



ORDINARY MEETING OF COUNCIL

AGENDA

27 JUNE 2017

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CITY OF GREATER GERALDTON
ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 27 JUNE 2017 AT 5.00PM
CHAMBERS, CATHEDRAL AVENUE

A G E N D A

DISCLAIMER:

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

1. DECLARATION OF OPENING

2. ACKNOWLEDGEMENT OF COUNTRY

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

3. ATTENDANCE

Present:

Officers:

Others:

Members of Public:

Members of Press:

Apologies:

Leave of Absence:

Nil.

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE
Nil.

5. PUBLIC QUESTION TIME

Questions provided in writing prior to the meeting or at the meeting will receive a formal response. Please note that you cannot make statements in Public Question Time and such statements will not be recorded in the Minutes.

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

6. APPLICATIONS FOR LEAVE OF ABSENCE

Existing Approved Leave

Councillor	From	To (inclusive)	Date Approved
Cr S Douglas	10 July 2017	10 August 2017	28/02/2017
Cr N McIlwaine	23 August 2017	2 October 2017	28/02/2017
Cr M Reymond	19 July 2017	12 August 2017	23/05/2017
Mayor S Van Styn	12 August 2017	25 August 2017	23/05/2017

**Note: Where Elected Members' application for leave of absence is for the meeting that the request is submitted, they will be noted as an apology until Council consider the request. The granting of the leave, or refusal to grant the leave and reasons for that refusal, will be recorded in the minutes of the meeting*

Cr B Hall request for Leave of Absence for the period 14 October 2017 to 1 December 2017 be approved.

Cr V Tanti request for Leave of Absence for the period 8 September 2017 to 19 October 2017 be approved.

Cr S Keemink request for Leave of Absence for the Period 25 July 2017 be approved.

Cr J Critch request for Leave of Absence for the Period 3 July 2017 to 14 July 2017 be approved.

Cr S Keemink request for Leave of Absence for the Period 3 July 2017 to 14 July 2017 be approved.

Cr G Bylund request for Leave of Absence for the Period 8 July 2017 to 16 July 2017 be approved.

7. PETITIONS, DEPUTATIONS OR PRESENTATIONS
Nil.

8. DECLARATIONS OF CONFLICTS OF INTEREST

Cr N McIlwaine declared a Financial Indirect Interest in item IS149 RFT 15 1617 Portion B – Supply & Delivery of Crushed Metal and Road base as he is a salaried employee of one of the Tenderers.

9. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING – as circulated

RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 23 May 2017, as previously circulated, be adopted as a true and correct record of proceedings.

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

DATE	FUNCTION	REPRESENTATIVE
24 May 2017	ABC Radio Interview – Outcomes of Council Meeting	Mayor Shane Van Styn
24 May 2017	GWN Interview – Qantas	Mayor Shane Van Styn
24 May 2017	Strategic Community Plan Workshop with Councillors	Mayor Shane Van Styn
25 May 2017	Meeting Mike Fitzgerald – Commercial Property Group – North/South Highway	Mayor Shane Van Styn
25 May 2017	Teleconference – Minister Peter Tinley, Minister for Housing: Veterans Issues: Youth	Mayor Shane Van Styn
26 May 2017	Spirit Radio Interview – Outcomes of Council Meeting	Mayor Shane Van Styn
26 May 2017	Juniper Hillcrest Palliative Care Morning Tea	Mayor Shane Van Styn
26 May 2017	Citizenship Ceremony – May	Mayor Shane Van Styn
26 May 2017	Stations of the Cross Art Exhibition Opening	Deputy Mayor Neil McIlwaine
27 May 2017	Meeting with Local Members: Hon Darren West and Hon Laurie Graham	Mayor Shane Van Styn
27 May 2017	Book Launch for Uncle Ollie – Reconciliation Week	Mayor Shane Van Styn
27 May 2017	MEEDAC 20 Year Celebration Dinner	Mayor Shane Van Styn
29 May 2017	Regular Catch up with CEO	Mayor Shane Van Styn
29 May 2017	Regular Catch up with Media & Marketing	Mayor Shane Van Styn
29 May 2017	Seniors Bowls	Mayor Shane Van Styn
30 May 2017	Lunch & Photoshoot with Telstra, new Telstra Tower Drummond Cove	Mayor Shane Van Styn
31 May 2017	Community Nursery End of Growing Season Morning Tea	Mayor Shane Van Styn
31 May 2017	GWN Interview – NW Coastal Highway	Mayor Shane Van Styn
2 June 2017	Meeting Trish Palmonari Midwest Development Commission - CBD Revitalisation / Lot 601	Mayor Shane Van Styn
2 June 2017	Presentation with Hugh Edwards Shipwreck Hunter and Author	Mayor Shane Van Styn
2 June 2017	Dinner – Chinese Tourism Wholesaler – Easy Going Travel Pty Ltd	Mayor Shane Van Styn
3 June 2017	Breakfast Meeting – Mr Li, Chairman of Easy Going Travel	Mayor Shane Van Styn

3 June 2017	Mullewa Muster & Rodeo 2017 - ABCRA Australian Championship Rodeo	Mayor Shane Van Styn
4 June 2017	Woorree BMX Park Super Series	Mayor Shane Van Styn
4 June 2017	Geraldton Rugby Country Carnival – Dinner & Trophy Presentation	Cr Victor Tanti
6 June 2017	Regular Catch Up with CEO	Mayor Shane Van Styn
6 June 2017	Regular Catch Up with Media & Marketing	Mayor Shane Van Styn
6 June 2017	Dragonfly Media Video Shoot	Mayor Shane Van Styn
6 June 2017	One on One with Cr Lewis Freer	Mayor Shane Van Styn
6 June 2017	Meeting with Rick Smith – Geraldton Matters	Mayor Shane Van Styn
6 June 2017	Regular Meeting with Local Member Mr Ian Blayney MLA	Mayor Shane Van Styn
6 June 2017	CEO Performance Review Committee Meeting	Mayor Shane Van Styn
6 June 2017	Concept Forum – June 2017	Mayor Shane Van Styn
7 June 2017	QEII Renovations Photo Shoot	Mayor Shane Van Styn
7 June 2017	QPT Winter Booklet Photo Shoot	Mayor Shane Van Styn
7 June 2017	Lunch with Qantas & Australia's Coral Coast Representatives	Mayor Shane Van Styn
8 June 2017	ABC Interview on Council matters	Mayor Shane Van Styn
8 June 2017	Staff Recognition Awards Ceremony	Mayor Shane Van Styn
9 June 2017	ABC Interview – Abrolhos	Mayor Shane Van Styn
9 June 2017	GWN Interview – Abrolhos	Mayor Shane Van Styn
9 June 2017	Guardian Interview – Roof Top Bar	Mayor Shane Van Styn
12 June 2017	Regular Catch up with Media & Marketing	Mayor Shane Van Styn
12 June 2017	Meet and Greet: new Foodbank Manager, Michelle Loriso	Mayor Shane Van Styn
12 June 2017	Geraldton City Band	Mayor Shane Van Styn
12 June 2017	Sinosteel Midwest Corporation – update on projects	Mayor Shane Van Styn
21 June 2017	Meet and Greet: General Manager of Regional and Agribusiness Banking, Natasha Greenwood	Mayor Shane Van Styn
13 June 2017	Regular Catch up with A/CEO	Mayor Shane Van Styn
13 June 2017	Progress Midwest with T Palmonari	Mayor Shane Van Styn
15 June 2017	WA Regional Capitals Alliance Meeting in Perth	Mayor Shane Van Styn
15 June 2017	Lester Blades – CEO Recruitment – Perth	Mayor Shane Van Styn
16 June 2017	ABC Interview – Mobile Tracking	Mayor Shane Van Styn
16 June 2017	Mid West Arts Prize – Exhibition Opening	Deputy Mayor Cr Neil McIlwaine

18 June 2017	Developing Northern Australia Conference 2017 on behalf of RCA - Canberra	Mayor Shane Van Styn
17 June 2017	Friends of Rotary Annual Dinner	Cr Steve Douglas
20 June 2017	Agenda Forum	Deputy Mayor Cr Neil McIlwaine
23 June 2017	Young Jewellers Award	Mayor Shane Van Styn
24 June 2018	Mid West Business Excellence Awards – Presenting the Not for Profit Business Award	Mayor Shane Van Styn
25 June 2017	Wimbledon on the Mount, Tarcoola Tennis Club	Mayor Shane Van Styn
26 June 2017	Regular Catch up with A/CEO	Mayor Shane Van Styn
26 June 2017	Regular Catch up with Media & Marketing	Mayor Shane Van Styn
26 June 2017	Northern Country Zone Meeting, Geraldton	Mayor Shane Van Styn
27 June 2017	Mullewa Telstra Towers with Cr T Thomas and Cr J Critch	Mayor Shane Van Styn
27 June 2017	Meet and Greet: Clontarf Academy	Mayor Shane Van Styn
27 June 2017	Ordinary Meeting of Council	Mayor Shane Van Styn

11. REPORTS OF DEVELOPMENT & COMMUNITY SERVICES

DCS328	ADOPTION OF DRAFT GERALDTON CITY CENTRE REVITALISATION PLAN LOCAL PLANNING POLICY
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AGENDA REFERENCE:	D-17-39809
AUTHOR:	M Connell, Manager Urban & Regional Development
EXECUTIVE:	P Melling, Director Development & Community Services
DATE OF REPORT:	6 June 2017
FILE REFERENCE:	LP/8/0001
ATTACHMENTS:	Yes (x1) Geraldton City Centre Revitalisation Plan local planning policy

EXECUTIVE SUMMARY:

As part of the *Growing Greater Geraldton A Growth Plan* project a number of supporting / informing documents were produced. One of those, the *Geraldton City Centre Revitalisation Plan* (Revitalisation Plan) was prepared to guide the future development and revitalisation of the Geraldton city centre.

It is proposed to endorse the Revitalisation Plan via the town planning framework as a local planning policy and this report recommends the adoption of the draft policy for the purpose of public advertising.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Schedule 2, Part 2, clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES to:

1. ADOPT the 'Geraldton City Centre Revitalisation Plan' (Version 1) local planning policy as a draft and advertise it for a period of 21 days;
2. ADOPT for final approval the 'Geraldton City Centre Revitalisation Plan' (Version 1) local planning policy should no objections be received during the advertising period; and
3. REQUIRE staff to present to Council a further report should there be any objections received during the advertising period.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

As part of the *Growing Greater Geraldton A Growth Plan* project a number of supporting / informing documents were produced. One of those, the *Geraldton City Centre Revitalisation Plan* (Revitalisation Plan) was prepared to guide the future development and revitalisation of the Geraldton city centre

The Revitalisation Plan provides short, medium and long-term aspirations and strategies that will enable the city centre to move toward success, becoming a true regional capital for the Mid-West and beyond.

A successful city centre, for retail, commerce, hospitality, community and civic life, will provide a strong heart for Greater Geraldton as a regional centre. Amongst other things, it links to infrastructure, tourism, reducing leakage from the local economy, employment, civic pride and liveability.

The *Geraldton City Centre Revitalisation Plan* local planning policy is included as Attachment No. DCS328.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Through observation, analysis and engagement, the following four key themes emerged as part of the project process.

People

The strategies under the theme area 'people' are focused on meeting people's needs as pedestrians and patrons in the city centre, as they are the key users and provide the vibrancy and activity sought in the city centre.

Place

The strategies under the theme area 'place' are focused on enhancing the quality of the city centre in regard to land use, built form, profile, and overall place identity and pride.

Infrastructure

The strategies under the theme area 'infrastructure' are focused on addressing many of the existing infrastructure challenges within the city centre, and improving the accessibility and car parking.

Investment / Economy

The strategies under the theme area 'investment / economy' seek to foster a renewed sense of collaboration amongst all city centre stakeholders, embrace tourism and maintain positive strategies that will enable greater investment.

RELEVANT PRECEDENTS:

Council at its meeting held on 28 March 2017 adopted the *Growing Greater Geraldton* plan.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been extensive community and Councillor consultation as part of the *Growing Greater Geraldton A Growth Plan* project. In addition the preparation of the Revitalisation Plan involved four rounds of community / stakeholder engagement.

Local planning policies are required to be advertised for a period of 21 days with a notice in a newspaper.

LEGISLATIVE/POLICY IMPLICATIONS:

The *Planning and Development (Local Planning Schemes) Regulations 2015* sets out the requirements and procedure for preparing a local planning policy.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the municipality. A local planning policy must be based on sound town planning principles and may address either strategic or operational considerations in relation to the matters to which the policy applies. In making a determination under the Local Planning Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial and resource implications, however the implementation of the Revitalisation Plan may be further considered in future budget deliberations.

INTEGRATED PLANNING LINKS:

Title: Economy	Lifestyle and Vibrancy
Strategy 4.1.3	Revitalising the CBD through economic, social and cultural vibrancy.
Title: Governance	Planning and Policy
Strategy 5.2.1	Responding to community aspirations by providing creative yet effective planning and zoning for future development.

REGIONAL OUTCOMES:

Geraldton is aspiring to better fulfil the role as the region's capital. This recognises the city centre's important role to not only be a strong heart for Greater Geraldton, but to also service the broader Mid-West region and become a leader in this area. Revitalisation in the context of Geraldton city centre means introducing strategies that can help to address existing issues and challenges, and harness many of the opportunities available.

RISK MANAGEMENT:

There are no inherent risks with the adoption of the Revitalisation Plan as a draft local planning policy.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The Revitalisation Plan provides short, medium and long-term aspirations and strategies that will enable the city centre to move toward success, becoming a true regional capital for the Mid-West and beyond.

By adopting the Revitalisation Plan as a local planning policy it enables the City to have regard to the Plan when making a determination under the Local Planning Scheme. The option to refuse is therefore not supported.

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

DCS329 PROPOSED LOCAL PLANNING SCHEME AMENDMENT – RESIDENTIAL REZONING, SUNSET BEACH

AGENDA REFERENCE:	D-17-39816
AUTHOR:	K Elder, Coordinator Strategic Planning
EXECUTIVE:	P Melling, Director Development & Community Services
DATE OF REPORT:	06 June 2017
FILE REFERENCE:	LP/14/0004
ATTACHMENTS:	Yes (x1) Scheme Amendment Report

EXECUTIVE SUMMARY:

The City wishes to initiate a Local Planning Scheme Amendment ('amendment') to rezone numerous lots created in accordance with the previously endorsed Sunset Beach Structure Plan. These constructed lots are proposed to be rezoned from 'Urban Development' to 'Residential R20' and 'Public Open Space'.

This report recommends that Council initiate the amendment and determine that the rezoning is a 'standard' amendment.

