not supported as the current alignment of the proposed Columbus Boulevard extension would require significant earthworks to construct.

The option to defer the matter is not supported as there is considered sufficient information for Council to determine the matter and in any event Council is committed to delivering on the 'Karoo-Wandina' project.

SC175	PROPOSED LOCAL PLANNING SCHEME AMENDMENT – RESIDENTIAL R30, WAGGRAKINE
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AGENDA REFERENCE:	D-14-59710
AUTHOR:	M Thomson, Strategic Planning Officer & K Elder, City Strategic Planner
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	02 September 2014
FILE REFERENCE:	LP/15/0020
APPLICANT / PROPONENT:	LandWest Urban and Rural Planning Consultants
ATTACHMENTS:	Yes (x1)

EXECUTIVE SUMMARY:

An application has been received to initiate a Scheme Amendment to modify the Residential Density Coding of a portion of Lot 9004 Presentation Parade, Waggrakine from 'R12.5' to 'R30'.

This report recommends that Council initiate the Amendment.

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 modifying the Residential Design Code density of a portion of Lot 9004 Presentation Parade, Waggrakine to 'R30'; and
2. PROCEED with advertising the scheme amendment in accordance with the requirements of the Planning and Development Act 2005.

PROPONENT:

The proponent is LandWest Urban and Rural Planning Consultants on behalf of Westbrook Asset Pty Ltd.

BACKGROUND:

In January 2014 Council supported a modification to the Waggrakine Residential Estate Structure Plan design to ensure that public open space appropriately contained the drainage necessary for the future development of the wider land area forming the "Seafields Estate". As part of the modification to the road and public open space layout, a site was identified for medium density development.

This Amendment proposes to amend the Residential Design Code density of the subject land from R12.5 to R30 in accordance with the endorsed Waggrakine Residential Estate Structure Plan.

The subject land is located north of Presentation Parade and west of Half Moon Drive and is subject to a WA Planning Commission subdivision

approval. The specific site, the subject of this Amendment, will be created as Lot 442.

Future Lot 442 is 3,000m² in area with frontages of 40 metres and 59 metres respectively to Half Moon Drive and Presentation Parade. The lot will adjoin future public open space on its western and southern boundaries.

The Waggrakine Residential Estate Structure Plan requires that a Detailed Area Plan (DAP) be adopted prior to subdivision and/or development for the site which will ensure that the future development is integrated with the open space through passive surveillance and active frontages.

Extracts from the Amendment document, which includes a copy of the Waggrakine Residential Estate Structure Plan and an extract of the subdivision approval, is included as Attachment No. SC175.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The Amendment will help to facilitate a diverse mixture of housing types in the Seafields Estate.

Social:

The development will ultimately provide a range of housing choices and increase the residential amenity.

Environmental:

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

Cultural & Heritage:

There are no cultural and heritage issues.

RELEVANT PRECEDENTS:

Council at its meeting held on 28 January 2014 gave final approval to the modification to the Waggrakine Residential Estate Structure Plan. This modification included the designation of a portion of Lot 9004 for Medium Density Development. The WA Planning Commission granted final approval to the modification on 30 April 2014.

COMMUNITY/COUNCILLOR 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.

LEGISLATIVE/POLICY IMPLICATIONS:

The subject land is currently zoned 'Residential' under Local Planning Scheme No. 5 (Greenough) with a Residential Design Codes density of 'R12.5'.

The Amendment proposes to modify the Residential Design Codes density 'R30'. This will lower the minimum and average lot sizes from 700m² and 800m² to 260m² and 300m² and amend a number of other general site requirements.

LPS No. 5 (Greenough) lists the objectives of the 'Residential' zone, being:

To provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes.

It is considered that the Amendment is in accordance with these objectives as it provides a range of housing choices through an increase in residential density.

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

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

Title: Governance	Planning and Policy
Strategy: 5.2.1	Responding to community aspirations by providing creative yet effective planning and zoning for future development.

REGIONAL OUTCOMES:Liveable Neighbourhoods (2007):

Liveable Neighbourhoods is an operational policy for the design and assessment of structure plans and subdivision for new urban areas.

Element 1 R18 states:

The lot layout should provide a mix of housing types, lot sizes and densities with smaller residential lots and higher density housing in areas close to town and neighbourhood centres, near public transport stops, and in areas with high amenity such as next to parks.

Residential Development Strategy (2013):

The 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 to meet the needs of all residents and build strong communities. It broadly indicated the extent of residential and future residential land along with existing and proposed rural living areas.

