ORDINARY MEETING OF COUNCIL

MINUTES

26 FEBRUARY 2019
# TABLE OF CONTENTS

1 DECLARATION OF OPENING ........................................................................................................... 3
2 ACKNOWLEDGEMENT OF COUNTRY ............................................................................................... 3
3 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE ........................................... 3
4 DISCLOSURE OF INTERESTS ........................................................................................................... 4
5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE ............................................... 5
6 PUBLIC QUESTION TIME .............................................................................................................. 5
7 APPLICATIONS FOR LEAVE OF ABSENCE .................................................................................... 5
8 PETITIONS, DEPUTATIONS ............................................................................................................ 6
9 CONFIRMATION OF MINUTES ....................................................................................................... 6
10 ANNOUNCEMENTS BY THE CHAIR AND PRESENTATIONS .......................................................... 7
10.1 Presentation of Service Medals .................................................................................................... 7
10.2 Announcements by the Chair ...................................................................................................... 8
11 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS ........................................................... 10
12 REPORTS OF COMMITTEES AND OFFICERS ............................................................................. 11
12.1 Reports of Development and Community Services ................................................................. 11

| DCS400 | APPROVAL OF LOCAL PLANNING SCHEME AMENDMENT – URBAN DEVELOPMENT REZONING, MORESBY | 11 |
| DCS401 | DELEGATED AUTHORITY ENVIRONMENTAL HEALTH 2019 | 16 |
| DCS402 | LEASE / SUBLEASE PORTION OF RESERVE 21146, EIGHTH STREET SPORTING PRECINCT | 21 |

12.2 Reports of Corporate and Commercial Services ........................................................................ 28

| CCS396 | COUNCIL POLICY CONFIDENTIAL INFORMATION | 28 |
| CCS397 | WARDS AND REPRESENTATION REVIEW OUTCOME | 31 |
| CCS398 | WORLD FUEL SERVICES (AUSTRALIA) PTY LTD – GROUND LEASE - GERALDTON AIRPORT | 36 |
| CCS399 | CHRISHINE NOMINEES PTY LTD TRADING AS SHINE AVIATION SERVICES – TERMINAL BUILDING AND ADJOINING GROUND LEASE - GERALDTON AIRPORT | 41 |
| CCS400 | CHRISHINE NOMINEES PTY LTD TRADING AS SHINE AVIATION SERVICES – HANGAR BUILDING 110 LEASE - GERALDTON AIRPORT | 47 |
| CCS401 | STATEMENT OF FINANCIAL ACTIVITY TO 31 JANUARY 2019 | 53 |
| CCS402 | MID-YEAR BUDGET REVIEW 2018-19 | 56 |
| CCS403 | REGIONAL CAPITALS ALLIANCE WESTERN AUSTRALIA | 62 |

12.3 Reports of Infrastructure Services ........................................................................................... 66

| IS189 | FIXED STANDPIPE WATER CHARGES | 66 |
| IS190 | AUSTRALIAN COASTAL COUNCIL ASSOCIATION MEMBERSHIP | 72 |

12.4 Reports of Office the CEO ......................................................................................................... 78

12.5 Reports to be received ................................................................................................................. 79

13 Motions by Members of Which Previous Notice Has Been Given ............................................. 82

| NM08 | MULLEWA POWER SUPPLY | 82 |
| NM09 | FRACKING IN THE CITY OF GREATER GERALDTON | 86 |

14 Questions from Members of Which Due Notice Has Been Given ............................................. 90
NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING

MEETING CLOSED TO PUBLIC

LATE ITEM - RFT 08 1819 ROCKS URBAN LANEWAY CONSTRUCTION

CLOSURE

APPENDIX 1 – ATTACHMENTS AND REPORTS TO BE RECEIVED
CITY OF GREATER GERALDTON
ORDINARY MEETING OF COUNCIL
HELD ON TUESDAY, 26 FEBRUARY 2019 AT 5.00PM
CHAMBERS, CATHEDRAL AVENUE

MINUTES

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

1 DECLARATION OF OPENING
The Presiding Member declared the meeting open at 5.00pm.

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

3 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Present:
Mayor S Van Styn
Cr G Bylund
Cr J Clune
Cr N Colliver
Cr J Critch
Cr S Douglas
Cr S Elphick
Cr L Freer
Cr S Keemink
Cr M Reymond
Cr N McIlwaine
Cr V Tanti
Cr T Thomas
Officers:
R McKim, Chief Executive Officer
P Melling, Director of Development & Community Services
B Davis, Director of Corporate and Commercial Services
C Lee, Director of Infrastructure Services
E Enright, Personal Assistant to Director, Infrastructure Services
S Moulds, PA to the Chief Executive Officer
P Radalj, Manager Treasury and Finance
H Williamson, Coordinator Environmental Health and Waste
P Kingdon, Coordinator Communications
J Kopplhuber, Communications Officer – Engagement
M Smith, Emergency Operations Officer

Others:
Members of Public: 8
Members of Press: 1

Apologies:
Cr R D Hall
Cr D J Caudwell

Leave of Absence:
Nil

4 DISCLOSURE OF INTERESTS

CEO R McKim declared an Impartiality interest in Item CCS403 Regional Capitals Alliance Western Australia as he is a Board Member of RCAWA.

Mayor S Van Styn declared an Impartiality interest in Item CCS403 Regional Capitals Alliance Western Australia as he is a Board Member and Treasurer of RCAWA.

Cr J Critch declared a Financial Direct interest in Item IS189 Fixed Standpipe Water Charges as her farm uses the standpipes for water.

Cr N McIlwaine declared a Financial Indirect interest in Item IS191 Late Item – RFT 08 1819 Rock Laneway Construction as he is a salaried employee of a material supplier to various Tenderers.

Cr J Clune declared an Impartiality interest in Item IS191 Late Item – RFT 08 1819 Rock Laneway Construction as family members work for one of the tenderers.

Cr G Bylund declared a Financial Direct interest in Item IS191 Late Item – RFT 08 1819 Rock Laneway Construction as his company has tendered steelworks to the builders.
Cr T Thomas declared a Financial Direct interest in Item IS189 Fixed Standpipe Water Charges as her farm uses the standpipes for water.