EXECUTIVE RECOMMENDATION:**Part A:**

That Council by Simple Majority pursuant to *Part 5, Section 75 of the Planning and Development Act 2005* RESOLVES to:

1. AMEND Local Planning Scheme No. 1 b:
 - a. Rezoning the following:
 - Lots 688-698 and Lots 714-722 Swordfish Vista;
 - Lots 723-731, Lots 734-736 and Lots 778-780 Sail Boulevard;
 - Lots 738-739, Lots 773-774, Lots 788-791 Bridge Street;
 - Lots 781-784 and Lot 799 Outrigger Esplanade;
 - Lots 740-748, Lots 765-767 and Lots 775-777 Corbia Street;
 - Lots 760-761 and Lots 763-764 Driftwood Road;
 - Lots 762, Lots 768-772, Lots 785-787 and Lots 794-798 Forecastle Street;
 - Lot 792 Tidal Parade, Sunset Beach from 'Urban Development' zone to 'Residential R20';
 - b. Rezoning the newly created road reserves of:
 - Barracuda Chase;
 - Driftwood Road;
 - Bridge Street;
 - Cobia Street;
 - Forecastle Street;
 - Tidal Parade;
 - Corallina Quays;
 - Gunwhale Vista;

- Stern Way from 'Urban Development' zone to 'Residential R20';
- c. Rezoning Lot 732 (Reserve 52244) Sail Boulevard and Lot 733 (Reserve 52416) Cobia Street, Sunset Beach from 'Urban Development' zone to 'Public Open Space' local scheme reserve;
- d. Rezoning a portion of the newly created road reserve of Cobia Street from 'Urban Development' zone to 'Public Open Space' local scheme reserve; and
- e. Updating the scheme maps accordingly.

Part B:

That Council by Simple Majority, pursuant to Part 5, Division 1, Regulation 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015* RESOLVES to:

1. DETERMINE that the rezoning is a 'standard' amendment;
2. MAKES the determination on the following grounds:
 - a. the amendment is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
 - b. the amendment would have a minimal impact on land in the scheme area that is not the subject of the amendment;
 - c. the amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
 - d. the amendment is not a complex or basic amendment.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The area subject to this amendment is located in Sunset Beach, approximately 7km north of the Geraldton city centre and covers an area of approximately 7.5ha. The area comprises of 83 existing residential lots with two public open space reserves. The subject area is bordered by existing 'Residential R20' development to the south and east and the dedicated foreshore reserve to the west.

The development has occurred in accordance with the previously endorsed Sunset Beach Structure Plan which has now been revoked.

As part of the *Planning and Development Act (Local Planning Schemes) Regulations 2015* for structure plans to have the statutory force and effectiveness of a scheme, the approved structure plan is to be incorporated or 'normalised' into a scheme.

This simply involves rezoning the developed lots to reflect what they were shown as in the structure plan. In this case the structure plan showed these lots as being residential and public open space and the rezoning will simply reflect that on the scheme maps.

Prior to normalising a structure plan, the decision-maker is to consider and apply the requirements of the structure plan when assessing applications within the structure plan area.

However, with the Sunset Beach Structure Plan now being revoked there will be no statutory planning framework to guide decisions on the subdivision and development of the existing residential lots. It is therefore imperative that the lots be rezoned to demonstrate and enforce their original intent.

Sunset Beach Structure Plan (Revoked):

The Sunset Beach Structure Plan was endorsed by the Western Australian Planning Commission (WAPC) on 02 November 2007. At that time the coastal setback proposed by the Structure Plan complied with the (then current) WAPC State Planning Policy No. 2.6 State Coastal Planning Policy (SPP 2.6) which was published in 2003.

Since this time the structure plan has been implemented in a staged approach and approximately 50% is developed to date. The coastal setback area was also ceded to the Crown as a Foreshore Reserve.

The original subdivision approval has since expired and a new subdivision application was lodged in December 2015 to subdivide the undeveloped northern portion of the structure plan area. SPP 2.6 was updated in 2013 and the new subdivision application was assessed in accordance with its revised requirements. The revised SPP 2.6 increased the necessary coastal setback and the subdivision was therefore found to be inconsistent. Given this, the City advised that it did not support the subdivision without a new coastal setback analysis being conducted to demonstrate compliance with the policy. This subdivision application is now under review by the State Administrative Tribunal.

Under the *Planning and Development (Local Planning Schemes) Regulations 2015* the WA Planning Commission is able to revoke its approval of a structure plan if it,

Considers that the structure plan cannot be effectively implemented because of a legislative change or a change in a State planning policy.

As a result of this, on 09 May 2017 the WAPC resolved to revoke the Sunset Beach Structure Plan.

A copy of the scheme amendment report is included as Attachment No. DCS329.

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

There are no economic issues.

Social:

There are no social issues.

Environmental:

As part of the amendment process, and prior to public advertising, the Environmental Protection Authority is required to assess the amendment under Part IV of the Environmental Protection Act 1986.

Cultural:

There are no cultural issues.

RELEVANT PRECEDENTS:

The author is not aware of any relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:

Should Council initiate the amendment it is required to be publicly advertised for a period of not less than 42 days in accordance with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

There has been no Councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:**Planning and Development Act 2005:**

Part 5, Section 75 of the Planning and Development Act 2005 provides for a local government to amend a local planning scheme.

Planning and Development (Local Planning Schemes) Regulations 2015:**Normalising a Structure Plan:**

Under the *Planning and Development (Local Planning Schemes) Regulations 2015* an approved structure plan is a document to which planning decision-makers are to give due regard to when making decisions on the subdivision and development of land within the structure plan area.

Although structure plans do not have the statutory force and effect of a scheme, the decision-maker is to consider and apply the requirements of the structure plan when assessing applications within the structure plan area.

In order to have the statutory force and effect of a scheme, an approved structure plan is to be incorporated or 'normalised' into a scheme, via a scheme amendment or as part of a scheme review.

Essentially incorporating (or 'normalising') a structure plan into a planning scheme simply involves rezoning the lots created to reflect what they were shown as in the structure plan. In this case the structure plan showed residential lots and public open space and the rezoning will simply reflect that on the scheme maps.

Given the above, the *Planning and Development (Local Planning Schemes) Regulations 2015* clearly outlines a general administrative requirement for structure plans to be normalised into a local planning scheme following development. The amendment is therefore consistent with these requirements.

Standard Amendment:

Part 5, Division 1, Regulation 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires that the local government resolution must specify whether, in the opinion of the local government the amendment is a basic, standard or complex amendment.

In essence a 'basic' amendment is one that corrects an administrative error in the scheme or rectifies a zoning anomaly.

A 'standard' amendment is one that is consistent with a local planning strategy, would have minimal impact on land in the area and does not result in any significant impacts on the land.

A 'complex' amendment is one that is not consistent with a local planning strategy and is of a scale that will have an impact that is significant relative to the development in the locality.

This amendment is considered to be a 'standard' amendment.

City of Greater Geraldton Local Planning Scheme No. 1:

The subject area is currently zoned 'Urban Development' under Local Planning Scheme No. 1 which has the following the objectives;

- “(a) identify areas that require comprehensive planning in order to provide for the coordination of subdivision, land use and development.*
- “(b) provide a basis for more detailed structure planning in accordance with the provisions of this Scheme.”*

Rezoning the two reserves to 'Public Open Space' local scheme reserve is consistent with the following objective of the Scheme:

“To set aside areas for public open space and provide for a range of active and passive recreational uses.”

Rezoning the 83 lots to the 'Residential' zone is consistent with the following objectives of the Scheme:

- “(b) provide for a range of housing and a choice of residential densities within the Geraldton urban area to meet the needs of the community.
- (c) facilitate and encourage high quality design, built form and streetscapes throughout residential areas.”

With the revoking of the Sunset Beach Structure Plan the subject area will remain zoned as ‘Urban Development’ and there will be no statutory planning framework to guide decisions on the subdivision and development of the existing residential lots. In the absence of an endorsed structure plan, formalising the zones, reserves and residential density code of the subject area on the scheme maps is necessary to allow for a formal statutory planning framework to enable decision to be made on subdivision and development.

A residential density code of ‘R20’ has been determined given that the surrounding and adjacent areas of Sunset Beach are also zoned ‘R20’. This includes areas previously developed in accordance with the Sunset Beach Structure Plan.

The undeveloped parts of the structure plan (being Lots 518, 9508 and 9509) will retain their current ‘Urban Development’ zone and therefore require a new structure plan to be prepared and endorsed prior to the City considering recommending further subdivision or development.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:

City of Greater Geraldton Local Planning Strategy 2015:

The Strategy represents the land use planning response to the City’s strategic community vision. The Strategy takes a long-term view based on an aspirational population of 100,000 with the expectation that it would be subject to periodical review and update.

As the City continues to move forward, the Strategy will set out the framework and direction the City will take to achieve the best possible regional outcomes, while creating a lifestyle which will make Greater Geraldton the natural choice to live, work and play. The Strategy will guide long-term land use planning and provide the rationale for land use and development controls.

The subject site has been identified as ‘Urban’ within the Strategy.

The strategy identifies a number of strategies and actions for coastal areas, with a specific action being to:

Ensure land use decision making is based on the best available science regarding coastal processes and the need for adequate setbacks.

Given this specific action, the City did not support the proposed subdivision application.

RISK MANAGEMENT:

By not initiating this amendment the subject area will remain zoned as 'Urban Development' and there will be no statutory planning framework to guide decisions on the subdivision and development of the existing residential lots.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

It is considered that the proposed amendment is consistent with the local planning framework. The amendment will ensure that the scheme maps reflect what the lots were originally developed for and provide the necessary statutory planning framework that is needed as a result of the revoking of the Sunset Beach Structure Plan. The option to refuse is therefore not supported.

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

DCS330 GERALDTON REGIONAL ART COMMITTEE NOMINATIONS

AGENDA REFERENCE:	D-17-39828
AUTHOR:	E York, Coordinator Gallery and Cultural Development
EXECUTIVE:	P Melling, Director Development and Community Services
DATE OF REPORT:	9 June 2017
FILE REFERENCE:	RC/4/0043
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The purpose of this report is to seek a Council resolution on the appointment of five community members and a representative from ACDC and Yamaji Art to the new Geraldton Regional Art Committee.

EXECUTIVE RECOMMENDATION:

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

1. UPDATE the Terms of Reference to include five community representatives;
2. APPOINT the following community representatives to the Geraldton Regional Art Committee:
 - a. Edie Mitsuda;
 - b. Gary Martin;
 - c. Christian Watters;
 - d. Emmaline James; and
 - e. Adeline Turner.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

On 26 April 2017, Council resolved to dissolve the Public Art Advisory Committee and the Geraldton Regional Art Gallery Committee and to establish the Geraldton Regional Art Committee.

Council resolved to:

1. *DISSOLVE the following internal Committees:*
 - a. *Public Art Advisory Committee;*
 - b. *Geraldton Regional Art Gallery Management Committee;*
2. *ESTABLISH Geraldton Regional Art Management Committee;*
3. *SET as members of the Geraldton Regional Art Management Committee:*
 - a. *Cr N McIlwaine;*
 - b. *Cr S Keemink;*
 - c. *Cr T Thomas;*
 - d. *External members of the Committee:*

-
- i. Arts and Cultural Development Council (ACDC) nominated representative;*
 - ii. Yamaji Art nominated representative;*
 - iii. Four community nominees;*
4. *SET the Terms of Reference of the Geraldton Regional Art Management Committee to be:*
- a. To appoint 3 Elected Members to this Committee;*
 - b. To support and promote the Geraldton Regional Art Gallery's vision and mission statements. These are:*
 - i. To be a leading regional art gallery in Western Australia and a centre of artistic excellence accessible to all in the region;*
 - ii. To enrich people's lives by providing a diverse high quality visual arts program that is vibrant, thought provoking and relevant to the people of the region and its visitors;*
 - c. To support the implementation of the Public Art Strategy;*
 - d. To provide guidance to internal and external proponents on public art;*
 - e. To provide Council with advice and recommendations on public art and the Geraldton Regional Art Gallery; and*
 - f. The committee has no delegated authority.*

Following the Council resolution, a public notice was placed to call for expressions of interest (EoI's) from community members. A total of five expressions were received for the community representative positions.

As five expressions were received from community members, it is recommended that all five community representatives be selected to the committee and update the Terms of Reference accordingly.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no economic impacts.

Social:

Community representation on the Committee does result in greater alignment of public art initiatives with the community's desired cultural outcomes, as detailed in the Public Art Strategy.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

The proposed combined committee will continue to represent relevant local arts and cultural organisations, with representatives including:

- i. Arts and Cultural Development Council*
- ii. Yamaji Arts*

iii. Five Community Members

RELEVANT PRECEDENTS:

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

COMMUNITY/COUNCILLOR CONSULTATION:

Cr Mcilwaine, Cr Thomas, and Cr Keemink are the Councillor Representatives on the new Geraldton Regional Art Committee, and are involved in the review of applications and Committee decision-making processes.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:

Public art and the provision of a Class A Regional Gallery enhances the City of Greater Geraldton's profile as the Regional Capital.

RISK MANAGEMENT:

There is no identified risk in progressing the Committee recommendation.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative has been considered given that Council resolved, on 26 April 2017, to seek community representative nominations for the new committee.

DCS331 NEW LEASE – THEATRE ‘8’ GERALDTON INC.

AGENDA REFERENCE:	D-17-39834
AUTHOR:	W Acton, Land Acquisitions and Disposals Officer
EXECUTIVE:	P Melling, Director Development and Community Services
DATE OF REPORT:	17 May 2017
FILE REFERENCE:	R29388 & A15425
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

Theatre ‘8’ Geraldton Inc. has written to the City requesting to surrender their current lease and enter into a new 21 year lease over Crown Reserve 29388.

The purpose of this report is to seek Council’s consent to accept the surrender of their current lease and enter into a new 21 year Crown land lease.

EXECUTIVE RECOMMENDATION:

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

1. GRANT approval to surrender the current registered lease (M502858) and enter into a new lease agreement with Theatre ‘8’ Geraldton Inc. in line with the Management Order for the purposes of Repertory Club Facilities;
2. SET the conditions for the new lease as follows;
 - a. surrender the current registered lease;
 - b. enter into a new 21 year lease agreement;
 - c. set the lease fee in line with the City of Greater Geraldton Schedule of Fees and Charges reviewed annually;
3. MAKE the determination subject to consent from the Minister for Lands; and
4. THE lessee being responsible for separately paying;
 - a. building insurance and other relevant insurances;
 - b. all applicable rates, taxes and other utilities; and
 - c. legal and survey expenses associated with the surrender, preparation, execution and registration of the surrendered lease and new lease document.

PROponent:

The proponent is Theatre ‘8’ Geraldton Inc.

BACKGROUND:

Reserve 29388, comprising of lots 2499 and 2632 Eighth Street, Wonthella is under the control and management of the City pursuant to a Management Order for the purposes of Repertory Club Facilities. The Management Order provides the power to lease for any term not exceeding 21 years with Ministerial consent.

