



ORDINARY MEETING OF COUNCIL

AGENDA

27 MAY 2014

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CITY OF GREATER GERALDTON
ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 27 MAY 2014 AT 5.30PM
CHAMBERS, CATHEDRAL AVENUE

A G E N D A

DISCLAIMER:

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

1 ACKNOWLEDGEMENT OF COUNTRY

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

2 DECLARATION OF OPENING

3 ATTENDANCE

Present:

Officers:

Others:

Members of Public:

Members of Press:

Apologies:

Leave of Absence

Cr N McIlwaine

Cr V Tanti

4 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Mr Sean Hickey, PO Box 2966, Geraldton

Questions below taken on notice at the Ordinary Meeting of Council of 22 April 2014. Mr Hickey has been provided with a formal response.

Question

Last week I attended the Agenda Meeting and made a brief statement, or proposal if you like, that council/the City may have a lot to gain from restructuring its typical budget for “Assets and Facilities Budget” to one that includes a specific budget allocation for issues relating to upholding the values we hold for our natural asset – the coast.

Has this proposal been considered?

Response

Yes. The City is comfortable with its current budget allocations and staffing structure to address coastal issues. In addition to this the Community Panel considering the Council’s range and level of services considered this matter and did not rate it as a priority.

Question

Are council ready to move forward into 2020 and beyond with revamped operational structures and better defined knowledge? Will council adopt new ways to fix the problems of the past?

Response

Yes. New operational structures have been implemented in the last twelve months and the City is always looking at adopting new ways of operating more effectively and efficiently.

Question

Have council and councillors considered the content and meaning in the guidelines, the “Coastal Engineering Guidelines for working with Australian Coast in an Ecologically Sustainable Way” prepared by The National Committee on Coastal and Ocean Engineering, Engineers Australia? www.engineersaustralia.org.au/nccoe.

These guidelines are prepared for many including local government
Below is a typical extract from these guidelines:

“Sandy coastlines are generally formed by waves moving sand both from offshore onto the beach and from alongshore. Sand accreting on the beach under constructive wave action often is blown landward by onshore winds where it is trapped by vegetation and builds up into coastal sand dunes. During stormy periods, particularly during extreme storm tides, erosion of these dunes provides sand to build up a protective offshore bar at the seaward edge of the surf zone. In many places sand dune barriers enclose large bays, shallow estuarine areas or tidal lakes “(4.4.2).

Response

The City is aware of the guidelines, however they are generally generic in nature and do not necessarily address specific issues. We have engaged experts in the field to provide us with specific solutions with regard to managing coastal erosion. The guidelines will be one of the many resources that they will utilise in developing long term solutions for our City.

Question

With further reference to the notion of changing budgetary structures to include one specifically for the coast, it can be said from brief comments at the meeting that there was some interest in this. Comments like

- a) "the parks and gardens budget covers this".
- b) "the randomly selected community group had already looked at the budget in a democratic way with little guidance from the council".
- b) "that perhaps a special coastal professional be appointed to parks and gardens".
- c) "the proposal was a unique way of looking at budget expectations with the potential to zero in on the coast and protect its wonderful attributes".

Is this the gist of meaning behind the responses?

Response

Coastal erosion is a major concern to the City but it is only one of many important functions that the City needs to manage. The City is comfortable with its current budget allocations and staffing structure to address coastal issues. In addition to this the Community Panel considering the Council's range and level of services considered this matter and did not rate it as a priority.

Question

I understand from hearsay that \$300 000 is available to spend on building a barrier wall of eco-fibre bags along St Georges beach to protect the lawn and car park amongst other things.

Is this so?

Response

No that is not correct. Options are still being investigated and no decision or budget allocation has been made at this point in time.

Question

Northampton Council has installed such a barrier to protect the ablution/amenities block at Horrocks beach. There is now erosion to the north and south of the sandbagged area.

At Drummonds to the north of the rock barricade significant erosion has occurred over Easter.

What do you think will happen if the beach at St Georges is likewise sandbagged or rock barricaded?
 Is it just a matter of time before the whole immediate Geraldton coastline is barricaded with rocks and eco bags?
 What other strategies are council investigating?

Response

The Council has engaged leading experts to identify and consider a range of long term solutions to the erosion on Beresford Beach and St Georges Beach. Until their report is finalised it would be presumptuous to assume what the engineering solution may be.

Question

Surely now at least council must acknowledge that barrier walls significantly contribute to erosion. The beaches at Drummonds and Geraldton are unique but it appears that toilet blocks, car parks and similar amenities are more valuable than the pristine beach and dunes.

Response

There is no doubt that barrier walls improperly placed can contribute to coastal erosion. However, the ultimate engineering solution to erosion needs to be considered on a case by case basis, taking all the relevant data into consideration. Until a long term solution is identified and implemented, the City will take whatever immediate steps are required to protect essential community infrastructure.

5 PUBLIC QUESTION TIME

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

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

6 APPLICATIONS FOR LEAVE OF ABSENCE

Existing Approved Leave

Councillor	From	To (Inclusive)
Cr N McIlwaine	19 May 2014	21 June 2014
Cr V Tanti	15 April 2014	26 May 2014
Cr J Critch	22 June 2014	2 July 2014

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

Cr S Douglas declared a conflict of interest in Item CC159 Mullewa Town Revitalisation Project as funding is requested from the Mid West Development Commission, of which he is an employee.

Cr T Thomas declared a conflict of interest in Item CCS047 Rates Exemption – Pindar Progress Association, as she is a member of the Association.

9 CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING – as circulated

RECOMMENDED that the minutes of the Ordinary meeting of Council held on 22 April 2014 as previously circulated, be adopted as a true and correct record of proceedings.

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

DATE	FUNCTION	REPRESENTATIVE
25 April 2014	ANZAC Ceremony – Dawn Service	Mayor Ian Carpenter
25 April 2014	ANZAC Day Main Service	Mayor Ian Carpenter
28 April 2014	SKA Regional Stakeholders Group	Mayor Ian Carpenter
28 April 2014	Special Concept Forum	Mayor Ian Carpenter
29 April 2014	Tour of Mullewa with Midwest Development Commission Board	Mayor Ian Carpenter
29 April 2014	Midwest Development Commission Board Dinner	Mayor Ian Carpenter
30 April 2014	Midwest Development Commission Board Meeting	Mayor Ian Carpenter
2 May 2014	Meeting with Peter Sweeney – Geraldton Guardian	Mayor Ian Carpenter
5 May 2014	Emergency Citizenship Ceremony	Mayor Ian Carpenter
5 May 2014	Tour of Geraldton Guest List – Australia Day Civic Function	Mayor Ian Carpenter
6 May 2014	Concept Forum 2014 – Behind Closed Doors	Mayor Ian Carpenter
7 May 2014	Country Reform Policy Forum	Mayor Ian Carpenter
8 May 2014	Regional Capitals Australia Executive Board Meeting - Teleconference	Mayor Ian Carpenter
8 May 2014	Australia China Business Council Midwest Committee Meeting	Mayor Ian Carpenter
9 May 2014	Radio Mama Telephone Interview	Mayor Ian Carpenter
13 May 2014	Geraldton Guardian Interview	Mayor Ian Carpenter
13 May 2014	Special Concept Forum	Mayor Ian Carpenter
14 May 2014	WA Regional Capitals Alliance	Mayor Ian Carpenter
15 May 2014	Local Emergency Management Committee Meeting	Mayor Ian Carpenter
16 May 2014	Grants Commission Meeting – Perth	Mayor Ian Carpenter
20 May 2014	Citizenship Ceremony	Mayor Ian Carpenter
20 May 2014	Hope Community Services	Mayor Ian Carpenter

20 May 2014	Agenda Forum 2014 – Public Meeting	Mayor Ian Carpenter
21 May 2014	Meeting Hon Darren West & Ken Travers	Mayor Ian Carpenter
24 May 2014	Budget Workshop with Councillors	Mayor Ian Carpenter
27 May 2014	Opening of Reconciliation Week and Flag Raising Ceremony – Mullewa	Mayor Ian Carpenter
27 May 2014	Ordinary Meeting of Council 2014 – Public Meeting	Mayor Ian Carpenter

11 REPORTS OF COMMUNITY INFRASTRUCTURE

CI071	MODIFICATION TO AQUARENA OPENING HOURS AND SERVICE LEVELS DURING THE WINTER PERIOD (JULY TO SEPTEMBER).
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AGENDA REFERENCE:	D-14-29129
AUTHOR:	G Sherlock, Manager Project Delivery & Infrastructure Management
EXECUTIVE:	N Arbuthnot, Director Community Infrastructure
DATE OF REPORT:	16 April 2014
FILE REFERENCE:	PM/4/0001
APPLICANT / PROPONENT:	The City of Greater Geraldton
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The purpose of this item is to seek Council approval for modifying the operating hours and use of the Aquarena during the winter months.

EXECUTIVE RECOMMENDATION;

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

1. MODIFY centre usage during the winter months (July-September) for 2014 as a trial closure to assess the financial and operational impact of closing the Aquarena on a permanent basis for the months of July to September each year;
2. MODIFY hours of operation over the weekends;
 - a. Weekend hours 25m pool & hydrotherapy pools (9:00am – 2:00pm);
3. MODIFY individual pool availability and only have the Hydrotherapy & 25m pool available during this time;
 - a. Close 50m pool; and
 - b. Close leisure pool.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The Aquarena currently operates through the winter months at slightly reduced opening hours, Monday – Friday (5.30am to 7.00pm), Saturday and Sunday (9.00am to 4.00pm).

Over the last two financial years the Aquarena has been closed during the winter months for upgrade's and essential maintenance. The previous available financial data for winter operations is from the 2009/2010 & 2010/2011 financial years. During these years the centre has had an average expenditure during the winter months of \$260,000 and an income of \$60,000, this equates to an operating deficit of \$200,000 per annum during the winter

months. This deficit will have conservatively increased by a minimum of 10% due to employment and operational overhead increases as well as an increase in the costs of utilities.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

It is estimated that a saving of approximately \$30,000 - \$35,000 annually can be achieved by a partial closure of the Aquarena.

Social:

A reduction in service levels will have an impact on users. There will be less swimming lanes available as well as restricted classes and programmes. The Aquarena staff will endeavour to mitigate as many of these issues as they can by contacting regular users, swimming groups and class participants well in advance of the closures taking place and advising of the schedule and operational changes.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

There are no relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:

During the past two (2) winter closures the City placed public notices to advise the community of the closure at the Aquarena. Whilst the centre was closed a large number of elderly community members provided feedback which identified there were no alternate public hydrotherapy pools available.

The initial discussions with the user groups centred around closing the 25m pool and restricting operating hours, recent concerns raised by the user groups and their members has led to a revision of the original proposal with the unanimous agreement being to close the leisure pool and keep the 25m pool open.

During the #changesCGG community consultation range and levels of services workshops, the community panel identified a reduction in winter services as one option to help reduce operational costs.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

The modified winter operations will result in a reduction of the level of service with a direct impact on employment expenses and operating overheads. It is estimated that 80% of winter income will be retained based on peak attendance and previous year's data. It is estimated that there will be an overall reduction in Aquarena operating costs of \$30,000 - \$35,000 as follows.

- a. Employment expense – Savings \$12,000 - \$14,000
(Reduced lifeguard supervision required, reduced swimming programs, reduced customer service/reception hours);
- b. Operations – Savings \$7,000 - \$8,000;
(Reduced chemicals, cleaning and consumables, program equipment, materials and license fees)
- c. Utilities – Savings \$11,000 - \$13,000
(Reduced gas, water and electricity)

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:

There are no known impacts to regional outcomes.

RISK MANAGEMENT

The risk of reducing hours at the Aquarena may result in lowering the reputation of the centre with users and the community. Adopting a partial closure on a trial basis may mitigate the risk.

ALTERNATIVE OPTIONS CONSIDERED

There were three options considered for closure of the Aquarena:

1. Modify availability of pools & operating times as per the recommendations within this item, resulting in projected savings of \$50,000 - \$60,000;
2. Keep the current winter operations unchanged – Additional potential avenues of income for the winter period has been investigated. These potential sources of income are highly unlikely to provide the cost savings of a modified closure; and
3. Complete closure – On review and feedback from the Aquarena User Group and other casual centre users this option carries with it greater impacts to the community, particularly with clubs and elderly attendances. Operationally it requires current (FTE) positions to find suitable work during closure which would not be ideal. The centre would be able to reduce its deficit by an estimated \$80,000 - \$90,000 by completely closing the centre.

CI072	ROAD DEDICATION – GREENOUGH RIVER BRIDGE REPLACEMENT AND BRAND HIGHWAY REALIGNMENT, STAGE 2
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AGENDA REFERENCE:	D-14-30469
AUTHOR:	M Atkinson, Manager Infrastructure Planning & Design
EXECUTIVE:	N Arbuthnot, Director Community Infrastructure
DATE OF REPORT:	7 May 2014
FILE REFERENCE:	GR/10/0007
APPLICANT / PROPONENT:	Main Roads WA
ATTACHMENTS:	Yes (x2)

EXECUTIVE SUMMARY:

As part of the Brand Highway Realignment Project, it is necessary for Main Roads WA (MRWA) to acquire land and subsequently dedicate the land as road reserve. Main Roads have approached the City of Greater Geraldton to seek Council endorsement for the acquired land to be dedicated as road. Please note this item refers to Stage 2 of the project south of the Greenough River Bridge site.

