



ORDINARY MEETING OF COUNCIL

AGENDA

26 AUGUST 2014

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CITY OF GREATER GERALDTON
ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 26 AUGUST 2014 AT 5.30PM
CHAMBERS, CATHEDRAL AVENUE

A G E N D A

DISCLAIMER:

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

1 ACKNOWLEDGEMENT OF COUNTRY

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

2 DECLARATION OF OPENING

3 ATTENDANCE

Present:

Officers:

Others:

Members of Public:

Members of Press:

Apologies:

Leave of Absence:

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 (inclusive)	To (inclusive)
Cr J Clune	12 August 2014	25 August 2014
Cr T Thomas	17 August 2014	23 August 2014
Cr S Keemink	19 August 2014	26 August 2014
Cr S Van Styn	27 October 2014	12 November 2014

Cr Fiorenza request for leave of absence for the period 21 September 2014 to 28 September 2014 to be approved

Cr Brick request for leave of absence for the period 12 September 2014 to 24 October 2014 to be approved.

Cr Douglas request for leave of absence for the period 12 October 2014 to 4 November 2014 to be approved.

7 PETITIONS, DEPUTATIONS OR PRESENTATIONS**8 DECLARATIONS OF CONFLICTS OF INTEREST**

Cr L Graham declared a direct financial interest in Item SC170, RFT 02 1415 – Cleaning Services for City of Greater Geraldton Buildings, as he provides computer support to Delron Services.

K Diehm declared a direct financial interest in Item CCS073 Chief Executive Officer Performance Review, as it relates to his performance and salary review.

9 CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING – as circulated

RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 22 July 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
23 July 2014	The JET Programme Pre-Departure Reception	Cr Bob Hall
24 July 2014	ACBC Midwest Committee Meeting	Mayor Ian Carpenter
25 July 2014	Presentation to NSW Minister for Local Government & Director General	Mayor Ian Carpenter
26 July 2014	City of Greater Geraldton Variety Foodbank Concert	Mayor Ian Carpenter
28 July 2014	The Hon. Bronwyn Bishop MP	Mayor Ian Carpenter
28 July 2014	Meeting with Jeff Milkins of the Geraldton Salvation Army	Mayor Ian Carpenter
28 July 2014	Meeting with Rachel Chapman regarding Mining Industry around Geraldton / Midwest	Mayor Ian Carpenter
29 July 2014	Meeting with David I'Anson and Jenny Rolston to discuss proposed ablutions at Sydney Memorial	Mayor Ian Carpenter
29 July 2014	LEAP Students – Tour of the City of Greater Geraldton	Mayor Ian Carpenter
29 July 2014	Citizenship Ceremony	Mayor Ian Carpenter
29 July 2014	LandCorp Executive Visit	Mayor Ian Carpenter
29 July 2014	CEO Performance Review Committee Meeting	Mayor Ian Carpenter
31 July 2014	Midwest Investment Plan Board Meeting	Mayor Ian Carpenter
1 August 2014	Opening of the Geraldton Regional Trade Training Centre	Mayor Ian Carpenter
1 August 2014	Geraldton Senior College 75 th Founders Anniversary Celebration	Mayor Ian Carpenter
1 August 2014	Go Gero 'Wrap Up' Celebration Lunch	Mayor Ian Carpenter
2 August 2014	Fire & Rescue Service 40 th Anniversary Captain's Dinner	Mayor Ian Carpenter
3 August 2014	Chevron City to Surf – Geraldton	Mayor Ian Carpenter
4 August 2014	Meeting with Hon Brian Ellis	Mayor Ian Carpenter
4 August 2014	Concept Forum	Mayor Ian Carpenter
5 August 2014	Visit by Shire of Esperance	Mayor Ian Carpenter
6 August 2014	Local Biodiversity Program	Mayor Ian Carpenter

	Milestone Awards	
7 August 2014	WALGA Week – Welcome Reception	Mayor Ian Carpenter
8 August 2014	WA Regional Capitals Alliance Meeting	Mayor Ian Carpenter
9 August 2014	The Australian Ballet Opening Night	Deputy Mayor Neil McIlwaine
11 August 2014	Meeting with Janell Kopplhuber – Your City Your Say	Mayor Ian Carpenter
11 August 2014	Presentation by Mayor to City of Greater Geraldton Executives on Grants Commission	Mayor Ian Carpenter
12 August 2014	Phone Interview with Rex Pannell – Council Manager Magazine	Mayor Ian Carpenter
12 August 2014	Meeting with Tony Horn to Discuss Aidan Kelly Seminar – Book Launch	Mayor Ian Carpenter
13 August 2014	Local Emergency Management Committee Meeting	Mayor Ian Carpenter
13 August 2014	Phone Interview to discuss opinions on Western Power	Mayor Ian Carpenter
14 August 2014	Individual Citizenship Ceremony	Mayor Ian Carpenter
14 August 2014	Randolph Stow Young Writers Awards	Mayor Ian Carpenter
15 August 2014	WA Museum Geraldton Community Advisory Committee Meeting	Mayor Ian Carpenter
15 August 2014	Meeting to Discuss Marine Services and Support Hub	Mayor Ian Carpenter
15 August 2014	Launch of WA Faces at the WA Museum Geraldton	Mayor Ian Carpenter
18 August 2014	NBN Update to the City of Greater Geraldton	Mayor Ian Carpenter
18 August 2014	69 th Anniversary of the Independence of the Republic of Indonesia	Mayor Ian Carpenter
19 August 2014	Geraldton Health Education Training & Accommodation Project Meeting	Cr Steve Douglas
19 August 2014	Agenda Forum	Mayor Ian Carpenter
20 August 2014	“Searching for Mr Kenneth Brown, Esq.” – Presentation by Aidan Kelly	Mayor Ian Carpenter

20 August 2014	Beresford Foreshore Coastal Protection & Enhancement Working Group	Mayor Ian Carpenter
20 August 2014	Disability Community Workshop and Awareness Launch	Mayor Ian Carpenter
21 August 2014	Business After Hours – Hosted by City of Greater Geraldton & Market Creations	Mayor Ian Carpenter
21 August 2014	Meet with Singapore Delegation	Mayor Ian Carpenter
22 August 2014	Meeting with Hon. Rick Mazza	Mayor Ian Carpenter
22 August 2014	50 th Anniversary of Master Builders Association - Geraldton Branch	Mayor Ian Carpenter
25 August 2014	WALGA Northern Country Zone Meeting	Mayor Ian Carpenter
26 August 2014	TV Interview with Sarah Taillier from ABC	Mayor Ian Carpenter
26 August 2014	Ordinary Meeting of Council	Mayor Ian Carpenter

11 REPORTS OF COMMUNITY INFRASTRUCTURE

CI077	BRAND HIGHWAY REALIGNMENT AMENDMENT
AGENDA REFERENCE:	D-14-51619
AUTHOR:	M Atkinson, Manager Infrastructure Planning & Design
EXECUTIVE:	N Arbuthnot, Director Community Infrastructure
DATE OF REPORT:	31 July 2014
FILE REFERENCE:	GR/10/0007
APPLICANT / PROPONENT:	Main Roads Western Australia
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The objective of this report is to seek Council endorsement of a wording change to its Special Council Meeting resolution of November 2013 relating to this matter.

EXECUTIVE RECOMMENDATION;

That Council by Simple Majority pursuant to Section 5.20 of the Local Government Act (1995) RESOLVES to:

1. DEDICATE the land subject of Main Roads Land Dealings Plans 1160-197-1, 1160-198-1, 1160-199-1, 1160-201-1, 1360-044-2, 1360-045-1 and 1360-074 as road, pursuant to Section 56 of the Land Administration Act (1997).

PROponent:

The proponent is Main Roads Western Australia.

BACKGROUND:

The wording Main Roads requested in the previous Council resolution was not found to be acceptable by the Department of Lands. This item addresses the Department's concern, which was the absence of a reference to the Land Administration Act.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no economic impacts associated with this item.

Social:

There are no social impacts associated with this item.

Environmental:

There are no environmental impacts associated with this item.

Cultural & Heritage:

There are no cultural and heritage impacts associated with this item.

RELEVANT PRECEDENTS:

This matter was previously considered and endorsed by Council in its special meeting of November 2013. The only change to the Executive Recommendation is the referencing of the Land Administration Act.

An extract of the previous resolution follows:

1. *DEDICATE the land subject of Main Roads' Drawings: 1160-197, 1160-198, 1160-199, 1160-201, 1360-044, 1360-045 and 1360-074 as road.*

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 56 of the Land Administration Act 1997 provides for the dedication of land as a road.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no finance and resource implications.

INTEGRATED PLANNING LINKS:

Title: Economy	Transportation
Strategy 4.2.1	Developing more efficient transport options that are secure and safe to sustain our lifestyle.

REGIONAL OUTCOMES:

The Brand Highway realignment project is a vital transport infrastructure upgrade that will offer various benefits to the region, including a significant improvement in road safety.

RISK MANAGEMENT

There are no risk management issues.

ALTERNATIVE OPTIONS CONSIDERED

There are no alternatives to consider.

CI078	COMMUNITY SPORTING AND RECREATION FACILITIES FUND (CSRFF)
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AGENDA REFERENCE:	D-14-51644
AUTHOR:	W Shi, Recreational Needs Planner
EXECUTIVE:	M Fates, Acting Director Community Infrastructure
DATE OF REPORT:	14 August 2014
FILE REFERENCE:	PM/4/0022
APPLICANT/ PROPONENT:	Geraldton Netball Association Geraldton Croquet Club
ATTACHMENTS:	Yes x3

EXECUTIVE SUMMARY:

The objectives of this report are:

1. To provide Council with an opportunity to review the Minor Sporting Facility Development Funding (<\$75,000) Policy – CP058 and consider amending CP058 to align with the Department of Sport and Recreation (DSR) CSRFF Grant guidelines; and
2. To provide Council with an opportunity to review and provide a formal Council position on two Community Sporting and Recreation Facilities Fund (CSRFF) Small Grants applications.

The outcome of Council's determination on Council Policy CP058 will have direct bearing on the Geraldton Netball Association's application for funding from the CSRFF Small Grants September 2014 round. The Association is seeking funding to replace their existing stadium floor with a sprung floor.

EXECUTIVE RECOMMENDATION;

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

Part A:

1. AMEND Council Policy CP058 Minor Sporting Facility Development Funding to increase the total project cost limit from \$75,000 to \$150,000 to align with CSRFF guidelines; and
2. NOTE that amending Council Policy CP058 to align with the upper limit of the CSRFF minor development projects upper limit, does not determine any change to budget allocations for 2014-15 or future years; does not change the maximum City contribution of \$50,000 for any project under this CSRFF program; and does not imply City support for any particular project submission within the revised \$150,000 upper project limit.

Part B:

1. SUPPORT the Geraldton Netball Association CSRFF Small Grant application for the replacement of their existing stadium floor with a sprung floor;

2. SUPPORT the Geraldton Croquet Club CSRFF Small Grant application for the installation of Flood Lights for Court 3;
3. LIMIT the City of Greater Geraldton's contribution to not exceed the contribution made by the Department of Sport and Recreation through the CSRFF process to a maximum of \$46,342 for the Geraldton Netball Association and to a maximum of \$3,800 for the Geraldton Croquet Club;
4. ADVISE the Geraldton Netball Association that any shortfall in funding for the project is their responsibility and must be confirmed prior to commencement of the project; and
5. ADVISE the Geraldton Croquet Club that any shortfall in funding for the project is their responsibility and must be confirmed prior to commencement of the project.