Theatre '8' Geraldton Inc. previously had a lease with the former City of Geraldton from 1993 to 2007. At the time of expiry, high on the agenda of City's strategic projects was the drafting of the Sporting Futures Report.

The Sporting Futures Report recommended to approve as a concept the relocation of sports clubs from the Eighth Street Sporting Precinct, to a new Flores Road Sporting Precinct to enable possible alternative development of the Precincts Reserves in the future. Theatre '8', whilst not specifically mentioned in the Sporting Futures Report, was directly affected by this proposal given its strategic location within the Eighth Street Sporting Precinct.

Pending completion of the Sporting Futures Report the lease for Theatre 8 continued on a monthly tenancy arrangement until 2011 when negotiations commenced.

Following further discussions in 2011 with representatives from Theatre 8, officers from the Department of Regional Development and Lands State Lands Services, and City offices, Council resolved to approve a short term lease for a period of five (5) years with a further term option of five (5) years giving the Theatre a 10 year lease tenure. An agreement was given from Theatre '8' to enter into discussions for relocation to an alternative site if this was deemed necessary.

The Theatre are currently in the further term option period of their lease, which commenced on 1 April 2017.

In a letter dated 21 April 2017 to the City, Theatre '8' requested Council to consider the surrender their current lease and to enter into a new 21 year lease. Theatre '8' have stated the security of a 21 year lease would enable them to further develop the organisation by applying for various grant funded improvements and projects, including improvement/upgrades to the auditorium, theatre seating, and lighting and sound equipment.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no economic impacts.

Social:

Theatre '8' provides a strong social culture for members and junior members by keeping live theatre alive in the community. Theatre '8' have a large junior membership of around 50 members and they currently have four shows in rehearsal of which three are by their junior members.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

Council has recently resolved to enter into other 21 year Crown land lease agreements with established clubs in the Eighth Street Sporting Precinct.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no consultation with the community/councillors.

LEGISLATIVE/POLICY IMPLICATIONS:

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

FINANCIAL AND RESOURCE IMPLICATIONS:

The lease fee is set by the City of Greater Geraldton Schedule of Fees and Charges adopted by Council and reviewed annually. The commencement lease fee for 2016/17 is \$392.00 per annum inclusive of GST.

INTEGRATED PLANNING LINKS:

Title: Culture	The Arts
Strategy 1.3.1	Fostering and facilitating art in all its forms
Strategy 1.3.3	Fostering and facilitating community arts and cultural events

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

There are no identified risk management issues with this report.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

Another option for consideration would be not agree to surrender current lease and enter into a new lease with Theatre ‘8’ Geraldton Inc. However, this is not supported by City officers as it would limit Theatre ‘8’s ability to upgrade and maintain their facility through grant funding.

DCS332 DISPOSAL OF SURPLUS CROWN RESERVES UNDER THE MANAGEMENT OF THE CITY BACK TO THE CROWN

AGENDA REFERENCE:	D-17-39970
AUTHOR:	B Robartson, Manager Land and Regulatory Services
EXECUTIVE:	P Melling, Director Development and Community Services
DATE OF REPORT:	11 May 2017
FILE REFERENCE:	R36091, R27953 / A10548 & A18342
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

This report seeks Council approval to approve the revoking of Management Orders held with the City on various Crown Reserves considered as surplus that will allow for potential divestment by the Department of Lands (DOL).

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 50 of the Land Administration Act 1997 RESOLVES to:

1. AGREE to REVOKE the following Management Orders for the following Crown Reserves:
 - a) Reserve 36091 – Management Order No. H900489; and
 - b) Reserve 27953 – Management Order No. H484757.

PROPONENT:

The proponent is City of Greater Geraldton.

BACKGROUND:

The City presented a proposal to the DOL that identifies surplus Crown land that has the potential for divestment. In order to progress the proposed disposal of various Reserves the DOL requires the City to grant DOL permission to revoke the current Management Orders.

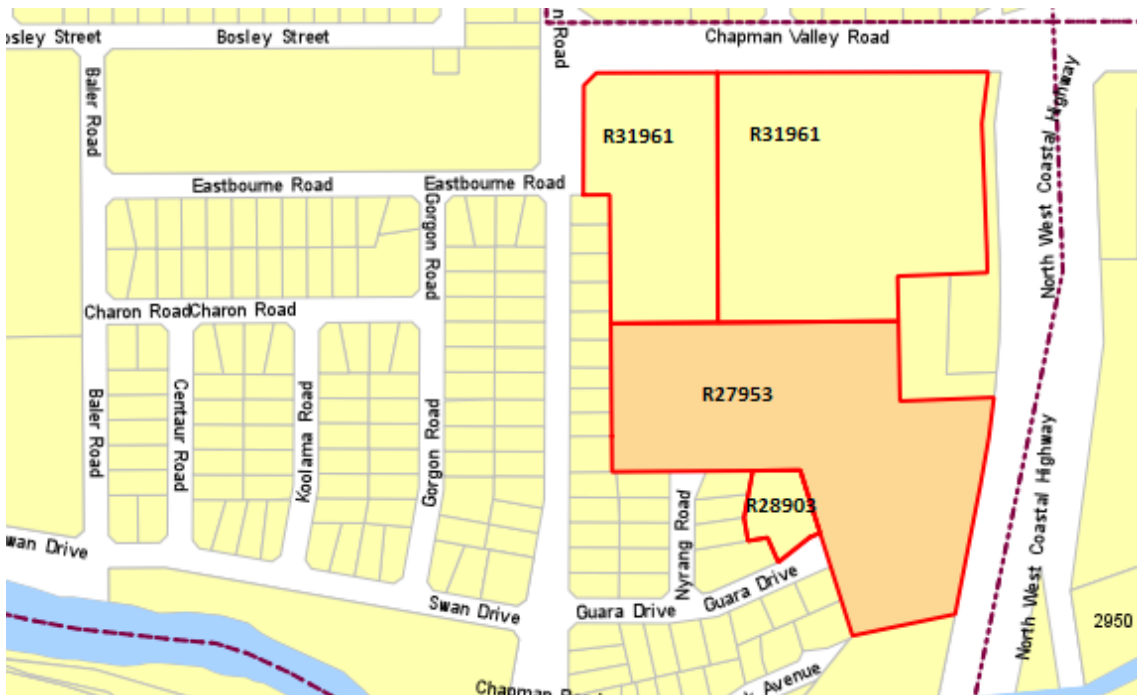
Revoking the current management orders upon the reserves will enable DOL to commence their statutory framework to enable the land to be prepared for disposal and future development.

Reserve 36091 (Lot 3042) has an area of 1.3986 hectares is reserved for the purpose of “Museum Site”, and is vested in the City of Greater Geraldton. The reserve is surrounded by other Crown reserves that have vesting directly with the State and with no allocation purpose with the exception of Crown reserve 33799 that is vested with the Parks and Nature Conservation Authority. The location is depicted in the plan below:



Crown Reserve 36091 (Lot 3042) – Fraser Street, Beachlands

Reserve 27953 (Lot 2349) has an area of 4.57618 hectares is reserved for the purpose of “Recreation” and is vested in the City of Greater Geraldton. The reserve lies adjacent to Crown Reserve 31961 that currently has a short-term lease with the Spalding Horse and Pony Club. The location is depicted in the plan below:



Crown Reserve 27953 (Lot 2349 – Guara Drive, Sunset Beach

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

This proposal has the potential to offer economic stimulus through the potential development of vacant crown land following DOL disposal.

Social:

There are no social impacts.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

The author is not aware of any relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:

Council on the 25 November 2014 adopted the Public Open Space Strategy that identified surplus public open space that were considered surplus for that purpose. Reserve 27953 was identified in that report. Reserve 36091 was not listed, as it does not have the vested purpose of recreation.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 50 (1) (a) of the Land Administration Act 1997 – Revocation of Management Orders

Public Open Space Strategy prepared and adopted as a Local Planning Strategy pursuant to Regulations 12A and 12B of the Town Planning regulations 1967 – adopted by WAPC 24 March 2015.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

Title: Economy	Employment
Strategy 4.3.2	Encouraging the development of a variety of industries that will offer diverse employment opportunities
Strategy 4.3.4	Supporting economic development initiatives and promotion of the region
Title: Governance	Planning and Policy
Strategy 5.2.1	Responding to community aspirations by providing creative yet effective planning and zoning for future development
Strategy 5.2.6	Supporting decisions to create a long term sustainable City
Strategy 5.2.7	Ensuring efficient and effective delivery of service

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT

There are no consequent risks inherent in approving – or not approving – the recommendation.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS

The following options were considered by City Officers:

The option for consideration by Council is to not approve the revoking of the Management Orders and decline the proposal as submitted. This is not supported as the proposal has the potential to increase economic stimulus by allowing the potential development of surplus vacant Crown land.

DCS333 ROAD CLOSURE AND ROAD DEDICATIONS ASSOCIATED WITH FORESHORE REDEVELOPMENT

AGENDA REFERENCE:	D-17-39982
AUTHOR:	B Robartson, Manager Land & Regulatory Services
EXECUTIVE:	P Melling, Director Development & Community Services
DATE OF REPORT:	18 November 2016
FILE REFERENCE:	PM/2/0004
ATTACHMENTS:	Yes (x2) A. Deposited Plan 404989 B. Deposited Plan 403162

EXECUTIVE SUMMARY:

This report seeks Council approval for the acquisition of Crown Pt Lot 817 Marine Terrace and Lot 311 to form a combined new City freehold lot by way of land exchange and road closure.

EXECUTIVE RECOMMENDATION:**Part A**

That Council by Simple Majority pursuant to Section 56 of the Land Administration Act 1997 RESOLVES to:

1. APPROVE the acquisition of Crown Pt Lot 817 Marine Terrace and Lot 311 to form new City freehold Lot 300 subject to the acquisition being in exchange for the transfer of City Lots 402 and 403 Marine Terrace to the Crown.

Part B

That Council by Simple Majority pursuant to Section 56 of the Land Administration Act 1997 RESOLVES to:

1. REQUEST the Minister of Lands DEDICATE Lot 306 (as shown on DP 403162) as 'road' to form part of the Foreshore Drive Road reserve.

Part C

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

1. TRANSFER Lot 301 (as shown on DP 403162) Marine Terrace to the Crown to form part of Reserve 50100.

Part D

That Council by Simple Majority pursuant to Section 58 of the Land Administration Act 1997 RESOLVES to:

1. REQUEST the Minister of Lands to approve the closure and amalgamation of a portion of the Gregory Street road reserve (as shown on DP 404989), subject to their being no objections received during the advertising period; and
2. REFER the matter back to Council should there be any objections received during the advertising period.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The statutory actions that are subject to this report is in relation to an agreement in principle received from the Department of Lands (DOL) to approve a City proposal to acquire Crown Pt Lot 817 Marine Terrace (Sail Inn Snack Bar site) in freehold and amalgamate this lot with a section of Gregory Street road reserve that currently exists as the car park for the Sail Inn Snack Bar site. The existing road entry is to be dedicated to the foreshore as part of Lot 304.

The acquisition is subject to a land exchange that includes the following land parcels that was based on equal land area and value. The proposal is as follows and is identified in Attachment Nos. DCS333A & DCS333B.

Pt. Lot 817 Marine Terrace

Part of Certificate of Title 1645/498 owned by the Crown with a Municipal Endowment is the current site of a business lease with the City known as the Sail Inn Snack Bar. The current land area comprises a total area of 1722m². An area of approximately 1060m² of the lot contains the Moreton Bay fig trees which are registered as a tree of significance under the City's Tree Preservation Inventory (July 2010).

The City owns the buildings known as Sail Inn Snack Bar.

Gregory Street Road Reserve

This road reserve is no longer required as a road reserve as it is currently the existing car park for the Sail Inn Snack Bar. The City's proposal for this section of Gregory Street road reserve is to amalgamate into Pt Lot 817 Marine Terrace (Sail Inn site) to form new Lot 300 comprising a total land area of 2020m². The existing formed road will then be dedicated into the foreshore reserve Lot 304.

The City has offered up as part of the land exchange proposal the following City freehold properties:

Lot 402 Marine Terrace

Certificate of Title 1587/344 owned by the City of Greater Geraldton as freehold title. Most of this Lot is now taken up with realigned Fitzgerald Street and adjacent footpath and proposal is to transfer to road reserve as part of the

proposal. The current Land area comprises a total of 868m². It is proposed that 199m² be retained by the City and amalgamated into adjoining Lot 403 and the remaining 669m² be transferred to road reserve.

Lot 403 Marine Terrace

Certificate of Title 1587/343 owned by the City of Greater Geraldton as freehold title. New proposal is to transfer the ownership of this Lot to the Crown comprising a total land area of 865m². With the transfer of the adjoining Lot 402, the total land area is 1067m².

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

Aside from the City completing statutory land processes, this proposal will see the securing of the Sail Inn Snack Bar Site and as modified will achieve a valuable freehold asset with a now land area of 2020m² on the Geraldton foreshore.

Social:

There are no social impacts.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

The City has previous precedents of land transfers with the DOL for the purposes of acquisition for freehold purposes and road reserve.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been consultation with the DOL.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 3.58 of the Local Government Act 1995 (as amended) – Disposing of Property
Section 3.58:

- (1) *In this section –*
 - “dispose”** includes to sell, lease, or otherwise dispose of, whether absolutely or not;
 - “property”** includes the whole or any part of the interest of a local government in property, but does not include money
- (3) *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property –*
 - (a) *it gives local public notice of the proposed disposition –*
 - (i) *describing the property concerned; and*
 - (ii) *giving details of the proposed disposition; and*
 - (iii) *inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given; and*

- (b) *it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.*
disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.

Section 56 Land Administration Act 1997 Dedication of Land as Road

- (1) *If in the district of a local government —*
- (a) *land is reserved or acquired for use by the public, or is used by the public, as a road under the care, control and management of the local government; or*
- (b) *in the case of land comprising a private road constructed and maintained to the satisfaction of the local government —*
- (i) *the holder of the freehold in that land applies to the local government, requesting it to do so; or*
- (ii) *those holders of the freehold in rateable land abutting the private road, the aggregate of the rateable value of whose land is greater than one half of the rateable value of all the rateable land abutting the private road, apply to the local government, requesting it to do so;*
- or*
- (c) *land comprises a private road of which the public has had uninterrupted use for a period of not less than 10 years,*

and that land is described in a plan of survey, sketch plan or document, the local government may request the Minister to dedicate that land as a road.