EXECUTIVE RECOMMENDATION;

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

1. AGREE to the dedication of the land as road, as shown on Main Roads WA plans; 1160-175, 1160-176 & 1160-177-1, relating to Lots; 1, 957, 461, 462 & 1129.

PROPONENT:

The proponent is Main Roads WA.

BACKGROUND:

The section of Brand Highway through Greenough between Hamersley Road south of Company Road includes several 90km/hr horizontal curves. At the northern end of this section is the Greenough River bridge and low level floodway. Please refer to the Project Overview in Attachment B which further illustrates the area concerned and provides details regarding the project.

Short term flooding and the associated road closures are of concern with flooding of the Greenough River closing Brand Highway in January 2006 for a period of 65 hours restricting supplies and access to essential facilities in Geraldton. Since January 2007 five people have died in crashes within this section of road, and the Mid-West Industry Road Safety Alliance recently identified the bridge as the region's highest priority road safety project.

On 3 December 2012 the State Government announced that it would invest \$18,000,000 into replacement of the ageing Greenough River Bridge.

Main Roads WA is currently planning improvement works associated with the replacement of the bridge. To accommodate the works it is necessary to acquire land. The land will then be dedicated as road to form part of the Brand Highway road reserve. Main Roads WA Drawings: 1160-175, 1160-176 & 1160-177-1 are included as Attachment A, which details the land required.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The project will result in reduced travel time, and enhanced amenity for tourist traffic. This project will also support efficient road freight transport by permitting a larger variety of combination vehicles to operate and reduce the impact of medium to large scale flood events.

Social:

Social impacts (largely local property accessibility) have been minimised as far as practicable in order to deliver the best regional outcome.

Environmental:

Detailed flood modelling has been undertaken by Main Roads WA in addition to obtaining all approvals required to facilitate construction.

Cultural & Heritage:

Cultural or heritage issues have been addressed by MRWA and approvals where necessary have been obtained.

RELEVANT PRECEDENTS:

Council at its Special Meeting held on 4 November 2013 resolved to dedicate a number of other portions of land in the immediate area for road as part of the project:

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

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

COMMUNITY/COUNCILLOR CONSULTATION:

There have been no consultations undertaken by the City, although Main Roads WA has liaised with affected property owners. Councillors received a presentation from the Regional Manager of Main Roads WA regarding the project at the October 2013 Concept Forum.

LEGISLATIVE/POLICY IMPLICATIONS:

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

FINANCIAL AND RESOURCE IMPLICATIONS:

There will be no cost to Council and Main Roads WA will indemnify Council against all costs and charges relating to the dedication. There will be local road connections constructed as part of stage 2 of the project that will become assets to the City.

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:

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

RISK MANAGEMENT

There are significant risks associated should Council not agree to the land requirements. The Greenough River Bridge project is the region's highest priority road safety project and there have been fatalities within the section of road.

ALTERNATIVE OPTIONS CONSIDERED

The Brand Highway realignment project is an important and much-needed transport infrastructure upgrade for the region and it represents a significant investment in road safety and serviceability by the State Government. The option to refuse the road dedication is not supported as the project will result in reduced travel time, and enhanced amenity for tourist traffic. This project will also support efficient road freight transport by permitting a larger variety of combination vehicles to operate and reduce the impact of medium to large scale flood events. The option to defer the matter could delay the entire project and is not supported as it is the region's highest priority road safety project.

12 REPORTS OF CORPORATE & COMMERCIAL SERVICES

CCS045 STATEMENT OF FINANCIAL ACTIVITY TO 30 APRIL 2014

AGENDA REFERENCE:	D-14-29649
AUTHOR:	A Van Der Weij, Financial Coordinator
EXECUTIVE:	B Davis, Director of Corporate and Commercial Services
DATE OF REPORT:	8 May 2014
FILE REFERENCE:	FM/17/0001
APPLICANT / PROPONENT:	The City of Greater Geraldton
ATTACHMENTS:	Yes x1

EXECUTIVE SUMMARY:

The attached financial reports provide a comprehensive report on the City's finances to 30 April 2014. The statements include no matters of variance considered to be of concern.

EXECUTIVE RECOMMENDATION;

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

1. RECEIVE the April 2014 monthly financial activity statements as attached.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

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

Operating Income	\$140,560	0.2%	Positive Variance
Operating Expenditure	\$2,951,965	4.4%	Positive Variance
Net Operating	\$3,092,525		
Capital Expenditure	\$10,489,009	25.8%	Positive Variance
Capital Revenue	\$29,382	0.3%	Negative Variance
Cash at Bank - Municipal	\$3,920,540		
Cash at Bank – Reserve	\$19,136,705		
Total Funds Invested	\$13,900,810		
Net Rates Collected	97.11%		
Receivables Outstanding	\$2,426,980		

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

The financial position represented in the April financials shows a positive variance of \$3,092,525 in the net operating result.

The closing funding surplus is due to:

1. Year to date Capital expenditure being less than YTD budget, as a result of timing of works for buildings, roads, plant & equipment, and timing of repayment of debentures and land held for development acquired; and
2. Infrastructure works in progress and other financial commitments of 11.1 million as at the end of April 2014.

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.

CCS046 RATES EXEMPTION - GERALDTON PERSONNEL INC.

AGENDA REFERENCE:	D-14-25797
AUTHOR:	S Russell, Senior Rates Coordinator
EXECUTIVE:	B Davis, Director Corporate and Commercial Services
DATE OF REPORT:	9 May 2014
FILE REFERENCE:	RV/4/0003
APPLICANT / PROPONENT:	Geraldton Personnel Inc.
ATTACHMENTS:	Yes x 1

EXECUTIVE SUMMARY:

Geraldton Personnel Inc. made a written request to Council on 26 February 2013 for its property at 180 (Lot 14) Durlacher Street, Geraldton to be deemed as 'non-rateable' land by reason of section 6.26(2)(g) of the Local Government Act 1995 ("LGA") (being land used exclusively for charitable purposes) and therefore exempt from paying rates.

EXECUTIVE RECOMMENDATION;

That Council by Simple Majority under Section 6.26(2) (g) of the Local Government Act 1995 RESOLVES to:

1. APPROVE a rates exemption for Geraldton Personnel Inc. on the property situated at 180 (Lot 14) Durlacher Street Geraldton on the basis that the property is being used exclusively for a charitable purpose.

PROPONENT:

The proponent is Geraldton Personnel Inc.

BACKGROUND:

Geraldton Personnel Inc. is a not for profit benevolent organisation established in 1989 to assist people with disabilities to gain and maintain employment. As part of their service they operate G-Force Contracting a self-funded operation of Geraldton Personnel. G-Force applies for projects in the region to provide employment opportunities for people with disabilities. Any income derived from G-Force is reinvested into GPI to support people with disabilities to gain and retain employment. These services are free of charge to people with a disability. The house is being leased to Mental Health Carers Arafmi (WA) Inc. also a not for profit organisation that provides services to carers of people with mental illness. Services include respite, counselling, education programs, advocacy services to carers and group sessions for carers and their families.

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

There are no economic impacts.

Social:

There are no social impacts.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

There are no relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 6.26 of the Local Government Act provides broad definitions for rateable and non-rateable land. Section 6.26(2) (g) states that land is not rateable if it is “used exclusively for charitable purposes”.

FINANCIAL AND RESOURCE IMPLICATIONS:

The annual value of the exemption based on the 2013/2014 rates billing is estimated to be \$3,294.53.

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

Council by not approving the application for rate exemption may be required to defend its decision if the matter were to be appealed by the applicant to the State Administrative Tribunal and that legal costs may be incurred as a result.

ALTERNATIVE OPTIONS CONSIDERED

Council may decline the application for rate exemption on the basis that it considers Geraldton Personnel Inc. is not providing a charitable purpose to the community or that such charitable use relating to the property is not considered an exclusive use.

CCS047 RATES EXEMPTION – PINDAR PROGRESS ASSOCIATION

AGENDA REFERENCE:	D-14-25794
AUTHOR:	S Russell, Senior Rates Coordinator
EXECUTIVE:	B Davis, Director Corporate and Commercial Services
DATE OF REPORT:	9 May 2014
FILE REFERENCE:	RV/4/0003
APPLICANT / PROPONENT:	Pindar Progress Association
ATTACHMENTS:	Yes x 1

EXECUTIVE SUMMARY:

Pindar Progress Association made a written request to Council on 28 November 2013 for its property at 25 (Lot 29) Sharpe Street, Pindar to be deemed as 'non-rateable' land by reason of section 6.26(2)(g) of the Local Government Act 1995 ("LGA") (being land used exclusively for charitable purposes) and therefore exempt from paying rates.

EXECUTIVE RECOMMENDATION;

That Council by Simple Majority under Section 6.26(2)(g) of the Local Government Act 1995 RESOLVES to:

1. APPROVE a rates exemption for the Pindar Progress Association on their property situated at 25 (Lot 29) Sharpe Street, Pindar on the basis that the property is being used exclusively for a charitable purpose.

PROPONENT:

The proponent is the Pindar Progress Association.

BACKGROUND:

The Pindar Progress Association is a not for profit organisation which provides the community with a meeting place for events such as Bushfire Brigade meetings, Landcare farming meetings, annual Christmas tree and movie nights. The Association members meet approximately 5 times per year at their Country Club shed. Other than annual memberships to help pay for rates, the association does not receive payment for providing these services to the community.

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

There are no economic impacts.

Social:

There are no social impacts.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

There are two other such progress associations within the City of Greater Geraldton which are both currently exempt from payment of rates. They are the Tardun Progress Association and the Tenindewa Progress Association.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 6.26 of the Local Government Act provides broad definitions for rateable and non-rateable land. Section 6.26(2)(g) states that land is not rateable if it is “used exclusively for charitable purposes”.

FINANCIAL AND RESOURCE IMPLICATIONS:

The annual value of the exemption based on the 2013/2014 rates billing is estimated to be \$628.00.

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

Council, by not approving the application for rate exemption, may be required to defend its decision if the matter were to be appealed by the applicant to the State Administrative Tribunal and that legal costs may be incurred as a result.

ALTERNATIVE OPTIONS CONSIDERED

Council may decline the application for rate exemption on the basis that it considers Pindar Progress Association is not providing a charitable purpose to the community or that such charitable use relating to the property is not considered an exclusive use.

Cr T Thomas declared a conflict of interest in Item CCS047 Rates Exemption – Pindar Progress Association, as she is a member of the Association.

CCS048 VOTING DELEGATES FOR THE 2014 WA LOCAL GOVERNMENT ASSOCIATION (WALGA) ANNUAL GENERAL MEETING

AGENDA REFERENCE:	D-14-25790
AUTHOR:	T Mbirimi, Manager Governance & Risk
EXECUTIVE:	B Davis, Director Corporate & Commercial Services
DATE OF REPORT:	17 April 2014
FILE REFERENCE:	GR/10/0025-04
APPLICANT / PROPONENT:	The City of Greater Geraldton
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The purpose of this report is to advise Council of the upcoming 2014 Western Australian Local Government Association (WALGA) Annual General Meeting and to seek approval to nominate voting delegates to attend the meeting on behalf of the City of Greater Geraldton.

EXECUTIVE RECOMMENDATION;

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

1. NOMINATE Mayor Ian Carpenter and Deputy Mayor Councillor Neil McIlwaine to represent the City of Greater Geraldton as voting delegates at the 2014 WALGA Annual General Meeting; and
2. NOMINATE Councillor _____ and Councillor _____ to represent the City of Greater Geraldton as proxy voting delegates at the 2014 WALGA Annual General Meeting.

PROPONENT:

The proponent is the City of Greater Geraldton

BACKGROUND:

The 2014 Annual General Meeting for the WALGA will be held on 6 August 2014. In order to exercise their voting entitlements, member Councils must register their voting delegates.

Only voting delegates or proxy registered delegates will be permitted to exercise voting entitlements. Voting delegates may be elected members or serving officers of a member Council.

In 2013, the Council's voting delegates were Mayor Carpenter and Deputy Mayor Councillor Neil McIlwaine as Council's representatives on the Northern Zone Committee.

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:

Each year two Councillors are appointed as delegates to the Annual General Meeting of WALGA.

COMMUNITY/COUNCILLOR CONSULTATION:

No community consultation is required; however, this report is presented to Councillors to appoint voting and proxy voting delegates.

LEGISLATIVE/POLICY IMPLICATIONS:

Pursuant to the WALGA Constitution, all member councils are entitled to be represented by two (2) voting delegates: however, there are no policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

The approximate cost of the City's attendance at the 2014 WALGA Local Government Convention is \$1,500 travel and accommodation costs per delegate, plus the registration fee of \$1.250. There is no registration fee associated with attending the Annual General Meeting.