PROPONENT:

The proponents are the Geraldton Netball Association and the Geraldton Croquet Club.

BACKGROUND:**CSRFF**

The State Government through CSRFF provides funding to assist sporting groups improve their facilities. The fund is administered through the Department of Sport and Recreation (DSR) and organisations must discuss their projects in depth with the local DSR representative before submitting applications.

In most instances CSRFF grants are offered on the basis of 1/3 funding from the applicant sporting body, 1/3 CSRFF and 1/3 local government. Some applications will be eligible for up to one half of the project cost if the project meets key development principles. The total state pool for CSRFF grants is \$20 million per annum distributed across the state. "Small Grants" as defined by CSRFF guidelines is for projects where the total project cost does not exceed \$150,000. CSRFF Small Grants rounds are offered twice a year. Applications successful in the September 2014 round will be funded in the 2014/15 financial year.

CP058 - Minor Sporting Facility Development Funding (<\$75,000) Policy

At the Ordinary Meeting of Council on 25 March 2013 Council adopted CP058 to provide sporting groups with smaller project needs to be considered twice a year and to align with CSRFF timeframes and guidelines; the Council resolution was as follows;

1. *ADOPT Council Policy CP048 – Sporting Futures Policy - provided for the purposes of creating a structured long term approach to the sporting and recreational needs for the community of the City;*
 2. *ADOPT Council Policy CP049 – Sporting Group Leases Policy – provided for the purposes of implementing a framework and providing basic principles for tenancy arrangements on City owned facilities and land;*
 3. *ADOPT Council Policy CP050 - Ground Management Policy for the purposes of providing a framework for ground management committees;*
-

4. *ADOPT Council Policy CP058 – Minor Sporting Facility Development Funding (<\$75,000) Policy to provide a framework for council funding consideration of small sporting projects with a total project cost of up to \$75,000;*
5. *SUPPORT in principle the provision of a capped overall allocation of \$100k as the City’s contribution (based on the principle of 1/3 matching funding) in support of the Department of Sport & Recreation biannual Small Grant Round for community sport & recreation clubs, subject to budget consideration annually;*
6. *ADOPT the Sporting Futures Report; noting the Sporting Futures Report would inform future planning and priority setting, but would not commit the City to funding the projects identified in the report. Progress and timing of any project would be dependent upon:*
 - a. *The financial capacity of the City across future years;*
 - b. *Recognition of Council obligations to fund essential infrastructure and to fund community facilities other than those required for sport;*
 - c. *Recognition of the ongoing obligation of Council to bridge the legacy funding gap for infrastructure and facilities asset renewal;*
 - d. *Demonstration of commitment and capacity of funding co-contribution by clubs; and*
 - e. *Ability to generate additional revenue and secure external funding support.*
7. *REVIEW the major projects contained with the Sporting Futures Report every two years; and*
8. *REVIEW the smaller projects (<\$75,000) as per the CSRFF Small Grants Round.*

Based on feedback from Sporting Groups and from DSR over the last 12 months, City Officers request that Council Policy CP058 be amended. The recommended amendment is that the total project cost limit be raised to \$150,000 to align with CSRFF guidelines. This would result in the maximum City contribution increasing to \$50,000 per application based on CSRFF requirement of 1/3 contribution by Local Government. The criteria used by DSR to define a “Small Project” is where the total project cost is \$150,000 or less. This change in total project cost is the only amendment being recommended.

Applications for CSRFF Small Grants September 2014 Round

1. The Geraldton Netball Association has submitted an application to the City to support its application for CSRFF small grants funding for the replacement of their existing stadium floor with a sprung floor. This project has a total project cost of \$145,977 making the City’s required 1/3 contribution a maximum of \$46,342.

The replacement of the existing stadium floor was identified as an Expression of Interest in the Sporting Futures Report, 2013. CP058 allows consideration of small projects outside Sporting Futures and allows for them to be progressed outside the rigorous assessment process required by Sporting Futures for larger projects. Should Council choose to amend CP058 as requested in this agenda item, this project could be considered under an amended CP058 policy. Should Council

choose not to amend CP058, this project would not comply with the existing policy.

The Geraldton Netball Association's application has been assessed by City officers and is supported on the basis that;

- a. The Club has demonstrated sound strategic and financial planning toward achieving this project;
- b. The project is financially sustainable – i.e. the Club has planned for life-cycle costs;
- c. There is an identified need for this project; and
- d. The project will be multi-purpose as it will cater for other community groups – e.g. Basketball, Heart Moves.

2. The Geraldton Croquet Club submitted an application to the City to support its application for the CSRFF small grants funding to install flood lights on Court 3. This project has a total project cost of \$11,532 making the City's required 1/3 contribution a maximum of \$3,800.

The Geraldton Croquet Club's application has been assessed by City officers and is supported on the basis that;

- a. The Club has demonstrated sound strategic and financial planning toward achieving this project;
- b. The project is financially sustainable – i.e. the Club has planned for life-cycle costs; and
- c. There is an identified need for this project.

There has been an increase in club membership in the last two 2 years and the Club also advises the City that it has plans for further increases in its membership base however, this increase is entirely dependent on successfully lighting all 3 courts to a required 'night play' standard. Night play is especially popular in the summer when the heat and risk of over-exposure to the sun deter members from playing during the day.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

Improved sporting facilities will enhance the City's capacity to host sporting events which have the potential to bring visitors to Geraldton and increase overnight visitation to the City which has direct economic benefit. The City is working with Sports Marketing Australia to attract sporting events to Geraldton. These projects align with this objective and have the potential to add to the City's capacity in this area.

Social:

Improved sporting facilities in the City lead to community benefits such as health, inclusion and a sense of belonging, safety and amenity.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

The City has supported many CSRFF grants in the past e.g. the Geraldton Pistol Club CSRFF grant in March 2014 to build range walls and side berms to comply with current safety standards.

COMMUNITY/COUNCILLOR CONSULTATION:

While there has been no specific consultation, feedback from sporting groups over the past twelve months on CP058 has consistently been that the upper limit for total project cost does need to be revised to be consistent with CSRFF guidelines (i.e. \$150,000).

LEGISLATIVE/POLICY IMPLICATIONS:

If Council supports the Executive recommendation, Council Policy CP058 will be amended to allow for projects with a total project cost of \$150,000 to be considered under CP058.

FINANCIAL AND RESOURCE IMPLICATIONS:

The total amount allocated in the 2014/15 Budget for progressing projects under CP058 is \$75,000.

The proposed change in policy will have no financial impact on the City's 2014/15 budget.

Should the Geraldton Netball Association's application be supported by Council and is successful in attracting full CSRFF Small Grant funding in the September 2014 round, the maximum cost to the City will be \$46,342 (ex GST).

Should the Geraldton Croquet Club application be supported by Council and is successful in attracting full CSRFF Small Grant funding in the September 2014 round, the maximum cost to the City will be \$3,800 (ex GST).

A total of \$50,186 (ex GST) of City funds would be required should both projects receive full support via the CSRFF process leaving a balance of \$24,814 for funding projects under CP058 in the CSRFF Small Grants March 2015 round.

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:

As the Regional Capital for the Mid West, many of the City's facilities play a vital role in regional amenity. Strong regional facilities allows regional

residents to participate in sporting events and activities without having to travel outside the region.

RISK MANAGEMENT

The City recognises the risk that if projects are not fully funded by CSRFF, applicants can expect the City to meet the shortfall. The Executive Recommendation addresses this risk.

A further risk is the cost for ongoing operations, maintenance and renewal. This risk has been mitigated by evaluation of the applicants financial planning for the project and by clearly communicating to applicants that these costs will be the responsibility of the respective club.

ALTERNATIVE OPTIONS CONSIDERED

The alternative would be for the Council to;

1. Leave Council Policy CP058 unchanged however this option is not supported as it does not align with DSR's guidelines and criteria for defining small projects. The preference is to provide consistency with criteria of potential funding partners.
2. Not support these two CSRFF Small Grant applications; however this option is not supported as applications have satisfactorily addressed all assessment criteria and can be accommodated within current budget allocations.

12 REPORTS OF CORPORATE & COMMERCIAL SERVICES

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.

Livestreaming will be turned off.

CCS069 RFT41 1314 GERALDTON AIRPORT STERILE LOUNGE EXTENSION	
AGENDA REFERENCE:	D-14-51597
AUTHOR:	L Richards, Airport Coordinator
EXECUTIVE:	B Davis, Director Corporate and Commercial Services
DATE OF REPORT:	29 July 2014
FILE REFERENCE:	FM/25/0022
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes x1 (Confidential)

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to award a contract for RFT41 1314 Geraldton Airport Sterile Lounge Extension to the preferred tenderer.

EXECUTIVE RECOMMENDATION;

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

1. AWARD the contract for RFT41 1314 Geraldton Airport Sterile Lounge Extension to the preferred tenderer; and
2. RECORD the tendered amount in the minutes.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The design documentation and costing works report for an extension to the sterile secure lounge in the Greenough Terminal, at the Geraldton Airport, was prepared by the project managers Project Eastman Poletti Sherwood Pty Ltd and presented to Council on the 17 December 2013 (Confidential item CCS019). The report provided an opinion based on a quantity survey of probable costs, with a gross project cost estimate of \$2,009,800 (excluding GST).

Council resolved to increase the 2013-14 budget amount by \$600,000 to \$2.1m (to be funded from Airport Revenues, not from Rates) to permit the

immediate calling of tenders by the Project Managers Eastman Poletti Sherwood Pty Ltd.

1. *APPROVE amendment to the 2013-14 Budget, making provision for expenditure of an additional \$600,000 (excluding GST) for the Geraldton Airport Sterile Lounge Extension, such funds to be appropriated from the revenues of Geraldton Airport; and*
2. *AUTHORISE the Chief Executive Officer to approve invitation of tenders for construction of the Geraldton Airport Sterile Lounge Extension by the appointed project managers Eastman, Poletti, Sherwood Pty Ltd.*

Given the timing for the required construction tender process, it was identified that the actual construction would not be able to be completed within the 2013-14 financial year.

Request for tender RFT41 1314 was advertised in the Geraldton Guardian on 13 June 2014 and on the Western Australian Local Government Association Tenderlink e-Tendering Portal and in the West Australian on 14 June 2014. The tender closing date was 12.00pm (WST) on Wednesday 9 July 2014.

Seven (7) suppliers registered for the tender, and (7) tenders were received which are listed below.

1. Pindan Contracting Pty Ltd
2. Mid West Diverse Contracting Pty Ltd
3. Linkforce Engineering
4. Geraldton Building Services and Cabinets Pty Ltd
5. Crothers Construction Pty Ltd
6. Coral Coast Homes
7. Cooper & Oxley Builders

The tender evaluation report is attached in a confidential attachment.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no economic impacts.

Social:

The extension of the Geraldton Airport sterile lounge enhances the amenity and addresses patron complaints regarding overcrowding and lack of public amenities.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

There are no relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications. The 2014-15 budget allocation for this project is \$2.1m funded from Airport Revenues not Rates.

INTEGRATED PLANNING LINKS:

Title: Economy	Transportation
Strategy 4.2.1	Developing more efficient transport options that are secure and safe to sustain our lifestyle

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT

The most significant risk factor to the overall project is the particular skills and capabilities of the contractor. However, the preferred contractor has demonstrated a successful track record and provided the necessary compliance requirements within the tender specification.

ALTERNATIVE OPTIONS CONSIDERED

The option to defer or not to award the tender was disregarded as the project is a high priority for both the City and the community.