Section 58 Land Administration Act 1997 Closing roads

- (1) *When a local government wishes a road in its district to be closed permanently, the local government may, subject to subsection (3), request the Minister to close the road.*
- (2) *When a local government resolves to make a request under subsection (1), the local government must in accordance with the regulations prepare and deliver the request to the Minister.*
- (3) *A local government must not resolve to make a request under subsection (1) until a period of 35 days has elapsed from the publication in a newspaper circulating in its district of notice of motion for that resolution, and the local government has considered any objections made to it within that period concerning the proposals set out in that notice.*
- (4) *On receiving a request delivered to him or her under subsection (2), the Minister may, if he or she is satisfied that the relevant local government has complied with the requirements of subsections (2) and (3) —*
- (a) *by order grant the request; or*
- (b) *direct the relevant local government to reconsider the request, having regard to such matters as he or she thinks fit to mention in that direction; or*
- (c) *refuse the request.*

FINANCIAL AND RESOURCE IMPLICATIONS:

The City met the statutory preparation of deposited plan costs equally with the DOL and were budgeted costs in operational expenditure.

INTEGRATED PLANNING LINKS:

Title: Environment	Sustainability
Strategy 2.3.2	Delivering projects utilising best practice to ensure timely, cost effective and quality outcomes.
Title: Governance	Planning and Policy
Strategy 5.2.1	Responding to community aspirations by providing creative yet effective planning and zoning for future development
Strategy 5.2.3	Addressing cultural heritage issues and the preservation and enhancement of natural areas as part of the development processes.
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.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

There are no consequent risks inherent in approving or not approving the recommendation, however formalising the road closure and amendments to other lots is seen as a statutory requirement.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

An option exists to not approve the acquisition of Pt Lot 817 however this was seen as a negative approach as the proposed acquisition and land exchange will provide the City, following completing statutory land processes, a valuable freehold asset with a now land area of 2020m² on the Geraldton foreshore.

DCS334 POINT MOORE DISCUSSION PAPER

AGENDA REFERENCE:	D-17-40025
AUTHOR:	B Robartson, Manager Land & Regulatory Services
EXECUTIVE:	P Melling, Director Development & Community Services
DATE OF REPORT:	7 June 2017
FILE REFERENCE:	R25459
ATTACHMENTS:	Yes (x2) A. Point Moore Discussion Paper B. Position statement from Friends of Point Moore Community Inc.

EXECUTIVE SUMMARY:

The purpose of this discussion paper is to provide a summary of the issues relating to Point Moore in order to facilitate discussion and engagement with the Council and community, with the view to the Council finally determining the future of leasehold properties in Point Moore - beyond the current lease expiry dates of 2025 and 2028. As such, it is considered that the paper be distributed to the wider community for public comment and feedback.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 5.94 of the Local Government Act 1995 RESOLVES to:

1. APPROVE the release of the Point Moore Discussion Paper for public comment and community engagement;
2. CONDUCT community engagement in late July early August 2017; and
3. LIST for determination at the September 2017 Council meeting.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

While the current leases at Point Moore do not provide for an extension of the term, there are expectation from leaseholders for extensions beyond the current lease term and expectations that the Council should provide clarity with respect to the future of leasehold properties at Point Moore.

The purpose of this discussion paper is to provide a summary of the issues relating to Point Moore in order to facilitate discussion and engagement with the Council and community, with the view to the Council finally determining the future of leasehold properties in Point Moore - beyond the current lease expiry dates of 2025 and 2028.

It also presents the issues and potential obligations it has in relation to Point Moore lessees with identified issues regarding inundation, erosion,

performance of Residential Onsite Effluent Treatment Systems and pensioner discount.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The economic impacts are highlighted within the discussion paper.

Social:

The social impacts are highlighted within the discussion paper.

Environmental:

The environmental impacts are highlighted within the discussion paper.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

The City has many precedents of community engagement seeking public comment and feedback.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been extensive consultation with the Point Moore residents via a community meeting that was held on the 7 December 2016 at the QEII Centre, whereby the results of the Residential Onsite Effluent Treatment and Disposal Study (ROETD) were presented and questions were answered and a range of questions were written on cards at each table to enable responses to be provided.

City officers have also met with members of the Friends of Point Moore Association to ensure updates are provided to them as responses are received from various third parties.

Council have also been kept updated through discussions at various Concept Forums and more recently as a presentation on the discussion paper at its June meeting.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 5.94 of the Local Government Act 1995 details access to information and inspection of certain local government information.

FINANCIAL AND RESOURCE IMPLICATIONS:

The financial and resource implications are highlighted in the discussion paper.

INTEGRATED PLANNING LINKS:

Title: Environment	Revegetation – Rehabilitation - Preservation
Strategy 2.1.5	Preserving and managing the coastal environment in three distinct types based on high, moderate and low degrees of human interaction.
Title: Social	Community Health and Safety
Strategy 3.5.5	Creating Safer Communities.
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.
Title: Governance	Community Engagement
Strategy 5.1.1	Providing consistent community engagement where constructive feedback results in action.
Strategy 5.1.2	Promoting community involvement in decision making so it is collaborative and transparent.
Strategy 5.1.3	Fostering a more trusting relationship between Council, City staff and the community to build trust through the engagement process.
Strategy 5.2.6	Supporting decisions to create a long term sustainable City.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

The discussion paper identifies the risks associated with Point Moore. The City has duty of care to notify affected people of the associated risks and the community.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

There were no other options considered by City officers as it is considered paramount and in line with the City's integrated planning links of community engagement to present the identified issues and seek constructive feedback from the community.

12. REPORTS OF CORPORATE & COMMERCIAL SERVICES

CCS263 COUNCIL SOFTWARE SYSTEMS RENEWAL/UPGRADE
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AGENDA REFERENCE:	D-17-38542
AUTHOR:	B Davis, Director Corporate & Commercial Services
EXECUTIVE:	B Davis, Director Corporate & Commercial Services
DATE OF REPORT:	25 May 2017
FILE REFERENCE:	GO/6/0012-05
ATTACHMENTS:	Yes (x1 Confidential) Corporate & Commercial Services

EXECUTIVE SUMMARY:

This report seeks Council endorsement of a proposal for the City to enter into a consortium with other City Councils, and the software firm IT Vision, for redevelopment of the current Synergysoft software suite.

The proposed approach will deliver better systems, more timely and accurate reporting, better service access and delivery for the community, including access via mobile devices such as mobile phones, and it will save the City money relative to other options.

EXECUTIVE RECOMMENDATION:

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

1. ENDORSE the attached (confidential) Altus Consortium Agreement Framework as the basis for participation by the City in a consortium with other City Councils including Kalgoorlie-Boulder and Kalamunda, and the software company IT Vision, for renewal and upgrade of current Synergysoft software to produce and implement the proposed ALTUS software suite with project duration across the three financial years 2017-18 through 2019-20 inclusive;
2. NOTE that implementation of the consortium agreement is subject to Council adoption of the proposed 2017-18 Budget and related new Long Term Financial Plan (see separate agenda report for this meeting of Council) in which funding provisions have been included to enable this initiative to proceed; and
3. AUTHORISE the Mayor and Chief Executive Officer to negotiate and execute the required consortium agreement between the participating Councils and IT Vision, consistent with the endorsed framework, and consistent with the WALGA 'Preferred Supplier Contract for the Supply of Council Business Systems'.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The City's primary information systems suite is *Synergysoft*, an integrated suite of programs purpose-built for the local government sector. The product enjoys about 85% dominance of the WA local government market. The vendor is *IT Vision*, a respected Perth-based software house. The Synergysoft suite includes the core accounting and financial management systems (general ledger, payables, receivables, assets, and standard local government financial reports), the Rates system, Payroll, as well as other integrated modules for Dogs, planning and building, and so on.

The product suite contains a high proportion of the system functionality required for operation of a local government in Western Australia, tailored specifically to meet the statutory/regulatory compliance requirements of WA Councils. In varied form, it is also utilised by a smaller proportion of local governments in some East Coast states, and it has private sector customers.

While it has a good range of functionality, the fundamental problems with Synergysoft are its age and its outmoded architecture. It has application program and data architecture from past times when accounting and payroll systems were (and Synergy remains) batch-driven, as opposed to contemporary transaction or event-driven systems. It was originally built as a traditional client-server application, using the legacy Microsoft Visual Basic (VB) programming language (no longer utilised for mainstream business application systems), with a proprietary data structure behind it built with UniVerse MultiValue database software. It does not use a modern open-standards-compliant relational database management system (RDBMS) that allows use of the Structured Query Language (SQL) for management and search/retrieval of data and providing very robust data recovery capabilities e.g. OracleDB, MicrosoftSQL.

Extraction of financial accounting and business management reports is difficult, time consuming and costly. To ease that problem, IT Vision built a 'mirror' database, to run in parallel with the proprietary structured database, to try to enable use of SQL queries to make extraction of reports easier/cheaper. The Synergysoft application production programs continue to use the old UniVerse database, but with the SQL mirror available for ease (theoretically) in reporting. Third party software (Magiq) must be used for report extraction. While more stable now than it was, there are ongoing problems in synchronising the two databases. Because of data problems caused by differences between the Synergy and SQL-mirror databases, reports from the different databases often produce different results. The City encounter this problem today in production of monthly budget variance reports, with staff having to rigorously check reports produced from SQL-mirror data, to Synergy ledger data, before releasing them. This is costly in terms of senior staff time/effort.

The City also currently develops its Budget and the Long Term Financial Plan using 3rd party software tools. The City currently develop the budget build in Magiq, dump the result into the *LG-Solutions* LTFP software tool as the new Year-1, and use the LGS application to produce the LTFP.

Once adopted by Council, the adopted budget (produced using Magiq) is then keyed into Synergyssoft. It typically takes more than a week before our work teams get their new Budget Book with allocations to ledger accounts etc. Any change to the chart of accounts - and of course that takes even longer.

The current Synergyssoft application suite, as used by about 85% of WA Councils, *will be replaced by IT Vision with a new integrated software suite to be badged ALTUS*. Development of new functionality for the legacy suite (with the VB language and non-SQL database) has been 'frozen'. Once the new suite is available, IT Vision will cease upgrading the legacy system to accommodate sector-wide changes driven by amendments to legislation or regulations. High costs of any individual tailoring will create a barrier to any Councils seeking discrete functionality development. Technical support for the legacy Synergyssoft product will continue for only a limited period and will ultimately cease. That is consistent with the normal life cycle of software.

In essence – like all other Councils using Synergyssoft, if the City does nothing today and waits, accepting continuation of the shortcomings of the legacy suite in the interim, then the City will have to either:

- purchase ALTUS at full price when it becomes available as a fully integrated suite; or
- acquire alternative replacement accounting and finance software plus different software solutions, for its core business requirements.

Either option is a million-dollar-plus proposition.

CEOs and Executives of the Greater Geraldton, Kalgoorlie-Boulder and Kalamunda City Councils have strong, shared interest in a collective investment in the IT Vision redevelopment project for Synergyssoft. They also share Greater Geraldton's interest in business process improvement, customer process automation, and delivery of services to the maximum extent via online channels, including community access via mobile devices.

Development of the consortium approach has involved detailed joint negotiation between the participating Councils and IT Vision. In broad terms, this project will cost nearly \$10M, involving a \$7.5M investment by IT Vision, across 3 years. It is anticipated that in aggregate the participating Councils will ultimately contribute 20-25% of the total redevelopment costs. Pending confirmation of Karratha joining, four (4) Councils would each contribute about \$556,000 across the 3 year period, after taking into account product offsets. Expenditure-side contributions would be in the order of \$650,000 per participating Council over the three year period, but offsets will be received via recoupment of staff costs for time contributed to the development and testing process, and discounted (20%) ongoing licensing costs exclusive to the consortium members.

The City has worked closely with the CEOs of Kalgoorlie-Boulder and Kalamunda, and the CEO of IT Vision, in developing an agreement framework, including seeking legal advice. A copy of the agreement framework, which is commercial-in-confidence, is attached with this report, for Councillors. (Note that Appendix 1 to the attached document is the terms and conditions of the relevant WALGA panel contract, available internally and in the public domain, so it has not been included with this report).

In current form, the legacy batch-driven Synergysoft system is nearing end of useful life. Doing nothing is not an option. The City can take a passive position, endure the current limitations and see no improvement in the quality and integrity of its core transaction processing and management information systems for a 3-year period, then incur a Million-Dollar-Plus cost to buy a replacement from the current vendor. That will not be optional, with support for the legacy Synergysoft product to be withdrawn. Earlier change could be achieved by incurring a \$-Million-Plus cost sooner, going to the market with an RFT, exiting from Synergysoft and migrating to products from other vendors such as Technology-One, requiring them to be integrated/interfaced, and incurring the additional costs of retraining the entire organisation.

It is recommended that the City pursue the lower-cost approach, under the existing WALGA contract for provision of LG business systems, participating in the proposed consortium with other City Councils including Kalgoorlie-Boulder and Kalamunda, with staged migration across a 3-year period to ALTUS, a fully integrated Synergysoft replacement suite from IT Vision.

The Cities of Kalgoorlie-Boulder and Kalamunda have committed to the consortium project. As part of a consortium with other committed Councils, the City would have a direct role in determining the functional design of the suite, share best-practise improvements to its business processes, and directly participate in determining the priorities for software module development.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no direct economic impacts.

Social:

Current Synergysoft software has limited capacity to facilitate ratepayer/resident access to information and services. The community will benefit from planned development in the proposed ALTUS suite of extensive online services and transactions, including functions designed to be accessed from modern mobile devices – tablets and mobile phones.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

Renewal/upgrade or replacement of software systems over time is a standard requirement for all entities.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community consultation on this particular matter. City administration systems are an internal matter. Councillors were initially informed on this matter via briefing note of 5 May 2017 and it was subsequently discussed during Budget deliberations.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no specific legislative or policy implications associated with software per se. The current Synergysoft suite includes the City's primary financial management and accounting system, required for compliance with obligations under the Local Government Act 1995 and associated Regulations.

Continuing compliance is dependent on ongoing renewal/upgrade of the current software – or replacement with alternative software delivering equivalent compliant functionality. This report recommends retaining and renewing/upgrading the current IT Vision software, adding contemporary functionality including online services accessible from modern mobile devices such as mobile phones.

IT Vision provides software to WA Councils under current WALGA panel contract 'Preferred Supplier Contract for the Supply of Council Business Systems'. Renewal/upgrade of the City's current Synergysoft software provided by IT Vision does not require undertaking a public tender process. That has been confirmed via legal advice provided to Kalamunda Council by McLeods Barristers & Solicitors, as part of the due diligence process undertaken by the participating Councils, with the view to the three Cities and IT Vision entering into a consortium agreement for renewal/upgrade of the software.

The agreement to be entered into between the Kalgoorlie-Boulder, Kalamunda and Greater Geraldton City Councils, and IT Vision, will be based on the WALGA Panel Contract.