INTEGRATED PLANNING LINKS:

Title: Governance	Advocacy and Partnerships
Strategy 5.3.1	Active participation in regional, state and national alliances such as the Western Australian Regional Capitals Alliance and Regional Capitals Australia.

REGIONAL OUTCOMES:

The WALGA Annual General Meeting is a good opportunity to represent the Greater Geraldton area and actively participate in state alliances.

RISK MANAGEMENT

If the City doesn't appoint delegates, the City will not have a voting entitlement at the Annual General Meeting.

ALTERNATIVE OPTIONS CONSIDERED

The alternatives considered were to defer the decision to nominate or not nominate any representatives at all. However, if Council wishes to vote on issues at the Annual General Meeting of WALGA, then it is required to nominate two councillors as voting delegates and two proxy voting delegates. The WALGA Constitution provides that only registered delegates or proxy registered delegates will be permitted to exercise voting entitlements.

CCS049 REQUEST FOR SUPPORT TO CHANGE QUEEN'S BIRTHDAY PUBLIC HOLIDAY 2016

AGENDA REFERENCE:	D-14-26693
AUTHOR:	T Mbirimi, Manager Governance & Risk
EXECUTIVE:	B Davis, Director Corporate & Commercial Services
DATE OF REPORT:	28 April 2014
FILE REFERENCE:	GO/6/0006
APPLICANT / PROPONENT:	Shire of Shark Bay
ATTACHMENTS:	Yes x1

EXECUTIVE SUMMARY:

The City of Greater Geraldton has received a proposal from the Shire of Shark Bay to change the Queen's Birthday public holiday *from* Monday 26 September 2016 *to* Monday 24 October 2016. The Public and Bank Holidays Act 1972 WA outlines the process whereby the date of a public holiday can be changed. To facilitate this, Council will need to advise the Shire of Shark Bay whether it would be willing to change the public holiday date.

EXECUTIVE RECOMMENDATION;

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

1. ADVISE the Shire of Shark Bay of the Council's support and willingness to change the Queen's Birthday public holiday from Monday 26 September 2016 to Monday 24 October 2016.

PROPONENT:

The proponent is the Shire of Shark Bay.

BACKGROUND:

The Shire of Shark Bay has commenced planning for the 400th anniversary of Dirk Hartog's landing at Cape Inscription which will occur on Tuesday 25 October 2016.

To encourage people from the Gascoyne and adjoining regions to participate in the 2016 celebrations, The Shire of Shark Bay would like to propose that surrounding Shires change the Queen's Birthday public holiday from Monday 26 September 2016 to Monday 24 October 2016.

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

There are no economic impacts.

Social:

Changing the dates will encourage people from the Gascoyne and adjoining regions to participate in the 2016 celebrations of Dirk Hartog's landing at Cape Inscription.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

There are no relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

Title: Governance	Advocacy and Partnerships
Strategy: 5.3.1	Active participation in regional, state and national alliances such as the Western Australian Regional Capitals Alliance and Regional Capitals Australia.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT

There are no risks to the City

ALTERNATIVE OPTIONS CONSIDERED

This is a matter for Councils consideration.

CCS050 CBD REVITALISATION PROGRAM

AGENDA REFERENCE:	D-14-29874
AUTHOR:	R Smallwood, Project Consultant
EXECUTIVE:	B Davis, Director Corporate and Commercial Services
DATE OF REPORT:	8 May 2014
FILE REFERENCE:	ED/5/0001
APPLICANT / PROPONENT:	The City of Greater Geraldton
ATTACHMENTS:	Yes X 1, Confidential X 1

EXECUTIVE SUMMARY:

The Geraldton CBD Revitalisation Program outlines strategies and proposes a suite of financial concessions and incentives, administrative simplification, internal advocacy support, and other actions to remove identified barriers to the redevelopment and revitalisation of the Geraldton Central Business District (CBD).

This Item seeks Council adoption of the proposed program (Attachment 1), now updated to include stakeholder input following consultation with CBD stakeholders.

EXECUTIVE RECOMMENDATION;

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

1. ADOPT the proposed Geraldton CBD Revitalisation Program for implementation.

PROPONENT:

The proponent is the City of Greater Geraldton

BACKGROUND:

At a workshop hosted by the City on 6 November 2013, CBD stakeholders identified a range of specific barriers to redevelopment and revitalisation in the City Centre of Geraldton.

Using the outputs from the stakeholder workshop and reviewing existing policies, fee structures and administrative requirements, the City has developed the Geraldton CBD Revitalisation Program which sets out strategies including particular concessions and incentives, to address as many of these barriers as possible in areas where the City has the authority to control or influence fees, costs, administrative processes and policy.

Identified by CBD stakeholders, barriers to redevelopment and revitalisation of the Geraldton CBD include:

Barrier	Issue
Development Costs	Development costs per square metre to build in Geraldton (compared to other areas). End financial returns are outweighed by the development cost (purchase price per square metre/ lease fees per square metre), Cost of headworks e.g., water services, fire services.
Regulatory Processes	Multiple approval processes, cost of applications/ approval timeframes.
Role of Council	Key role for City to facilitate investment in City Centre / potential for City to "partner".
Vibrancy and Activation	Need to increase population (assists viability thresholds) Outer urban areas (urban sprawl) get the new facilities (footpaths etc.) over any City Centre investment.
Parking	Lack of parking. Concern at the cost of providing onsite parking/ City cash-in-lieu costs (if this option is selected).
Traffic and Public Transport	Traffic constraints (road network) and lack of public transport.
Finance Hurdles	Difficulty of obtaining affordable finance, restrictive criteria, lack of banking confidence in Geraldton economy.
Government Office Space	State Government financial restrictions have impacted on Government agencies investment in new office Government office space, (no demand).
Land Assembly	Multiple small lots. Difficulty of achieving suitable land areas / multiple ownerships.
Regional Accessibility	Limitations on good air links to other regional areas / centres (routes centred on to/ from Perth).
Physical Appearance and Amenity	Poor state of buildings / appearance, cleanliness etc.
Heritage Compliance	Cost to comply with heritage requirements.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

Successful uptake by developers of the proposed incentives could result in significant improvement to the economic health of Geraldton's CBD by driving more targeted developments to the city centre (CBD) that will generate additional commerce for the city's businesses. Additional development will in turn result in increased property valuations which will subsequently generate increased rates income for the City.

Social:

In alignment with community feedback, a successful redevelopment of the city's centre would significantly improve the amenity of the area, providing increased opportunities for social activities, networking, events, dining, and other social engagement opportunities.

Environmental:

Successful uptake of the program could potentially impact on the area's environment through development construction. This could include both positive and negative impacts on water supplies, land contamination, foreshore and sea. All developments are subject to environmental protections and must conform to the City's Strategic Plan for the Environment. New developments will have opportunity to pursue use of water-smart and energy-smart technologies during their design and development.

Cultural & Heritage:

Components of the incentives provide assistance with heritage developments that would facilitate redevelopment of qualifying heritage-listed properties. The Program also endorses continuation of existing heritage programs. If adopted these incentives could lead to an increase in the amenity of the CBD area and preservation of currently under-utilised heritage buildings.

RELEVANT PRECEDENTS:

There are no directly relevant precedents. The City has in the past agreed to certain concessions on rates and services charges as well as fees and charges, to support development initiatives seen to be in City and Community interests, which are in alignment with the City's other strategic initiatives.

COMMUNITY/COUNCILLOR CONSULTATION:

The City conducted a community stakeholder workshop on 6 November 2013 with 34 representatives of various CBD stakeholder groups, to better understand the needs of the development community prior to the creation of the proposed CBD revitalisation Program.

Councillors previously reviewed a draft of the proposed program with the opportunity for discussion at the Concept Forum on 4 March 2014.

On 22 April 2014 Council endorsed the proposed program for the purpose of further stakeholder consultation. Following Council endorsement of the proposed Program, it was released for stakeholder consultation. Seven (7) submissions were received by the City and the suggestions received were discussed and evaluated by City Officers and Executives. The updated Program now being proposed incorporates relevant components of stakeholder feedback. It does not include suggestions that are already covered under other policies/programs of Council (e.g. City Vibrancy). A summary of submissions received and related Executive responses is provided in Attachment 2 (Confidential).

LEGISLATIVE/POLICY IMPLICATIONS:

Should the proposed program be adopted by Council, the matters of proposed concessions and waiving of certain fees would be subject to the powers and constraints of the following sections of the Local Government Act 1995:

- 6.12 Power to defer, grant discounts, waive or write off debts; and
- 6.47 Power to waive or grant concessions in relation to rates and service charges.

- **FINANCIAL AND RESOURCE IMPLICATIONS:**

Concessions or other incentives potentially available to developers for projects within the defined CBD area under the proposed program all require case-by-case determination by Council.

Should the incentives offered by this program be granted to developers there would be short-term impacts on rates (with relief offered during the construction stage, and possibly – at the sole discretion of Council, based on the merits of a project – some rates relief during initial tenancy take-up period for multi-tenant commercial developments), and waiving of development application or building license fees.

However, the concessions would be relatively modest and would be recovered from longer-term increased rates and charges on the newly-developed and revitalised properties as a result of increases in GRV property valuations.

INTEGRATED PLANNING LINKS:

Title: Culture	Our Heritage
Strategy 1.1.1	Recognising and protecting our history and restoring heritage sites and heritage buildings.
Title: Environment	Sustainability
Strategy: 2.3.1	Researching, promoting and providing sustainable infrastructure, services, utilities and renewable energy schemes
Title: Economy	Lifestyle and Vibrancy
Strategy: 4.1.3	Revitalising the CBD through economic, social and cultural vibrancy
Strategy: 4.3.4	Supporting economic development initiatives and promotion of the region
Title: Governance	Community Engagement
Strategy: 5.1.1	Providing consistent community engagement where constructive feedback results in action
Strategy: 5.2.6	Supporting decisions to create a long-term sustainable city.

REGIONAL OUTCOMES:

There are no direct regional outcomes.

RISK MANAGEMENT:

The risk of substantial impacts on City rates income due to rapid uptake of the concessions/incentives offered under the proposed Program, for a significant number of high-value projects, is considered low. Concessions on rates all require determination by Council, on the merits of each case. Any short-term impact on rates revenue would be more than offset by compensation in subsequent years from increases in GRV property valuations. No additional risks are identified.

ALTERNATIVE OPTIONS CONSIDERED:

In framing the proposed program, input on barriers to CBD revitalisation and development, and suggestions on solution options, were received from CBD stakeholders, and considered. Some suggestions were already covered by separate policies or City strategies – such as the City Vibrancy Strategy – so they were not duplicated in this proposed program. Some other suggestions were beyond the legal powers of Council, falling within the statutory jurisdiction of State entities, hence not being able to be implemented by the City; in such instances an advocacy role has been framed as the City response.

In broad terms, Council could consider the ‘do-nothing’ option, the option of *not* supporting a program that aims to facilitate, assist and enable, and provide relatively modest financial support, for CBD revitalisation and development.

The Executive team holds the view that continuing CBD decline is contrary to Community interests, in terms of both amenity, and the future functioning of the City’s primary employment and economic activity precinct. CBD decline needs to be arrested, and support including at least modest incentives can be provided to the private sector to that end. Absence of CBD development would effectively plateau the City’s revenue base in the CBD, constraining the City’s fiscal capacity to maintain and renew its CBD infrastructure assets and community facilities. Stimulating redevelopment and new commercial development in the CBD is consistent with Council’s formal strategies (such as City Vibrancy), and reflects the aspirations of both the general and business communities. Accordingly, the Executive team rejected the ‘do-nothing’ option.

CCS053 RATES 2014-15 NOTICE OF INTENTION

AGENDA REFERENCE:	D-14-32003
AUTHOR:	P Radalj, Manager Finance & Treasury
EXECUTIVE:	B Davis, Director of Corporate & Commercial Services
DATE OF REPORT:	14 May 2014
FILE REFERENCE:	FM/6/0020
APPLICANT / PROPONENT:	The City of Greater Geraldton
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

This report seeks Council endorsement to give public notice of its intention to impose proposed differential rates and minimum payments for the 2014-15 financial year. Rates and minimum payments form part of the annual budget.

The proposed rates-in-the-dollar and minimum payments reflect the rate revenue estimates for 2014-15 in accordance with the City's Long Term Financial Plan, as adopted by Absolute Majority of Council in 2013. Estimates may change as a result of Council's 2014-15 budget deliberations, or as necessary to comply with specific provisions of the Local Government Act 1995.

From date of Council giving local public notice of intention to impose rates and minimum payments, electors and ratepayers have 21 days to present submissions in respect of the proposed rates and minimum payments and any related matters. Council is required to consider any submissions received from electors and ratepayers before imposing the proposed rate or minimum payment, with or without modification.

Council may resolve to impose rates or minimum payments different from those published in the local public notices, and if it does so, is obliged to publish the reasons for doing so, as part of its formally adopted budget.

EXECUTIVE RECOMMENDATION;

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

1. ENDORSE the proposed differential rates and minimum payments for the 2014-15 financial year as detailed in table 2 of this report, for the purposes of giving local public notice of intention to impose differential general rates and minimum payments for the 2014-15 financial year, and inviting submissions from electors and ratepayers on the proposed rates and minimum payments and any related matters, as required under section 6.36 of the Local Government Act 1995.