CCS070 WA TREASURY CORPORATION LENDING AGREEMENT	
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AGENDA REFERENCE:	D-14-52390
AUTHOR:	R Doughty, Treasury Coordinator
EXECUTIVE:	B Davis, Director Corporate and Commercial Services
DATE OF REPORT:	6 August 2014
FILE REFERENCE:	FM/13/0007
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes x1

EXECUTIVE SUMMARY:

The West Australian Treasury Corporation (WATC) has implemented a rationalisation policy which requires Local Government loan clients to enter into a Local Government Master Lending Agreement (LGMLA). This item seeks Council approval to enter into a LGMLA on behalf of the City.

EXECUTIVE RECOMMENDATION;

That Council by Absolute Majority pursuant to Section 6.20 of the Local Government Act RESOLVES to:

1. ENTER into a Local Government Master Lending Agreement with Western Australia Treasury Corporation;
2. APPROVE the affixation of the Common Seal of the City of Greater Geraldton to the said master Lending Agreement in the presence of the Chief Executive Officer and the Mayor each of whom shall sign the document to attest the affixation of the Common Seal thereto; and
3. AUTHORISE the Chief Executive Officer to sign schedule documents under the Master Lending Agreement and or to give instructions thereunder on behalf of the City of Greater Geraldton.

PROponent:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The WATC has developed a Local Government Master Lending Agreement (LGMLA) to incorporate the recently introduced Commonwealth Government's Personal Property Security Act 2009 and to improve the efficiency of the lending processes to local governments. The LGMLA consolidates existing loans within one agreement and provides a facility to incorporate future borrowings. The LGMLA negates the requirement for individual loan agreements, required to be executed under the City's common seal. Future borrowings, under the LGMLA, are subject to the WATC's credit approval policy at the time of the application and the release of funds will be subject to the issue of a firm rate quote, by WATC, and acceptance by an authorised signatory of the City of Greater Geraldton.

A formal application must be submitted for each new loan sought, with details of the City's financial position, as in the current process.

Clause 6F of the LGMLA requires the City to provide details of any charge, mortgage, pledge or lien over its General Funds that has been given by way of security that is currently outstanding in favour of any other lending institution, bank or third party. It is recommended that Council resolve to enter into the Master Lending Agreement with WATC and approve the affixation of the Common Seal of the City of Greater Geraldton to the Agreement.

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:

There are no relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

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	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 risk management issues.

ALTERNATIVE OPTIONS CONSIDERED

The alternative would be to not enter into the Master agreement. Council would fail to capitalize on the efficiency gains as outlined above.

CCS071 STATEMENT OF FINANCIAL ACTIVITY TO 31 JULY 2014

AGENDA REFERENCE:	D-14-53339
AUTHOR:	T Machukera, Management Accountant
EXECUTIVE:	B Davis, Director of Corporate and Commercial Services
DATE OF REPORT:	11 August 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 July 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 July 2014 monthly financial activity statements as attached.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

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

Operating Income	\$626,995	1.4%	Positive Variance
Operating Expenditure	\$110,147	1.5%	Positive Variance
Net Operating	\$737,142		
Capital Expenditure	\$1,896,771	40.9%	Positive Variance
Capital Revenue	\$6,356	5.8%	Negative Variance
Cash at Bank - Municipal	\$3,337,117		
Cash at Bank – Reserve	\$13,296,434		
Total Funds Invested	\$13,726,934		
Net Rates Collected	8.39%		
Receivables Outstanding	\$1,724,424		

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 July financials shows a positive variance of \$737,142 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.

CCS072 COUNCILLORS FEES AND ALLOWANCES

AGENDA REFERENCE:	D-14-52527
AUTHOR:	T Mbirimi, Manager Governance & Risk
EXECUTIVE:	B Davis, Director of Corporate and Commercial Services
	6 August 2014
FILE REFERENCE:	GO/7/0003
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The purpose of this report is to enable Council to review Mayor, Deputy Mayor and Councillor Fees and Allowances in the light of advice of the Salaries and Allowances Tribunal determinations that became available subsequent to the adoption by Council of its Budget for 2014-15.

The Executive Recommendation of a 3% increase to the 2013-14 level of Mayor and Deputy Mayor local government allowances, and to Mayor, Deputy Mayor and Councillor meeting fees is made consistent with the determination of the Tribunal. No change is recommended to the relative positioning of fees within the Minimum-Maximum ranges determined by the Tribunal. In effect, the Executive recommendation is to apply a 3% inflationary adjustment to the 2013-14 level of local government allowances of the Mayor and Deputy Mayor and to the 2013-14 level of meeting fees of all Elected Members.

In the 2014-15 Budget adopted by Council, the relevant fees and allowances previously adopted for the previous 2013-14 financial year were adopted unchanged for 2014-15. That was prior to receipt of the Tribunal's recommendations for 2014-15. The Executive Recommendation includes necessary amendment to the 2014-15 Budget.

EXECUTIVE RECOMMENDATION;

That Council by Absolute Majority pursuant to Section 6.2 of the Local Government Act RESOLVES to:

1. APPROVE the Mayor's annual local government allowance of \$69,525 in accordance with section 5.98 (5) of the Act;
2. APPROVE the Mayor's annual meeting fees of \$31,930 in accordance with section 5.99 of the Act;
3. APPROVE the Deputy Mayor's annual local government allowance of \$17,381 in accordance with section 5.98A of the Act;
4. APPROVE the annual meeting fees of \$24,720 for every other elected member (excluding the Mayor) in accordance with section 5.99 of the Act;
5. APPROVE an ICT allowance of \$3,500 per year per elected member in accordance with section 5.99A of the Act;
6. APPROVE the reimbursement of expenses incurred by a council member in accordance with section 5.98 (2) (b) and (3) of the Act

- and regulation 32 of the Local Government (Administration) Regulations 1996;
7. APPROVE the reimbursement of up to \$25 per hour incurred by a council member in accordance with regulation 31 (1) (b) and regulation 32 (1) of the Local Government (Administration) Regulations 1996;
 8. APPROVE the reimbursement of travel costs incurred by a council member in accordance with regulation 31 (1) (b) of the Local Government (Administration) Regulation 1996;
 9. AMEND the Budget for the 2014-15 financial year to accommodate the increased expenditures for Mayor, Deputy Mayor and Councillor allowances and fees per items 1 through 4 above; and
 10. APPROVE payment of the increases in fees and allowances effective from 1 July 2014, consistent with the determination of the Salaries and Allowances Tribunal.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

Section 7B (2) of the Salaries and Allowances Act 1975 ('the SA Act') requires *the Salaries and Allowances Tribunal 'the Tribunal', at intervals of not more than twelve months, to inquire into and determine –*

- a. *The amount of fees, or the minimum and maximum amounts of fees, to be paid under the Local Government Act 1995 ('the LG Act') to elected council members for attendance at meetings;*
- b. *The amount of expenses, or the minimum and maximum amounts of expenses, to be reimbursed under the LG Act to elected council members; and*
- c. *The amount of allowances or the minimum and maximum amounts of allowances, to be paid under the LG Act to elected council members.*

In discharging its statutory requirement, with respect to the entitlements of elected council members, the Tribunal wrote to Local governments and Regional local governments inviting them to comment or raise issues relevant to the determination of fees, expenses and allowances. The Tribunal sought information regarding fees, expenses and allowances paid to elected council members in consideration of the 2013 determination.

During the course of this inquiry, the Tribunal received feedback that the increases awarded in the 2013 determination acknowledged the workload and responsibilities of elected council members, mayors, presidents and chairpersons across a range of different sized local governments.

Consequently, the Tribunal determined a general adjustment of 3 percent to the maximum ranges of the council meeting fees, committee meeting and prescribed meeting fees, annual attendance fees in lieu of council and committee meeting fees and the annual allowances for mayors, presidents and chairpersons. All adjustments to the maximum ranges have been rounded to the nearest dollar and are effective 1 July 2014.

The Tribunal considers that an increase of 3 per cent is sufficient given the current economic climate and the substantial increases awarded in the 2013 determinations.

The Tribunal's decision also takes into account information provided by local governments and regional local governments throughout the inquiry process and maintains the understanding that there is a recognised element of community service associated with the role of elected council member.

In light of the above, the Tribunal advised that a local government would have to satisfy itself that there was sound justification to award elected council members an increase within their allocated band range which was in excess of 3 per cent.

Annual Meeting Attendance Fees

The annual meeting attendance fees set by the Tribunal are as follows:

	Minimum	Maximum
Mayor	\$24,000	\$46,350
Councillor	\$24,000	\$30,900

Currently the Mayor receives \$31,000 pa and councillors \$24,000 each pa. The minimum fee for both the Mayor and councillors remains at the \$24,000 as set in the previous determination.

Should the minimum amount be chosen for the Mayor, (councillors are already on the minimum) there would be a decrease to the budget of \$7,000. Should the *maximum* amount be chosen for both Mayor and Councillors, the increase to the budget would be a total of \$111,950 pa.

Annual allowances – Mayor and Deputy Mayor

The annual allowances set by the Tribunal are as follows:

	Minimum	Maximum
Mayor	\$50,000	\$87,550
Deputy Mayor	\$12,500	\$21,888

Note that the Deputy Mayor's allowance is calculated at 25% of the Mayor's allowance. Currently the Mayor receives \$67,500 and the Deputy Mayor \$16,875.

Should Council determine that the minimum is used, the Mayor and Deputy Mayor would receive less than what they are currently receiving. Should the minimum amount be chosen, there would be a decrease to the budget of \$21,875. Should the maximum amount be chosen then the increase to the budget would be \$25,063.

Allowances & Reimbursements

The allowances set by the Tribunal are as follows:

For the purposes of section 5.99A(b) of the LG Act, the minimum annual allowance for ICT expenses is \$500 and the maximum annual allowance for

ICT expenses is \$3,500. Currently the Mayor receives \$3,500 pa and councillors \$3,500 each pa.

Should the minimum amount be chosen for both the Mayor and councillors, there would be a decrease to the budget of \$45,000.

For the purposes of section 5.99A (a) of the LG Act, the annual allowance for travel and accommodation expenses is \$50.

The extent to which a council member can be reimbursed for child care costs incurred because of attendance at a meeting referred to in regulation 31(1)(b) of the LG Regulations is the actual cost per hour or \$25 per hour, whichever is the lesser amount.

3% Inflationary Adjustment to 2013-14 Allowances and Meeting Fees

The table below shows the increase to the budget should the June national CPI (3%) Increase be applied to the 2013-14 level of local government allowances of the Mayor and Deputy Mayor, and meeting fees for elected members. The total increase to the budget would be \$13,541.

	Pre 1 July	Post 1 July	Increase
Mayor – Meeting Fees	\$31,000	\$31,930	\$930
Annual Allowance	\$67,500	\$69,525	\$2025
Total	\$98,500	\$101,455	\$2955
Deputy-Mayor Meeting Fees	\$24,000	\$24,720	\$720
Annual Allowance	\$16,875	\$17,381	\$506
Total	\$40,875	\$42,101	\$1226
Councillors Meeting Fees	\$24,000 (x13)	\$24,720 (x13)	\$9360
Total	\$312,000	\$321,360	\$9360
Grand Total	\$451,375	\$464,916	\$13541

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 at its meeting of 23 July 2013 adopted the councillors' fees and allowances as recommended by the Tribunal.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

Elected members fees, expenses and allowances are governed by section 5.98 of the Local Government Act 1995 and sections 30, 31, and 32 of the Local Government (Administration) Regulations 1996.