FINANCIAL AND RESOURCE IMPLICATIONS:

The *maximum* estimated outlay by the City for software redevelopment is about \$654,000 spread across three (3) financial years at a maximum level of \$218,000 per year. After cost offsets and rebates (e.g. for City staff time contributed to software testing), with Karratha likely to join Kalgoorlie-Boulder, Kalamunda and Greater Geraldton, estimated actual cost to the City will be about \$556,000 across the three years. Provision has been included in the proposed Budget for 2017-18 and new LTFP for the anticipated outlays, including modest provision to accommodate related business process re-

engineering/automation work in collaboration with the other participating Councils.

As illustrated in Appendix 3 to the Agreement Framework, for a Council the size of Geraldton, across a 6-year all-costs forecast, the consortium approach is anticipated to deliver a significant saving relative to the option of doing nothing and acquiring the new ALTUS suite in 3 years (\$0.891M versus \$1.566M). As well, and consistent with market research and experience of Council officers, the consortium approach will deliver a substantial saving relative to the option of opting to acquire alternative software rather than staying with the Synergysoft/ALTUS roadmap.

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:

In regional terms, the City has led work initiated by the WALGA Northern Zone Councils towards shared ICT capabilities. The City was the first user to migrate Synergysoft and its other primary business applications and databases from in-house servers and storage appliances, to the 'cloud', with the benefit of disaster recovery and business continuity capabilities not previously available to the City.

Chapman Valley is now in the process of migrating its systems to the same datacentre, leveraging the initial mass created by the City. That work, requiring software effort from IT Vision, has strongly influenced framing the ALTUS project. The combination of collaborative business process improvement works by the participating Councils, as inputs into the software design work for ALTUS, will create a wider range of common-user processes across Councils, utilising cloud-hosted common system modules, creating a strong platform for provision of Shared Services across Councils.

RISK MANAGEMENT

The agreement framework notes that a comprehensive risk management plan will be developed jointly by the proposed consortium participants, to manage project-specific risks. The City CEO will be a member of the Executive Steering Committee for the consortium, along with CEOs of the other participating Councils, creating a strong risk identification and mitigation capability covering the full development period.

The "best vanilla" concept is innovative – it aims to deliver out-of-the-box what most users need, most of the time, avoiding investment in functionality rarely used or needed for a minority of events/users.

The consortium model is founded on the principle of building what is agreed, with a consensus-seeking approach to operation of all collaboration work groups. The approach has strong commitment from the participating Council CEOs, and will mitigate risks inherent in 'local differences'.

Doing nothing is not an option, in relation to Synergysoft. In 2-3 years it will become un-supported software. The City will have to either acquire the new ALTUS software, or replace Synergysoft with alternative software at demonstrably higher acquisition and lifecycle cost.

The risk impact from doing nothing (versus committing to the proposed consortium) can be measured via the opportunity cost derived from comparing the two cost estimates across 6-year forecasts: \$0.891M versus \$1.566M.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS

The following options were considered by City Officers:

Commit to remaining a user of current Synergysoft software, and purchase and migrate to the new ALTUS product when it becomes available in 2-3 years. The City would retain the benefits of an integrated suite, but endure the limitations of the legacy product during the redevelopment period, continuing to pay for additional 3rd party software for budget and LTFP development, and governance and management reporting. This option will require purchasing the new ALTUS system, requiring an anticipated single-year \$Million-plus investment in the year of acquisition to purchase and implement the new software; **or**

Plan to exit Synergysoft, and acquire a Replacement software system that can at least deliver the finance and accounting functionality currently delivered by Synergysoft. The City would also have to develop or acquire other software products to integrate/interface to the product for core LG functions – requiring a single-year \$1M-plus investment in the year of acquisition to purchase and implement the new ERP software - with the additional costs and technical difficulties inherent in attempting integration of multiple standalone application systems; **or**

Enter a consortium with other Councils planning to follow the City of Greater Geraldton (the City) lead (hosting their systems in the Cloud), and jointly participate in the redevelopment program with IT Vision. The City would have a direct and determining say with the participating Councils in the requirements specification and priorities for redevelopment, act as a Beta testing site during the process, and acquire the new web-enabled functionality progressively over a 2-3 year period - *with no product purchase price to pay at the end*. This would avoid a single-year Million-dollar-plus acquisition (in say 2-3 years), by investing about \$654,000 in total, reduced by cost offsets as set out in the confidential attachment, with these significant advantages:

- outlays spread across the 3 years;
- City officers directly involved in determining project priorities and design, and module testing;
- retaining the benefits of a fully integrated software suite;
- gaining the benefits of early use of the rebuilt modernised software modules as each becomes successively available; with
- a Zero-dollar final product purchase cost, and 20% annual software license discounts (relative to non-participating Councils) thereafter.

CCS264 COUNCIL POLICY CP 4.23 ELECTION SIGNS

AGENDA REFERENCE:	D-17- 38616
AUTHOR:	M Adam, Coordinator Governance
EXECUTIVE:	B Davis, Director Corporate & Commercial Services
DATE OF REPORT:	4 May 2017
FILE REFERENCE:	GO/19/0008
ATTACHMENTS:	Yes (x1) Draft Council Policy CP 4.23 Election Signs

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council endorsement of Council Policy CP 4.23 Election Signs.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority Section 2.7 of the Local Government Act RESOLVES to:

1. APPROVE Council Policy CP 4.23 Election Signs.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

Subsequent to the State elections held in March 2017, Council requested the development of a Council Policy to address the placement of election signs, or election material, on, or in City of Greater Geraldton, during Federal, State or Local Government ordinary or extraordinary, elections. A draft policy has been developed (Attachment CCS264). Council reviewed the draft policy at the Concept Forum on 6 June 2017.

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 policies are reviewed and endorsed by Council on a regular basis The Council Policy Manual was reviewed and adopted by Council on 24 January 2017, CCS231.

COMMUNITY/COUNCILLOR CONSULTATION:

Council were consulted at the Concept Forum held on 6 June 2017.

LEGISLATIVE/POLICY IMPLICATIONS:

Pursuant to Section 2.7 of the *Local Government Act 1995* the role of Council Includes determination of Council Policies:

2.7. Role of council

- (1) *The council —*
- (a) *governs the local government's affairs; and*
 - (b) *is responsible for the performance of the local government's functions.*
- (2) *Without limiting subsection (1), the council is to —*
- (a) *oversee the allocation of the local government's finances and resources; and*
 - (b) *determine the local government's policies*

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
Strategy 5.2.8	Continuously improving business and governance frameworks to support a growing community.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT

Ensuring that the Council Policy Register is current and comprehensive supports the role of Council in the good government of the Local Government of the City of Greater Geraldton.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS.

No alternative options were considered by City officers.

CCS265 CITY OF GREATER GERALDTON - STRATEGIC COMMUNITY PLAN 2017-2027 AND CORPORATE BUSINESS PLAN 2017-2021

AGENDA REFERENCE:	D-17-38967
AUTHOR:	R Doughty, Business Planning Officer
EXECUTIVE:	B Davis, Director Corporate and Commercial Services
DATE OF REPORT:	8 June 2017
FILE REFERENCE:	GO/13/0005
ATTACHMENTS:	Yes (x4)
	A. Strategic Community Plan 2017-2027
	B. Corporate Business Plan 2017-2021
	C. Community Survey – Final Report
	D. Community Workshop Report

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council's adoption of the Strategic Community Plan 2017-2027 and the Corporate Business Plan 2017-2021.

EXECUTIVE RECOMMENDATION:

That Council by Absolute Majority pursuant to Section 5.56 of the Local Government Act RESOLVES to:

1. ADOPT the City of Greater Geraldton Strategic Community Plan 2017-2027 and City of Greater Geraldton Corporate Business Plan 2017-2021; and
2. GIVE public notice of the adoption of the City of Greater Geraldton Strategic Community Plan 2017-2027 and City of Greater Geraldton Corporate Business Plan 2017-2021.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

In June 2013, Council adopted the Strategic Community Plan 2013-2023 in accordance with the Department of Local Government's integrated strategic planning transitional arrangements (s. 5.56 of the Local Government Act).

Every second year, the process enters a Strategic Review. The Strategic Review alternates between the minor and major versions. In 2015, a minor desktop review was conducted and focused on resetting the Corporate Business Plan. A major review, which involves re-engaging the community on vision, outcomes and priorities, was undertaken in the first half of 2017.

The City of Greater Geraldton Strategic Community Plan 2017-2027 is a blueprint for the future direction of the City and its community members. It represents a shared community vision and sets out long term strategies designed to strengthen and build on Greater Geraldton's unique assets.

The City of Greater Geraldton's Corporate Business Plan 2017-2021 is a 4-year plan that includes the City's priorities strategies and actions which will be implemented to achieve the City's vision as set out in the Strategic Community Plan.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The implementation of these plans will have positive effects on the regional economy by supporting key initiatives for the community.

Social:

Through these plans, the City aims to set long term initiatives to support the sustainable growth and development of the community.

Environmental:

These plans incorporate the City's environmental sustainability practices and the implementation of local environment sustainability projects.

Cultural & Heritage:

The plans acknowledge the area's cultural diversity and aims to protect its historical significance.

RELEVANT PRECEDENTS:

Council previously approved 2013-2023 Strategic Community Plan, 25 June 2013 OP0048.

Council previously approved 2013-2017 Corporate Business Plan, 25 June 2013 OP0048 and Corporate Business Plan revised for the period covering 2014-18, 27 June 2016 CCS187.

COMMUNITY/COUNCILLOR CONSULTATION:

The City implemented a staged approach to engage with the community on its Strategic Community Plan, which began with a random telephone survey followed by the Community Plan Workshop. The 2017-2027 Strategic Community Plan has also been informed by the community engagement spanning from 2013 in the form of Capital Works and Range and Level of Service Community Panels, Online Engagement Forum and Community Summits.

A telephone survey of 400 randomly selected residents matching City of Greater Geraldton community demographics (age, gender, ethnicity, and ward) which measured the performance of the City of Greater Geraldton was undertaken between 12 April and 1 May 2017.

The half-day Community Plan Workshop was held on Saturday 13 May 2017. Fifty-one members of the community registered to attend the workshop, 34 attended and eight members of the community participated as 'walk-ins'.

The objective of the Survey and Workshop was to determine the community's aspirations and priorities for the City region for the next ten years.

Councillors attended strategic planning workshops on 29 March 2017 and 24 May 2017 during which the content of the Strategic Community Plan 2017-2027 was developed.

LEGISLATIVE/POLICY IMPLICATIONS:

The City's Strategic Community Plan 2017-2027 and the Corporate Business Plan 2017-2021 have been developed in accordance with Council Policy 4.6 and Section 5.56 of the Local Government Act.

FINANCIAL AND RESOURCE IMPLICATIONS:

These Plans inform the Annual Budget and Long Term Financial Plan.

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:

The Strategic Community Plan and Corporate Business Plan will enable the City to provide community benefits that are in line with community visions.

RISK MANAGEMENT

If not approved Council would fail to comply with the Integrated Planning and Reporting Framework.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS

No alternative options were considered.

CCS266 CITY OF GREATER GERALDTON BUDGET 2017-2018

AGENDA REFERENCE:	D-17-39204
AUTHOR:	P Radalj, Manager Treasury and Finance
EXECUTIVE:	B Davis, Director Corporate and Commercial Services
DATE OF REPORT:	9 June 2017
FILE REFERENCE:	FM/7/0001
ATTACHMENTS:	Yes (x6)
	A. Annual Budget 2017-18
	B. Fees & Charges Schedule 2017-18
	C. Capital Works 2017-18
	D. Statement of Objects & Reasons 2017-18
	E. Long Term Financial Plan 2017-27
	F. LTFP Schedules 2017-27

EXECUTIVE SUMMARY:

This report seeks Council adoption of the City of Greater Geraldton 2017-18 Financial Budget. The report also seeks the adoption of the Long Term Financial Plan (revised) for the 10-year period covering 2017-18 to 2026-27.

EXECUTIVE RECOMMENDATION:

That Council by Absolute Majority pursuant to Section 6.2 of the Local Government Act 1995 RESOLVES to:

A. Rates & Minimum Payments 2017-2018

- ADOPT the following Differential General Rates against the valuations supplied by Landgate (as amended) as at 1 July 2017 for 2017-18 in accordance with Sections 6.32 and 6.33 of the Act:

DIFFERENTIAL GENERAL RATES	2017-18 Cents in Dollar
CGG Residential	11.9016
CGG Non-Residential	11.3804
CGG UV	0.7489

- ADOPT the following **Minimum** Payments for the City of Greater Geraldton for 2017-18, in accordance with Section 6.35 of the Act:

MINIMUM PAYMENTS	2017-18 Minimum Payment Per Assessment
CGG Residential	\$1,010
CGG Non-Residential	\$1,010
CGG UV	\$1,010

B. 2017-18 General Charges, Concessions, Interest

3. IMPOSE no service charge on land for 2017-18;
4. RAISE a charge of \$11.00 per instalment for 2017-18 whereby the ratepayer has elected to pay their rates by instalments and in addition apply a 5.5% interest rate charge in accordance with Section 6.45(3) of the Act;
5. PROVIDE the option for ratepayers to pay their rates as a single payment or by 2 or 4 equal instalments in accordance with Section 6.45(1) of the Act;
6. NOT PROVIDE any discount or rate incentive prizes for early payment of rates;
7. NOTE the rates set by the State Government for the Emergency Services Levy (ESL) for Category 2, 4 and 5 regions for 2017-2018 and apply these rates on assessments against valuations from Landgate as at 1 July 2017;
8. NOTE that the City is not responsible for setting Emergency Services Levy rates and simply acts as a collection agent for the funds on behalf of the State Government;
9. ISSUE rates instalment notices as soon as practicable with instalment due dates being no less than two months apart from the date of the first instalment becoming due in accordance with Section 6.50 of the Act;
10. CHARGE an interest rate of 11% on any outstanding rates and service charges that remain overdue as described in accordance with Section 6.51 of the Act; and
11. CHARGE interest to be applied on outstanding debts exceeding 60 days after date of invoice at a rate of 11% per annum in accordance with section 6.13 of the Act.

C. 2017-2018 Fees and Charges

12. ADOPT the 2017-2018 Schedule of Fees and Charges.

D. 2017-2018 Capital Works & Loans

13. ADOPT the 2017-2018 Capital Works Budget; and
14. ADOPT the new Loan debenture program in accordance with section 6.20(4) of the Act.

E. 2017-2018 Reserves

15. APPROVE the establishment of the following new Reserves in accordance with section 6.20(4) of the Act:
 - i. Asset Renewal Reserve;
 - ii. Employee Entitlements Reserve; and
 - iii. Major Initiatives Reserve.

F. General Charges and Concessions

16. NOTE that Council on an individual assessment basis does offer 'Incentives' under its City Centre Revitalisation Program in the form of concessions or waiving of rates for a set period of time; and
17. NOTE that Council waives penalty interest and the administration fee for eligible ratepayers approved for a Financial Hardship payment plan.