5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE
There are no questions from previous meetings.

6 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.

There were no questions from the public.

7 APPLICATIONS FOR LEAVE OF ABSENCE

<table>
<thead>
<tr>
<th>Councillor</th>
<th>From</th>
<th>To (inclusive)</th>
<th>Date Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cr N McIlwaine</td>
<td>2 March 2019</td>
<td>5 March 2019</td>
<td>22/1/2019</td>
</tr>
<tr>
<td>Cr N McIlwaine</td>
<td>22 March 2019</td>
<td>12 April 2019</td>
<td>28/8/2018</td>
</tr>
<tr>
<td>Cr M Reymond</td>
<td>22 March 2019</td>
<td>26 March 2019</td>
<td>23/10/2018</td>
</tr>
<tr>
<td>Cr S Douglas</td>
<td>27 April 2019</td>
<td>26 May 2019</td>
<td>18/12/2018</td>
</tr>
</tbody>
</table>

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

If an Elected Member on Approved Leave subsequently attends the meeting, this will be noted in the Minutes.

COUNCIL DECISION
MOVED CR COLLIVER, SECONDED CR CLUNE
Cr G Bylund requests for leave of absence for the period 18 April to 11 May 2019 be approved.

Cr G Bylund requests for leave of absence for the period 25 July to 5 August 2019 be approved.

Cr T Thomas requests leave of absence for the period 26 March 2019 to 29 March 2019 be approved.

CARRIED 13/0
In accordance with Section 9.3 (2) of the City of Greater Geraldton’s Meeting Procedures Local Law 2011 as amended, the motion was passed unopposed.
8  PETITIONS, DEPUTATIONS
Nil.

9  CONFIRMATION OF MINUTES
RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 22 January 2019, as previously circulated, be adopted as a true and correct record of proceedings.

COUNCIL DECISION
MOVED CR TANTI, SECONDED CR COLLIVER
RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 22 January 2019, as previously circulated, be adopted as a true and correct record of proceedings.

CARRIED 13/0
In accordance with Section 9.3 (2) of the City of Greater Geraldton’s Meeting Procedures Local Law 2011 as amended, the motion was passed unopposed.
10 ANNOUNCEMENTS BY THE CHAIR AND PRESENTATIONS

10.1 Presentation of Service Medals
Mayor Shane Van Styn acknowledged and presented Service Medals to Bush Fire Brigade (BFB) Members for their length of service ranging from 5 years to 35 years.

The City managed brigades consists of 11 brigades spread across the region. There are 300 volunteers who are on call 24/7.

The BFB provide a response to bushfires, vehicle fires and structural fires (with assistance from Fire & Rescue), and provide community awareness of bushfire hazards, including school visits. They have in excess of 150 callouts per year, and are the largest volunteer workforce in the emergency services field.

On behalf of Council, the Mayor congratulated to the following Members for their length of service to the Bush Fire Brigade:

**Cape Burney BFB**
1. Wayne Parker – 15 years
2. Don Spark – 15 years
3. Julie Sharman-Chidlow – 35 years
4. Frank Hill – 15 years

**Waggrakine BFB**
5. Kevin Forrest – 20 years
6. Robert Boys – 20 years
7. Trevor Morrison – 25 years
8. Garry Criddle – 25 years
9. Gerrard Poot – 25 years
10. Keith Hughes – 30 years

**Walkaway BFB**
11. Brendan McCann – 5 years

**Moonyoonooka BFB**
12. Alison Lloyd – 5 & 10 years
   Alison Lloyd – 5 years (SES)
13. Ernest Moroney – 5 & 10 years
14. Michelle Treasure – 10 years
15. Daniel Treasure – 15 years