PROponent:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The following tables detail the current 2013-14 and the proposed 2014-15 differential rates-in-the-dollar and minimum payments:

Table 1: Current Differential General Rates & Minimum Payments (2013-14)

Differential Rate Types	Rate-in-the-dollar (Cents)	Minimum Payments \$
Vacant Residential GRV	18.1151	\$769
Residential GRV	10.4835	\$979
Non-residential GRV	10.5594	\$979
GRV Un-occupiable City Centre Zone	19.9186	N/A
UV Geraldton Rural Mining & Farming General	0.6552	\$979
UV Mullewa Rural Mining & Agriculture	0.8100	\$683
GRV Ex-Mullewa Shire District (previously GRV Mullewa and Pindar town sites)	11.0172	\$628

Table 2: Proposed Differential General Rates & Minimum Payments (2014-15)

Differential Rate Types	Rate-in-the-dollar (Cents)	Minimum Payments \$
CGG Residential (Previously Residential GRV & Vacant Residential GRV)	11.0286	\$1010
Non-residential GRV	11.1084	\$1010
GRV Un-occupiable City Centre Zone	19.9186	N/A
UV Geraldton Rural Mining & Farming General	0.6892	\$1010
UV Mullewa Rural Mining & Agriculture	0.7699	\$857
GRV Ex-Mullewa Shire District (previously GRV Mullewa and Pindar town sites)	11.2706	\$630

Following the merger of Shire of Mullewa and City of Geraldton-Greenough to create the City of Greater Geraldton, under the Governor's Orders gazetted for the amalgamation, the City is obliged within 5 years of declaration of the new City to bring the rates across the previous local government districts into alignment.

This has required staged alignment of rates-in-the-dollar for alike differential rating categories, and ultimately requires phasing out of differential rating categories based on the ex-Mullewa district.

The proposed differential rates and minimum payments for 2014-15 reflect this process of staged alignment. The final stage of alignment must occur in the 2015-16 budget, for compliance with the Governor's Orders.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no adverse economic impacts from this proposal. Councils raise revenue from rates to deliver, maintain and renew as necessary, key economic and social infrastructure and services required to enable the local economy.

Social:

There are no negative social impacts with this proposal. Separately, the City has in place a range of concessions and provisions to assist pensioners and persons experiencing financial hardship. Revenue from rates supports provision of social infrastructure required by the broader community.

Environmental:

There are no environmental impacts with this proposal.

Cultural & Heritage:

There are no cultural and heritage impacts with this proposal.

RELEVANT PRECEDENTS

Each year, as noted under Legislative Implications below, Councils are required to give local public notice of intent to impose differential general rates and minimum payments. This is an annual statutory obligation.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community consultation on this matter. This report seeks Council endorsement of proposed rates and minimum payments for the purpose of giving local public notice, seeking submissions from electors and ratepayers.

Councillors have discussed the rating process, as part of budget workshops undertaken in concept forums, in the March-May period.

LEGISLATIVE/POLICY IMPLICATIONS:

Statutory requirements for differential general rates and minimum payments are broadly set out in sections 6.31 through 6.36 of the Local Government Act 1995. As well, particular matters associated with those provisions of the Act are prescribed in the Local Government (Financial Management) Regulations.

Section 6.36 of the Local Government Act requires all Council's before imposing any differential general rates or minimum payments to give local public notice of intention to do so, and inviting submissions from electors and ratepayers.

Such notice may be published within a period of 2 months preceding the commencement of the new financial year (that is during May or June), and must provide at least 21 days for submissions.

The Act requires Councils to consider any submission received, before imposing differential general rates and minimum payments, and Councils may adopt the rates and minimum payments as published in local public notices, or may modify and adopt differential rates or minimum payments different from those published – in which event the Council must include the reasons for doing so, as part of its formal annual budget, when adopted.

FINANCIAL AND RESOURCE IMPLICATIONS:

The current estimate for 2014-15 in the City's existing Long Term Financial Plan is to levy around \$39.47m in revenue from differential general rates and minimum payments.

INTEGRATED PLANNING LINKS:

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

Regional Outcomes:

There are no regional outcome issues.

RISK MANAGEMENT

Associated risk would be a failure to comply with section 6.36 of the Local Government Act in relation to the requirements to give notice on the Council's intention to impose differential general rates and minimum payments for the forthcoming financial year. This report mitigates that risk.

ALTERNATIVE OPTIONS CONSIDERED

The proposed model of differential general rates and minimum payments is aligned with the Long Term Financial Plan adopted by absolute majority resolution of Council in 2013.

Alternative options and/or rate models may be developed and reviewed as part of Council's final budget deliberation process.

CCS054 CUSTOMER SATISFACTION SURVEY 2013-2014

AGENDA REFERENCE:	D-14-32025
AUTHOR:	M Adam, Executive Assistant
EXECUTIVE:	B Davis, Director Corporate and Commercial Services
DATE OF REPORT:	16 May 2014
FILE REFERENCE:	ER/15/0001-02
APPLICANT / PROPONENT:	The City of Greater Geraldton
ATTACHMENTS:	Yes X 1

EXECUTIVE SUMMARY:

The purpose of this report is to present the findings of the 2013- 2014 Customer Satisfaction survey to Council.

EXECUTIVE RECOMMENDATION;

That Council by Simple Majority pursuant to Section 5.2 of the Local Government Act RESOLVES to:

1. RECEIVE the Community Satisfaction Survey 2013-2014.

PROPONENT:

The proponent is the City of Greater Geraldton

BACKGROUND:

The 2014 Community Satisfaction Survey is the fourth Community feedback survey undertaken by the City. Surveys were also conducted in 2003, 2006 and 2010. The survey measures residents' views of the City's performance in key service areas. The results of the survey assist Councillors, City managers and Community members to monitor the quality of City service delivery.

The survey includes a mixture of structured and open-ended questions. The structured questions are related to the quality of 25 City services which the respondents were asked to rate. Additional questions were asked regarding overall performance by the City and the quality of service received by respondents during their last encounter with a City employee.

The survey was conducted by telephone and employed best practice in statistical sample selection for conducting population surveys.

The report presents the key findings from the 2014 survey and identifies the services regarded highly and the services perceived as needing improvement. A measure of the relative importance of each City service is derived and used to assess priorities for improvement. The main differences in public perceptions between 2010 to 2014 are noted in the report as well as the limitations of the community survey for the purpose of decision making.

In summary, key findings from the survey include:

- Overall the City's services are viewed favourably by residents.
- Residents are satisfied with their last service encounter with the City and appreciative of the high standard of City parks and gardens, library and rubbish removal services.
- Residents place a high level of importance on the condition of roads, verges and footpaths.
- Residents placed importance on:
 - an increase in the speed of building application approvals and
 - the implementation of recycling bin services.

The full report is provided as an attachment to this report to Council.

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:

Customer satisfaction surveys were previously commissioned and reports provided to Council in 2003, 2006 and 2010.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

Title: Governance	Community Engagement
Strategy 5.1.1	Providing consistent community engagement where constructive feedback results in action

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT

The City undertakes Community Satisfaction surveys on an ongoing basis to assist in the identification and remediation of risk factors in relation to stakeholder engagement and the delivery of services. An external consultant is contracted to undertake the survey to ensure that the survey is conducted pursuant to best practices, at arms-length from the City administration.

ALTERNATIVE OPTIONS CONSIDERED

There were no alternative options considered.

13 REPORTS OF CREATIVE COMMUNITIES

CC158	EXECUTIVE RESPONSE TO THE PARTICIPATORY BUDGETING COMMUNITY PANEL RANGE AND LEVEL OF SERVICES RECOMMENDATIONS AND REPORT
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AGENDA REFERENCE:	D-14-30479
AUTHOR:	C Budhan, Manager Arts, Culture & Events
EXECUTIVE:	A Selvey, Director Creative Communities
DATE OF REPORT:	9 May 2014
FILE REFERENCE:	GO/6/0015
APPLICANT / PROPONENT:	The City of Greater Geraldton
ATTACHMENTS:	Yes (x1)

EXECUTIVE SUMMARY:

The purpose of this report is to seek a Council resolution on the Participatory Budgeting Community Panel Range and Level of Services Recommendations and Report (Services Report).

EXECUTIVE RECOMMENDATION;

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

1. ENDORSE the Executive Response to Participatory Budgeting Range and Level of Services Recommendations and Report; and
2. DIRECT the Chief Executive Officer to:
 - a. INFORM the Participatory Budgeting Community Panel of Council's resolution;
 - b. INFORM the Participatory Budgeting Community Panel that the Executive fully agrees with 17 of their 42 recommendations;
 - c. PROVIDE the Participatory Budgeting Community Panel with reasons for why the Executive partially agrees with 25 of their 42 recommendations; and
 - d. INVESTIGATE alternative options that could be implemented to achieve the same benefits as the Participatory Budgeting Community Panel's recommendations with which the Executive partially agrees.

PROponent:

The proponent is the City of Greater Geraldton.

BACKGROUND:

At the Ordinary Meeting of Council on 13 September 2013, Council approved the #changesCGG leadership and transition management strategy (#changesCGG):

1. *APPROVE the change leadership and transition management strategy - #changesCGG; and*
2. *DELEGATE authority to the Chief Executive Officer for its implementation.*

As part of the implementation of #changesCGG, the City appointed two stratified, random-sample participatory budgeting community panels. The 1st, the 10-Year Capital Works Panel, was tasked with deliberating and recommending to Council a priority list of capital works projects to be funded, as well as a methodology to prioritise future projects. Those recommendations were endorsed at the Ordinary Meeting of Council on 25 February 2014.

The 2nd, the Range and Level of Services Panel (Services Panel), was tasked with recommending to Council the range, level, and priority of services to be delivered within the budget limitations set by the Long Term Financial Plan, as well as a methodology to prioritise future services.

In the resulting Participatory Budgeting Range and Level of Services Recommendations and Report (Services Report), all service recommendations include specific actions to achieve the recommended direction and reasons for that action. Furthermore, the service recommendations have been prioritised in order of importance for implementation.

At the Ordinary Meeting of Council on 15 April 2014, Council received the Services Report and referred it to the Executive for response.

1. *RECEIVE the Participatory Budgeting Community Panel Range and Level of Services Recommendations and Report; and*
2. *REFER the Participatory Budgeting Community Panel Range and Level of Services Recommendations and Report to the Executive for assessment of feasibility and development of an implementation plan; and*
3. *REQUIRE that the Executive's assessment and implementation plan be brought to Council in May 2014.*

This report brings the Executive's response to Council (see the attached Executive Response to Participatory Budgeting Range and Level of Services Report and Recommendations).

In this report, the Executive has provided comment against each of the Service Panel's recommendations by directorate. The Executive agrees or partially agrees with all of the Community Panel's 42 recommendations.

Through approving #changesCGG, Council has committed to:

1. Seriously consider all recommendations made by the participatory budgeting community panels;
 2. Implement recommendations wherever feasible;
 3. Where a recommendation or recommendations cannot be implemented, Council will clearly communicate the reasons to the community panels and the broader community;
 4. Where a recommendation or recommendations cannot be implemented, Council will seek to understand the intent of the
-

- recommendation/s and work with the community panels to find other ways to fulfil the intent; and
5. Retain the power to veto any or all recommendations made by the community panels.

This commitment is reflected in the Executive Recommendation.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are economic benefits associated with the alignment of service delivery with community expectations. In addition, the Services Report makes recommendations regarding the range and level of economic development services, and the assessment of future economic development services.

Social:

There are strong social benefits associated with increasing community participation in decision making. In addition, the Services Report makes recommendations regarding the range and level of community services, and the assessment of future community services.

Environmental:

The Services Report makes recommendations regarding the range and level of environmental services, and the assessment of future environmental services.

Cultural & Heritage:

The Services Report makes recommendations regarding the range and level of current cultural and heritage services, and the assessment of future cultural and heritage services.

RELEVANT PRECEDENTS:

The 10-Year Capital Works Plan was received and endorsed by Council at the Ordinary Meeting of Council on 25 February 2014.

COMMUNITY/COUNCILLOR CONSULTATION:

At the Ordinary Meeting of Council on 13 September 2013, Council approved the #changesCGG leadership and transition management strategy. At the Ordinary Meeting of Council on 15 April 2014, Council received the Services Report and referred it to the Executive for response. At the Concept Forum on 6 May 2014, the Executive's response to the Services Report was presented to Council.

LEGISLATIVE/POLICY IMPLICATIONS:

This proposed process for Participatory Budgeting is consistent with and progresses the Council policy for Community Engagement, CP042.

FINANCIAL AND RESOURCE IMPLICATIONS:

The Services Report recommends the range, level, and priority of services to be delivered within the budget limitations set by the Long Term Financial Plan.

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:

As Greater Geraldton is the centre of the Mid West region, many of the Services Report's recommendations could have regional implications.

RISK MANAGEMENT

The purpose of #changesCGG is in part to mitigate risk through ensuring the alignment of the City's project and service delivery with community expectations. Given Council's approval of #changesCGG, there would be reputational and other risks associated with not implementing the Service Report's recommendations.