G. 2017-18 Allowances

18. APPROVE the Mayor's annual local government allowance of \$72,336 in accordance with section 5.98(5) of the Act;
19. APPROVE the Mayor's annual attendance fees of \$33,216 in accordance with section 5.99 of the Act;
20. APPROVE the Deputy Mayor's annual local government allowance of \$18,084 in accordance with section 5.98A of the Act;
21. APPROVE the annual fees of \$25,716 for every other elected member (excluding the Mayor) in accordance with section 5.99 of the Act;
22. APPROVE an Information technology and telecommunication allowance of \$3,500 per year per elected member in accordance with section 5.99A of the Act;
23. 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;
24. APPROVE the reimbursement of childcare costs of up to \$25 per hour or the actual cost incurred by a council member when attending a meeting in accordance with regulation 31 (1) (b) and regulation 32 (1) of the Local Government (Administration) Regulations 1996; and
25. 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.

H. Adoption of Statement of Objects and Reasons for Proposed Rates and Minimum Payments and the 2017-2018 Budget.

26. ADOPT a reporting variance of greater than \$50,000 or 10% as per AASB1031 and Local Government (Financial Management) Regulations 1996, Regulation 34;
27. ADOPT the Statement of Objects and Reasons for Proposed Rates and Minimum Payments;
28. ADOPT the 2017-18 Annual Budget for the City of Greater Geraldton; and
29. NOTE that Council received one (1) public submission in relation to the published notice of intention to impose rates as at closure date – 5pm 16 June 2017. All Councillors were provided with details of that submission via briefing note to enable them to consider it prior to Council determination of the Budget.

I. Adoption of Long Term Financial Plan 2017-2027.

30. ADOPT the Long Term Financial Plan (including 10yr Capital Plan) revised for the 10 year period covering 2017-2027.

PROPONENT:

The City of Greater Geraldton.

BACKGROUND:

As part of the function of local government and its operations, each year the Council is required, under Section 6.2 of the Local Government Act 1995, to formally adopt its annual financial year budget, to enable the administration to carry out the defined services and programmes and to raise revenue through rates and fees and charges.

Consistent with sections 6.2(4) of the Local Government Act 1995, the 2017-18 Budget for the City of Greater Geraldton includes the following:

- Statement of Objects and Reasons Proposed City Rates and Minimum Payments for 2017-18;
- Capital Works;
- Fees and Charges;
- General Charges and Concessions;
- Allowances;
- Borrowings;
- Reserve Accounts; and
- Budget Estimates for Adoption.

1. Rating & Minimum Payments

The raising of revenue via annual rates is an important source of funds for all Councils throughout Australia. The *Local Government Act 1995* (the Act) empowers WA Councils to impose general rates and minimum payments.

The Statement of Objects and Reasons for Proposed City Rates and Minimum Payments for 2017-18 attached to this report provides detail of key principles applied in the setting of rates.

The elected Council will consider the content of its Long Term Financial Plan (LTFP) when preparing the Annual Budget for 2017-18 and subsequent years, and it is expected that adopted budgets will be closely aligned with both the proposals and underpinning assumptions contained within the current LTFP. Review of the LTFP occurs each year as budgets are prepared, to account for performance information and changing circumstances. Aligning annual budgets with the LTFP enables Council to set priorities within its resourcing capabilities in sustainably maintaining and delivering the assets and the range and level of services required by the community in a fiscally responsible manner.

Rates Modelling (2017-18):

The proposed rates model is based on the following:

- Key principle of the existing of the Long Term Financial Plan of a 3.5% (plus growth) increase in aggregate rate revenue 2017-18. Current rates modelling is based on equitable adjustment to the three rating categories proposed RID's.
- No further concessions to be applied to Residential Properties. Council in 2015-16 approved providing concessions to Geraldton residential properties in response to the GRV revaluation that resulted in large spikes to property valuations in certain areas within Geraldton. The concession applied in 2015-16 was equivalent to two thirds of the rates increase directly attributed to any valuation increase. In 2016-17, the concession equivalent was one third of the rate increase as attributed to the valuation increase in 2015-16. Subsequently in 2017-18, the concession will no longer apply.
- Minimum payments to remain unchanged from 2016-17.

CGG Residential:

This category will include any GRV rated property in that part of the City district (including that part of the City previously being GRV Ex Mullewa Shire District) that is used for residential purposes.

Residential Properties:

- For residential properties who did not receive a concession in 2016-17 and the amount rates you paid this year was \$2,000, the proposed increase by Council would see you pay \$2,070 in 2017-18 a 3.50% increase. Minimum payments will remain the same at \$1,010 and unless you have built a new house or made improvements to your property in 2016-17 that resulted in a revaluation of the property, you will pay the same minimum payment in 2017-18.

CGG Non-Residential:

This category includes any GRV property in that part of the City district (including that part of the City previously being GRV Ex Mullewa Shire District) that is used for non- residential purposes other than rural purposes.

Non-Residential Properties:

- For non-residential properties, the affect will be the same, as explained under residential properties.

CGG UV:

This category includes all UV rated property in that part of the City district that are used primarily for rural, farming and mining purposes.

- As the proposed increase is based on an equitable adjustment across all rating categories, the effect on UV properties will be the same as explained under residential properties.

Long Term Financial Plan:

In response to concerns raised by the Community, the Mayor, and Councillors, a long-term financial planning scenario was developed in 2016-17 that saw a reduction in annual rate increases when compared to previous Long Term Financial Plans. The scenario included that annual aggregate rate revenue increase would be 3.5% (plus growth) per annum. Other significant principles underpinning the City's long term planning are:

- Continual positive movements and achievements of all financial and sustainability ratio benchmarks within a realistic and acceptable timeframe;
- Delivers a net operating surplus from ordinary activities; and
- Generate enough revenue to renew assets as they wear out.

The existing LTFP informed and was the basis for the preparation of the proposed 2017-18 Budget.

The table below provides an overview of the movements between the proposed operating budget 17-18 and the existing LTFP forecast for 2017-18.

Table 1: Comparison LTFP Forecast and Recommended 2017-18 Budget

Operating Statement	Existing LTFP 17/18	17/18 Budget	17/18 LTFP against 17/18 Budget % Movement
OPERATING REVENUE	\$000s	\$000s	
Rates	44,960	44,964	0.01%
Operating Grants, Subsidies & Contributions	7,837	8,401	7.20%
Fees & Charges	21,658	22,272	2.83%
Interest Earnings	1,354	1,529	12.92%
Other	753	740	-1.73%
Total Operating Revenue	76,562	77,906	1.76%
OPERATING EXPENDITURE			
Employee Costs	27,821	28,186	1.31%
Materials & Contractors	21,775	22,220	2.04%
Utilities	3,532	3,274	-7.30%
Insurance	938	813	-13.33%
Interest/Borrowing Costs	1,840	1,162	-36.85%
Depreciation On Assets	21,967	21,401	-2.58%
Other Expenses	1,296	2,063	59.18%
Total Operating Expenditure	79,169	79,119	-0.06%
Net Result From Ordinary Activities	-2,607	-1,213	-53.47%

Budget Result

As per the above table, the forecast net result from ordinary activities will see a reduced deficit position (\$1.2m) in the 2017-18 recommended budget when compared with the previous LTFP forecast of (\$2.6m).

Councillors will note that this is the *real operating deficit*, not to be confused with the 'deficiency' envisaged in section 6.2(2) or the 'budget deficiency' described in related Local Government (Financial Management) Regulation 32, calculated for the purposes of determining the amount of cash revenue required from general rates.

The real operating result includes non-cash depreciation and amortisation expenses, representing in effect the City's annual costs of a capital nature. In general terms, the extent to which the City does not raise revenue to cover its costs of a capital nature (for example, by excluding depreciation expenses from calculation of the cash 'budget deficiency' in the rate setting statement), contributes directly to the real operating deficit in the financial accounts.

Adoption of a rates model other than as proposed in the Executive Recommendation will require reassessment of the Budget result, and will depend amongst other matters on related Council determinations as to use of own-source funds or loan funds in the adjusted budget proposed to be adopted by Council.

Budget formulation is informed by a Long Term Financial Plan (LTFP), one of the mandatory elements required of all WA Councils, as part of the Integrated Planning Framework which was required to be in place from 1 July 2013. The Long Term Financial Plan has been framed reflecting these fundamentals:

- Achieving a positive accounting result from Ordinary Operating Activities (an effective operating surplus in accounting terms) within fiscally responsible timeframe. The new proposed LTFP forecasts the City achieving and maintaining a surplus position from 2018-19.
- Improving the City's liquidity position. The City will now achieve and maintain the associated financial ratio (current ratio) benchmark by the end of the 2017-18 financial year.
- Renewing assets when required to maintain capacity of performance and associated levels of services. The proposed new LTFP will see the level of renewal expenditure increase by 8.6% over the next five years when compared to the previous LTFP for the same period.
- Maintaining debt service levels within benchmark levels and having the capacity to borrow when required.

This important reform in Local Government aims to shift the focus of Local Government budgets away from the cash-based rate setting statement, to the accrual-based operating statement and balance sheet (statement of financial position).

For some years, the annual Financial Statements of Councils have properly reported on this basis, with determination of the annual net operating result including non-cash expenses such as depreciation of fixed assets. However, in determining the 'budget deficit' required to be funded from rates, as defined in the Local Government Act 1995 and the Local Government (Financial Management) Regulations, a *cash-based* view has prevailed, with Councils able to *exclude* non-cash expenses such as depreciation of fixed assets. Consequently, rates and other revenue have not been determined to recover capital costs such as depreciation of fixed assets. In effect, while budgets may have shown a "surplus" in cash-based terms, the net result as reported in the Annual Financial Statements will have shown an operating deficit.

The changes in the various rates-in-the-dollar recommended by the Executive enables Council to set priorities within its resourcing capabilities to sustainably deliver the assets and services required by the community in a fiscally responsible manner.

2. Table 2: 2017/18 Capital Program

Capital Expenditure	Renewal	New Service	TOTAL
Land & Buildings	668,000	2,174,000	2,842,000
Roads	12,668,960	441,445	13,110,405
Drainage	1,444,830	52,000	1,496,830
Parks, Gardens, Coastal & Recreation	2,175,974	14,033,939	16,209,913
Pathways	941,600	544,000	1,485,600
Airport	627,100	24,000,000	24,627,100
Regional Waste	134,000	393,000	527,000
Other Infrastructure	25,000	14,000	39,000
Furniture & Equipment	248,000	230,000	478,000
Plant & Equipment	2,338,350	0	2,338,350
Artwork	0	30,000	30,000
TOTAL	21,271,814	41,912,384	63,184,198

The City's planned Capital Budget for 2017/18 is \$63.18m. This expenditure is to be funded from General Revenue, Reserves, Borrowings and funding provided by Federal and State Agencies as detailed below:

	Own Source General Revenue	Own Source Reserves	External Grants & Contributions	Borrowings	TOTAL
Land & Buildings	(692,000)		(250,000)	(1,900,000)	(2,842,000)
Roads	(6,544,829)		(6,565,576)		(13,110,405)
Drainage	(1,496,830)				(1,496,830)
Parks, Gardens, Coastal & Recreation	(3,816,900)	(5,352,529)	(5,190,484)	(1,850,000)	(16,209,913)
Pathways	(1,485,600)				(1,485,600)
Airport	(333,050)		(16,794,050)	(7,500,000)	(24,627,100)
Regional Waste	(527,000)				(527,000)
Other Infrastructure	(39,000)				(39,000)
Furniture & Equipment	(478,000)				(478,000)
Plant & Equipment	(1,938,350)	(400,000)			(2,338,350)
Artwork	(30,000)				(30,000)
TOTAL	(17,381,559)	(5,752,529)	(28,800,110)	(11,250,000)	(63,184,198)

As determined by the Department of Local Government, in relation to assets management by Councils in WA, a basic financial sustainability benchmark for Councils is that they should expend at least the equivalent of 90% of their annual asset depreciation expense on asset renewal. Failure to pursue achievement of that benchmark over a reasonable number of years would expose the City to unacceptable risks from asset deterioration. This leads to decline in asset functionality, safety and community amenity, compound the magnitude of the asset renewal funding problem in future years, attract criticism for failure to recognise the principle of intergenerational equity, and would be contrary to the interests of the City and the Community.

3. Fees and Charges

The majority of the fees and charges have been proposed based on the existing LTFP principle of a 5.0% unit rate increase. Where appropriate, the actual cost of providing a service have been re-assessed, with provision for increases based on relevant indexation and cost escalation where necessary.

Benchmarking has been undertaken with other local governments for alike fees, where possible – but noting that not all Councils have yet determined their 17/18 budgets. In relation to benchmarking, noting continued provision of free tipping and in consideration of substantial capital expenditure on new infrastructure (new cell and capping existing cells) at Meru Landfill over the next two years, domestic rubbish charges have been increased to \$320 per annum.

Statutory fees and charges associated with town planning, health and building have been increased or remain unchanged as per relevant legislation that determines those fees and charges.

Consideration has also been given to the industry downturn in certain sectors of the economy and as such, revenue forecasts relating to airport activity and the building sector have been decreased against previous LTFP forecasts.

4. General Charges and Concessions

Council does offer 'Incentives' under its City Centre Revitalisation Program to encourage development within the City Centre. The form of 'Incentives' which are assessed and approved by Council on an individual basis can be in the form of concessions or waiving of rates for a set period of time.

5. Allowances

Allowances proposed for the Mayor and Councillors for 2017-18 have been indexed where applicable and within the band range by 2.5% in line with the City's Enterprise Agreement. The following table summarizes the movement in dollar terms in annual allowances and attendance fees:

Allowance & Attendance Category	2016-17	2017-18
Mayors Annual Allowance	\$70,567	\$72,336
Mayors Annual Attendance Fee	\$32,408	\$33,216
Deputy Mayors Annual Allowance	\$17,641	\$18,084
Councillors Attendance Fee	\$25,090	\$25,716

6. Borrowings

Borrowings in 2017-18 include projects previously approved by Council in the 2016-17 budget but have carried over into 2017-18. As per the Capital Plan \$11.25m of loans are proposed for major infrastructure projects to be financed over a longer term period. Borrowings will include:

Project	Loan Amount	Purpose
Beresford Foreshore – Stage 1	\$1,850,000	Stabilisation & enhancement works
Airport Runway, Taxiway and Apron Upgrade & Renewal	\$7,500,000	Renewal and upgrade of the existing 1981x45M runway and related taxiways and aprons. Extension of runway length to 2400 metres. The project is dependent on grant funding.
New Animal Facility	\$1,900,000	Construction for Animal Management Facility

7. Reserve Accounts

The following new reserves are proposed to be established in the 2017-18 recommended budget:

Employee Entitlements Reserve

The purpose of this reserve is for the funding of payments not predicted or provided for in Council's municipal budget. It is also intended to fund large

payments to staff that may occur in any one year, principally being long service leave payments but shall include provision for voluntary redundancy payments, accrued non-current annual leave and sick leave entitlements as provided for under the City's Enterprise Agreement.