**Pindar/Tardun BFB**
16. Allanah Langton – 20 Years
### 10.2 Announcements By The Chair

*Events attended by the Mayor or his representative*

<table>
<thead>
<tr>
<th>DATE</th>
<th>FUNCTION</th>
<th>REPRESENTATIVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>23 January 2019</td>
<td>Cons Liquor - discuss development at Utakarra Rd Shopping Centre</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>23 January 2019</td>
<td>GWN Interview – Australia Day Events</td>
<td>Mayor Shane Van Styn</td>
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<td>23 January 2019</td>
<td>Geraldton Fishermen's Co-operative – Lobster Trial Announcement</td>
<td>Mayor Shane Van Styn</td>
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<td>23 January 2019</td>
<td>5 Star Food Safety Awards – Media Release Photo’s</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>24 January 2019</td>
<td>Geraldton Fishermen's Co-operative – Lobster Trial Announcement</td>
<td>Mayor Shane Van Styn</td>
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<td>24 January 2019</td>
<td>Community Grants Media Release Photo's - Geraldton Yacht Club</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>24 January 2019</td>
<td>Spirit Radio Interview - Outcomes of Council Meeting</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>24 January 2019</td>
<td>National Regional &amp; Remote Education Advisory Group</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>25 January 2019</td>
<td>Introductory Meeting - Superintendent Roger Beer</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>25 January 2019</td>
<td>Community Grants Media Release Photo’s – Rotary Club</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>26 January 2019</td>
<td>Australia Day Citizenship Ceremony</td>
<td>Mayor Shane Van Styn</td>
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<td>26 January 2019</td>
<td>Australia Day Events - Mullewa and Geraldton</td>
<td>Deputy Mayor Neil McIlwaine</td>
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<tr>
<td>27 January 2019</td>
<td>6PR Interview – Australia Day and Lobster Trial</td>
<td>Mayor Shane Van Styn</td>
</tr>
<tr>
<td>27 January 2019</td>
<td>ABC Interview – Broken Hill, Port Pirie</td>
<td>Mayor Shane Van Styn</td>
</tr>
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<td>30 January 2019</td>
<td>Geraldton Fishermen's Co-operative – Media Release Photo</td>
<td>Mayor Shane Van Styn</td>
</tr>
<tr>
<td>31 January 2019</td>
<td>Australian Vanadium - Proposed Establishment of a Refinery</td>
<td>Mayor Shane Van Styn</td>
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<td>31 January 2019</td>
<td>Soldier On – Cheque Presentation</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>31 January 2019</td>
<td>Young Community Citizen of the Year Award Presentation – Cynthia Comeagain</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>1 February 2019</td>
<td>Developments in Geraldton – Big Sky Developments</td>
<td>Mayor Shane Van Styn</td>
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<td>3 February 2019</td>
<td>Radio Mama Interview</td>
<td>Mayor Shane Van Styn</td>
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<td>4 February 2019</td>
<td>Regular Catch up – Mayor &amp; CEO</td>
<td>Mayor Shane Van Styn</td>
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<td>4 February 2019</td>
<td>Regional Capitals Australia (RCA)</td>
<td>Mayor Shane Van Styn</td>
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<td>4 February 2019</td>
<td>Regular Catch up – Marketing &amp; Media</td>
<td>Mayor Shane Van Styn</td>
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<td>4 February 2019</td>
<td>T20 Cricket Exhibition Match - Photo</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>5 February 2019</td>
<td>Recycling Suggestions - Phillip Langham</td>
<td>Mayor Shane Van Styn</td>
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<td>5 February 2019</td>
<td>Concept Forum</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>6 February 2019</td>
<td>Waggrakine Residents Crime Meeting</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>Date</td>
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<td>Organizer</td>
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<tr>
<td>7 February 2019</td>
<td>Regional Capitals Australia (RCA) Board Meeting - Videoconference</td>
<td>Mayor Shane Van Styn</td>
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<td>7 February 2019</td>
<td>Regional Capitals Alliance Western Australia (RCAWA)</td>
<td>Mayor Shane Van Styn</td>
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<td>7 February 2019</td>
<td>Western Power - Future of the Grid/ Projects</td>
<td>Mayor Shane Van Styn</td>
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<td>7 February 2019</td>
<td>Funtavia Opening</td>
<td>Mayor Shane Van Styn</td>
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<td>9 February 2019</td>
<td>T20 Cricket Exhibition Match - Photo</td>
<td>Cr Victor Tanti</td>
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<td>11 February 2019</td>
<td>Regular Catch up – Mayor &amp; CEO</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>11 February 2019</td>
<td>Regular Catch up – Marketing &amp; Media</td>
<td>Mayor Shane Van Styn</td>
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<td>11 February 2019</td>
<td>Citizenship Ceremony</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>12 February 2019</td>
<td>Spirit Radio</td>
<td>Mayor Shane Van Styn</td>
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<td>12 February 2019</td>
<td>Sammy Jay – Exhibition Visitors Centre Upstairs</td>
<td>Mayor Shane Van Styn</td>
</tr>
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<td>12 February 2019</td>
<td>Geraldton Tourism</td>
<td>Mayor Shane Van Styn</td>
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<td>12 February 2019</td>
<td>ABC Phone Interview – Blue Bin Contamination</td>
<td>Mayor Shane Van Styn</td>
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<td>14 February 2019</td>
<td>ABC Radio Interview - Moresby Development</td>
<td>Mayor Shane Van Styn</td>
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<td>14 February 2019</td>
<td>GWN7 Interview - Cons Liquor</td>
<td>Mayor Shane Van Styn</td>
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<td>15 February 2019</td>
<td>Geraldton Regional Art Gallery - Artist and New Sculpture Photo</td>
<td>Mayor Shane Van Styn</td>
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<td>16 February 2019</td>
<td>Mid West Art Prize – Official Opening</td>
<td>Mayor Shane Van Styn</td>
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<td>17 February 2019</td>
<td>Radio Mama Interview</td>
<td>Mayor Shane Van Styn</td>
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<td>18 February 2019</td>
<td>Regular Catch up – Marketing &amp; Media</td>
<td>Mayor Shane Van Styn</td>
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<td>18 February 2019</td>
<td>City Update – Jason Seppala</td>
<td>Mayor Shane Van Styn</td>
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<td>19 February 2019</td>
<td>Progress Midwest – Growth Plan Review Workshop</td>
<td>Mayor Shane Van Styn</td>
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<td>19 February 2019</td>
<td>Soldiers Sailors and Airmen Memorial Trust AGM</td>
<td>Mayor Shane Van Styn</td>
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<td>19 February 2019</td>
<td>Regular Catch up – Mayor &amp; CEO</td>
<td>Mayor Shane Van Styn</td>
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<td>19 February 2019</td>
<td>Agenda Forum</td>
<td>Mayor Shane Van Styn</td>
</tr>
<tr>
<td>20 February 2019</td>
<td>GWN Interview - Corellas</td>
<td>Mayor Shane Van Styn</td>
</tr>
<tr>
<td>20 February 2019</td>
<td>Allendale Primary School Car Parking Project – Photo for Media Release</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>21 February 2019</td>
<td>Batavia Local Emergency Management Committee (LEMC) Meeting</td>
<td>Mayor Shane Van Styn</td>
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<td>21 February 2019</td>
<td>Citizenship Ceremony</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>22 February 2019</td>
<td>Mid West Development Commission (MWDC) Board Meeting</td>
<td>Mayor Shane Van Styn</td>
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<tr>
<td>25 February 2019</td>
<td>Regular Catch up – Mayor &amp; CEO</td>
<td>Mayor Shane Van Styn</td>
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<td>25 February 2019</td>
<td>Regular Catch up – Marketing &amp; Media</td>
<td>Mayor Shane Van Styn</td>
</tr>
<tr>
<td>26 February 2019</td>
<td>Ordinary Meeting of Council</td>
<td>Mayor Shane Van Styn</td>
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11 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS
Nil
12 REPORTS OF COMMITTEES AND OFFICERS

12.1 REPORTS OF DEVELOPMENT AND COMMUNITY SERVICES

<table>
<thead>
<tr>
<th>DCS400</th>
<th>APPROVAL OF LOCAL PLANNING SCHEME AMENDMENT – URBAN DEVELOPMENT REZONING, MORESBY</th>
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<tbody>
<tr>
<td>AGENDA REFERENCE:</td>
<td>D-19-007307</td>
</tr>
<tr>
<td>AUTHOR:</td>
<td>M Connell, Manager Urban and Regional Development</td>
</tr>
<tr>
<td>EXECUTIVE:</td>
<td>P Melling, Director Development and Community Services</td>
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<td>DATE OF REPORT:</td>
<td>6 February 2019</td>
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<tr>
<td>FILE REFERENCE:</td>
<td>LP/14/0008</td>
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<tr>
<td>ATTACHMENTS:</td>
<td>Yes (x2)</td>
</tr>
<tr>
<td>A. Scheme Amendment Report</td>
<td></td>
</tr>
<tr>
<td>B. Schedule of Submissions</td>
<td></td>
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</tbody>
</table>

EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval for a Local Planning Scheme Amendment (‘amendment’) to rezone Lot 28 Fairfax Drive, Moresby from ‘Rural’ to ‘Urban Development’.