ALTERNATIVE OPTIONS CONSIDERED

One alternative option would be for Council to endorse the Services Report directly, and not endorse the Executive's response to it. However, this option is not preferred, because the Executive only partially agrees with 25 of the Community Panel's 42 recommendations on the basis of effectiveness and efficiency.

CC159	MULLEWA TOWN CENTRE REVITALISATION PROJECT
AGENDA REFERENCE:	D-14-30482
AUTHOR:	B Wilson, District Manager, Mullewa
EXECUTIVE:	A Selvey, Director Creative Communities
DATE OF REPORT:	9 May 2014
FILE REFERENCE:	GO/6/0015
APPLICANT / PROPONENT:	City of Greater Geraldton
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

This report seeks a Council resolution on the: (1) withdrawal of the current Expression of Interest (EOI) with the Mid West Development Commission for the Mullewa Town Centre Revitalisation project; and (2) the conduct of consultation with the Mullewa community for a new EOI that considers the City's 10-Year Capital Works Plan priorities.

EXECUTIVE RECOMMENDATION;

That Council by Simple Majority pursuant to Section 5.10 of the Local Government Act 1995 RESOLVES to:

1. WITHDRAW the current Expression of Interest (EOI) with the Mid West Development Commission for the Mullewa Town Centre Revitalisation project;
2. CONSULT with the Mullewa community regarding the withdrawal of the current EOI and development of a revised EOI that focusses on the Mullewa-based projects from the Capital Works Priority Listing, including:
 - a. Construction of a new Youth Centre;
 - b. Delivery of a purpose-built facility to accommodate the Mullewa Women's Indigenous Group as part of an Aboriginal Cultural Centre in Mullewa;
 - c. Provision of network equipment to establish a high speed internet service within the Mullewa town site,
 - d. Preservation of heritage-listed buildings in the Mullewa Railway precinct; and
 - e. Enhancement of streetscape, completing elements of the Mullewa Townscape Plan.
3. PRESENT a revised EOI and associated community input for the Mullewa Town Centre Revitalisation project for Council consideration once the aforementioned consultation is complete.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

In October 2013, Councillors were briefed on the Mullewa Town Centre Revitalisation (MTCR) project.

This project was to be a collaborative effort between the City, the Mid West Employment and Economic Development Aboriginal Corporation (MEEDAC),

and the Mid West Development Commission (MWDC). At that time the MTCR project consisted of the following components:

- Procurement and renovation of 27 Jose St – Indigenous Art Studio;
- Procurement and renovation of 29A Jose St – MEEDAC building (ex-Bank of N.S.W. building);
- Fibre Optic Connectivity – connectivity of the commercial precinct and government services to fibre optic cable (hospital, police, and schools); and
- Streetscape improvements – completion of the remaining elements of the Mullewa Town-scape plan.

Since the October 2013 briefing to Council, the City has been advised that a commercial bank in Mullewa would not prove an attractive nor viable opportunity for a banking company (confirmed by the Commonwealth Bank of Australia and Bendigo Bank). This advice has a direct and substantial impact on the viability of the banking component of the MTCR project.

The City is presently holding preliminary discussions on a region-wide project being developed by the MWDC. This project seeks to provide high speed internet services to small rural towns under the Commission's Digital Economy Strategy. Whilst this project is still under development, it has the potential to negate the need for the fibre-optic cabling component of the MTCR project. Project details are being developed by the MWDC, to use Mullewa as a pilot for this service. A site study and some preliminary designs have been developed.

Noting these changes, the City seeks Council's endorsement of the withdrawal of its current Expression of Interest (EOI) with the MWDC, and agreement to consult with the Mullewa community regarding a new EOI that may include the following projects:

- Construction of a new Youth Centre. This project is noted in the City's 10-Year Capital Works Plan as Mullewa's highest priority project.
- Delivery of a purpose-built facility to accommodate the Mullewa Women's Indigenous Group as part of an Aboriginal Cultural Centre in Mullewa (also noted in the 10-Year Capital Works Plan).
- Provision of network equipment to establish a high speed internet service within the Mullewa town site, Funding may be available from the MWDC Digital Economy Strategy. This component would also satisfy a community submission to the 10-Year Capital Works Plan for providing Wi-Fi to Mullewa.
- Preservation of heritage-listed buildings in the Mullewa Railway precinct (noted in the 10-Year Capital Works Plan).
- Enhancement of streetscape. Whilst completing elements of the Mullewa Townscape Plan, this component would also satisfy a community submission to the 10-Year Capital Works Plan for "improved town site appeal".

MEEDAC confirmed to the City that they would partner in the original project in an “in-kind” capacity only. This revised project would still enable MEEDAC to provide training and employment opportunities to community members. Whilst no components within the revised EOI are site specific, it is noteworthy that historical arrangements and agreements (pre-amalgamation) may impact the location of some components of the MTCR project. Should this revised EOI prove successful, these agreements will be reviewed and used to inform negotiations.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The Mullewa Town Centre Revitalisation (MTCR) project will have a significant and enduring economic impact, particularly for local businesses and government services (including schools) through the provision of high speed internet connectivity. Additional economic benefits will result from construction activities associated with the project.

Furthermore, there is potential linkage with the Mullewa Aboriginal Training & Employment Scheme (MATES) proposed by the City in mid-2013. Whilst funding is still be sought for the MATES initiative, the MTCR project would provide a suitable host of capital projects on which to base this initiative (fostering skills development and accredited training for the Mullewa community through community projects such as renovations, earthworks, community gardens, etc.).

Social:

There are substantial social benefits associated with the MTCR project. In particular, the establishment of a new, purposeful Youth Centre will enable diversionary recreational activities to be facilitated in a safe and purpose-built facility.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are substantial cultural and heritage benefits associated with the MTCR project, including the development of the Aboriginal Cultural Centre and preservation of the Mullewa Railway precinct buildings.

RELEVANT PRECEDENTS:

There are no relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:

As discussed herein, the community consultation for the revised EOI will focus on the 10-Year Capital Works Plan that was adopted by Council on 25 February 2014. This Plan is based on comprehensive community consultation undertaken as part of the #changesCGG Participatory Budgeting process. Community consultation will be undertaken with the Mullewa

community to ensure that the community's expectations are considered in the development of the revised EOI.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

Whole-of-life costings and potential funding sources will be identified as part of the development of the business case, should the revised EOI prove successful. Robust and detailed costings will be presented to Council as part of the business case for endorsement prior to submission to the MWDC.

INTEGRATED PLANNING LINKS:

Culture	Our Heritage
Strategy 1.1.1	Recognising & protecting our history & restoring heritage sites & buildings
Strategy 1.1.3	Recognising & celebrating Yamaji people and their languages and culture
Social	Youth
Strategy 3.2.1	Offering young people more opportunities for education, recreation & participation in their community.
Economy	Lifestyle and vibrancy
Strategy 4.1.3	Revitalising the CBD through economic, social and cultural vibrancy
Economy	Research and technology
Strategy 4.4.1	Encouraging the development of industries and services related to advances in telecommunications technologies and the National Broadband Network

REGIONAL OUTCOMES:

The MTCR project will have substantial benefits for Mullewa and surrounding rural areas.

RISK MANAGEMENT

Noting the diversity of these projects, it is proposed that independent business cases be developed for each project component. This will enable the excising of a component, if deemed necessary, without adversely affecting the other project components.

ALTERNATIVE OPTIONS CONSIDERED

Not proceeding with an EOI to the MWDC was considered. However, that is not the preferred option, as it would result in a significantly greater amount of City-borne funding being required to progress the 10-Year Capital Works Plan's priority projects for Mullewa. Alternative options for each project component will be considered and presented to Council as part of the business case, subject to the MWDC's approval of the revised EOI.

CC160	HERITAGE POLICY CP023 AND HERITAGE ADVISORY COMMITTEE TERMS OF REFERENCE
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AGENDA REFERENCE:	D-14-30483
AUTHOR:	S Smith, Manager Libraries and Heritage
EXECUTIVE:	A Selvey, Director Creative Communities
DATE OF REPORT:	9 May 2014
FILE REFERENCE:	GO/6/0015
APPLICANT / PROPONENT:	The City of Greater Geraldton
ATTACHMENTS:	Yes (x2)

EXECUTIVE SUMMARY:

The purpose of this report is to seek a Council resolution on the updated CP023 Heritage Policy (see attachment CC160A) and Heritage Advisory Committee Terms of Reference (see attachment CC160B).

EXECUTIVE RECOMMENDATION;

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

1. ADOPT the updated CP023 Heritage Policy; and
2. ADOPT the updated Heritage Advisory Committee Terms of Reference.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

At the Ordinary Meeting of Council held on 24 May 2011, the former City of Geraldton-Greenough Council resolved to:

1. *ADOPT the Heritage Policy;*
2. *ESTABLISH a Heritage Advisory Committee, in accordance with the 'Heritage Policy' comprising of:*
 - a. *2 x Councillors;*
 - b. *1 x representative from each community museum, with no individual to represent more than one museum;*
 - c. *2 x Community Representatives;*
 - d. *1 x Mid West Heritage Advisor (ex-officio);*
 - e. *1 x Aboriginal Heritage Representative (ex-officio);*
 - f. *1 x Manager, WA Museum, Geraldton (ex-officio);*
 - g. *1 x National Trust Representative (ex-officio);*
 - h. *City of Geraldton-Greenough staff as required (they would be ex-officio);*
 - i. *1 x member from the Geraldton Greenough Historical Society;*
3. *APPOINT Cr Martin and Cr Bylund as Council representatives on the Heritage Advisory Committee; and*
4. *ESTABLISH the Terms of Reference for the Heritage Advisory Committee to be to:*
 - a. *oversee the Heritage Policy;*
 - b. *report to Council on matters relating to the Heritage Policy; and*
 - c. *advise Council on Heritage matters.*

An updated version of the Heritage Advisory Committee Terms of Reference was adopted by Council on 24 July 2012 (CC073).

On 27 August 2013, Council adopted the City of Greater Geraldton Heritage Strategy (hereafter "Strategy"). One of the Strategy's prioritised actions is to:

2.3 Review the effectiveness of heritage management policies previously adopted, amend as needed.

Based on that recommendation, CP023 Heritage Policy (hereafter "Policy") has been updated to align with the Strategy. Following is a summary of the changes to the Policy's objective.

CP023 HERITAGE POLICY OBJECTIVE AS ADOPTED BY COUNCIL ON 24 JULY 2012	UPDATED CP023 HERITAGE POLICY OBJECTIVE
<p>To ensure appropriate recognition of the value of the rich cultural heritage of the area.</p> <p>To guide Council decision-making on the strategic direction for the identification, development and provision of heritage services and facilities in the City of Greater Geraldton.</p> <p>To provide staff with a framework for developing and implementing heritage projects and programs.</p>	<p>To provide advice and make recommendations to Council on the strategic direction for the development and provision of heritage services and facilities in the City of Greater Geraldton.</p> <p>To promote a wider appreciation of the region's heritage and its value in cultural, educational and economic terms.</p> <p>To provide input to the Council's decision making processes regarding the management of contemporary heritage issues within the City.</p> <p>To follow recommendations contained in the Heritage Strategy 2013 in order to support, promote, protect and manage both heritage assets belonging to the City and all other significant heritage places in the community.</p>

In addition, the Heritage Advisory Committee Terms of Reference (hereafter "TOR") have been updated to provide greater specificity as to the Committee's role. Following is a summary of changes.

HERITAGE ADVISORY COMMITTEE TERMS OF REFERENCE AS ADOPTED BY COUNCIL ON 24 JULY 2012	UPDATED HERITAGE ADVISORY COMMITTEE TERMS OF REFERENCE
<p>SET the Terms of Reference of the Heritage Advisory Committee to be:</p> <ol style="list-style-type: none"> a. Oversee the Heritage Policy; b. Report to Council on matters relating to the Heritage Policy; and c. Advise Council on Heritage Matters. 	<p>SET the Terms of Reference of the Heritage Advisory Committee to be:</p> <ol style="list-style-type: none"> a. A Councillor will be the elected chair; b. Community nominees will address specific criteria when nominating for membership of the committee; c. Nominations for community membership will be assessed by the HAC, which will make recommendations to Council; d. Members will inform either the Chairperson or the Coordinator Heritage Services if they are unable to attend a meeting prior to the scheduled announcement of the meeting. A proxy may be nominated via the Chair; e. Where a member is absent without notice and reasonable grounds throughout three consecutive meetings within any 12 month period, the continuance of that membership position shall be automatically terminated in order to ensure the effective operation of the committee; f. A minimum quorum of nine attendees is necessary to conduct a meeting; g. Minutes of meetings will be circulated within five working days following the meeting; h. City of Greater Geraldton Heritage Awards will be presented on an annual basis With the prior approval of the Chairperson, any persons or organisations may be invited to attend a meeting, where their attendance is directly related to the objectives of the Heritage Advisory Committee; i. Members will abide by the City of Greater Geraldton's Code of Conduct.