Asset Renewal Reserve

The purpose of this reserve is to fund infrastructure renewal. Any funds that are unspent from the annual asset renewal program are to be disbursed into this reserve for future renewal programs, unbudgeted emergent and/or emergency renewal works.

Major Initiatives Reserve

The purpose of this reserve is to provide funding tied to prioritised capital works program and major projects/initiatives. Funds to be in the main derived from profit on land sales.

With the steady improvement over the last few years of the City's financial health and liquidity position, the establishment of these reserves, like other savings plans, are mechanisms for accumulating cash for future capital outlays, meeting liability provisions and other allowable purposes. The practice of planning and systematically saving for capital acquisitions and other contingencies is considered prudent management. Saving for future capital needs can reduce or eliminate interest and other costs associated with debt issuances. Similarly, certain reserve funds can be utilized to help protect the budget against known or new emergent risks.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

Various strategies and initiatives included in the budget will contribute to the Region's economy.

Social:

Various strategies and included in the budget will create and improve social outcomes in the community.

Environmental:

Various strategies and initiatives included in the budget will examine and support environmental programs and resourcing.

Cultural & Heritage:

Various strategies and included in the budget will create and improve cultural and heritage outcomes in the community.

RELEVANT PRECEDENTS:

Councils adopt a Budget including a rates model for every financial year.

COMMUNITY CONSULTATION:

In accordance with the requirements of section 6.36 of the *Local Government Act 1995*, a statement of intended differential rates and minimum payments was advertised seeking public submissions, and a statement of objects and reasons

for the intended rates and minimum payments was also made available for download from the City website, with hardcopies provided at the City Offices in Geraldton, the City Library, and the Mullewa District Office.

Submissions closed at 5:00pm on 16 June 2017 with one (1) submission received. It related to upgrading the valuation role with the latest valuations as at June 2017 so rates were based on current values. The submission information has been distributed to Councillors via a Briefing Note.

COUNCILLOR CONSULTATION:

City of Greater Geraldton Councillors have been actively engaged in formulation of the 2017-18 Budget through a series of Budget Workshops conducted through February to June of 2017, enabling consideration of revenue and expenditure requirements, with extensive discussion on budget options. Particular workshops addressed the Capital Plan, Long Term Financial Plan, rates modelling, operational position in relation to level and range of services and fees and charges.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 6.2 of the Local Government Act 1995 requires that in preparing its annual budget the Council is to have regard to the contents of its plan for the future prepared in accordance with section 5.56. Under the Integrated Planning Framework for Local Government, that is the Community Strategic Plan. This section requires that the City must prepare detailed estimates of:

- (a) Expenditure;
- (b) Revenue and income, independent of general rates
- (c) The amount required to make up the 'deficiency' if any shown by comparing the estimated expenditure with the estimated revenue and income.

Section 6.2(3) requires that all expenditure, revenue and income must be taken in account unless otherwise prescribed. Local Government (Financial Management) Regulation 32 prescribes amounts that may be excluded in calculating the 'budget deficiency'

Section 6.2(4) requires the annual budget to incorporate:

- (a) Particulars of estimated expenditure proposed;
- (b) Detailed information relating to the rates and service charges which will apply, including:
 - i. Amount estimated to be yielded by the general rate
 - ii. Rate of interest to be charge on unpaid rates and service charges;
- (c) Fees and charges;
- (d) Borrowings and other financial accommodations proposed;
- (e) Reserve account allocations and uses;
- (f) Any proposed land transactions or trading undertakings per section 3.59

Local Government (Financial Management Regulations) 22 through 31 prescribe requirements in relation to form and content of the Budget and required Notes to and forming part of the Budget.

Regulation**68. Maximum interest component prescribed (Act s. 6.45)**

The maximum rate of interest to be imposed under section 6.45(3) is prescribed as 5.5%.

70. Maximum rate of interest prescribed (Act s. 6.51)

The maximum rate of interest to be imposed under section 6.51(1) is prescribed as 11%.

Ministerial Approval Requirements

Should Council seek to adopt a rating and minimum payments model other than that set out in the Executive Recommendation, then such a determination should be deferred to enable necessary assessment under the requirements of sections 6.33 and 6.35 of the Act. If Ministerial approvals are required in respect of a different model of differential rates and minimum payments, such approvals must be obtained before Council can subsequently adopt a revised Budget.

Change from Publicised Intended Rates

Section 6.36(4) of the Act envisages that a Council may adopt differential rates or minimum payments different from those set out in its local public notice of intent to impose differential rates and minimum payments.

In accordance with *Local Government Financial Management Regulations* 23(b) and 56(4)(b), if Council adopts a differential rate or minimum payment that differs from that set out in its local public notice, then the change and reasons for the change need to be detailed in the budget, and in the rates notices or in information accompanying rates notices.

Local Government Act 1995 Section 6.47: Concessions.

“Subject to the *Rates and Charges (Rebates and Deferments) 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”.

(*absolute majority required.)

There are no impediments deriving from the *Rates and Charges (Rebates and Deferments) Act 1992*.

Regulatory Requirements:

Local Government (Financial Management) Regulations 1996 – Regulation 26: specifies requirements for information on concessions, for inclusion in annual budgets.

Local Government (Financial Management) Regulations 1996 – Regulation 42: specifies requirements for information on concessions, for inclusion in annual financial reports.

Policy implications:

The City's revised Strategic Community Plan and the Corporate Business Plan are the core planning documents that have been used to inform the LTFP along with other strategic plans which forms the basis for preparation of the Annual Budget.

FINANCIAL AND RESOURCE IMPLICATIONS:

Details of the budget estimates for 2017-18 are contained in the attached documents.

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:

Capital projects will deliver benefits for the broader region for example the continuation of Foreshore stabilisation and protection works for Beresford Foreshore and the proposed upgrade to the Airport runway.

RISK MANAGEMENT

Section 6.2 of the Local Government Act 1995 requires Council to prepare and adopt a Budget for 2017-18 by 31 August 2017, or by such extended time as the Minister allows. Having regard to cash flow requirements for ongoing City operations, it is in the best interests of all Councils for their budget to be adopted at the earliest practicable opportunity, to enable issue of rates notices and commencement of revenue flows as early as possible in the new financial year.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS

The following options were considered by City Officers:

Alternative Option one

That Council by Absolute Majority pursuant to Section 6.2 of the Local Government Act 1995 RESOLVES to:

1. ADOPT the Budget as set out in items 1 through 30 of the Executive Recommendation *but with the following changes*:
 - a. To be determined by Council.
2. MAKES the determination based on the following reason/s:
 - a. To be determined by Council.

Alternative Option two

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

1. DEFER consideration of the 2017-18 Budget;
2. MAKES the determination based on the following reason/s:
 - a. To be determined by Council.

Consideration of Options

Parts 'A' through 'H' (numbered items 1 through 29) of the Executive Recommendation address all of the elements covering imposition of rates and minimum payments, estimates of revenue and income other than rates, estimates of expenditure, charges, concessions and interest, the schedule of fees and charges, elected member allowances, the Statement of Object and Reasons on Proposed Rating and, in relation to Notes comprising part of the Budget, allocations to and use of funds from reserves, and proposed new loans. Parts 'A' through 'H' are inter-dependent and together produce the budget result, and thus they need to be considered and resolved together by Council, rather than separately.

Part 'I' of the Executive Recommendation seeks Council endorsement and adoption of the revised and updated Long Term Financial Plan which has been updated and revised, to reflect the budget proposed in this report, with 2017-18 now representing year 1 of the plan.

Any *significant/material* change to any of the revenue, income or expenditure elements of the recommended Budget (comprising parts 'A' through 'G' inclusive) would require re-casting of the budget and assessment of the consequent budget result, to ensure compliance with section 6.34 of the Local Government Act 1995.

In effect this section requires prior Ministerial approval of a proposed budget if the amount estimated to be yielded by general rates does not fall within the range 90% to 110% of the 'budget deficiency' as envisaged in section 6.2 of the Act, and as calculated in the rate setting statement per Local Government (Financial Management) Regulation 32.

Council may choose to make changes to the recommended Budget via alternative option 1 – provided that those changes do not have such a significant/material effect on expenditure or revenue estimates that would require re-casting of the whole Budget.

Should Council wish to make significant/material changes to revenue or expenditure components of the proposed 2017-18 Budget that in effect delivers a result significantly different than contained within the Long Term Financial Plan, then Alternative option 2 (Deferment) should be pursued. This option would need the determined reasons to include clear directions and an unambiguous indication of an alternative required budget outcome to guide recasting of the Budget for re-presentation to Council at a later date.

CCS267 STATEMENT OF FINANCIAL ACTIVITY TO 31 MAY 2017
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AGENDA REFERENCE:	D-17-40930
AUTHOR:	Nita Jane, Senior Treasury Officer
EXECUTIVE:	B Davis, Director Corporate and Commercial Services
DATE OF REPORT:	13 June 2017
FILE REFERENCE:	FM/17/0001
ATTACHMENTS:	Yes x1
	Monthly Management Report for period ended 31 May 2017

EXECUTIVE SUMMARY:

The attached financial reports provide a comprehensive report on the City's finances to 31 May 2017. The statements in this report include no matters of variance considered to be of concern.

EXECUTIVE RECOMMENDATION;

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

1. RECEIVE the 31 May 2017 monthly financial activity statements as attached.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

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

Operating Income	\$2,510,595	3.5%	Positive Variance
Operating Expenditure	\$ 499,030	0.7%	Positive Variance
Net Operating	\$3,009,625		
Capital Expenditure	\$2,515,339	6.4%	Positive Variance
Capital Revenue	\$57,105	0.3%	Negative Variance
Cash at Bank – Municipal	\$26,561,573		
Cash at Bank – Reserve	\$10,537,870		
Total Funds Invested	\$29,080,502		
Net Rates Collected	97.72%		

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

The financial position represented in the May financials shows a positive variance of \$3,009,625 in the net operating result.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no economic impacts.

Social:

There are no social impacts.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

Council is provided with financial reports each month.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

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

FINANCIAL AND RESOURCE IMPLICATIONS:

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

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT

There are no risks to be considered.

ALTERNATIVE OPTIONS CONSIDERED

There are no alternative options to consider.

13. REPORTS OF INFRASTRUCTURE SERVICES

IS148	RFT 15 1617 PORTION A – SUPPLY & DELIVERY OF GRAVEL, SAND, SOIL & LOAM
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AGENDA REFERENCE:	D-17-39796
AUTHOR:	J Crothers, Contract & Procurement Specialist
EXECUTIVE:	C Lee, A/Director Infrastructure Services
DATE OF REPORT:	6 June 2017
FILE REFERENCE:	GO/6/0014
ATTACHMENTS:	Yes (x2 Confidential) A. Evaluation Workbook Spreadsheet B. Evaluation Report

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to award tender RFT 15 1617 Portion A for the Supply and Delivery of Gravel, Sand, Topsoil and Loam 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 RFT 15 1617 Portion A – Supply and Delivery of Gravel, Sand, Topsoil and Loam to the preferred tenderer; and
2. RECORD the tendered rates in the minutes.

PROPONENT:

The proponent is the City of Greater Geraldton

BACKGROUND:

RFT 15 1617 Portion A sought prices for the delivery of materials used in the construction and maintenance of urban and rural roads, drainage, footpaths, verge reinstatements, park top dressing, and playground soft fall areas. Materials include:

1. Supply and delivery of Laterite Gravel – Natural
2. Supply and delivery of Laterite Gravel – Processed
3. Supply and delivery of Laterite Gravel – Processed and wet mixed
4. Supply and delivery of Sand (Clean fill)
5. Supply and delivery of Soft-fall Sand
6. Supply and delivery of Sandy Loam (Top dressing)
7. Supply and delivery of Clayey Loam (Verge backfill)
8. Supply and delivery of Landscaping Blend (garden beds)

Works under this tender comprise the supply only or supply and delivery of the above materials.

Fourteen (14) Suppliers registered to receive copies of the tender and three (3) submissions were received. The three (3) tenders received were deemed compliant by the City's Procurement and Risk team as per the compliance assessment. The tender assessment was undertaken by a panel of three (3) officers with two (2) voting and one (1) non-voting. All three tenderers have operations based locally.

The tender selection criteria are as follows:

- A. Tenderer's Experience, Community & Economic Benefit (15%)
- B. Tenderer's Resources (15%)
- C. Occupational Safety and Environmental Management (15%)
- D. Price (55%)

RFT 15 1617 Portion A has a two year duration commencing from the date of the award and has a one year extension option at the absolute discretion of the Principal. The tender process and assessment was completed in accordance with Council's Procurement of Goods and Services Policy (4.9). The RFT was advertised in the West Australian Newspaper and Tenderlink on 18 February 2017 and Guardian Newspaper on 17 February 2017. The tender was closed on 20 March 2017.

The three non-price criteria were set to ensure critical factors such as relevant experience and community and economic benefit are given appropriate consideration. Local businesses that support the local community provide additional benefit by way of sports sponsorship, donations to local charity and not for profit organisations, employment of indigenous and people with disabilities and provision of services for public benefit. Tenderers also need to provide information about their key personnel and ability to handle peak supply or service requirements through using other suppliers or labour sources. Occupational health, safety and environmental management are important considerations for the Principal in terms of risk and environmental footprint. Considering these elements along with pricing provides a holistic approach to assessing tenders.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The awarding of this tender will result in City funds flowing into the local economy through the employment of local community members as truck drivers, loader operators, supervisors and administration staff. Spending of these funds by employees or contractors have a knock-on effect to other businesses as they purchase other goods and services locally.

Environmental:

Environmental controls are implemented as part of the individual construction and maintenance projects.

Social:

Provision of roads in good condition allows motorists to travel safely on local roads and rural roads. Maintenance of public areas provides healthy landscapes for people to socialise in and improve wellbeing.

Soft-fall sand provides a clean and safe environment for families to use. Landscaping soil allows the City to grow gardens that improve streetscapes and amenity for those who use the spaces.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

The City has previously awarded a biennial supply contract Laterite gravel, sand, topsoil and loam (RFT 08 1415) dated 24 January 2015.

COMMUNITY/COUNCILLOR CONSULTATION:

Community and Councillor consultation occurs as part of individual construction projects as opposed to the award of the annual supply contracts.

LEGISLATIVE/POLICY IMPLICATIONS:

The Local Government Act and the City's Procurement Policy were observed when preparing and awarding this tender. Safe work methods and environmental management in line with legislative requirements will be observed as part of delivery of the contract.

FINANCIAL AND RESOURCE IMPLICATIONS:

Historically, the value of this tender (Portion A) was approximately \$900,000 per annum.