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

1. SUPPORT Local Planning Scheme Amendment No. 8 to Local Planning Scheme No. 1 without modifications; and
2. SEEK approval of the amendment from the Minister for Planning.

PROPOLENT:
The proponent is Roberts Day on behalf of the owner of Lot 28, Geraldton Land Pty. Ltd.

BACKGROUND:
The subject site is approximately 6km north-east from the Geraldton City centre and is situated between the Chapman River to the south, and the foothills of the Moresby Range to the north-east.

It is approximately 218ha in area with topography ranging in elevation from 20m in the south-west to 80m AHD in the north-west. The land has been cleared for agricultural purposes and contains a natural drainage line that bisects the centre of the site, running in a north-south orientation down to the Chapman River.

It is proposed to rezone the site to the ‘Urban Development’ zone to facilitate the future preparation of a consolidated structure plan over the subject site and also the adjoining Lots 52 and 1011 which are already zoned ‘Urban Development’. The structure plan will be prepared to ensure suitable
integration with the surrounding landholdings and will determine the future land uses.

A copy of the Scheme Amendment Report is included as Attachment No. DCS400A.

COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:

Community:
There are no adverse community impacts.

Environment:
The Environmental Protection Authority advised that the amendment should not be assessed by them under Part IV of the Environmental Protection Act 1986 and that it is not necessary to provide any advice or recommendations.

Economy:
There are no adverse economic impacts.

Governance:
There are no adverse governance impacts.

Disclosure of Interest:
No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:
Council at its meeting held on 13 November 2007 gave final approval to Amendment No. 115 to the former Town Planning Scheme No. 4 (Greenough). This amendment rezoned a large portion of land to the west (initially known as 'Woorree New Town' but now referred to as 'Geraldton Heights') to the 'Development' zone. The Minister for Planning granted final approval to the amendment on 08 January 2010. The structure plan for the land was endorsed by the WA Planning Commission in March 2010.

Council at its meeting held on 28 February 2012 gave final approval to Amendment No. 2 to the former Local Planning Scheme No. 5 (Greenough). This amendment rezoned Lots 1 and 52 Fairfax Drive, Moresby to the north to the 'Development' zone. The Minister for Planning granted final approval to the amendment on 16 May 2012.

The author is not aware of any other relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:
The amendment was publicly advertised in accordance with the provisions of the Planning and Development Act 2005.

The advertising period was for 59 days (commencing on 23 November 2018 and concluding on 21 January 2019) and involved the following:
• All adjoining/nearby landowners were written to and advised of the amendment;
• Two signs were placed on site;
• A public notice appeared in the Geraldton Guardian on 23 November 2018;
• The amendment details were made available on the City’s website;
• The amendment details were made available at the City’s offices at Cathedral Avenue; and
• The amendment was referred to the following:
  • ATCO Gas;
  • Department of Education;
  • Department of Fire and Emergency Services;
  • Department of Planning, Lands and Heritage;
  • Department of Water and Environmental Regulation;
  • Department of Primary Industries and Regional Development;
  • Main Roads WA;
  • Telstra;
  • Water Corporation; and
  • Western Power.

Submissions:
As a result of the advertising, a total of 5 submissions were received, all from government / servicing agencies with no objections.

A ‘Schedule of Submissions’ is included as Attachment No. DCS400B and copies of the actual submission are available to Council upon request.

LEGISLATIVE/POLICY IMPLICATIONS:

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

City of Greater Geraldton Local Planning Scheme No. 1:
The amendment proposes to rezone Lot 28 Fairfax Drive, Moresby to ‘Urban Development’. The objectives of the ‘Urban Development’ zone are to:

(a) Identify areas that require comprehensive planning in order to provide for the coordination of conditions, land use and development; and
(b) Provide a basis for more detailed structure planning in accordance with the provisions of this scheme.

The ‘Urban Development’ zone will require a structure plan to be prepared that will create the basis for any further land use, development or subdivision within the area.

FINANCIAL AND RESOURCE IMPLICATIONS:
There are no financial and resource impacts.
INTEGRATED PLANNING LINKS:

<table>
<thead>
<tr>
<th>Title: Governance</th>
<th>4.2 Planning and Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 4.2.1</td>
<td>Responding to community aspirations by providing planning and zoning for future development.</td>
</tr>
</tbody>
</table>

REGIONAL OUTCOMES:

Geraldton Regional Plan:
This plan seeks to provide a framework for the future management, protection and coordination of regional planning in the region. The Region Plan incorporates a structure plan for the Greater Geraldton area. The subject land is identified as ‘future urban’ on the structure plan.

Local Planning Strategy:
The Strategy represents the land use planning response to the City’s strategic community vision based on an aspirational population of 100,000. The Strategy will guide long-term land use planning and provide the rationale for land use and development controls.

The subject lots are identified as ‘Development Investigation Area No. 3: Moresby – Moonyoonooka’ on the Geraldton Urban Area Strategy Plan. The ultimate land use identified for this area is ‘Urban / Rural Living’.

Further structure planning for the area will determine the future land uses.

RISK MANAGEMENT:
There are no inherent risks to the City in approving the amendment.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
The Geraldton Region Plan identifies the subject site as ‘future urban’ and the City’s Local Planning Strategy identifies the site as a ‘Development Investigation Area’ for future urban / rural living.

The rezoning of the subject site to ‘Urban Development’ is considered to be consistent with the planning framework and as further structure planning will be required facilitate future land use and development, the option to refuse is therefore not supported.