The updated Policy and TOR were reviewed by the Heritage Advisory Committee (hereafter “Committee”), including Councillors Clune, Keemink and Thomas, at their meeting held on 26 March 2014. The Committee recommended that the updated Policy and TOR be adopted by Council.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

The updated Policy and TOR provide strategic direction for the development and provision of heritage services and facilities in Greater Geraldton. There is a large body of evidence that strongly argues the case for the economic value of heritage resulting from growing interest in heritage and the resultant tourism generated from heritage.

Social:

Heritage is defined as “*something inherited from the past and valued enough today to leave for future generations*” (National Trust of Australia, WA 2007 *Sharing Our Stories*). The social significance placed on a landscape, a building, a site, object or collection plays an important role in heritage.

Community consultation undertaken for the Strategy found that Greater Geraldton has a strong sense of place and history, and is proud to make heritage an important part of its broader mission to enhance and celebrate its diverse community.

Environmental:

Heritage encompasses the natural environment, and therefore plays a significant role in the interpretation and appreciation of natural and cultural landscapes.

Cultural & Heritage:

Heritage interpretation is about sharing memories and experiences. It respects the connections between people and place. Further, it involves partnerships between interpreters and a range of different stakeholders, including Indigenous and other communities, scientists, historians and artists.

RELEVANT PRECEDENTS:

CP023 Heritage Policy was first adopted by Council on 24 May 2011. The recommended date for a review of the Policy was set for 2012. A further review was scheduled for 2014.

COMMUNITY/COUNCILLOR CONSULTATION:

The updated CP023 Heritage Policy and Heritage Advisory Committee Terms of Reference were reviewed by the Heritage Advisory Committee (including Councillors Clune, Keemink and Thomas) at their meeting held on 26 March 2014. The Committee recommended that the updated Policy and TOR be adopted by Council.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative implications.

The updated CP023 Heritage Policy will provide Council with policy direction for the development and provision of heritage services and facilities in Greater Geraldton.

FINANCIAL AND RESOURCE IMPLICATIONS:

The updated CP023 Heritage Policy does not commit Council to the provision of funding or other resources. Heritage projects are assessed against the Heritage Strategy and considered by Council as part of annual budget processes.

INTEGRATED PLANNING LINKS:

Title: Culture	Vibrant arts, culture and education
Strategy 1.1	Our Heritage: Recognising and protecting our history and restoring heritage sites and buildings.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT

The updated CP023 Heritage Policy and Heritage Advisory Committee Terms of Reference will ensure that the Heritage Advisory Committee understands the scope of its role, therefore mitigating the risk of the Committee acting outside of its role.

ALTERNATIVE OPTIONS CONSIDERED

The review of CP023 Heritage Policy was scheduled for July 2014; and the review of the Policy has been identified as a priority in the Heritage Strategy for the City of Greater Geraldton. Furthermore, the Heritage Advisory Committee has reviewed the updated CP023 Heritage Policy and Heritage Advisory Committee Terms of Reference, and recommended that they be adopted by Council. Therefore, no alternative options were considered.

14 REPORTS OF OFFICE OF THE CEO

CEO035 FEDERAL GOVERNMENT COMMISSION OF AUDIT	
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AGENDA REFERENCE:	D-14-31600
AUTHOR:	K Diehm, Chief Executive Officer
EXECUTIVE:	K Diehm, Chief Executive Officer
DATE OF REPORT:	15 May 2014
FILE REFERENCE:	GO/6/0012-03
APPLICANT / PROPONENT:	The City of Greater Geraldton
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The Commonwealth Government's Commission of Audit on Local Government has recommended that the Commonwealth end its funding to local government, including the Financial Assistance Grants (FAGs) program and the Roads to Recovery (R2R) program. The Report also recommends an end to Regional Development Australia Committees and that the Commonwealth leaves regional development issues to the state and local government.

The purpose of this report is to seek Council's approval to address the matters raised in the Commission of Audit's recommendations regarding the removal of key Commonwealth funding to Local Government through:

- The City opposing recommendations 5 and 22 and opposing the withdrawal of funding to Regional Development Australia Committees;
- Requesting the WALGA Northern Country Zone to support the City in opposing recommendations 5 and 22; and
- Authorising the Mayor and the CEO to make representations to the Hon. Melissa Price MP and others regarding its concerns.

EXECUTIVE RECOMMENDATION;

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

1. OPPOSE recommendations 5 and 22 contained in the Commonwealth Government's Commission of Audit on Local Government Report;
2. REQUEST the WALGA Northern Country Zone to support the City in opposing recommendations 5 and 22; and
3. AUTHORISE the Mayor and the CEO to make representations to the Hon. Melissa Price MP and others regarding its concerns to the Commission's recommendations.

PROponent:

The proponent is the City of Greater Geraldton

BACKGROUND:

The Shire President of Morawa (and Chair of the WALGA Northern Country Zone) Cr Karen Chappel advised members of the Zone by email on 11 May 2014 of a report on the Australian Local Governments of Australia (ALGA) website regarding the impact of the Commonwealth Government's Commission of Audit on Local Government. In particular, the report highlights: Commonwealth funding for local councils would end under the recommendations of the Commission of Audit Report released on Thursday 1 May.

The Report also recommends an end to Regional Development Australia Committees and that the Commonwealth leaves regional development issues to the state and local government.

Of major concern to WALGA and the ALGA are the recommendations in Volume 2 (recommendations five and 22) that the Commonwealth end its funding for local government, including the Financial Assistance Grants (FAGs) program and the Roads to Recovery (R2R) program.

The key principle regarding recommendations 5 and 22 of the report is that the Commonwealth should give the States access to the Commonwealth Personal Income Tax base and that the Commonwealth lower its Personal Income Tax rates to allow room for the States to levy their own income tax. The impact of lower revenue for the Commonwealth would be offset through an equal reduction in funding in other financial assistance payments to the States.

The financial impact to local governments if the Commission's recommendations are adopted will be devastating. All local governments will suffer as a result and many cannot survive without the current level of Commonwealth funding provided through FAGS and Roads to Recovery, including a number of Councils within the Northern Country Zone.

Despite the assurances of the Treasurer and the Prime Minister regarding the outcomes of the Commission of Audit, it would be appropriate, as a number of respondents to Cr Chappel's email have indicated, to seek a resolution on this matter regarding Local Government so that it does not have the opportunity to become government policy.

A notice of motion opposing the Commission's recommendations is being prepared for the next WALGA Northern Country Zone meeting and the Board of ALGA have advised that will be tabling an urgent motion re the Commission of Audit at the National General Assembly to be held in June 2014.

Council's position with respect to the Commission's recommendations is required in order for the Mayor and CEO to make representations to the WALGA Northern Country Zone, local Federal Member and others.

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

The economic impact of the Commission's recommendations would be significant as Council would have to wind back services including important roads projects and/or dramatically increase rates.

Additionally, the demise of Regional Development Australia would remove an important conduit between local and federal governments.

Social:

The loss of funding would impact socially through the reduction in services or dramatic increase in rates.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural or heritage impacts.

RELEVANT PRECEDENTS:

There are no relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community consultation, however the matter has been widely communicated and discussed by members of the WALGA Northern Country Zone, WALGA and the ALGA.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

Currently the Council receives approximately \$6.9m in funding through Federal Assistance and Roads to Recovery Grants. Without this additional revenue rates would be required to increase dramatically and important road projects would not be funded.

INTEGRATED PLANNING LINKS:

Title: Governance	Planning and Policy
Strategy 5.2	Supporting decisions to create a long term sustainable city

REGIONAL OUTCOMES:

The impacts of the Commission's recommendations would be felt throughout the entire Midwest region with many Council's will not be able to survive and deliver essential services to their communities.

RISK MANAGEMENT

The risk of not responding to the Commission of Audit is extreme. Strategies to mitigate the risk of losing key Commonwealth funding would mean the substantial reduction in key services.

A key strategy to mitigate this risk is to lobby the Commonwealth Government to ensure that recommendations 5 and 22 do not become Government policy.

ALTERNATIVE OPTIONS CONSIDERED

Because of the significance of the recommendations and the potentially devastating financial impact on local governments, alternative options such as “wait and see” or “do nothing” were not considered.

15 REPORTS OF SUSTAINABLE COMMUNITIES

SC147	WATER PLANNING & MANAGEMENT STRATEGY FINAL ADOPTION
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AGENDA REFERENCE:	D-14-25138
AUTHOR:	B Grant, Environmental Sustainability Officer
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	12 May 2014
FILE REFERENCE:	EM/9/0004
APPLICANT / PROPONENT:	The City of Greater Geraldton
ATTACHMENTS:	Yes x 3

EXECUTIVE SUMMARY:

City Staff worked with consultants to prepare a Water Planning and Management Strategy – ‘Towards a Water Sensitive City’ (included as Attachment No. SC147A) which after its release for public comment has considered the comments received in this final draft. This report recommends adoption of the Draft Strategy by Council

EXECUTIVE RECOMMENDATION;

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

1. DETERMINE the submissions outlined in the ‘Schedule of Submissions’; and
2. ADOPT for final approval the ‘Water Planning and Management Strategy’, subject to the modifications outlined in the ‘Schedule of Submissions’.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

It is intended that this Water Planning and Management Strategy will act as a framework within which all water planning and management decisions by the City of Greater Geraldton will be made. It is the first strategy document developed to address a theme from the City’s Sustainable Future City Region Project, 2029 and beyond. The Strategy is particularly relevant at a time when it is recognised that our region faces decreasing rainfall levels combined with a growing industry and population-driven demand for water. The aim of the Strategy itself is to facilitate: *“a sustainable water future for the City of Greater Geraldton that utilises smart technologies to build a liveable green community which values efficient water use and is resilient to climate change”*.

The Strategy will primarily focus on water management by the City itself, however it will also influence water management by other sectors in the

region. It encourages best practice in water efficiency and use, and will assist the region to move toward the City's vision of a Water Sensitive City.

Some recommended priority actions in the Strategy include:

- Promote water efficiency measures and water wise practices within the community and workplace e.g. to achieve a target of 100kL per person per annum;
- Implement local policies for better urban water management;
- Continue improvements in irrigation management and increase use of water wise planting;
- New Public open space to be water wise and retain bushland and remnant vegetation; and
- Protect and improve the management of priority waterways.

Other long-term opportunities identified include:

- Sewer mining plants in urban areas for irrigation of parks and gardens;
- Third pipe (dual reticulation) schemes in residential areas, either by renovation or in new subdivisions;
- Wastewater hydroponic urban agriculture systems; and
- Superficial shallow aquifer to be used as a geothermal resource to reduce Geraldton's carbon footprint.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

Better water planning and management in the region will help to improve the security of our water supply into the future. Industrial, commercial and residential development relies on the quality and availability of adequate water supplies and the Strategy will assist in the planning of these.

The Strategy will provide better certainty for business and investors through consistent policies regarding land use and better urban water management.

The Strategy will also reduce our economy's vulnerability to future changes that are beyond our control, such as climate change resulting in water shortages.

Social:

Better management of water within the region now will improve the security of our water supply into the future. It was identified during the stakeholder workshops that the community recognises water as an essential component of a vibrant, "liveable" city. The recommendations of the Strategy will ensure that social amenity and human health is enhanced through the use of multiple blue and green corridors, integrating water management measures into the landscape to enhance visual, recreational, cultural and ecological values of our community and mitigate issues including urban heat.

Environmental:

The Strategy addresses the water needs of the natural environment through the recommendation that the City establish the ecological water requirements of groundwater and surface water-dependent ecosystems. These requirements are to be maintained to preserve the integrity of our remnant vegetation areas and waterways, and assist in the capability of these systems to mitigate against urban heat and flood damage.

This Strategy will:

- Assist the preservation and restoration of our environmental systems and services;
- Increase investment in infrastructure and buildings that are long-term assets valued by the community;
- Take a precautionary approach to management of our water resources by ensuring proponents bear the burden of proving that any action poses no risk of degradation; and
- Encourage our community to act as stewards for our groundwater, rivers and other water assets.

Cultural & Heritage:

Water assets are of cultural heritage value.

RELEVANT PRECEDENTS:

On 28 September 2010 Council resolved to:

1. *ADOPT the draft Water Planning and Management Strategy for the purpose of seeking public comment;*
2. *ADVERTISE the Strategy for public comment in the local newspaper, City website and directly to partner agencies, the Sustainable Future City Region team and workshop participants; and*
3. *REQUIRE staff report back to Council following advertising and make amendments based on feedback, prior to adoption of the final Strategy.*

COMMUNITY/COUNCILLOR CONSULTATION:

The Strategy was developed through engagement with City staff, Department of Water, Water Corporation and community stakeholder workshops. Staff members from Town Planning, Parks, Engineering, Environmental Health and Sustainability were consulted in the development of this draft Strategy.

Over 70 members of the public attended a visioning workshop, and a further 30 agency officers attend a strategy workshop. The Mayor, Cr Carpenter and Cr Gary Martin were participants in the visioning workshop for the Strategy.

The approach taken to consultation was planned in detail, and represents a level of engagement advocated for through the Sustainable Future City Region project.

The Draft Strategy was advertised for public comment in 2010. The Schedule of Submissions are included as Attachment No. SC147B. All comments

received were considered in the finalisation of the Water Planning and Management Strategy.