FINANCIAL AND RESOURCE IMPLICATIONS:

Should council adopt the percentage increase of 3% recommended by the Tribunal, applied to the existing level of Councillor fees, then the increase to the budget will be \$13,541.

This change has not been included in the 2014-15 adopted budget and therefore there would need to be an adjustment to the 2014-15 budget, which can be included in the scheduled Budget Review.

INTEGRATED PLANNING LINKS:

Title: Governance	Planning and Policy
Strategy 5.2.7	Supporting decisions to create a long term sustainable city

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT

There are no risk issues for the City

ALTERNATIVE OPTIONS CONSIDERED

The alternatives that could be considered by Council include:

- No change from the fees as formally adopted as part of the 2014-15 budget (i.e. fixed at 2013-14 levels).
- A percentage change to existing fee levels lower than the 3% recommended by the Tribunal.
- A percentage change to existing fee levels higher than the 3% recommended by the Tribunal.
- A change from Minimum fee levels for Councillors, to a higher proportion of the range, up the Maximum as determined by the Tribunal.

Whether or not Mayor or Councillor fees should remain at current positioning within the ranges recommended by the Tribunal, and whether or not fees should be increased by up to the inflation adjustment of 3% recommended by the Tribunal is a matter for Council. The Tribunal has indicated that any increase *higher* than the recommended 3% inflationary adjustment would require justification by a Council.

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.

Livestreaming will be turned off.

CCS073 CHIEF EXECUTIVE OFFICER PERFORMANCE REVIEW	
AGENDA REFERENCE:	D-14-52389
AUTHOR:	J Graham, Manager Corporate Services
EXECUTIVE:	B Davis, Director Corporate and Commercial Services
DATE OF REPORT:	6 August 2014
FILE REFERENCE:	GO/6/0002
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes x1 (Confidential)

EXECUTIVE SUMMARY:

The purpose of this item is to seek Council's endorsement of the Chief Executive Officer's (CEO) performance review and performance plan for 2014/15.

EXECUTIVE RECOMMENDATION;

That Council by Simple Majority under section 5.38 of the Local Government Act 1995 RESOLVES to:

1. ENDORSE and give effect to the recommendations of the CEO Performance Review Committee of the 29 July 2014.

PROponent:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The Council has a responsibility under the Local Government Act 1995 (sections 5.36-5.39) to review the CEO's performance at least annually and set performance criteria so the CEO is clear on the expectations of Council.

The CEO Performance Review Committee held a meeting on 29 July 2014 to review 2013/2014 performance and make recommendations for performance criteria for 2014/2015. Attached are the minutes of the Committee 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:

This is an annual requirement.

COMMUNITY/COUNCILLOR CONSULTATION:

All Council members and executive staff have had input into the performance feedback of the CEO by virtue of a 360 degree survey

LEGISLATIVE/POLICY IMPLICATIONS:

Part 5 of the Local Government Act 1995 relates to the employment of staff. Section 5.38 of the Act requires regular reviews be undertaken of senior staff of the local government. Regulation 18D requires Council to consider each review carried out under Section 5.38 and to accept the review, with or without modification, or to reject the review.

FINANCIAL AND RESOURCE IMPLICATIONS:

Provision has been made within the budget to accommodate a variation to the CEO package.

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

As required by legislation, Council is required to conduct an annual performance review of the CEO. Completion of the review ensures compliance with the statutory requirement.

ALTERNATIVE OPTIONS CONSIDERED

There were no alternative options considered.

CCS074 APPLICATION TO EXERCISE THE RIGHT OF FREEDOM OF ENTRY TO THE CITY OF GREATER GERALDTON

AGENDA REFERENCE:	D-14-54129
AUTHOR:	T Mbirimi, Manager Governance & Risk
EXECUTIVE:	B Davis, Director of Corporate & Commercial Services
DATE OF REPORT:	18 August 2014
FILE REFERENCE:	GO/7/0021
APPLICANT / PROPONENT:	Commanding Officer Anthony Desmond
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council's approval to allow the Australian Navy Cadet unit Training Ship (TS) Morrow to exercise their right to Freedom of Entry to the City at the Sunshine Festival.

EXECUTIVE RECOMMENDATION;

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

1. APPROVE the application for Australian Navy Cadet unit Training Ship (TS) Morrow to exercise their right to Freedom of Entry to the City of Greater Geraldton.

PROPONENT:

The proponent is Commanding Officer Anthony Desmond.

BACKGROUND:

In 1986 the then Town of Geraldton awarded Australian Navy Cadet unit Training Ship (TS) Morrow the right of Freedom of Entry. Since that time TS Morrow has periodically exercised its right of Freedom of Entry of the town and the City of Geraldton Greenough.

This year TS Morrow celebrates its 50th anniversary as a premier youth organisation of the Midwest. As part of this celebration, they seek again to exercise their right to Freedom of Entry to the City under the new name of the City of Greater Geraldton.

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

There are no economic impacts.

Social:

The existence of the local auxiliary provides the youth in the community with opportunities to participate in the community and learn leadership skills.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

The local auxiliary is celebrating its 50th anniversary of providing services to the community.

RELEVANT PRECEDENTS:

In 1986 the then Town of Geraldton awarded Australian Navy Cadet unit Training Ship (TS) Morrow the right of Freedom of Entry.

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:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

Title: Social	Youth
Strategy 3.2.3	Developing leadership and mentoring programs for young people

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT

There are no risks associated with this matter.

ALTERNATIVE OPTIONS CONSIDERED

No alternative options have been considered. TS Morrow was awarded the right of Freedom of Entry in 1986 by the then Town of Geraldton so this this request comes as a request to exercise that right under the new name of the City of Greater Geraldton.

13 REPORTS OF CREATIVE COMMUNITIES

CC172 APPOINTMENT OF THE HMAS SYDNEY II MEMORIAL WARDEN AND SUB-WARDEN				
AGENDA REFERENCE:	D-14-53712			
AUTHOR:	A Selvey,	Director	of	Creative Communities
EXECUTIVE:	A Selvey,	Director	of	Creative Communities
DATE OF REPORT:	19 August 2014			
FILE REFERENCE:	ER/12/0001			
APPLICANT / PROPONENT:	HMAS Sydney II Memorial Advisory Committee			
ATTACHMENTS:	Yes x1			

EXECUTIVE SUMMARY:

This report seeks a Council resolution on the appointment of an HMAS Sydney II Memorial Warden and Sub-Warden based on recommendations by the HMAS Sydney II Memorial Advisory Committee and in accordance HMAS Sydney II Conservation Framework.

EXECUTIVE RECOMMENDATION;

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

1. APPOINT Mr Don Rolston to the role of HMAS Sydney II Memorial Warden;
2. APPOINT Mr Andy Hayward to the role of HMAS Sydney II Memorial Sub-Warden;
3. RESOLVE that both appointments commence immediately and cease on 19 November 2015; and
4. SET the role and responsibilities of the Warden and Sub-Warden as per the HMAS Sydney II Memorial Conservation Plan.

PROPONENT:

The proponent is the HMAS Sydney II Memorial Advisory Committee.

BACKGROUND:

At the Ordinary Meeting of Council on 27 August 2013 Council resolved to adopt the HMAS Sydney II Memorial Conservation Framework.

1. *ADOPT the draft HMAS Sydney II Memorial Conservation Framework.*

One of the key recommendations of the Conservation Framework was that the City appoint a Warden. The Warden's role is confined to the commemorative space as defined in the Conservation Framework and is to offer the following support and advice to City staff;

- a. to attend to all matters of customs, traditions and protocols for the overall conduct of commemorative ceremonies;

- b. consult with the City on any concerns regarding maintenance or any significant issues arising from daily care; and
- c. assist in determining approval for any requests from ex-service organisations wishing to honour the men of HMAS Sydney II.

The Conservation Framework allows for any number of Sub-Wardens to assist the Warden and the Advisory Committee recommends the appointment of one Sub-Warden. The role of the Sub-Warden is similarly confined to the commemorative space and in assisting the Warden in carrying out his/her duties as specified above.

The Conservation Framework recommends a 12 month appointment period for the Warden and Sub-Warden and that the handover occurs as part of the HMAS Sydney II Commemorative Service held annually on 19 November. However, as this initial appointment has taken longer than expected, the Committee felt it appropriate to offer a three month extension resulting in a 15 month appointment so that a changeover would not be required after only three months in November 2014.

The Conservation Framework clearly articulates that the City retains primary responsibility for the overall care, control and management of the Mount Scott site and all areas of the Memorial including the commemorative space. Appointment of a Warden and Sub-Warden in no way negates or dilutes management control and responsibility.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The economic value of heritage tourism is recognised globally. Experience in Geraldton shows that the HMAS Sydney II Memorial attracts large numbers of visitors to our City. Therefore, it would stand to reason that there are positive economic outcomes from ensuring the Memorial is well managed and protected to ensure it remains a tourism icon for the City.

Social:

The HMAS Sydney II Memorial is a source of great pride in the community. There is strong level of community ownership and therefore interest. The Conservation Framework acknowledges the social value of the Memorial and includes avenues for continued community involvement, one such avenue being the appointment of a Warden and Sub-Warden.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

The Memorial is listed on the Municipal Inventory as follows:

Management Category '1X';

Level of Significance being 'EXCEPTIONAL SIGNIFICANCE: Essential to the heritage of the locality.'

The Management Recommendation given in the Municipal Inventory is as follows; 'Conservation of the place is considered essential. Any proposed change should not unduly impact on the significance of the place and be in accordance with either a Conservation Plan or Heritage Impact Statement.'

RELEVANT PRECEDENTS:

There are no relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:

The Conservation Framework recommends that the City consults with the Naval Association of Australia, Geraldton Sub Section and the Returned and Services League (RSL), Both these organisations are represented on the HMAS Sydney II Memorial Advisory Committee.

Councillors Hall and De Trafford are Council representatives on the HMAS Sydney II Memorial Advisory Committee. Other key stakeholder organisations represented on this Committee are the Rotary Club of Geraldton and the Volunteer Tour Guide Association.

The appointments recommended to Council in this item have the unanimous support of the Committee.

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 HMAS Sydney II Memorial is recognised as a significant national asset. It attracts attention to the Mid West and Geraldton bringing tourism and associated benefits to the Region.

RISK MANAGEMENT

Not approving the appointment of the Warden and Sub-Warden as recommended by the HMAS Sydney II Memorial Advisory Committee carries a risk of alienating a group of individuals and organisations who volunteer their time, skills and expertise on the Committee. It would also be contrary to the Council adopted Conservation Framework and therefore carry a risk that the value of the entire Framework could be questioned. Therefore the

Executive Recommendation is consistent with the Committee recommendation.

Adopting the recommendation and appointing a Warden and Sub-Warden carries a risk that the City's overall management control and responsibility will be diluted. This risk is mitigated by ensuring the Warden and Sub-Warden agree in writing to their role and responsibility as stated in the Conservation Framework.