The option to defer is not supported as there is considered sufficient information for Council to determine the matter. In any event, the Planning and Development (Local Planning Schemes) Regulations 2015 states that the local government must pass a resolution on the scheme amendment and provide it to the WA Planning Commission no later than 60 days after the advertising period (being 21 March 2019).
COUNCIL DECISION
MOVED CR REYMOND, SECONDED CR COLLIVER
That Council by Simple Majority pursuant to Part 5, Section 75 of the Planning and Development Act 2005 RESOLVES to:

1. SUPPORT Local Planning Scheme Amendment No. 8 to Local Planning Scheme No. 1 without modifications; and
2. SEEK approval of the amendment from the Minister for Planning.

CARRIED 13/0
Time: 5:13 PM
Not Voted: 2
No Votes: 0
Yes Votes: 13

<table>
<thead>
<tr>
<th>Name</th>
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<td>Cr. Reymond</td>
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<td>Cr. Tanti</td>
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<tr>
<td>Cr. Thomas</td>
<td>YES</td>
</tr>
<tr>
<td>Mayor Van Styn</td>
<td>YES</td>
</tr>
</tbody>
</table>
EXECUTIVE SUMMARY:
The purpose of this report is to seek Council delegated authority to persons and positions listed in Attachment No. DCS401 Schedule of Authorised Officers. The list contains powers and functions of Caravan Park and Camping Grounds legislation, which empowers them to perform as authorised Officers the functions of local government.

EXECUTIVE RECOMMENDATION:
That Council by Absolute Majority pursuant to Section 17 and 23(2) of the Caravan Parks and Camping Grounds Act 1995 and regulation 6 of the Caravan Parks and Camping Grounds Regulations 1997 RESOLVES to:

1. AUTHORISE the persons listed in Attachment No. DCS401 Schedule of Authorised Officers approved to perform the functions under the relevant legislation as specified below:

<table>
<thead>
<tr>
<th>Caravan Parks and Camping Grounds Act 1995</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ross McKim, Chief Executive Officer</td>
</tr>
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<td>Philip Melling, Director, Development and Community Services</td>
</tr>
<tr>
<td>Brian Robartson, Manager Land and Regulatory Services</td>
</tr>
</tbody>
</table>

Are appointed as an authorised person:
(a) under section 17(1) of the Caravan Parks and Camping Grounds Act 1995; and under section 23(11) of the Caravan Parks and Camping Grounds Act 1995 for the purposes of subsections (5) and (7) of section 23 in relation to extending the period within which a modified penalty the subject of an infringement notice given under section 23(2) of the Act may be paid or withdrawing such a notice.

<table>
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<td>Gregg Harwood, Senior Environmental Health Officer</td>
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</table>

Appoint as an authorised officer under section 17(1) of the Caravan Parks and Camping Grounds Act and grant authority under regulation 43 of the Caravan Parks and Camping Grounds Regulations to grant or renew a license for a caravan park or camping ground.

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<td>Fiona McAuliffe, Environmental Health Compliance Officer</td>
</tr>
</tbody>
</table>
**Jasmine Molloy, Environmental Health Compliance Officer**

Are appointed as authorised persons under section 17(1) of the *Caravan Parks and Camping Grounds Act* and grant authority to give an infringement notice under section 23(2) of the Act.

**PROPONENT:**
The proponent is the City of Greater Geraldton.

**BACKGROUND:**
The City last renewed its Environmental Health Officer delegations pursuant to the *Caravan Parks and Camping Grounds Act 1995* through Council resolution on 24 January 2017. Since then, there have been operational changes to staff that carry out regular administrative and enforcement responsibilities.

The Caravan and Camping Grounds Act 1995 is legislation supported by regulations that govern everything from campgrounds through to Caravan Parks. The Act and regulations are quite prescriptive and place an onus on Local Government to licence & enforce standards relating to Caravan Parks and Camping Grounds. It also gives certain powers to local governments in relation to use of caravans and camping on private lots.

Whilst City Officers have up to date certificates of authorisation, the purpose of this agenda paper is to ensure Council authorised delegations remain current and recorded accurately on its Corporate Delegations Register and made available to be audited by the relevant authority from time to time.

**COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:**

**Community:**
There are no adverse community impacts. There are positive community impacts through effective execution of environmental health legislative powers particularly in relation to health and wellbeing.

**Environment:**
There are no adverse environmental impacts. There are positive environmental impacts through effective execution of legislative powers particularly in relation to the control of pollution.

**Economy:**
There are no adverse economic impacts. No significant increased costs are associated with the delegated authority.

**Governance:**
Council is able to execute by delegation specific powers in relation to its responsibilities under the *Caravan Parks and Camping Grounds Act 1995 and Caravan Parks and Camping Grounds Regulations 1997*.

The delegation of such powers does not remove any of the responsibilities of the local government from exercising its powers.
ORDINARY MEETING OF COUNCIL MINUTES

26 FEBRUARY 2019

There is no impact on existing policies or new policies proposed as a result of the authorisations.

Disclosure of Interest:
No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:
The previous Council decision regarding these particular delegations was made on 24 January 2017 (DCS315).

COMMUNITY/COUNCILLOR CONSULTATION:
There has been no community/Councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:
Council is able to execute by delegation specific powers in relation to its responsibilities under the Caravan Parks and Camping Grounds Act 1995 and Caravan Parks and Camping Grounds Regulations 1997. The delegation of such powers does not remove any of the responsibilities of the local government from exercising its powers. There is no impact on existing policies or new policies proposed as a result of the authorisations.

FINANCIAL AND RESOURCE IMPLICATIONS:
There are no financial or resource implications. No cost increases are associated with the delegated authority.

INTEGRATED PLANNING LINKS:

<table>
<thead>
<tr>
<th>Title: Community</th>
<th>1.3 Community Health and Safety</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 1.3.1</td>
<td>Encouraging the improvement of health services and facilities for the community.</td>
</tr>
<tr>
<td>Strategy 1.3.2</td>
<td>Promoting healthy lifestyle initiatives and living standards.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Title: Governance</th>
<th>4.5 Good Governance &amp; Leadership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 4.5.2</td>
<td>Ensuring finance and governance policies, procedures and activities align with legislative requirements and best practice.</td>
</tr>
</tbody>
</table>

REGIONAL OUTCOMES:
There may be positive regional outcomes where authorised Officers are made available to other local government authorities on fee for service basis.