INTEGRATED PLANNING LINKS:

Title: Environment	Revegetation – Rehabilitation - Preservation
Strategy 2.1.2	Sustainably maintaining public open spaces and recreational areas.
Title: Economy	Transportation
Strategy 4.2.1	Developing more efficient transport options that are secure and safe to sustain our lifestyle.

REGIONAL OUTCOMES:

To facilitate the development of a functional and safe road and pedestrian network through the City of Greater Geraldton which enhances the comfort and safety of road users.

RISK MANAGEMENT

Supply and delivery of materials such as gravel, soft-fall sand and clayey loam allow roads to be repaired, re-sheeted, replenished and maintained. This maintenance, with good quality materials allows roads, playgrounds and shoulders to be maintained at their optimal standard reducing the risk of damage to the public or vehicles using the City's roads.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS

This tender was called to ensure compliance with the legislative procurement requirements of the Local Government Act. Alternatives to calling this tender include:

1. Call individual quotations and tenders for specific maintenance and construction projects. This option is not supported due to the volume of administrative effort required, and the potential to have higher costs through multiple small purchases.
2. Use the WALGA Preferred Suppliers Panel. Some of the company's listed on this panel include:
 - a. Patience Bulk Haulage Pty Ltd
 - b. Quadrio Earthmoving Pty Ltd

The use of the WALGA Preferred Suppliers Panel would be limited in this scenario as it only covers road base and sub base for these companies.

IS149	RFT 15 1617 PORTION B – SUPPLY & DELIVERY OF CRUSHED METAL AND ROAD BASE
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AGENDA REFERENCE:	D-17-39807
AUTHOR:	J Crothers, Contract & Procurement Specialist
EXECUTIVE:	C Lee, A/Director Infrastructure Services
DATE OF REPORT:	6 June 2017
FILE REFERENCE:	GO/6/0014
ATTACHMENTS:	Yes (x2 Confidential) A. Evaluation Workbook Spreadsheet B. Evaluation Report

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to award tender RFT 15 1617 Portion B for the Supply and Delivery of Crushed Metal and Road Base 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 RFT 15 1617 Portion B – Supply and Delivery of Crushed Metal and Road Base to the preferred tenderer; and
2. RECORD the tendered rates in the minutes.

PROPONENT:

The proponent is the City of Greater Geraldton

BACKGROUND:

RFT 15 1617 Portion B sought prices for the delivery of materials used in the construction and maintenance of urban and rural roads, drainage, footpaths, verge reinstatements, and other construction and maintenance activities. Materials include:

1. Supply and delivery of Crushed Metal 5mm, 7mm, 10mm, 14mm & 20mm.
2. Supply and delivery of Road Base 'A' Class
3. Supply and delivery of Road Base 'B' Class
4. Supply and delivery of Scalps (Waste Rock)
5. Supply and delivery of Metal Dust
6. Supply and delivery of Spalls (Fragments of Blue rock 50-180mm)
7. Supply and delivery of 100-200mm Blue Rock
8. Supply and delivery of 200-400mm Blue Rock

Works under this tender comprise the supply only or supply and delivery of the above materials.

Fourteen (14) Suppliers registered to receive copies of the tender and three (3) submissions were received. Of the three (3) tenders received, two (2) were

deemed compliant by the City's Procurement and Risk team as per the compliance assessment.

The tender assessment was undertaken by a panel of three (3) officers with two (2) voting and one (1) non-voting. All three tenderers have operations based locally.

The tender selection criteria are as follows:

- A. Tenderer's Experience, Community & Economic Benefit (15%)
- B. Tenderer's Resources (15%)
- C. Occupational Safety and Environmental Management (15%)
- D. Price (55%)

RFT 15 1617 Portion B, has a two year duration commencing from the date of the award and has a one year extension option at the absolute discretion of the Principal. The tender process and assessment was completed in accordance with Council's Procurement of Goods and Services Policy (4.9). The RFT was advertised in the West Australian Newspaper and Tenderlink on 18 February 2017 and Guardian Newspaper on 17 February 2017. The tender was closed on 20 March 2017.

The three non-price criteria were set to ensure factors such as relevant experience and community and economic benefit are given appropriate consideration. Local businesses that support the local community provide additional benefit by way of sports sponsorship, donations to local charity and not for profit organisations, employment of indigenous and people with disabilities and provision of services for public benefit. Tenderers also need to provide information with respect to their key personnel and ability to handle peak supply requirements. This reduces the likelihood of delays and possible risks to the Principal. Occupational health, safety and environmental management are important considerations for the Principal in terms of risk and environmental footprint. Quality management is also considered in this criteria where organisations are now adopting quality accreditation to ensure required levels of products and services are delivered as promised. Considering these elements along with pricing provides a holistic approach to assessing the tenders.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The awarding of this tender will result in City funds flowing into the local economy through the employment of local community members as truck drivers, loader operators, supervisors and administration staff. Spending of these funds by employees or contractors have a knock-on effect to other businesses as they purchase other goods and services locally.

Social:

Provision of roads in good condition allows motorists to travel safely on local roads and rural roads. Maintenance of public areas provides healthy landscapes for people to socialise in and improve wellbeing.

Environmental:

Environmental impacts are managed as part of the individual construction and maintenance projects.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

The City has previously awarded a biennial supply contract Crushed Metal and Road Base (RFT 05 1415) dated 26 January 2015.

COMMUNITY/COUNCILLOR CONSULTATION:

Community and councillor consultation occurs as part of individual construction projects as opposed to the award of the annual supply contracts.

LEGISLATIVE/POLICY IMPLICATIONS:

The Local Government Act and the City's Procurement Policy were observed when preparing and awarding this tender. Safe work methods and environmental management in line with legislative requirements will be observed as part of delivery of the contract.

FINANCIAL AND RESOURCE IMPLICATIONS:

Historically, the value of this tender was approximately \$300,000

INTEGRATED PLANNING LINKS:

Title: Environment	Revegetation – Rehabilitation - Preservation
Strategy 2.1.2	Sustainably maintaining public open spaces and recreational areas.
Title: Economy	Transportation
Strategy 4.2.1	Developing more efficient transport options that are secure and safe to sustain our lifestyle.

REGIONAL OUTCOMES:

To facilitate the development of a functional and safe road and pedestrian network through the City of Greater Geraldton which enhances the comfort and safety of road users.

RISK MANAGEMENT

Supply and delivery of materials such as crushed rock and road base allow roads to be repaired, re-sheeted, replenished and maintained. This maintenance with good quality materials allows roads, and shoulders to be maintained at their optimal standard reducing the risk of damage to the public or vehicles using the City's roads.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS

This tender was called to ensure compliance with the legislative procurement requirements of the Local Government Act. Alternatives to calling this tender include:

1. Call individual quotations and tenders for specific maintenance and construction projects. This option is not supported due to the volume of administrative effort required, and the potential to have higher costs through multiple small purchases.
2. Use the WALGA Preferred Suppliers Panel. Some of the company's listed on this panel include:
 - a. Patience Bulk Haulage Pty Ltd
 - b. Quadrio Earthmoving Pty Ltd
 - c. Holcim (Australia) Pty Ltd

The use of the WALGA Preferred Suppliers Panel includes road base and sub base only. Other crushed metal products are not covered under this category. In addition, the WALGA panel does not include a price for the listed materials. The City would still need to negotiate a rate with each purchase or supply over a set period.

IS150 RFT 10 1617 – TRAFFIC MANAGEMENT SERVICES

AGENDA REFERENCE:	D-17- 39696
AUTHOR:	J Crothers, Contract Specialist
EXECUTIVE:	C Lee, A/Director Infrastructure Services
DATE OF REPORT:	27 June 2017
FILE REFERENCE:	GO/6/0013
ATTACHMENTS:	Yes (x4 Confidential) A. Cat West Letter B. Evaluation Report C. Evaluation Spreadsheet D. Legal advice

EXECUTIVE SUMMARY:

Cat West were awarded the traffic management services contract at Council's ordinary meeting held on 23 May 2017. Cat West subsequently declined the offer. As the tender was very competitive, the purpose of this report is recommend the tender now be awarded to the second highest scoring tenderer.

EXECUTIVE RECOMMENDATION:**PART A**

That Council by 1/3rd Majority pursuant to Section 5.25(1) (e) of the Local Government Act RESOLVES to CONSIDER to RESCIND the Council Decision made at the Ordinary Meeting of Council on 23 May 2017 being:

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

1. AWARD the contract RFT 10 1617 –Traffic Management Services to the preferred tenderer being Cat West Pty Ltd; and
2. RECORD the tendered rates in the minutes, *as per Minutes of 23 May 2017.*

PART B

Council by Absolute Majority pursuant to Section 5.25(1) (e) of the Local Government Act 1995 RESOLVES to RESCIND the Council Decision made at the Ordinary Meeting of Council on 23 May 2017 being:

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

1. AWARD the contract RFT 10 1617 –Traffic Management Services to the preferred tenderer being Cat West Pty Ltd; and
2. RECORD the tendered rates in the minutes, *as per Minutes of 23 May 2017.*

PART C

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

1. AWARD the contract RFT 10 1617 – Traffic Management Services to the preferred tenderer; and
2. RECORD the tendered rates in the minutes.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

At Council's ordinary meeting of 23 May 2017, the Council awarded tender RFT 10 1617 - Traffic Management Services, to Cat West. Subsequently, the City received a letter from Cat West declining the tender offer stating workloads (letter attached). Officers has subsequently reviewed the Local Government Regulations and sought legal advice (refer attachment). The legal advice confirmed that the City can now award the tender to the second most advantageous tenderer without the need to start the tender process again. The attached evaluation report demonstrates how competitive the tender process was.

If the Council resolves to recall the tender, there would be approximately four (4) months intervening period while the new tender process was completed. The value of the service over a four month period would greatly exceed the \$150,000 local government tender limit, making engagement of a traffic control company in the intervening period in accordance with the local government act, very problematic.

Despite encouragement, no local traffic control companies are listed on the WALGA panel. As the value of the procurement of traffic management services in the intervening period would exceed \$150,000, under the Local Government Regulation requirements, a tender would be required. To call a series of Quotations at a lesser value is deemed to be order splitting and is not allowed. This means officers would need to approach WALGA panel listed companies in the interim that were not based in Geraldton. Because of these issues, officers are strongly encouraging the Council to complete the current tender process.

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

The awarding of this tender will result in City funds flowing into the local economy through the employment of local community members as traffic controllers, the purchasing and servicing of traffic control vehicles and purchase of signage. These funds then flow further into the local community as the traffic controllers purchase food, pay their mortgage/rent and so forth.

Social:

A safe worksite is of the utmost importance for our crews and subcontractors. It provides safe pedestrian access and protection while civil works are carried out in the City. The successful contractor will ensure minimal disruption is provided while critical maintenance and renewal works are carried out.

Environmental:

All environmental issues will be dealt with by the successful tenderer via their environmental management policies and procedures.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

The City has previously awarded an annual supply contract for Traffic Management Services (RFT 10 1415 (CI088), dated 10 February 2015).

Refer attached legal advice relating to Regulation 18(6) of the local government (Functions and General) Regulations 1996.

COMMUNITY/COUNCILLOR CONSULTATION:

Community and Councillor Consultation occurs as part of individual construction projects as opposed to the award of the annual supply contract.

LEGISLATIVE/POLICY IMPLICATIONS:

The Local Government Act and the City's Procurement Policy were observed when preparing and awarding this tender. Safety and Environmental legislative requirements will be observed as part of the construction activities.

FINANCIAL AND RESOURCE IMPLICATIONS:

Award of the tender to the second most advantageous tenderer after Cat West offers a lower estimated annual cost to the City on the basis that Cat West were not the lowest tender received. It is anticipated that the approximate value of this tender is \$900,000 per annum.

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:

To facilitate the development of a functional and safe road and pedestrian network through the City of Greater Geraldton which enhances the comfort and safety of road users.

RISK MANAGEMENT

Traffic Management Services are a critical component of the City's risk management strategy. Working on or adjacent to roads is a high risk activity

with the injury or death of motorists, pedestrians or road workers a possibility if not undertaken correctly.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS

This tender was called to ensure compliance with the legislative procurement requirements of the Local Government Act. Alternatives to calling this tender include:

1. Award the tender to a different tenderer than the one recommended by officers within the attached evaluation report.
2. Use the WALGA Preferred Suppliers Panel. Some of the company's listed on this panel include:
 - a. Advanced Traffic Management (WA) Pty Ltd*
 - b. Carrington's Traffic Services
 - c. CB Traffic Solutions Pty Ltd
 - d. Contraflow Pty Ltd*
 - e. Evolution Traffic Control
 - f. Quality Traffic Management (QTM)*
 - g. Warp Pty Ltd

**(Those with an asterisk provided a tender submission for RFT 10 1617. No local companies are on the panel).*

3. Recall the tender. For the following reasons, officers are recommending the Council award the tender to the second ranked tenderer rather than recall the tender:
 - As demonstrated within the attached tender evaluation report, the tender submissions are very competitive and a number of the tenderers are capable of undertaking the work.
 - To readvertise the tender would delay the process by a minimum of four months.
 - Options to procure traffic management services within the intervening period in accordance with the Local Government Regulations requirements are limited.
 - Recalling the tender would result in additional administrative work for potential tenderers.

14. REPORTS OF OFFICE OF THE CEO
Nil

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

AGENDA REFERENCE:	D-17-40940
AUTHOR:	R McKim, Acting Chief Executive Officer
EXECUTIVE:	R McKim, Acting Chief Executive Officer
DATE OF REPORT:	12 June 2017
FILE REFERENCE:	GO/6/0012-04
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	Yes (x2) x1 Confidential
	A. Delegated Determinations and Subdivision Applications
	B. Confidential Report – List of Accounts Paid Under Delegation – May 2017

EXECUTIVE SUMMARY:

To receive the Reports of the City of Greater Geraldton.

EXECUTIVE RECOMMENDATION:**PART A**

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

1. RECEIVE the following appended reports:
 - a. Reports – Development & Community Services:
 - i. DCSDD123 Delegated Determinations and Subdivision Applications.
 - b. Reports – Corporate and Commercial Services:
 - ii. CCS269 – Extended General Retail Trading Hours – Results of Community Survey

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. CCS268 Confidential Report – List of Accounts Paid Under Delegation – May 2017.

PROponent:

The proponent is the City of Greater Geraldton.

BACKGROUND:

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

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

COMMUNITY/COUNCILLOR CONSULTATION:

Not applicable.

LEGISLATIVE/POLICY IMPLICATIONS:

Not applicable.

16. CONFIDENTIAL MATTERS

Pursuant to Section 5.2 (j) of the Meeting Procedures Local Law February 2011, please note this part of the meeting will be closed to the public, if applicable, where confidential discussion is required.

Livestreaming will be turned off.

17. CLOSURE

APPENDIX 1 – ATTACHMENTS AND REPORTS TO BE RECEIVED

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