The subject land is identified as “Single Residential (R10-R25) however clause 2.2 states that:

...small discrete increases in density to that shown on the Strategy Map are appropriate in certain circumstances (e.g. in single residential areas, medium density dwellings adjacent to areas of high amenity such as quality public open space...).

Waggrakine Residential Estate Structure Plan:

The Waggrakine Residential Estate Structure Plan illustrates the future development and subdivision intentions of the area. The subject land is delineated as a Medium Density Development site.

RISK MANAGEMENT:

There are no inherent risks to the City in initiating this scheme amendment.

ALTERNATIVE OPTIONS CONSIDERED:

It is considered that the Amendment is consistent with the overall strategic planning framework and the direction given in the recent modification to the Waggrakine Residential Estate Structure Plan. The Amendment proposed is of a minor nature and will facilitate medium density development in an area of higher amenity.

The endorsed Waggrakine Residential Estate Structure Plan clearly identifies the site for ‘medium density development’ and therefore the option to refuse to initiate the Amendment is not supported.

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

SC176	PROPOSED LOCAL PLANNING SCHEME AMENDMENT – COMMUNITY PURPOSE ADDITIONAL USE, KARLOO
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AGENDA REFERENCE:	D-14-59737
AUTHOR:	M Thomson, Strategic Planning Officer & K Elder, City Strategic Planner
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	02 September 2014
FILE REFERENCE:	LP/15/0021
APPLICANT / PROPONENT:	Landwest Urban and Rural Planning Consultants
ATTACHMENTS:	Yes (x1)

EXECUTIVE SUMMARY:

An application has been received to initiate a Scheme Amendment to add an additional use of 'Community Purpose' to Lot 11379 Assen Street, Karloo.

This report recommends that Council initiate the Amendment.

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 adding a 'Community Purpose' Additional Use over Lot 11379 Assen Street, Karloo; and
2. PROCEED with advertising the scheme amendment in accordance with the requirements of the Planning and Development Act 2005.

PROPONENT:

The proponent is LandWest Urban and Rural Planning Consultants on behalf of Sun City Christian Centre Inc.

BACKGROUND:

The subject land is located approximately 3km from the Geraldton city centre, in Karloo. The land has frontage to Assen Street to the west and Karloo Court to the east. It is bounded to the north by a vacant Department of Education primary school site, to the south west by John Willcock High School and to the south east by vacant land owned by the Department of Housing which is part of the 'Karloo-Wandina' project.

The subject lot is 4.7ha in area and is currently vacant however contains some vegetation which is traversed by a number of firebreaks.

The intention is for the land to be developed by Sun City Christian Centre as a community and care facility (run by their service provider arm Sun City Care). The City has already issued a development approval over the site for a 'Place of Worship' with some associated outbuildings. In addition to these it is anticipated that future development may include the following facilities:

- Emergency accommodation,
- Transitional housing,
- Medical facilities and care centre,
- Community kitchen and dining area,
- Community garden,
- Thrift shop; and
- Indoor playground and crèche.

The applicant has provided an indicative long term concept plan for the site as part of the Amendment document which is included as Attachment No. SC176.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no economic issues.

Social:

The Amendment would enable a number of community purposes uses to be considered for the site.

Environmental:

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

Cultural & Heritage:

There are no cultural and heritage issues.

RELEVANT PRECEDENTS:

The author is not aware of any relevant precedent set by previous Council or Executive.

COMMUNITY/COUNCILLOR 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.

LEGISLATIVE/POLICY IMPLICATIONS:

The subject lot is currently zoned 'Residential R15' under Local Planning Scheme No. 5 (Greenough).

The proposed Amendment seeks to; include an Additional Use of 'Community Purpose' over the land, and insert the following table into Schedule 2:

No.	Description of Land	Additional Use	Conditions
1	Lot 11379 Assen Street Karloo	Community Purpose "A" use	As determined by the local government.

Under the current zoning, a number of the uses intended to be developed by Sun City Christian Centre can be considered within the 'Residential' zone. However, some of the proposed facilities would be defined as 'Community Purpose' uses which are an 'X' (not permitted) use in the 'Residential' zone.

'Community Purpose' is defined in the Scheme as:

The use of premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.

The location of the subject lot abutting the existing John Willcock Senior High School and the vacant Department of Education primary school site makes it an appropriate position for the approval of uses consistent with the 'Community Purpose' use class. Given that the additional uses will be an 'A' advertising use, the City will maintain the ability to apply its discretion in determining applications following public advertising.