RISK MANAGEMENT
This proposal’s purpose is to mitigate against potential risks associated with Officers performing their respective roles without holding the appropriate legal authority to do so as required by the relevant legislation. The wording of the delegated authority has been provided with advice from the City’s appointed legal advisers and follows the published guidelines issued by the relevant statutory agencies and conforms to them. There is a consequential risk of misuse of powers or unlawful enforcement action if the Officers exercising perceived powers have not been correctly authorised to do so and potentially
resulting in the City and Officers personally being exposed to legal and/or financial liabilities.

**ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS**

The City is required to review its delegations regularly to ensure it remains current and meets the responsibilities to perform the required functions imposed by the relevant Acts and subsidiary legislation.

The current delegated authority schedule is no longer current and is required to be brought up to date to enable transparency and effective governance of the statutory powers required to be executed by local government. Therefore, there are no alternative options to consider.

**COUNCIL DECISION**

**MOVED CR THOMAS, SECONDED CR COLLIVER**

That Council by Absolute Majority pursuant to Section 17 and 23(2) of the Caravan Parks and Camping Grounds Act 1995 and regulation 6 of the Caravan Parks and Camping Grounds Regulations 1997 RESOLVES to:

1. AUTHORISE the persons listed in Attachment No. DCS401 Schedule of Authorised Officers approved to perform the functions under the relevant legislation as specified below:

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CARRIED BY ABSOLUTE MAJORITY 13/0
In accordance with Section 9.3 (2) of the City of Greater Geraldton’s Meeting Procedures Local Law 2011 as amended, the motion was passed unopposed.
EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval to replace an existing lease/sublease arrangement with Wonthella Bowling Club Incorporated. It is proposed to:

- Approve a new 21 year lease with the Wonthella Bowling Club Incorporated.
- Approve a new 21 year lease, (in lieu of a sublease) for the Geraldton Bridge Club Incorporated.
- Approve a new 10+5+5 years sublease between the Wonthella Bowling Club Incorporated with the Geraldton Junior Soccer Association Incorporated.

All leases/subleases are within portions of Crown Reserve 21146.

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

PART A
1. AGREE to surrender the current lease agreement with the Wonthella Bowling Club Incorporated;
2. ENTER into a land lease agreement for approximately 2.38 hectares of Crown Reserve 21146 with the Wonthella Bowling Club Incorporated;
3. SET the conditions as follows:
   a. Enter into a 21 year lease agreement commencing 1 April 2019;
   b. Commence the lease fee in line with the City of Greater Geraldton Schedule of Fees and Charges reviewed annually;
   c. Should the lessee not return the endorsed documents to the City within three (3) months of the date of being sent, the City will seek a resolution of Council to determine the consequences of this inaction;
4. MAKE the determination subject to the consent from the Minister for Lands;
5. ADVISE the lessee they are responsible for separately paying:
   a. Building and other relevant insurances;
b. Applicable rates, taxes and other utilities; and

c. All legal and survey expenses associated with the preparation, execution and registration of the lease.

PART B
1. AGREE to surrender the current sublease agreement with the Geraldton Bridge Club Inc.;
2. ENTER into a land lease agreement for approximately 1,980 square metres of Crown Reserve 21146 with the Geraldton Bridge Club Inc.;
3. SET the conditions as follows:
   a. Enter into a 21 year lease agreement commencing 1 April 2019;
   b. Commence the lease fee in line with the City of Greater Geraldton Schedule of Fees and Charges reviewed annually;
   c. Should the lessee not return the endorsed documents to the City within three (3) months of the date of being sent, the City will seek a resolution of Council to determine the consequences of this inaction;
4. MAKE the determination subject to the consent from the Minister for Lands;
5. ADVISE the lessee they are responsible for separately paying:
   a. Building and other relevant insurances;
   b. Applicable rates, taxes and other utilities; and
   c. All legal and survey expenses associated with the preparation, execution and registration of the lease.

PART C
1. APPROVE a Sublease agreement between the Wonthella Bowling Club Incorporated, the Geraldton Junior Soccer Association Incorporated and the City of Greater Geraldton for approximately 1380 square metres of Crown Reserve 21146;
2. SET the conditions as;
   a. Enter into a sublease for a period of ten (10) years with two further term options of five (5) years each;
   b. Commence the sublease fee at 10% of the City of Greater Geraldton Schedule of Fees and Charges payable to the Wonthella Bowling Club annually;
   c. Should the lessee not return the endorsed documents to the City within three (3) months of the date of being sent, the City will seek a resolution of Council to determine the consequences of this inaction;
3. MAKE the determination subject to the consent from the Minister for Lands;
4. ADVISE the sublessee they are responsible for separately paying;
   a. Relevant insurances; and
   b. All legal and survey expenses associated with the preparation, execution and registration of the sublease.

PROONENT:
The proponent is The Wonthella Bowling Club Incorporated.
BACKGROUND:
The Wonthella Bowling Club Incorporated currently has a lease agreement for a portion of Reserve 21146 that is due to expire on 30 June 2020.

The Wonthella Bowling Club has been in preliminary negotiations with the Geraldton Junior Soccer Association Incorporated to convert one of their unused bowling greens into a Futsal Soccer Pitch. This project will increase the versatility and sustainability of the Bowling Club and the grounds use into the future. The minutes of the Wonthella Bowling Club Inc. are attached as Confidential Attachment No. DCS402A.

The Bowling Club has requested Council support a ten year sublease with two further options of five years to grant tenure to the Association.

To enable this to proceed, the Wonthella Bowling Club Inc has requested to enter into a new lease agreement with the City as only 16 months remain before their current lease expires.

The Geraldton Bridge Club Inc currently has a sublease with the Wonthella Bowling Club Inc and the City for a portion of the Wonthella Bowling Club’s leased land. This sublease came about in 2006 when the Bridge Club was seeking a suitable site to construct their clubhouse and carpark. The Geraldton Bridge Club’s request for a new lease is Confidential Attachment No. DCS402B.

The Geraldton Bridge Club Inc have agreed to surrender their sublease and have requested their own lease with the City.

The Geraldton Bridge Club currently has a sub meter for power consumption with the Wonthella Bowling Club Inc and are charged a proportion of their water usage. This will remain the case under a new lease.
COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:

Community:
There are no adverse community impacts.