14 REPORTS OF OFFICE OF THE CEO
Nil.

15 REPORTS OF SUSTAINABLE COMMUNITIES

SC166	CITY OF GREATER GERALDTON LOCAL PLANNING SCHEME NO. 1 – RE-INITIATION AND ADJUSTMENT TO SCHEME AREA		
AGENDA REFERENCE:	D-14-51970		
AUTHOR:	M Connell, Manager Urban & Regional Development		
EXECUTIVE:	P Melling,	Director	Sustainable Communities
DATE OF REPORT:	5 August 2014		
FILE REFERENCE:	LP/9/0037		
APPLICANT / PROPONENT:	City of Greater Geraldton		
ATTACHMENTS:	Yes x2		

EXECUTIVE SUMMARY:

Council in November 2013 formally resolved to prepare a new Local Planning Scheme (Scheme) for the entire area of the City of Greater Geraldton. During recent months the Department of Planning officers have advised that an adjustment to the extent of the Scheme area needs to be made to exclude the 'Southgates' area that is currently subject to an Environmental Review by the Environmental Protection Authority (EPA).

As a result Council needs to once again formally resolve to prepare a new Scheme for the adjusted area and advise the WA Planning Commission of this intention.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 72 of the Planning and Development Act 2005 RESOLVES to:

1. PREPARE a new Local Planning Scheme No. 1 for the area situated within the City of Greater Geraldton;
2. ADJUST the area of the new Local Planning Scheme No. 1 to exclude the following:
 - a. The land subject to Amendment 4 to the Shire of Greenough Town Planning Scheme No. 1A;
 - b. That portion of the Greenough River Road that divides the area of Amendment No. 4; and
 - c. That portion of the coastline immediately adjacent to the west of the area of Amendment No. 4.
3. FORWARD to the WA Planning Commission:
 - a. A copy of the resolution certified by the Chief Executive Officer;
 - b. A map marked "Scheme Area Map", signed by the Chief Executive Officer, on which is delineated the area of the land proposed to be included in the Scheme; and
 - c. A statement setting forth:
 - i. The objects and intentions of the Scheme; and
 - ii. The anticipated format of the Scheme.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

Council at its meeting held on 26 November 2013 resolved to:

1. *PREPARE a new Local Planning Scheme No. 1 for the area situated wholly within the City of Greater Geraldton; and*
2. *FORWARD to the WA Planning Commission:*
 - a. *A copy of the resolution certified by the Chief Executive Officer;*
 - b. *A map marked "Scheme Area Map", signed by the Chief Executive Officer, on which is delineated the area of the land proposed to be included in the Scheme; and*
 - c. *A statement setting forth:*
 - i. *The objects and intentions of the Scheme; and*
 - ii. *The anticipated format of the Scheme.*

The City received the WA Planning Commission's acknowledgement response to the above on 14 February 2014.

During recent months the Department of Planning officers have advised that an adjustment to the extent of the Scheme area needs to be made to exclude the Southgates area that is currently subject to an Environmental Review by the EPA.

Scheme Amendment No. 4 (Southgates):

Amendment No. 4 to the (former) Shire of Greenough Town Planning Scheme No. 1A covers land commonly referred to as 'Southgates' and the 'Double Beach Estate'. A map showing the extent of the land is included as Attachment No. SC166A.

Currently, Amendment No. 4 has been subject to an Environmental Review by the EPA since 2009 and has yet to be determined. The WA Planning Commission has sought advice regarding the Amendment and has advised that, as the Amendment is still yet to be determined, the Amendment area is to be excluded from the new Scheme.

The "*Objects and Intentions of the Scheme*" and the "*Anticipated Format of the Scheme*" will remain as per the Council resolution of 26 November 2013. The certified resolution, Scheme Area Map (adjusted) and statement setting forth the objects, intentions and anticipated format of the Scheme are included in Attachment No. SC166B.

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

There are no economic issues with adjusting the Scheme area.

Social:

There are no social issues with adjusting the Scheme area.

Environmental:

The adjustment of the Scheme area will ensure that the current Environmental Review process will continue for the area subject to Amendment No. 4.

Cultural & Heritage:

There are no cultural and heritage issues with adjusting the Scheme area.

RELEVANT PRECEDENTS:

Council at its meeting held on 27 August 2013 awarded the tender for the preparation of a new Local Planning Strategy and Scheme.

Council at its meeting held on 26 November 2013 resolved to prepare a new Local Planning Scheme.

COMMUNITY/COUNCILLOR CONSULTATION:

Extensive consultation and community engagement was part of the *2029 and Beyond* project and the *Designing our City Forum*. Community outcomes will be drawn from that resource to inform the preparation of the Strategy and Scheme. Therefore, community consultation is not proposed to be undertaken until the draft Strategy and Scheme are adopted by Council. However it must be noted that the preparation of the draft Strategy and Scheme will involve stakeholder engagement.

A media release was distributed on 3 December 2013 advising of Council's resolution to prepare a new scheme.

Updates on the process have been provided to Council via:

- The Concept Forum meeting held on 4 June 2013.
- A Briefing Note circulated on 23 October 2013.
- The Concept Forum meeting held on 01 April 2014.
- The Concept Forum meeting held on 06 May 2014.

LEGISLATIVE/POLICY IMPLICATIONS:

The City of Greater Geraldton may prepare a Local Planning Strategy and Local Planning Scheme to any land within its district pursuant to Section 72 of the *Planning and Development Act 2005*.

The WA Planning Commission may, pursuant to Regulation 5 of the *Town Planning Regulations 1967*, notify the City of any adjustments that the Commission considers should be made to the Scheme Area.

FINANCIAL AND RESOURCE IMPLICATIONS:

The City has been fortunate to receive funding via the WA Planning Commission's Northern Planning Program to complete both the Strategy and Scheme.

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:

There are no regional outcomes issues with adjusting the Scheme area.

RISK MANAGEMENT:

Should Council not adjust the Scheme area it is almost certain that the preparation of the new Scheme (and also the new Local Planning Strategy) will be significantly delayed pending a decision on the Environmental Review, and indeed the EPA may then decide to require formal environmental assessment of the entire Scheme area. This could lead to significantly more time and resources for the project which have not been budgeted for.

ALTERNATIVE OPTIONS CONSIDERED:

It is imperative that the City has a simple and effective local planning framework. Due to the legacies of the amalgamation processes, the City is functioning under 4 Local Planning Schemes and 2 Local Planning Strategies, yet some of the local government area is still not covered by a Strategy at all. Due to the age and the inconsistencies of all documents the City's local planning framework is considerably out of date and not reflective of the opportunity to progress rapid urban development and to create major urban centres to assist in the diversification and development of WA.

Since amalgamation it was always intended to consolidate all the Schemes into one, single Local Planning Scheme for the City of Greater Geraldton and also have one Local Planning Strategy.

The option to not initiate the Scheme and adjust the Scheme area is not supported as a significant amount of background work has already been undertaken on the information required for the preparation of the Local Planning Scheme and Strategy.

The option to defer is not supported as Council has already appointed consultants to prepare the new Scheme and Strategy and they have begun work on the project.

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.

Livestreaming will be turned off.

SC167 ADOPTION OF DRAFT CITY OF GREATER GERALDTON LOCAL PLANNING STRATEGY AND LOCAL PLANNING SCHEME NO. 1	
AGENDA REFERENCE:	D-14- 52043
AUTHOR:	M Connell, Manager Urban & Regional Development
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	5 August 2014
FILE REFERENCE:	LP/9/0037
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes x4 (Confidential)

EXECUTIVE SUMMARY:

City officers and the project consultant team have collaboratively worked to prepare the draft Local Planning Strategy (the Strategy) and draft Local Planning Scheme No. 1 (the Scheme).

This report recommends that Council adopt the draft Strategy and Scheme and seek consent to advertise them from the WA Planning Commission.

EXECUTIVE RECOMMENDATION:

Part A:

That Council by Simple Majority pursuant to Regulation 12A of the Town Planning Regulations 1967 RESOLVES to:

1. ADOPT the draft City of Greater Geraldton Local Planning Strategy; and
2. FORWARD the draft Strategy to the WA Planning Commission for consent to advertise.

Part B:

That Council by Simple Majority pursuant to Section 72 of the Planning and Development Act 2005 RESOLVES to:

1. ADOPT the draft City of Greater Geraldton Local Planning Scheme No. 1; and

2. FORWARD the draft Scheme to the WA Planning Commission for consent to advertise and the Environmental Protection Authority for its assessment.

Part C:

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

1. NOT initiate any major Scheme Amendments once consent to advertise the draft Strategy and Scheme has been given.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

Currently the City operates under 4 separate Town or Local Planning Schemes of differing ages as follows:

1. Town Planning Scheme No. 1A (Greenough River Resort) – Gazetted 30 May 1986;
2. Local Planning Scheme No. 2 (Mullewa) – Gazetted 22 June 2012;
3. Town Planning Scheme No. 3 (Geraldton) – Gazetted 17 April 1998; and
4. Local Planning Scheme No. 5 (Greenough) – Gazetted 14 April 2010.

Also the City has 2 Local Planning Strategies (one for Greenough and one for Mullewa). The former City of Geraldton area does not have a Local Planning Strategy. Since amalgamation it was always intended to consolidate all the Schemes into a single Scheme for the City of Greater Geraldton and also have one Strategy.

A significant amount of background work has already been undertaken (by the City and other government Agencies) on the information required for the preparation of a Strategy. This includes:

- Greater Geraldton Structure Plan Update (2011);
- 2029 & Beyond Project (including the Designing our City Forum);
- Residential Development Strategy;
- Commercial Activity Centres Strategy;
- Public Open Space Strategy;
- Identification of High Quality Agricultural Land;
- Water Planning and Management Strategy; and
- Local Biodiversity Strategy.

At its meeting held on 26 November 2013, Council resolved to prepare a new Local Planning Scheme No. 1 for the City of Greater Geraldton.

Local Planning Strategy:

A local planning strategy is the framework for local planning and the strategic basis for local planning schemes. It provides the interface between regional and local planning. The Strategy sets out the local government's objectives for future planning and development and includes a broad framework by which to pursue those objectives.

The Local Planning Strategy is a statutory requirement under the *Planning and Development Act 2005* and forms the basis for preparing the draft Scheme.

The Strategy consists of two parts, which is consistent with the WA Planning Commission's *Local Planning Manual*:

Part One – The Strategy (prepared in conjunction with Taylor Burrell Barnett) incorporates the strategic plan and actions required to implement the Strategy.

Part Two – Local Profile and Context Report (prepared in conjunction with Aurecon) provides the relevant background to the strategy, including analysis of information and the rationale for the strategy. Supplementary to the *Local Profile and Context Report* are the following:

- Environmental Profile
- Transport Planning Report
- Economic Research Paper

The Strategy (Part One) is included as Confidential Attachment No. SC167A and the Local Profile and Context Report (Part Two) is included as Confidential Attachment No. SC167B.

Local Planning Scheme No. 1:

Local planning schemes are made under Part 5 of the *Planning and Development Act 2005*, which sets out the general objects of schemes, the matters which may be addressed in schemes and the requirements for review of schemes. The Scheme sets out the planning framework having regard to the strategies and actions of the Strategy.

The draft Scheme has been prepared having regard to the WA Planning Commission's *Model Scheme Text* and model provisions relating to structure plans, bushfire hazard planning and heritage provision.

The reserves and zones of the draft Scheme have been sourced from the WA Planning Commission's model framework. The development provisions have been prepared having regard to the City's particular requirements, the existing four schemes and employing best practice wherever possible.

The Scheme Text is included as Confidential Attachment No. SC167C and the Scheme Maps are included as Confidential Attachment No. SC167D.

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

The economic base for the City and the Mid West region will be supported by a contemporary urban and regional planning framework in the format of the Scheme.

The consolidation of the operational planning schemes into the new Scheme and the direction provided by the Strategy will ensure responsive planning outcomes can be achieved, to deliver outcomes that will benefit the general community, local business, regional industries and investment into Geraldton.