This approach is also consistent with Town Planning Scheme No. 3 (Geraldton) which has 'Community Purpose' as an 'SA' (advertising use) within the Residential zone.

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

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

Title: Governance	Planning and Policy
Strategy 5.2.1	Responding to community aspirations by providing creative yet effective planning and zoning for future development.

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 lot is identified as 'urban' on the structure plan.

RISK MANAGEMENT:

There are no inherent risks to the City in initiating the Amendment.

ALTERNATIVE OPTIONS CONSIDERED:

The Amendment will allow for the comprehensive development of the site for community and care facilities with integrated residential areas.

In the context of the location of the site adjacent to existing and planned education facilities and the approved church proposed for the site, it is considered that the additional 'Community Purpose' use will enhance the level of community facilities in the area and therefore the option to refuse the Amendment is not supported.

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

If a discussion behind closed doors is required due to the confidential attachment this item will be deferred to the end of the Meeting.

Pursuant to Section 5.2 (i) of the Meeting Procedures Local Law February 2011, the meeting will be closed to the public, at that time, due to its confidential nature.

SC177 RATES CONCESSION FOR LOT 565 (NO.30-32) CHAPMAN ROAD, GERALDTON
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AGENDA REFERENCE:	D-14-59910		
AUTHOR:	P Vorster,	Coordinator	Economic Development
EXECUTIVE:	P Melling,	Director	Sustainable Communities
DATE OF REPORT:	13 August 2014		
FILE REFERENCE:	A11683		
APPLICANT / PROPONENT:	Lighthouse Church		
ATTACHMENTS:	Yes (x1 Confidential)		

EXECUTIVE SUMMARY:

As part of the City's CBD Revitalisation Program a request has been made for assistance for the redevelopment of Lot 565 (No 30-32) Chapman Road. This report considers and recommends on three aspects:

- A rates concession request during the construction period for a new development on Lot 565 (No.30-32) Chapman Road, Geraldton
- A rates concession request for a period of two years, after completion of the building
- A request to waive Development Application and Building License fees.

EXECUTIVE RECOMMENDATION;

That Council by Absolute Majority pursuant to Section 6.47 of the Local Government Act 1995 RESOLVES to:

1. APPROVE a concession of 50% off of the general rate on Lot 565 (No. 30-32) Chapman Road, Geraldton during the period of construction, as determined by the Chief Executive Officer, but in any case no greater than 12 months;
2. MAKE the granting of this concession subject to the following conditions:
 - a. Construction must start prior to 31 March 2015; and
3. NOT support the request to waive the rates for Lot 565 (No.30-32) for a period of two years after completion of the development.

PROPONENT:

The proponent is the Lighthouse Church.

BACKGROUND:

On 6 November 2013 the City of Greater Geraldton (CGG) approved an application (Development Application number TP13/314) for an office, shop, restaurant and car park on Lot 565 and 566 (No 30-32 and No. 26-28) Chapman Road, Geraldton.

In a letter dated 7 August 2014, Mr G de Kock, on behalf of the Lighthouse Church, formally requested a rates concession for a period of 10 months during the construction of the building and for another two years after the completion of the building work on Lot 565 (No. 30-32 Chapman Road). The letter is attached as Confidential Attachment No. SC177.

The CBD Revitalisation Program provides incentives to immediately drive desirable redevelopment and revitalisation in the CBD.

The proposed redevelopment of Lot 565 and 566 (No. 26-28 and No. 30-32) Chapman Road, Geraldton, is in accordance with the City Centre Planning Policy. The value of the project is budgeted at \$2,500,000 in value and will therefore need to be evaluated on merit, appraised against the strategic development goals of the City in accordance with Strategy 5 point 7 as follow:

- 7. The City reserves the discretion to consider extension of rates concessions to the property owner beyond construction completion, with each project to be evaluated on a case-by-case basis, on the merits of the proposal, appraised against strategic development goals of the City.*

The request for waiving the Development Application fees will be dealt with administratively. The option for waiving Building Licensing fees is not a concession offered in the CBD Revitalisation program and therefore is not supported.

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

The development of a new building on Lot 565 and 566 (No. 26-28 and No. 30-32), Geraldton, will make a valuable contribution towards upgrading the image of the City Centre. The intersection of Chapman Road and Durlacher Street is one of the busiest in Geraldton and since this development is located in close proximity to this intersection, it will present a favourable image to entrants from the north of Geraldton into the City Centre.

The new building will replace an existing building on the same site and house office space, retail space, on-site parking and a restaurant.

The development will further increase the supply of good quality office and retail space in the City Centre, and will contribute to the local economy during the construction phase and thereafter.