Environment:
There are no adverse environmental impacts as the area is an established sporting ground.

Economy:
There are no adverse economic impacts.

Governance:
There are no adverse governance impacts.

Disclosure of Interest:
No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:
The City leases Crown Reserves to community and sporting groups pursuant to the relevant Management Order.

COMMUNITY/COUNCILLOR CONSULTATION:
Consultation between the Clubs and City Officers has occurred.

LEGISLATIVE/POLICY IMPLICATIONS:
Section 3.58 of the Local Government Act 1995 details the process for “disposing” (in this case leasing) of property.

Regulation 30 of the Local Government Functions and General Regulations describes dispositions of property excluded from Section 3.58 of the Local Government Act 1995 for recreational, sporting and other like nature organisations.

FINANCIAL AND RESOURCE IMPLICATIONS:
Lease fees will be in accordance with the City of Greater Geraldton Schedule of Fees and Charges for Sporting and Community Groups reviewed annually. The sublease fee will be 10% of the Sporting and Community Group fee paid to the Wonthella Bowling Club Inc.

INTEGRATED PLANNING LINKS:

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<th>Title: Community</th>
<th>1.2 Recreation and Sport</th>
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<tbody>
<tr>
<td>Strategy 1.2.1</td>
<td>Supporting the strong sporting culture that has shaped Greater Geraldton’s identity and lifestyle.</td>
</tr>
<tr>
<td>Strategy 1.2.2</td>
<td>Encouraging informal recreation through well planned and developed public open space, cycle/walk paths and green streetscapes.</td>
</tr>
</tbody>
</table>
REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
There are no specific risks to the City regarding this proposal.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS
The following options were considered by City Officers:

Consideration was given to allowing the current lease and sublease with the Clubs to stay in place until their expiration on 30 June 2020. This was discounted, however as it would be of no advantage to the Clubs or the City to continue in this way as all clubs wish to address the changes now and move forward with the proposals.

COUNCIL DECISION
MOVED CR REYMOND, SECONDED CR MCILWAINE
That Council by Simple Majority pursuant to Section 3.58 of the Local Government Act 1995 RESOLVES to:

PART A
1. AGREE to surrender the current lease agreement with the Wonthella Bowling Club Incorporated;
2. ENTER into a land lease agreement for approximately 2.38 hectares of Crown Reserve 21146 with the Wonthella Bowling Club Incorporated;
3. SET the conditions as follows:
   a. Enter into a 21 year lease agreement commencing 1 April 2019;
   b. Commence the lease fee in line with the City of Greater Geraldton Schedule of Fees and Charges reviewed annually;
   c. Should the lessee not return the endorsed documents to the City within three (3) months of the date of being sent, the City will seek a resolution of Council to determine the consequences of this inaction;
4. MAKE the determination subject to the consent from the Minister for Lands;
5. ADVISE the lessee they are responsible for separately paying:
   a. Building and other relevant insurances;
   b. Applicable rates, taxes and other utilities; and
   c. All legal and survey expenses associated with the preparation, execution and registration of the lease.

PART B
1. AGREE to surrender the current sublease agreement with the Geraldton Bridge Club Inc.;
2. ENTER into a land lease agreement for approximately 1,980 square metres of Crown Reserve 21146 with the Geraldton Bridge Club Inc.;
3. SET the conditions as follows:
   a. Enter into a 21 year lease agreement commencing 1 April 2019;
b. Commence the lease fee in line with the City of Greater Geraldton Schedule of Fees and Charges reviewed annually;
c. Should the lessee not return the endorsed documents to the City within three (3) months of the date of being sent, the City will seek a resolution of Council to determine the consequences of this inaction;

4. MAKE the determination subject to the consent from the Minister for Lands;

5. ADVISE the lessee they are responsible for separately paying:
   a. Building and other relevant insurances;
   b. Applicable rates, taxes and other utilities; and
   c. All legal and survey expenses associated with the preparation, execution and registration of the lease.

PART C

1. APPROVE a Sublease agreement between the Wonthella Bowling Club Incorporated, the Geraldton Junior Soccer Association Incorporated and the City of Greater Geraldton for approximately 1380 square metres of Crown Reserve 21146;

2. SET the conditions as;
   a. Enter into a sublease for a period of ten (10) years with two further term options of five (5) years each;
   b. Commence the sublease fee at 10% of the City of Greater Geraldton Schedule of Fees and Charges payable to the Wonthella Bowling Club annually;
   c. Should the lessee not return the endorsed documents to the City within three (3) months of the date of being sent, the City will seek a resolution of Council to determine the consequences of this inaction;

3. MAKE the determination subject to the consent from the Minister for Lands;

4. ADVISE the sublessee they are responsible for separately paying;
   a. Relevant insurances; and
   b. All legal and survey expenses associated with the preparation, execution and registration of the sublease.

CARRIED 13/0
Time: 5:17 PM
Not Voted: 2
No Votes: 0
Yes Votes: 13

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<td>Mayor Van Styn</td>
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12.2 REPORTS OF CORPORATE AND COMMERCIAL SERVICES

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<th>CCS396</th>
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<td>D-19-007021</td>
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<tr>
<td>AUTHOR:</td>
<td>M Adam, Coordinator Governance</td>
</tr>
<tr>
<td>EXECUTIVE:</td>
<td>B Davis, Director Corporate and Commercial Services</td>
</tr>
<tr>
<td>DATE OF REPORT:</td>
<td>1 February 2019</td>
</tr>
<tr>
<td>FILE REFERENCE:</td>
<td>GO/19/0008</td>
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</table>
| ATTACHMENTS: | Yes (x2)  
A. CP 4.12 Comparison Table  
B. CP 4.12 Council Policy |

EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval to retire Council Policy 4.12 Confidential Information and remove it from the Council Policy Register.

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

1. RETIRE Council Policy 4.12 Confidential Information; and
2. REMOVE the retired Council Policy from the Register.

PROPOINENT:
The proponent is the City of Greater Geraldton.