Social:

Engagement with the community, business and industry are key components to the process for delivering the new Strategy and Scheme. This project builds upon the work undertaken through the *2029 and Beyond* strategic planning, and will provide a link for delivering the vision of the City.

Environmental:

The new Scheme will incorporate all relevant environmental legislation and planning requirements to ensure the natural ecosystem and habitat is adequately identified and protected. Council will have a more robust planning framework to adequately consider the environmental and sustainability impacts of developments and land use planning.

Cultural & Heritage:

Cultural and heritage aspects of Greater Geraldton, both Aboriginal and European, will be identified and preservation provisions introduced through the Scheme. The Strategy will provide opportunities for the planning framework to identify and strengthen development outcomes with due regard to the cultural and heritage identity of the region.

RELEVANT PRECEDENTS:

Council at its meeting held on 27 August 2013 awarded the tender for the preparation of the new Strategy and Scheme.

Council at its meeting held on 26 November 2013 resolved to prepare a new Local Planning Scheme.

COMMUNITY/COUNCILLOR CONSULTATION:**Community Consultation to Date:**

Stakeholders have been notified and invited to participate in the preparation of the draft Scheme as follows:

- Publication in the *Government Gazette* on 14 March 2014 advising of the City's resolution to prepare a new Scheme.

- A media release was distributed on 3 December 2013 advising of Council's resolution to prepare a new Scheme.
- Correspondence distributed to government agencies, adjoining local governments and community groups.

The City received responses as part of the above-mentioned consultation of the draft Scheme from:

- Department of Fire and Emergency Services;
- Department of Mines and Petroleum;
- Department of Training and Workforce Development;
- Department of Health;
- Department of Education; and
- State Heritage Office.

The City's project consultant team made contact with the following agencies and stakeholders as part of preparing the Strategy:

- Department of Water;
- Water Corporation;
- Department of Agriculture and Food;
- Department of Planning;
- Main Roads WA;
- Shire of Chapman Valley;
- LandCorp;
- Tourism WA;
- Department of State Development;
- Durack Institute of Technology;
- Department of Mines and Petroleum;
- Geraldton Port Authority;
- Mid West Development Commission;
- Department of Fisheries;
- Office of Science;
- Geraldton Universities Centre;
- Geraldton Iron Ore Alliance; and
- Mid West Chamber of Commerce and Industry.

Legislative Advertisement Requirements:

The Strategy requires the consent of the WA Planning Commission for advertising to be undertaken with advertising only required for 21 days.

The Scheme requires referral to the EPA to determine whether an environmental review is required. At the same time, the Scheme will be forwarded to the WA Planning Commission. The WA Planning Commission will consider the EPA's decision. Once the WA Planning Commission is satisfied the Scheme complies with legislative requirements, it will make a recommendation to the Minister for Planning for consent to advertise. The Scheme is required to be advertised for a period of not less than 3 months.

Proposed Community Consultation:

The legislative process above may take several months such that advertising could commence in late 2014 or early 2015.

It is intended that the City will undertake consultation of the Strategy and Scheme concurrently for a period of not less than 3 months as follows:

- Formal notices in the local paper;
- Media releases;
- Written correspondence to industry groups, government agencies and key stakeholder groups;
- Public GIS mapping on the City's web site that allows for a person to see if their property zone is proposed to change;
- 4 community forums targeting the local progress associations (Mullewa, Drummond Cove/Sunset, Wonthella/Rangeway, Cape Burney/Walkaway); and
- 1 business forum in conjunction with the Mid West Chamber of Commerce and Industry.

Councillor Consultation:

Updates on the process have been provided to Council via:

- The Concept Forum meeting held on 4 June 2013.
- A Briefing Note circulated on 23 October 2013.
- The Concept Forum meeting held on 01 April 2014.
- The Concept Forum meeting held on 06 May 2014.

LEGISLATIVE/POLICY IMPLICATIONS:

The City of Greater Geraldton may prepare a Local Planning Strategy and Local Planning Scheme to any land within its district pursuant to Section 72 of the *Planning and Development Act 2005*. The content of a Scheme shall have regard to the WA Planning Commission's Model Scheme Text and the *Town Planning Regulations 1967*.

A review of the City's local planning policies has also commenced with the objective of ensuring consistency between the new Scheme and the local planning policies.

FINANCIAL AND RESOURCE IMPLICATIONS:

The City has been fortunate to receive funding via the WA Planning Commission's Northern Planning Program to complete both the Strategy and Scheme.

INTEGRATED PLANNING LINKS:

The Strategy and Scheme, either directly or indirectly, will assist in delivering all of the Community Aspirations as identified in the Community Strategic Plan 2013 – 2023.

REGIONAL OUTCOMES:

The City will benefit from the consolidation of the four operational town planning schemes into one. Consistency of zoning, land use and development requirements will simplify the local planning framework, enabling landowners, developers and the community to understand and comply with the planning system requirements. A simplified town planning framework will be advantageous in terms of creating more appeal for business and investment in the district and the region generally.

RISK MANAGEMENT:

It is considered necessary to review and comprehensively update the local planning framework to ensure the City's obligations under the *Planning and Development Act 2005* are met. Should Council not adopt the draft Strategy and Scheme it would be in contrary to the *Act* which requires local governments to review their local planning schemes every 5 years.

ALTERNATIVE OPTIONS CONSIDERED:

It is imperative that the City has a simple and effective local planning framework. Due to the legacies of the amalgamation processes, the City is functioning under 4 Local Planning Schemes and 2 Local Planning Strategies, yet some of the local government area is still not covered by a Strategy at all. Due to the age and the inconsistencies of all documents the City's local planning framework is considerably out of date and not reflective of the opportunity to progress rapid urban development and to create major urban centres to assist in the diversification and development of WA.

The option to refuse is not supported as since amalgamation it was always intended to consolidate all the Schemes into a single Scheme for the City of Greater Geraldton and also have one Local Planning Strategy. A significant amount of background work has already been undertaken on the information required for the preparation of the Strategy and Scheme.

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

SC168	DISSOLUTION OF GERALDTON FUTURES GOVERNANCE ALLIANCE COMMITTEE
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AGENDA REFERENCE:	D-14-52136
AUTHOR:	B Robartson, Manager Economic, Tourism & Property Development
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	30 July 2014
FILE REFERENCE:	ED/5/0012
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes x1

EXECUTIVE SUMMARY:

The purpose of this report is to seek Councils determination to dissolve the Geraldton Futures Governance Alliance Committee.

EXECUTIVE RECOMMENDATION:

That Council by Simple majority in accordance with section 5.11 of the Local Government Act 1995 RESOLVES to:

1. NOTES the Geraldton Futures Governance Alliance Committee resolution;
2. DISSOLVE the Geraldton Futures Governance Alliance Committee; and
3. EXPRESS its appreciation to members of the Geraldton Futures Governance Alliance Committee for their valued contribution and input during the life of the Committee.

PROponent:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The Governance Alliance Committee was established by the City of Greater Geraldton on 26 March 2013 with the terms of reference being:

- a. Foster a strategic approach to the economic development of Greater Geraldton;
- b. Review, facilitate and implement the recommendations of the Geraldton Digital Strategy, Geraldton City Centre Vibrancy Strategy, IBM Smarter Cities Report 2012;
- c. Promote Geraldton as the regional centre and their leadership role in development of the area;
- d. Review, facilitate and implement a coordinated marketing and promotion of Geraldton, focusing on economic development, tourism and recruitment to the region;
- e. Review and facilitate an integrated approach to tourism;
- f. Review and facilitate the integration of economic development information; and

- g. To review, investigate and recommend to Council options to include transitioning the Alliance into a separate incorporated body. Examples include Townsville Enterprise, Geelong G21, Bunbury Wellington Economic Alliance.

Since its inception, the Committee has struggled to gain momentum through the lack of agenda items and absence of key staff. More recently, the increased and ongoing level of cooperation between Regional Development Australia, The Midwest Development Commission, the Midwest Chamber of Commerce and Industry and the City, has highlighted the inadequacy of the Governance Alliance Committee as an effective forum to promote the economic and tourism objectives of the City and the Midwest region.

In an effort to identify a more effective manner to achieve the objectives of the Governance Alliance Committee a team comprising Regional Development Australia, Midwest Development Commission, Midwest Chamber of Commerce and Industry and the City, undertook extensive investigations into alternate governance arrangements and embarked on a study tour of Darwin, Townsville, and Cairns which all have differing governance arrangements. The observations from the meetings held in these cities are attached as Attachment No. SC168A.

Subsequent to the above investigations, the City, Midwest Development Commission, Midwest Chamber of Commerce and Industry, and Regional Development Australia have formed the collective view that the Governance Alliance Committee should be dissolved. Reasons for this position include:

1. The Governance Alliance Committee, whilst well intentioned, has not been able to achieve its objectives due to resourcing constraints and the inability to develop a clear strategic focus;
2. The objectives of the Governance Alliance Committee are incorporated into the Council's Business plan and can largely be managed in house by Council staff and through working directly with industry and businesses potentially impacted;
3. The Midwest Development Commission is finalising a Regional Blueprint that encompasses the objectives of the Governance Alliance Committee and is in the process of developing and resourcing governance arrangements to affect the successful delivery of the Blueprint;
4. The City is best served by working with the Development Commission and its proposed governance structures to achieve regional outcomes;
5. The City is best served by working closer with industry and industry associations to achieve local outcomes. This includes:
 - a. Working with the membership of the Geraldton Visitors Centre and tourism operators for localised Tourism initiatives and strategies.

- b. Working with the Midwest Chamber of Commerce and Industry, and the Geraldton Business Leaders Forum, to develop initiatives and strategies to improve the local economy.
6. The City is required to develop and implement an ICT strategy and much of the digital and technology objectives will be incorporated through this strategy and the resulting ICT Steering Committee; and
7. Relationships between the City, Midwest Development Commission, Midwest Chamber of Commerce and Industry, and Regional Development Australia have significantly improved and there is a significant level of cooperation and communication between the parties which does not require more formalised processes such as the Governance Alliance Committee.

Additional barriers to the creation of a separate independent Economic Development and Tourism entity have been identified as:

1. Potential duplication of other local and regional organisation's current activities, particularly those of the Midwest Chamber of Commerce and Industry, Midwest Development Commission, if an additional body was formed;
2. The additional cost that would need to be borne by members of the proposed entity and the financial impact that this may have on the Midwest Chamber of Commerce if industry migrated from it to the new entity; and
3. The lack of a strong groundswell of support from industry which is considered essential for the success of a separate independent Economic Development and Tourism entity

For the above reasons it is considered that the Governance Alliance Committee should be dissolved and that the aims and objectives of the Committee be achieved through the following mechanisms:

1. For regional economic development and tourism strategies and initiatives – Through the proposed governance arrangements being developed by the Midwest Development Commission in consultation with key industry representatives, the City, Midwest Development Commission and Regional Development Australia;
 2. For Geraldton tourism development and promotion – In partnership with tourism operators and membership of the Geraldton Visitor Centre;
 3. For the economic development of Geraldton – Through existing arrangements with the Midwest Chamber of Commerce and Industry, and the Geraldton Business Leaders Forum;
 4. For Digital Strategy and technology initiatives – Through the ICT Steering Committee; and
 5. For City Vibrancy – Managed internally in accordance with the CBD Revitalisation and CBD Vibrancy Strategy and in direct
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consultation with the Midwest Chamber of Commerce and Industry, CBD retailers, and CBD Businesses.