The City of Greater Geraldton hosted the *WATER is everything summit* in August 2013. The Summit engaged water stakeholders and the community in workshops to propel Geraldton towards a sustainable water future. The outcomes of the workshops align with, and support, the objectives and strategic recommendations of the WPMS (Post Summit Report included as Attachment No SC147C). Cr Neil Bennet and Cr Jerry Clune attended the Water is Cooperation workshop of the Water Summit.

LEGISLATIVE/POLICY IMPLICATIONS:

The City has statutory monitoring and reporting obligations associated with its Department of Water administrated groundwater licences. The City has prepared and implemented a Water Efficiency Management Plan (WEMP) for the Airport as required by the Water Corporation and is subject to citywide Water Corporation imposed irrigation restrictions. The WPMS is informing the new Local Planning Strategy which will then be endorsed by the WA Planning Commission.

The WPMS recommends for a Local Planning Policy to be developed and implemented for better urban water management.

FINANCIAL AND RESOURCE IMPLICATIONS:

The WPMS has a series of recommendations only which are not presently costed or included in the current budget. Should Council determine to implement any of the recommendations the financial and budget implications will be detailed at that time.

It should be noted that adoption of the WPMS does not commit Council to any of the recommendations but does allow for the recommendations to be funded out of the annual budgeting process.

Endorsement of the WPMS by council is the next step for the City of Greater Geraldton to become a Water wise Council. As a Water wise Council, the City will be eligible to seek external grants to implement the priority recommendations of the WPMS.

INTEGRATED PLANNING LINKS:

Title: Environment	Revegetation – Rehabilitation - Preservation
Strategy 2.1.2	Sustainably maintaining public open spaces and recreational areas.
Strategy 2.1.3	Preserving, rehabilitating and enhancing natural flora and fauna corridors.
Title: Economy	Employment
Strategy: 4.3.1	Promoting and supporting sustainable agriculture, small scale farms and market gardens to bring people and market vitality to the area.
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

REGIONAL OUTCOMES:

At a regional level, there are other plans and policies that are relevant to the implementation of the Strategy. These include:

- Water Conservation Plan – this relates to the irrigation of public open space areas (2010);
- City of Geraldton Grounds and Reserves Reticulation and Water Supply Study (1999);
- Arrowsmith Groundwater Allocation Plan (Department of Water, 2010);
- The CGG’s Public Open Space Operating Strategy for Groundwater Licences (Department of Water);
- The Water Corporation’s Water Forever Whatever the Weather June 2012 ten year plan for the Geraldton Regional Water Supply Scheme;
- BROCC Climate Change Adaptation Action Plan 2010;
- CGG’s Local Biodiversity Strategy (2012); and
- Northern Agricultural Catchments Council’s *Natural Resource Management Strategy*.

RISK MANAGEMENT

Risks inherent in not approving item:

- Detrimental impact on the strong relationships built with the community and institutions working towards the City’s vision for a water sensitive city;
- Investment by the CRC for Water Sensitive Cities and project partners into the implementation of priority recommendations of the City’s WPMS may not be supported; and
- The City will not be eligible for Water wise Council sponsorship offered by the Water Corporation and other grant programs for water efficiency and innovative water technologies.

ALTERNATIVE OPTIONS CONSIDERED

Given the increasing challenges for sustainable urban water management in Geraldton, the City led a planning process in 2009 to develop strategies towards a water sensitive city.

The development of the WPMS was steered by the City, the Department of Water and the Water Corporation and included substantial water stakeholder and community engagement during the planning process. Workshop outcomes from the *WATER is everything summit 2013* further validates the endorsement of the WPMS by water stakeholders and the community.

Together with the Department of Water, the Water Corporation and the community, the City commenced implementation of the WPMS in 2011 generating positive outcomes for urban water management in Geraldton.

The City entered into a partnership agreement with the Cooperative Research Centre for Water Sensitive Cities in 2012 for 10 years to increase the City's capacity to achieve the community's vision 2029 and beyond for Geraldton's water future which is embedded in the WPMS. The City's partnership with the CRC for Water Sensitive Cities is providing technical assistance to the City, the Water Corporation and the Department of Water together with Regional Development Australia, the Department of Housing and Durack Institute of Technology for implementation of the WMPS recommendations for improved urban water catchment management, ecosystem services and water sensitive communities towards a sustainable water future.

The option to not adopt the Strategy is not supported as the Strategy has been developed through sound community and stakeholder consultation. It addresses an essential requirement of the region, to manage water more effectively. This will improve the security of the region's water supply into the future.

The option to defer the Strategy is not supported as the Strategy has been developed through sound community and stakeholder consultation, and further delay in the adoption of the strategy would defer the integration of the Strategy's recommendations into the City's future planning and operations.

SC148	EXPANSION OF PARKING STATION NUMBER 2
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AGENDA REFERENCE:	D-14-29064
AUTHOR:	N Beer, Crime Prevention and Parking Team Leader
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	12 May 2014
FILE REFERENCE:	TT/1/0002
APPLICANT / PROPONENT:	The City of Greater Geraldton
ATTACHMENTS:	Yes x1

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council's endorsement of the proposed extension to Parking Station No.2 (Library Car Park).

EXECUTIVE RECOMMENDATION;

That Council by Simple Majority pursuant to Section 2.1 of City of Greater Geraldton Parking and Parking Facilities Local Law 2012 RESOLVES to:

1. DETERMINE that the Library Car Park, Car Park Station Number 2 situated at the rear of 37 Marine Terrace with access from Chapman Road Geraldton, be extended by 28 parking bays; and
2. DETERMINE that the Library Car Park, Car Park Station Number 2 be an all-day parking facility with a scheduled fee of \$1.20 per hour or \$7.00 per day in accordance with Council's adopted Schedule of Fees and charges.

PROponent:

The proponent is the City of Greater Geraldton.

BACKGROUND:

In November 2013, the City adopted the Parking Management Plan which was prepared by Luxmoore Parking Consulting to ensure that the City of Greater Geraldton has appropriate parking service levels as it continues to grow.

As a result of one of the recommendations, the City of Greater Geraldton purchased lot 10 (35) Chapman Road (former Beaurepaires site) in October 2012, for the purpose of future parking requirements within the Central Business District.

The former Beaurepaires site has now been encompassed into Parking Station No.2. This new extension to Parking Station No.2 incorporates 28 parking bays. Refer attached Drawing Title, Parking Station No.2 – Chapman Road. (See Attachment No. SC148).

At present the use of Parking Station No.2 is minimal due to the 2 hour limit restriction. The Parking Station could be better utilised if the 2 hour limit was replaced with all-day parking.

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

The expansion of Parking Station No.2 for CBD car parking will add stimulus to the City's economy.

Social:

There are no social impacts related to this proposal.

Environmental:

There are no environmental impacts related to this proposal.

Cultural & Heritage:

There are no cultural, heritages or indigenous impacts related to this proposal.

RELEVANT PRECEDENTS:

Council has approved the implementation of Car Parking Stations throughout the CBD most recently being Parking Station No.6 in September 2011.

COMMUNITY/COUNCILLOR CONSULTATION:

Extensive community consultation was undertaken throughout mid 2011 including a Public Information Session regarding the City Centre Car Parking Management Plan.

LEGISLATIVE/POLICY IMPLICATIONS:

Pursuant to the City of Greater Geraldton Parking and Parking Facilities Local Law 2012 Section 2.1.

FINANCIAL AND RESOURCE IMPLICATIONS:

The extension by 28 paid parking bays to Parking Station No.2 will provide the City with a projected additional income of approximately \$40,000 per annum should the Parking Station be utilised to full capacity.

INTEGRATED PLANNING LINKS:

Title: Governance	Planning and Policy
Strategy 5.2.5	Supporting the creation of a 20 minute city where community infrastructure is accessible by car, bike or foot.

Regional Outcomes:

The proposed expansion of Parking Station No.2 could assist in alleviating parking congestion in the Central Business District.

RISK MANAGEMENT

There are no specific risks related to this proposal.

ALTERNATIVE OPTIONS CONSIDERED

The alternative options available are to not charge for parking in the area, not allow for parking in the area or not change the time restriction from 2 hours to all day.

The Executive Recommendation is preferred as it tends to the needs of the community in the provision of fair and accessible parking options and is consistent with the Parking Management Plan adopted by Council.

SC149 LEASE PORTION OF RESERVE 50100 (Lot 506) – REST CENTRE

AGENDA REFERENCE:	D-14-29392
AUTHOR:	B Robertson A/Manager Marketing Economic & Property Development
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	29 April 2014
FILE REFERENCE:	R50100
APPLICANT / PROPONENT:	Anti Slip WA Pty Ltd
ATTACHMENTS:	Yes x 1 (Confidential)

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council's support to enter into a lease agreement with the successful respondent following an Expression of Interest for the lease of the existing Rest Centre on the Geraldton foreshore.

EXECUTIVE RECOMMENDATION:

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

1. GIVE local public notice of the intent to lease a portion of Crown Reserve 50100 and the City's Rest Centre Building for the purpose of Café to Anti Slip WA Pty Ltd;
2. MAKE the determination subject to:
 - a. advertising notice period of not less than 14 days inviting public submissions;
 - b. consent from the Minister for Lands;
3. SET the proposed conditions as:
 - a. enter into a five (5) year lease agreement commencing 1 July 2014 with two further term options of five (5) years subject to:
 - i. the first three (3) years of the lease term, the lease fee will include applicable rates and taxes;
 - ii. at the commencement of year four and for the duration of the lease term, all applicable rates and taxes will be payable by the lessee additional to the lease fee;
 - iii. adjust the lease fee at 2.5% per annum as at 1 July annually;
 - b. a current market valuation will be conducted at year seven to establish the new lease fee;
 - c. set the commencement lease fee at \$25,000 plus GST per annum;
4. THE Lessee being responsible for separately paying:
 - a. all applicable electricity charges;
 - b. 50% of the legal expenses associated with the preparation, execution and registration of the lease; and
5. REFER the matter back to Council for final consideration if any submissions are received.

PROPONENT:

The proponent is Anti Slip WA Pty Ltd.

BACKGROUND:

The City currently owns and operates a small 'kiosk'/public toilet and shower facility (known as the Rest Centre) in a highly strategic location on the Foreshore adjoining the children's playground. This has come about from an historic perceived need for secure and clean facilities for people (women in particular) to use the facility for breastfeeding and childcare changing facilities when they visit Geraldton from the country and surrounding areas. Neighbouring Councils would contribute financially to these facilities for use by their residents visiting Geraldton; however contributions from other Councils have long since ceased and this facility is now fully funded and operated by the City.

The former rest centre was located on Lot 50, 221 Foreshore Drive in a building owned by the City. With the Foreshore redevelopment, a new building was included in a prime position next to the playground and water park. This facility is open 7 days per week 9.30am – 5.00pm, including weekends and is staffed by one full time equivalent staff member.

The facility is located on a portion of Reserve 50100 which has a Management Order vested in the City. The Management Order gives the City the power to lease for a period of up to 42 years with consent from the Minister for Lands.



The cost of running this facility (circa \$110,000 per annum) has prompted a review of potential options with an overall objective of reducing the cost to the City, while continuing to offer a high level of amenity to the community. The preferred option is to seek a commercial lease for the building and include in

the lease terms some conditions regarding accessibility of amenities for community members and visitors.

Council at its meeting of the 27 August 2013 resolved the following:

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

1. *ADVERTISE for Expressions of Interest for commercial lease of Portion of Lot 506, Reserve 50100 Foreshore Drive (known as the 'Rest Centre').*

The City advertised an EOI seeking interest from businesses or community groups seeking a formal lease over the premises to operate a small business whilst providing essential City services in its current form. Operators were advised as part of the scope that they should be willing to assume responsibility for community outcomes stipulated as part of their lease. Potential operations could include a basic kiosk, commercial hire of beach equipment, sale of beach/tourism products or a casual seaside café with outdoor seating.

The scope of work required was as follows:

1. It is anticipated that as part of the lease, lessees would be responsible for keeping the facilities clean and accessible to the public at a minimum of 9.30am to 5.00pm, seven (7) days a week as per the lease agreement;
2. Maintain clear wheelchair access to and inside the premises at all times in line with the lease agreement conditions;
3. Securing the premises when unattended by ensuring that all external doors and windows are locked and that the alarm is activated;
4. The Lessee must promptly report maintenance and repairs to the City. For urgent repairs within 2 hours of finding and for non-urgent repairs 24 hour hours;
5. Maintaining the current services provided at the facility including the public toilets, showers, baby changing facilities, parenting room and access to the beach wheel chair; and
6. Ensuring the use of the premises is consistent with the requirements and standards of the overall Foreshore as outlined in the City's Strategic Community Plan 2013 – 2023.

A current market valuation was conducted by a licenced valuer prior to the EOI and an annual net lease fee of \$35,600 (+GST) was determined as a best case scenario. It is noted that at this level of rent a lessee would be making no allowance for the cost of running the ablutions services and would therefore be making a very optimistic view that the balance of the lettable space could generate sufficient income to subsidise cleaning and staffing of this area of the premises.