Social:

The project is not being developed to be sold for profit. The Church retains its investment properties long term and uses the income from them to fund its social and welfare programs within the local Geraldton community.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

Council at its meeting of 26 August 2014 resolved to grant conditional approval for rates concessions for Lot 33 (No. 25-29) Cathedral Avenue, Town Towers, Geraldton. These concessions detailed a reduction of 50% of the rates and this was utilized to guide the framing of the recommendation in this report to achieve a level of consistency. The expected value of the rates concession in this instance will be in the order of \$6,000 to \$6,500.

COMMUNITY/COUNCILLOR CONSULTATION:

The CBD Revitalisation Program was developed as the result of a consultation process with City Stakeholders which identified obstacles (and solutions) for the revitalisation of the City Centre.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 6.47 of the Local Government Act 1995.

FINANCIAL AND RESOURCE IMPLICATIONS:

The City of Greater Geraldton currently receives \$12,143.92 annually in rates revenue from the property. The City receives a further amount of \$579.86 in Specified Area Rates and \$943.67 for Emergency Services (as a State Government Levy) and these two levies cannot be waived as a result of this recommendation.

An optimistic desktop appraisal, based on the submitted plans, applying 2011 rental market data (in the absence of more current market data and noting potential for the Gross Rentable Value (GRV) to be lower in the context of the current local downturn), suggests a GRV estimate for the completed project at \$225,000. This GRV assessment translates into an annual rate of \$24,610 for the subject site.

Based on the above appraisal even a 50% increase in GRV on the site would deliver payback quite quickly, considering that a maximum period of 12 months is recommended for the 50% rates concession.

INTEGRATED PLANNING LINKS:

Title: Economy	Lifestyle and Vibrancy
Strategy 4.1.1	Providing equity and choice in affordable and alternative housing to create urban village communities that will help to sustain our lifestyle
Strategy 4.1.2	Acknowledging the need for smaller, denser housing types to accommodate population growth and diverse household sizes
Strategy 4.1.3	Revitalising the CBD through economic, social and cultural vibrancy
Strategy 4.1.5	Developing and promoting Greater Geraldton s a preferred cultural, environmental and agri/ aquaculture tourism destination.

REGIONAL OUTCOMES:

The redevelopment of Lot 565 (No. 30-32) Chapman Road, Geraldton will enhance the city centre as a regional tourist, shopping and leisure destination.

RISK MANAGEMENT

The City runs the risk of the project not being fully completed, and thereby losing rates revenue without the anticipated outcomes gained from supporting the project. Strategy 5 of the CBD Revitalisation Programme stipulates that “The construction must be on-going, as determined by the City”. This strategy enables the City to act swiftly in a situation where the project is being jeopardised to restore rates charges.

ALTERNATIVE OPTIONS CONSIDERED

During the City Centre Revitalisation Program development a number of possibilities for encouraging development in the City Centre were investigated. The final City Centre Revitalisation Program, which was adopted in May 2014, contains the most appropriate options for supporting City Centre development and vibrancy.

16 REPORTS TO BE RECEIVED

If a discussion behind closed doors is required due to the confidential attachment this item will be deferred to the end of the Meeting.

Pursuant to Section 5.2 (i) of the Meeting Procedures Local Law February 2011, the meeting will be closed to the public, at that time, due to its confidential nature.

REPORTS TO BE RECEIVED	
AGENDA REFERENCE:	D-14-60177
AUTHOR:	K Diehm, Chief Executive Officer
EXECUTIVE:	K Diehm, Chief Executive Officer
DATE OF REPORT:	16 September 2014
FILE REFERENCE:	GO/6/0002
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes (x7 – 1x Confidential)

EXECUTIVE SUMMARY:

To receive the Reports of the City of Greater Geraldton.

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 – Creative Communities
 - i. CC176 – HMAS Sydney II Memorial Advisory Committee Meeting Minutes – 30 July 2014
 - ii. CC177 - Public Arts Advisory Committee Meeting Minutes – 31 July 2014
 - iii. CC178 – QEII Seniors Advisory Committee Meeting Minutes – 20 August 2014
 - iv. CC179 – Australia Day 2014 Committee Meeting Minutes – 26 August 2014
 - b. Reports – Sustainable Communities
 - i. SC178 – Community Safety Crime Prevention Committee Meeting Minutes – 12 August 2014
 - ii. SCD0090 – 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 – Corporate and Commercial Services;
 - i. CC079 - Confidential Report – List of Accounts Paid Under Delegation August 2014

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.

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>