The Geraldton Futures Governance Alliance Committee at its meeting on the 28 July 2014 resolved to dissolve the committee.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no negative economic impacts related to this proposal.

Social:

There are no social impacts relating to this proposal.

Environmental:

There are no environmental impacts relating to this proposal.

Cultural & Heritage:

There are no cultural or heritage or indigenous impacts relating to this proposal.

RELEVANT PRECEDENTS:

There are no relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been extensive consultation with the Mayor, Midwest Development Commission, Chamber of Commerce and Industry and regional Development Australia and a consensus with regards to the recommendation of this report.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 5.11 of the Local Government Act 1995 (as amended) provides for the committee membership and tenure of committees.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications associated with the recommendation. However, if the recommendation is not adopted and it is resolved that the Geraldton Futures Governance Alliance Committee is to continue, additional resourcing will be required.

INTEGRATED PLANNING LINKS:

Title: Economy	Lifestyle and Vibrancy
Strategy 4.1.5	Developing and promoting Greater Geraldton as a preferred culture, environmental and agri/aquaculture tourism destination
Strategy 4.3.4	Supporting economic development initiatives and promotion of the region
Title: Governance	Community Engagement
Strategy 5.1.2	Promoting community involvement in decision making so it is collaborative and transparent

Strategy 5.2.6	Supporting decisions to create a long term sustainable city
Strategy 5.2.8	Continuously improving business and governance frameworks to support a growing community
Strategy 5.3.1	Active participation in regional, state and national alliances such as the Western Australian Regional Capitals Alliance through Sister City partnerships and Strategic Alliances
Strategy 5.3.2	Partnering with key international communities through Sister City partnerships and Strategic Alliances

Regional Outcomes:

There are likely to be better regional outcomes as a result of dissolving the Geraldton Futures Governance Alliance Committee and pursuing alternative governance arrangements.

RISK MANAGEMENT

Risks associated with the recommendation are considered minimal and manageable.

ALTERNATIVE OPTIONS CONSIDERED

There are no alternative options for consideration.

SC169 MAKING GERALDTON RECREATIONAL VEHICLE (RV) FRIENDLY			
AGENDA REFERENCE:	D-14-53329		
AUTHOR:	P Vorster,	Coordinator	Economic Development
EXECUTIVE:	P Melling,	Director	Sustainable Communities
DATE OF REPORT:	9 August 2014		
FILE REFERENCE:	ED/3/0005		
APPLICANT / PROPONENT:	City of Greater Geraldton		
ATTACHMENTS:	Yes x1		

EXECUTIVE SUMMARY:

The City has prepared a draft Strategy entitled "Making Geraldton RV Friendly". The report outlines a number of actions to achieve an "RV friendly status". This report recommends Council noting the strategy report and initiates consultation. The draft Strategy entitled "Making Geraldton RV Friendly" which was completed in June 2014 is attached as Attachment No. SC169.

EXECUTIVE RECOMMENDATION;

That Council by Simple Majority pursuant to Section 1.7 of the Local Government Act 1995 RESOLVES to:

1. ADOPT the draft "Making Geraldton RV Friendly" Strategy for the purpose of seeking public comment;
2. ADVERTISE the draft "Making Geraldton RV Friendly" Strategy for a period of 42 days; and
3. REQUIRE a further report to Council following the advertising period.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

As a Recreational Vehicle (RV) Destination, WA ranks low amongst Australian states and, for a number of reasons, Geraldton presently rates relatively low amongst WA destinations.

Nearby destinations such as Mullewa, Northampton, Kalbarri and Carnarvon already enjoy significantly higher RV visitor nights than Geraldton, confirming that Geraldton is missing out on substantial visitors, along with the economic benefits of their visits.

Capturing just those visitors who currently bypass our City could realistically increase Geraldton's total overnight stays by 50% (or more), boosting the local economy by an estimated \$9,454,000 per year. Further, economic modelling done on REMPLAN would suggest an additional potential \$3.7

million in industrial flow-on effects, plus \$1.6 million from value-add services and \$.86 million in added salaries and wages.

A report entitled “Making Geraldton RV Friendly” was completed in June 2014 with the aim to achieve:

“RV-Friendly” status and to subsequently establish the City of Greater Geraldton as a Regional Resource Hub for Recreational Vehicle travellers, providing compelling reasons for travellers who are currently bypassing Geraldton to stop in Geraldton, to stay longer and to spend more during their stay”.

The report proposes the outcomes to be achieved in three Phases as follows:

PHASE 1: June 2014-December 2014

- At the earliest possible date, obtain “RV-Friendly” status for Geraldton per Campervan and Motorhome Club of Australia’s criteria, to permit promotion of RV-Friendly status;
- Identify and resolve issues currently discouraging RVs from visiting Geraldton, focussing first on “Essential” RV-Friendly criteria and later on “Desirable” RV-Friendly criteria;
- Identify and remove other perceived RV-unfriendly issues; and
- Provide supplemental services in line with the expectations of RV travellers.

PHASE 2: January 2015 – June 2015

- Provide additional dump points in Walkaway and Mullewa; and
- Consider the addition of further services in line with “Desirable” RV-Friendly criteria to enhance CGG’s attractiveness.

PHASE 3: July 2015 – June 2016

- Design and construct information bays on North, South and East entries to Geraldton to provide information about the region to RV travellers; and
- If approved and funded, construction of free public dump point at Francis Street car park.

The report has been noted by the City of Greater Geraldton Executives and the Executives will be providing its input via the final report to Council following the advertising period for community input. The report will be made available for comments for a period of 42 days.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The implementation of the recommendations of the report will increase the revenue gained from the RV sector by the City of Greater Geraldton. The report estimates that merely by capturing visitors that currently bypass

Geraldton, the economy could be boosted by over \$9 million. The flow on effects from this income is calculated at a further \$3.7 million from industrial flow on, plus \$1.6 million from value-add services and \$.86 million in added salaries and wages.

Social:

There are no social impacts.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

There are no relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:

It is proposed that the strategy be advertised for community input.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative/policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

The financial implications of the recommendation are outlined in the Strategy and will be put up for consideration by the City's Executives, prior to the final document being considered by Council.

INTEGRATED PLANNING LINKS:

Title: Economy	Lifestyle and Vibrancy
Strategy 4.1.3	Revitalising the CBD through economic, social and cultural vibrancy
Strategy 4.1.5	Developing and promoting Greater Geraldton as a preferred cultural, environmental and agri/aquaculture tourism destination.
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

REGIONAL OUTCOMES:

The implementation of the recommendations of the report will contribute to the enhancement of Geraldton as an RV friendly location and increase the regional revenue from this sector.

RISK MANAGEMENT

The Strategy will assist in giving more certainty to the RV visitors and the City's Community Law and Safety Team on the methodology to be used for RV's in the City of Greater Geraldton on City reserves and parking areas.

ALTERNATIVE OPTIONS CONSIDERED

Different options for intervention are recommended by the Strategy. These will be considered by the relevant departments within the City and recommendations will be included in a follow up report.

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.

Livestreaming will be turned off.

SC170 RFT 02 1415 – CLEANING SERVICES FOR CITY OF GREATER GERALDTON BUILDINGS	
AGENDA REFERENCE:	D-14-53333
AUTHOR:	L MacLeod, Coordinator Land and Property Development
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	8 August 2014
FILE REFERENCE:	ER/11/0019-02
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes x1 (Confidential)

EXECUTIVE SUMMARY:

The purpose of this report is to seek Councils approval to award RFT 02 1415 Cleaning for City of Greater Geraldton Buildings to the preferred tenderer/s.

EXECUTIVE RECOMMENDATION:

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

1. AWARD contracts for RFT 02 1415 Cleaning Services for City of Greater Geraldton Buildings to the preferred tenderer/s; and
2. RECORD the tender amount in the minutes.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The cleaning contracts for the City's buildings expired on 30 June 2014. An extension of the current contracts was agreed upon with the cleaning contractors. This is due to expire on 30 September 2014.

The City advertised a RFT 02 1415 Cleaning Services for City of Greater Geraldton Buildings on 10 July in the Midwest Times, 11 July in the Geraldton Guardian and 12 July in the West Australian. The RFT closed on 29 July 2014.

Four tenders in total were received from:

- Hot Cleaning Services;
- Delron Cleaning Services;

- Norfolk Cleaning Services; and
- Menzies International (Aust) Pty Ltd.

The weighting included in the tender is as follows:

- Relevant Experience – 25%
- Key Personnel Skills and Experience - 15%
- Tenderer's Resources – 15%
- Demonstrated Understanding – 25%
- Tendered Price – 20%

A panel was selected to evaluate the tenders received and the Tender Evaluation Report completed. The Tender Evaluation Report is attached as Confidential Attachment No. SC170.

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 is no cultural, heritage or indigenous impacts.

RELEVANT PRECEDENTS:

Following an advertised RFT for cleaning services of the City's buildings in 2011, Council at its meeting of 27 May 2011 resolved to award contracts for the City's buildings to the preferred tenderers.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community or councillor consultation relating to this proposal.

LEGISLATIVE/POLICY IMPLICATIONS:

- CP010 - Procurement of Goods and Services Policy;
- CP016 – Regional Price Preference Policy;
- Local Government Act 1995, Section 3.57 – Tenders for providing goods or services; and
- Local Government (Functions and General) Regulations 1996, Division 2 – Tenders for providing goods or services.

FINANCIAL AND RESOURCE IMPLICATIONS:

Facility managers have allocated funds in the 2014/15 budget for cleaning provisions.

INTEGRATED PLANNING LINKS:

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

Regional Outcomes:

There are no potential impacts, either positive or negative to regional outcomes.

RISK MANAGEMENT

The City's buildings are public facilities and therefore the standard of cleanliness is paramount. There is a risk to the public and staff if the City's buildings are not cleaned to a suitable standard. This is mitigated by utilising professional cleaning services.

ALTERNATIVE OPTIONS CONSIDERED

An alternative would be to award the contract to one company for all the City's buildings however, this would affect budgetary constraints and was therefore disregarded.

SC171	LOT 33 (No. 25-29) CATHEDRAL AVENUE - RATES AND LAND DISPOSAL CONCESSION
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AGENDA REFERENCE:	D-14-53358
AUTHOR:	P Vorster, Coordinator Economic Development B Robertson, Manager Economic, Tourism & Property Development
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	9 July 2014
FILE REFERENCE:	A11683
APPLICANT / PROPONENT:	Makesum Investments WA Pty Ltd C/- Property Matrix Pty Ltd
ATTACHMENTS:	Yes x 3

EXECUTIVE SUMMARY:

As part of the City's CBD Revitalisation Program a request has been made for assistance for the revitalisation of the Town Towers Building. This report considers and recommends on two aspects:

1. A recommendation to grant a rates concession for Lot 33 (25-29) Cathedral Avenue, Geraldton for a period of three years under the CBD Revitalisation Program (noting two of the years for which the concession is requested will coincide with the refurbishment of the existing structure on the property and a further one year concession, post construction);
2. Council's approval for:
 - a. transferring a portion of land from the City's ownership, to the owners of the Town Towers site;
 - b. making the transfer for a nil consideration of the assessed land value; and
 - c. securing an easement to ensure:
 - i. continued public access over; and
 - ii. a right to maintain the footpath under the overhanging portion of Town Towers.

EXECUTIVE RECOMMENDATION**Part A**

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

1. WAIVE the payment of general rates for Lot 33 (No. 25-29) Cathedral Avenue, Geraldton for a period of 3 years, commencing from the date the construction commences onsite as determined by the City; and
2. SET as a condition of waiving the general rates wholly or proportionally in each financial year the satisfactory continuing

construction onsite as determined by the City for and during each rating year for a two year period. One year with a further one year concession post completion of the two year construction period.