To this end, it is considered that a rental subsidy of equal to or *less* than \$27,700 would be required to secure a tenant under the current limitations and conditions of the EOI.

The advertising of the EOI commenced on 18 October 2013 and closed on 7 November 2013. One submission was received at the close of the EOI. This submission was from the proponent Anti Slip WA Pty Ltd. A copy of the Business Case from Anti Slip WA Pty Ltd is attached as Confidential Attachment No. SC149.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

This facility has the potential to offer a viable business opportunity for a local business or business from outside the community looking for an opportunity to locate in a prime Geraldton location. Small businesses, such as one that could be operated from this site, add to the economic vibrancy and vitality of our community.

Social:

A small business, such as a café could enhance social quality of life by providing another meeting place for people, particularly those with young children using the playground and play areas in the vicinity.

Environmental:

There are no environmental impacts.

Cultural & Heritage:

There are no cultural, heritage or indigenous issues.

RELEVANT PRECEDENTS:

The City leases Crown Reserves for a variety of purposes consistent with the Management Order. The Dome Café is located on a portion of the same reserve as the Rest Centre and leased by the City.

The City has current precedents of providing assistance for leasing of land/developments including the Dome Coffee Shop. The Dome lease provided a two year period of no lease rental at the commencement of the lease on the 1 October 2009. Following that period a fixed rent of \$2,500 per annum was applied to the year 2028. Annual rates as assessed on the vacant land during development and construction at the time were not applied until 1 July 2010.

The above terms with Dome were applied as the result of the Company building the facility on the foreshore and at year 20 of that lease the building is then passed to the full ownership of the City hence the lease provisions granted at that time.

COMMUNITY/COUNCILLOR CONSULTATION:

This item was presented at the Council Concept Forum on 6 August 2013 for information and further at Council meeting 27 August 2013.

Should Council agree to grant approval to enter into a lease agreement with Ant Slip WA Pty Ltd, that intention will be advertised and public submissions will be invited for a period of not less than 14 days pursuant to Section 3.58 of the Local Government Act 1995.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 3.58 of the Local Government Act 1995 details the process for Disposing of Property.

Section 6.47 of the Local Government Act 1995 (as amended) – *Concessions Subject to the Rates and Charges (Rebates and Deferrals) Act 1992*, a local government may, when 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.

FINANCIAL AND RESOURCE IMPLICATIONS:

This proposal has the potential to save the City in excess of \$110,000 per annum in operational costs of the rest centre.

A commencement lease fee of \$25,000 (+ GST) which is inclusive of applicable Local Government rates and taxes and adjusted at the set rate of 2.5% per annum as at 1 July for the first three year, from years 3-7 all applicable rates and taxes will be payable by the lessee additional to the lease fee and 2.5% per annum increase. A current market valuation will be conducted at year seven to establish the new lease fee for the balance of the lease (and options thereto).

INTEGRATED PLANNING LINKS:

Title: Economy	Lifestyle and vibrancy
Strategy 4.1.3	Revitalising the CBD through economic, social and cultural vibrancy.
Strategy 4.3.4	Supporting economic development initiatives and promotion of the region.
Strategy 4.4.4	Encouraging the development of innovative entrepreneurs and new business models.

Regional Outcomes:

There are no regional outcomes.

RISK MANAGEMENT

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

ALTERNATIVE OPTIONS CONSIDERED

As the respondents were the only one to respond to the EOI and following subsequent meetings with them in regards to their submission, no alternative options have been considered.

SC150 SPORTING GROUP LEASES

AGENDA REFERENCE:	D-14-29276
AUTHOR:	L MacLeod, Coordinator Land and Property Services
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	1 May 2014
FILE REFERENCE:	PM/6/0010
APPLICANT / PROPONENT:	Geraldton and District Badminton Association Inc, Geraldton Amateur Basketball Association Inc and Geraldton Bowling Club Inc.
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The purpose of this report is to seek Councils support to enter into new lease agreements with the Geraldton and District Badminton Association Inc., the Geraldton Amateur Basketball Association Inc. and the Geraldton Bowling Club Inc.

Entering into a new lease will enable these clubs to continue to provide a high standard of community sporting facilities.

EXECUTIVE RECOMMENDATION;

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

1. ENTER into new lease agreements with:
 - a. the Geraldton and District Badminton Association Inc. over portion of Lot 2513 and 2618 being portion of Crown Reserve 29912;
 - b. the Geraldton Basketball Association over portion of Lot 2602 and Lot 2581 being portion of Crown Reserve 21146;
 - c. the Geraldton Bowling Club Inc. over Lot 580 being Crown Reserve 22382;
2. SET the conditions as:
 - a. enter into a twenty one (21) year lease agreement;
 - b. commence the lease fee in line with the City of Greater Geraldton Schedule of Fees and Charges for 2013/14 reviewed annually;
 - c. MAKE the determination subject to consent from the Minister for Lands;
3. LESSEE being responsible for separately paying:
 - a. all applicable rates, taxes and other utilities; and
 - b. legal expenses associated with the preparation, execution and registration of the lease.

PROPONENT:

The proponents are:

- Geraldton and District Badminton Association Inc.;
- Geraldton Amateur Basketball Association Inc.; and
- Geraldton Bowling Club Inc.

BACKGROUND:

Both the Geraldton and Districts Badminton Association and the Geraldton Amateur Basketball Associations leases have expired. The Clubs have been on the Holding Over Period clause of their lease pending the adoption and implementation of the Community Group Land Lease/Licensing Policy CP049. The Geraldton Bowling Clubs' lease is due to expire early June 2014.

Geraldton and Districts Badminton Association and the Geraldton Amateur Basketball Associations have requested new leases as documented in the Sporting Futures Report.

All three sporting groups have well established facilities on Crown Reserves. These Reserves are vested in the City of Greater Geraldton for the purpose of Recreation with the power to lease for up to 21 years with Ministerial Consent.

Granting the maximum term of 21 years will provide these Clubs with the necessary tenure to assist with grant funding and to enable them to realise their assets.

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

The Geraldton and Districts Badminton Association, the Geraldton Amateur Basketball Association and the Geraldton Bowling Club are well established Geraldton fraternities with the capacity to attract national sports men and women to the region promoting tourism.

Social:

Sporting clubs help promote a healthy lifestyle through recreational programs.

Environmental:

There are no environmental impacts related to this proposal as the clubs are already well established on these Reserves.

Cultural & Heritage:

Our strong sporting culture has shaped Greater Geraldton's lifestyle and identity.

RELEVANT PRECEDENTS:

The City leases Crown Reserves with Management Orders vested in it with the power to lease, to community organisations for a variety of recreational purposes.

COMMUNITY/COUNCILLOR CONSULTATION:

Liaison between the City and the community sporting groups occurred prior to the adoption and implementation of Council Policy CP049.

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 of other like nature organisations.

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

FINANCIAL AND RESOURCE IMPLICATIONS:

The lease fee is set by the City of Greater Geraldton Schedule of Fees and Charges 2013/14 adopted by Council and amended annually. The commencement lease fee is \$338.00 per annum inclusive of GST.

INTEGRATED PLANNING LINKS:

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

Regional Outcomes:

Sport and recreation in regional areas is a vital link in developing opportunities to network and socialise whilst providing a wide range of activities.

The City recognises the importance of supporting sport and recreation clubs and their volunteers as a benefit to the Greater Geraldton region as a whole.

RISK MANAGEMENT

There are no risks identified with this proposal as the Crown Reserves are vested in the City by way of a Management Order for the purpose of Recreation with the power to lease with Ministerial consent.

ALTERNATIVE OPTIONS CONSIDERED

It is considered that there are no alternative options. Continuing lease arrangements on holding period is not an option as the future of these clubs is determined by the granting of further long term lease options.

SC151	LEASE – PORTION OF RESERVE 30329
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AGENDA REFERENCE:	D-14-29605
AUTHOR:	L MacLeod, Coordinator Land & Property Services
EXECUTIVE:	P Melling, Director Sustainable Communities
DATE OF REPORT:	6 May 2014
FILE REFERENCE:	R30329
APPLICANT / PROPONENT:	Geraldton Volunteer Fire and Rescue Service
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The purpose of this report is to seek Councils support to enter into a lease agreement with the Geraldton Volunteer Fire and Rescue Services for a portion of Reserve 30329 located next the Aquarena for a period of five (5) years.

Entering into a new lease agreement will enable the Geraldton Volunteer Fire and Rescue Services the ability to achieve grant funding with security of tenure.

EXECUTIVE RECOMMENDATION;

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

1. ENTER into a lease agreement with the Geraldton Volunteer Fire and Rescue Service;
2. SET the conditions as;
 - a. enter into a five (5) year lease agreement;
 - b. commence the lease fee in line with the City of Greater Geraldton Schedule of Fees and Charges for 2013/14 reviewed annually;
3. MAKE the determination subject to consent from the Minister for Lands;
4. LESSEE being responsible for separately paying;
 - a. all applicable rates, taxes and other utilities; and
 - b. legal expenses associated with the preparation, execution and registration of the lease.

PROponent:

The proponent is the Geraldton Volunteer Fire and Rescue Service.

BACKGROUND:

The Geraldton Volunteer Fire and Rescue Service has been utilising the training track located on Reserve 30329 (Aquarena) since 1985. This training track is a vital facility for the Junior Brigade to train and practice their fire and emergency skills.

It has been recognised that the current facility is in need of remediation and without security of tenure; the organisation will experience difficulty in securing much needed funding for these works. The organisation has requested a five (5) year lease term.

The Sporting Futures Report proposes to relocate the Geraldton Volunteer Fire and Rescue Service to the multiuser Flores Road sporting precinct when constructed.

The proposed lease will not impact on the future plans for this area.

ECONOMIC, SOCIAL, ENVIRONMENTAL & CULTURAL ISSUES:

Economic:

There are no economic impacts related to this proposal.

Social:

The Geraldton Volunteer Fire and Rescue Service promote leadership in a team environment.

Environmental:

There are no environmental impacts relating to this proposal.

Cultural & Heritage:

There are no cultural, heritage or indigenous impacts regarding this proposal.

RELEVANT PRECEDENTS:

The City leases Crown Reserves with Management Orders vested in it with the power to lease, to community organisations for a variety of recreational purposes.

COMMUNITY/COUNCILLOR CONSULTATION:

The City officers met with the Geraldton Volunteer Fire and Rescue Services on 2 May 2014 to discuss the options of the lease tenure.

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 or other like nature organisations.

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

FINANCIAL AND RESOURCE IMPLICATIONS:

The lease fee is set by the City of Greater Geraldton Schedule of Fees and Charges 2013/14 adopted by Council and amended annually. The commencement lease fee is \$338.00 per annum inclusive of GST.

INTEGRATED PLANNING LINKS:

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

Regional Outcomes:

Volunteer Fire and Rescue Services assist the community through management and recovery from emergencies, preventing hazards and mitigating the effects from natural disasters.

RISK MANAGEMENT

There are no specific risks associated with this proposal.

ALTERNATIVE OPTIONS CONSIDERED

It is considered that there are no alternative short term options. Failure to secure reasonable tenure over portion of Reserve 30329 for the Geraldton Volunteer Fire and Rescue Service will jeopardise the organisations ability to secure grant funding.

16 REPORTS TO BE RECEIVED**REPORTS TO BE RECEIVED**

AGENDA REFERENCE:	D-14-31246
AUTHOR:	K Diehm, Chief Executive Officer
EXECUTIVE:	K Diehm, Chief Executive Officer
DATE OF REPORT:	6 May 2014
FILE REFERENCE:	GO/6/0002
APPLICANT / PROPONENT:	The City of Greater Geraldton
ATTACHMENTS:	Yes

EXECUTIVE SUMMARY:

To receive the Reports of the City of Greater Geraldton.

EXECUTIVE RECOMMENDATION:**PART A**

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

1. RECEIVE the following appended reports:
 - a. Creative Communities:
 - i. CC161 – Reconciliation Committee Minutes;
 - ii. CC162 - Heritage Advisory Committee Minutes 26 March 2014;
 - iii. CC163 - Australia Day Committee Minutes 15 April 2014;
 - iv. CC164 – QEII Seniors Advisory Committee Minutes 19 February 2014;
 - b. Reports – Sustainable Communities:
 - i. SC152 - Community Law & Safety Crime Prevention Minutes 25 February 2014; and
 - ii. SCDD086 – Delegated Determinations.

PART B

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

1. RECEIVE the following appended reports:
 - a. Reports – Corporate and Commercial Services;
 - i. CCS051 – CGG Corporate Business Plan – 2014 (3rd Quarter report); and
 - ii. CCS052 - Confidential Report – List of Accounts Paid Under Delegation April 2014.

PROPONENT:

The proponent is The City of Greater Geraldton.

BACKGROUND:

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

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

COMMUNITY/COUNCILLOR CONSULTATION:

Not applicable.

LEGISLATIVE/POLICY IMPLICATIONS:

Not applicable.

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

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

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

- 20 CLOSURE**

APPENDIX 1 – ATTACHMENTS AND REPORTS TO BE RECEIVED

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