Part B

Council by 1/3rd Majority pursuant to Section 3.18 of the Local Government Act RESOLVES to CONSIDER to RESCIND in the Council Decision made at the Ordinary Meeting of Council on 10 February 2009:

That Council by Simple Majority pursuant to s3.58 of the Local Government Act 1995 (as amended) RESOLVES to:

1. SUPPORT “in principle” to transfer the fee simple title of Lots 35-43 on Diagram 47721 to Makesum Investments Pty Ltd and Merilla Pty Ltd;
2. MAKE the determination subject to the following conditions:
 - a. the consideration for the transfer be \$160,000;
 - b. the City of Geraldton-Greenough to obtain an easement in gross for public access in relation to the footpath and cubic space above, up to 8m AHD;
 - c. the easement is to allow the City of Geraldton-Greenough to carry out repairs, maintenance and upgrades as required, to the footpath;
 - d. Council agrees to indemnify the developer/strata against loss, damage or injury to persons relating to the footpath;
 - e. the columns and the underside of the overhanging portion are to be and remain common property;
 - f. the strata company must maintain a policy of insurance with Council named as an indemnified party, relating to the state of the overhang and of the columns;
 - g. there is to be a provision for transfer-back of the fee simple if:
 - i. amalgamation of Lots 35-43 with the Town Towers title (Lot 33) is not achieved and a new title issued, within 1 year of this resolution; or
 - ii. a new strata plan for Town Towers as to amalgamation is not registered within a further 2 years thereafter;
 - h. the easement and any associated legal agreement necessary to give effect to the above are to be prepared by Council’s solicitors at the proponents’ cost;
3. ADVERTISE the intention to dispose of the property in accordance with the above conditions for a period of no less than 14 days; and
4. REFER the matter back to Council for final consideration following the advertising period.

Part C

Council by Absolute Majority pursuant to Section 3.18 of the Local Government Act 1995 RESOLVES to RESCIND the Council Decision made at the Ordinary Meeting of Council on 10 February 2009 being:

That Council by Simple Majority pursuant to s3.58 of the Local Government Act 1995 (as amended) RESOLVES to:

1. SUPPORT “in principle” to transfer the fee simple title of Lots 35-43 on Diagram 47721 to Makesum Investments Pty Ltd and Merilla Pty Ltd;
2. MAKE the determination subject to the following conditions:
 - a. the consideration for the transfer be \$160,000;
 - b. the City of Geraldton-Greenough to obtain an easement in gross for public access in relation to the footpath and cubic space above, up to 8m AHD;
 - c. the easement is to allow the City of Geraldton-Greenough to carry out repairs, maintenance and upgrades as required, to the footpath;
 - d. Council agrees to indemnify the developer/strata against loss, damage or injury to persons relating to the footpath;
 - e. the columns and the underside of the overhanging portion are to be and remain common property;
 - f. the strata company must maintain a policy of insurance with Council named as an indemnified party, relating to the state of the overhang and of the columns;
 - g. there is to be a provision for transfer-back of the fee simple if:
 - i. amalgamation of Lots 35-43 with the Town Towers title (Lot 33) is not achieved and a new title issued, within 1 year of this resolution; or
 - ii. a new strata plan for Town Towers as to amalgamation is not registered within a further 2 years thereafter;
 - h. the easement and any associated legal agreement necessary to give effect to the above are to be prepared by Council’s solicitors at the proponents’ cost;
3. ADVERTISE the intention to dispose of the property in accordance with the above conditions for a period of no less than 14 days; and
4. REFER the matter back to Council for final consideration following the advertising period.

Part D

That Council by Simple Majority pursuant to s3.58 of the Local Government Act 1995 (as amended) RESOLVES to:

1. SUPPORT 'in principle' to transfer the fee simple title of Lots 35-43 on Diagram 47721 to Makesum Investments Pty Ltd and Merilla Pty Ltd;
2. MAKE the determination subject to the following conditions:
 - a. the consideration for the transfer to be nil;
 - b. the City of Greater Geraldton to obtain an easement in gross for public access in relation to the footpath and cubic space above, up to 8m AHD.;
 - c. by the easement, the strata company covenants to upgrade and thereafter maintain and repair the easement, to the satisfaction of the City of Greater Geraldton.
 - d. the columns and the underside of the overhanging portion are to be and remain common property.
 - e. the strata company must maintain a policy of insurance with Council named as an indemnified party, relating to the state of the overhang and of the columns;
 - f. there is to be a provision for transfer-back of the fee simple if:
 - i. amalgamation of Lots 35-43 with the Town Towers title (Lot 33) is not achieved and a new title issued, within 1 year of this resolution; or
 - ii. a new strata plan for Town Towers as to amalgamation is not registered within a further 2 years thereafter;
 - g. the easement and any associated legal agreement necessary to give effect to the above are to be prepared by Council's solicitors at the proponents' cost;
3. ADVERTISE the intention to dispose of the property in accordance with the above conditions for a period of no less than 14 days; and
4. REFER the matter back to Council for final consideration following the advertising period.

PROPONENT:

The proponent is Makesum Investments WA Pty Ltd c/- Property Matrix Pty Ltd.

BACKGROUND:

On 31 June 2013 Property Matrix, Pty Ltd submitted an application for the refurbishment of Town Towers, an existing structure situated on 25-29 Cathedral Avenue, in the City Centre of Geraldton. The application (Application Number TP11/212) proposes the refurbishment of the existing building to include a mixed use development, consisting of commercial and retail components as well as 36 serviced apartments.

In a letter dated 30 April 2014, Mr G Pitman, on behalf of Makesum Investment Pty Ltd c/- Property Matrix Pty Ltd, formally requested a rates concession for the first five years of operation of the refurbished property,

subject to the Geraldton CBD Revitalisation Program which was adopted by Council on 27 May 2014. The letter is attached as Attachment No. SC171A. Mr Pitman's verbal advice to the City was that the viability of the project required this concession.

The CBD Revitalisation Program provides incentives to immediately drive desirable redevelopment and revitalisation in the CBD. It includes components designed to address barriers raised by stakeholders at a workshop held by the City on 6 November 2013.

Strategy 5 of the CBD Revitalisation Program outlines the circumstances (primarily during construction phase) under which Council may provide a concession period to improve the business case economics for larger commercial developments as follows:

Strategy 5:

The City may provide a concession on rates in the core area of the CBD (as defined in the City Centre Planning Policy) during the construction phase of a project, subject to:

- 1. The value of the building permit works exceeding \$500,000;*
- 2. The development is for a land use in accordance with the City Centre Planning Policy;*
- 3. The concession applies only from the date construction has commenced on-site as determined by the City;*
- 4. The concession applies only until a Notice of Completion is given OR for a maximum of 2 (two) years, whichever is sooner; and*
- 5. The construction must be on-going, as determined by the City.*
- 6. Where the value of the building permit works exceeds \$7 million, the City may negotiate a longer period of rates concessions.*
- 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 proposed redevelopment of Lot 33 (No. 25-29) Cathedral Avenue, Geraldton, is in accordance with the City Centre Planning Policy. It also exceeds \$7 million in value, therefore according to point 6, the City may negotiate a longer period of rates concessions. While the proponent has applied for a 5 year concession the executive recommendation supports a 3 year concession. In making this recommendation, the executive has balanced the potential for setting a precedent while recognising the valuable contribution this development would make to the image, revitalisation and vibrancy of the Geraldton City Centre. Please find attached a table outlining the concession options including the recommended concession ratio/rates return over an eight year period. A copy of the Geraldton CBD Revitalisation Program document is attached as Attachment No. SC171B.

In the letter dated 30 April, Makesum Investments WA Pty Ltd also requested other concessions. Please see following for each request and the City's response:

1. Council will provide assistance wherever possible to facilitate this project in a timely and efficient manner.
The City notes this request and advises that all Development Applications and Building Licences are approached with this objective.
2. Council will not charge any Development Application or Building Licence fees in relation to this building.
This request for Development Application charges to be reimbursed will be dealt with via administrative processes. The waiving of Building License fees is not an option included in the City Centre Revitalisation Program
3. Council will cede title of the "overhang land" (subject of recent negotiations) and at no cost.
4. Council reduce "tipping fees" (preferably to nil) to assist in reducing the overall demolition cost.
The City is not reducing the "tipping fees".

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The refurbishment of Lot 33 (No. 25-29) Cathedral Avenue, Geraldton, will make a valuable contribution towards the revitalisation of the "image of the City Centre". The property, which is currently unpainted, unoccupied and in a state of disrepair is the first visual element that visitors to the City Centre, via Cathedral Avenue, encounters as they enter the City Centre. This impacts negatively on the way that visitors and residents view the City and must have a negative impact on visits to the City Centre by residents as well as return visits, by tourists.

The development will further increase the supply of short stay accommodation in the City, and inject income into the local economy during the construction phase and thereafter.

Social:

There are no social impacts.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

There are no relevant precedents.

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): Concessions, stipulate that *“Subject to the Rates and Charges (Rebates and Deferrals Act 1992), a local government may at the time of imposing a rate or service charge or at a later date resolve to waive a rate or service charge or resolve to grant other concessions in relation to a rate or service charge”*.

Section 3.58 of the Local Government Act (1995) – Disposing of Property applies.

FINANCIAL AND RESOURCE IMPLICATIONS:

The City currently receives \$75,921.74 in rates (of which roughly half is Unoccupiable Rates) from the property, as well as a further \$1,990.80 in Specified Area Rates. The Council collects \$3,239.86 for the property for Emergency Services (as a State Government Levy) and these rates will not be waived as a result of this recommendation.

The RV-value of this property will substantially increase after the refurbishment work has been done and so will future rates income. By supporting this project the City essentially provides short term support for a project which will have a long term benefit for the City.

The land valuation conducted in January 2009 has applied a valuation of \$160,000 for the 168m² of footpath and eight support columns. It should be noted that the lots have special value to the adjoining owner who is the proposed purchaser and is considered to have no value to any other parties due to the existing use of the lots.

In determining a current market value, Section 3.58 (4) (c) (ii) has been applied in that it is considered that the valuation applied previously is still a true indication of the current valuation considering all previous and the now existing relevant circumstances.

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 as a preferred cultural, environmental and agri/aquaculture tourism destination.
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REGIONAL OUTCOMES:

The refurbishment of Lot 33 (No. 25-29) Cathedral Avenue, 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**REPORTS TO BE RECEIVED**

AGENDA REFERENCE:	D-14- 53709
AUTHOR:	K Diehm, Chief Executive Officer
EXECUTIVE:	K Diehm, Chief Executive Officer
DATE OF REPORT:	12 August 2014
FILE REFERENCE:	GO/6/0002
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes x5

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. CC173 - QEII Seniors Advisory Committee Meeting Minutes 24 June 2014
 - ii. CC174 - Heritage Advisory Committee Meeting Minutes 10 July 2014
 - b. Reports – Sustainable Communities
 - i. SC172 – BFAC Committee Meeting Minutes 28 March 2014
 - ii. SC173 – Crime Prevention Committee Meeting Minutes 26 June 2014
 - iii. SCD089 – 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. CCS075 - Confidential Report – List of Accounts Paid Under Delegation July 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.

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

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

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

- 20 CLOSURE**

APPENDIX 1 – ATTACHMENTS AND REPORTS TO BE RECEIVED

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