BACKGROUND:
Council Policy 4.12 Confidential Information was last reviewed by Council on 23 May 2017 (CCS255) and is due for biennial review. Officers have reviewed the policy in comparison to the provisions of the following:

- Local Government Act 1995;
- Rules of Conduct Regulations 2007;
- City of Greater Geraldton Meeting Procedures Local Law 2011;
- Council Policy 4.2 Code of Conduct for Council Members and Committee Members; and
- Operational Policy OP54 Employee Code of Conduct.

It is noted that the provisions of policy 4.12 are contained within the above Legislation, Regulations and Policies. It is therefore suggested that Council Policy 4.12 Confidential Information is retired.

COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:

Community:
There are no adverse community impacts.
Environment:
There are no adverse environmental impacts.

Economy:
There are no adverse economic impacts.

Governance:
Section 2.7 (2) (b) requires Council to determine the local governments policies.

Disclosure of Interest:
No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:
Council reviews the Policy Register from time to time and makes recommendations on the retirement of Council Policies. Council Policy 4.16 was retired on 27 November 2018 DCS395.

COMMUNITY/COUNCILLOR CONSULTATION:
Councillors were consulted by Briefing Note on 19 December 2018 and at the Concept Forum on 5 February 2019. Feedback received from Councillors is included in the comparison table Attachment No. CCS396A

LEGISLATIVE/POLICY IMPLICATIONS:
Local Government Act 1995 Section 2.7 Role of Council.

FINANCIAL AND RESOURCE IMPLICATIONS:
There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

<table>
<thead>
<tr>
<th>Title: Governance</th>
<th>4.5 Good Governance &amp; Leadership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 4.5.2</td>
<td>Ensuring finance and governance policies, procedures and activities align with legislative requirements and best practice.</td>
</tr>
</tbody>
</table>

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
Ensuring that the Council Policies are current, comprehensive and support the role of Council in the good government of the Local Government of the City of Greater Geraldton.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS
There were no alternative options considered by City Officers.
COUNCIL DECISION
MOVED CR FREER, SECONDED CR COLLIVER
That Council by Simple Majority pursuant to Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. RETIRE Council Policy 4.12 Confidential Information; and
2. REMOVE the retired Council Policy from the Register.

CARRIED 13/0
Time: 5:18 PM
Not Voted: 2
No Votes: 0
Yes Votes: 13

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EXECUTIVE SUMMARY:
The purpose of this report is for Council to note the advice received from the Department of Local Government, Sport and Cultural Industries and the Local Government Advisory Board on Council Resolution CCS370 Motion B - Ward System, and Motion E - declare all offices of Council vacant prior to the 2019 Ordinary Election of Council.

EXECUTIVE RECOMMENDATION:
That Council by Simple Majority pursuant to Section 5.2 of the Local Government Act 1995 RESOLVES to:

1. NOTE that the Minister for Local Government has approved the recommendation of the Local Government Advisory Board to abolish the City of Greater Geraldton’s current ward structure and reduce the number of Councillors from 14 to 12 for implementation at the 2019 election (CCS370 Motion B); and

2. NOTE the advice from Local Government Advisory Board that the Local Government Act 1995 does not provide for a “spill of Councillors” (CCS370 Motion E)

PROPOONENT:
The proponent is the City of Greater Geraldton.

BACKGROUND:
On 24 April 2018 Council endorsed a review of wards and representation (CCS326) pursuant to Schedule 2.2 of the Local Government Act 1995 and released a discussion paper for public consultation. The review process incorporated the giving of local public notice, media information, public meetings and the opportunity for community feedback via an online and hard copy survey form. The community were encouraged to provide their views on the wards and representation review.

Subsequent to the close of the public consultation period Council considered the wards and representation review and resolved, on 23 October 2018, CCS370 as follows:
Motion A: Election of Mayor
That Council by Absolute Majority pursuant to clauses 9 and 10 of Schedule 2.2 and section 2.18 of the Local Government Act 1995, requests the Local Government Advisory Board to recommend to the Minister for Local Government that an order be made to:

Option 1 – RETAIN a popularly elected Mayor.

Motion B: Ward System
That Council by Absolute Majority pursuant to clauses 9 and 10 of Schedule 2.2 and section 2.18 of the Local Government Act 1995, requests the Local Government Advisory Board to recommend to the Minister for Local Government that an order be made to:

Option 2 – NOT RETAIN the Ward system and appoint 12 Councillors

Motion E: Transition Arrangements
MOVED CR MCILWAINE, SECONDED CR REYMOND
That Council by Absolute Majority pursuant to clauses 9 and 10 of Schedule 2.2 and section 2.18 of the Local Government Act 1995, requests the Local Government Advisory Board to recommend to the Minister for Local Government that an order be made to:

Option 1 – DECLARE all offices of Councillor vacant at the 2019 election for the purposes of facilitating the above arrangements.

The outcome of the wards and representation review was submitted to the Local Government Advisory Board - Department of Local Government, Sport and Cultural Industries (the Department) on 13 November 2018, for consideration of the review and for the board to make their recommendation on the outcome of the review to the Minister for Local Government.

Outcome
On 18 January 2019 the City received a letter advising of Ministerial approval, on the recommendation of the Local Government Advisory Board, to abolish the City of Greater Geraldton’s current ward structure and to reduce the number of offices of Councillor from 14 to 12.

As the letter did not refer to Motion CCS370 - E – declaring all offices of Councillor vacant, the City sought advice from the Local Government Advisory Board and was advised accordingly:

- The Board does not have the legal capacity to make recommendations in relation to CCS370 Motion A or Motion E.
- The Order proposed in CCS370 Motion E is not authorised by the Act.
- Clause 9 of schedule 2.2 of the Act provides for only three types of recommended orders -
  - Abolishing all wards.
  - Changing the name of a ward.
  - Changing the numbers of Councillors.
- Consequential orders under section 9.62 can only be made if it is necessary to give effect to an order (in this case) under sections 2.2(1)
or 2.18(3). The orders that are proposed to abolish all wards and change the number of Councillors can take effect without declaring all offices vacant. Therefore it is **not necessary** to declare all offices vacant in order for all wards to be abolished and the number of Council offices to be reduced from 14 to 12.

- In relation to the question of a potential spill of Councillors – that is a matter for Council to determine.

The City therefore sought formal advice from the Department as to the appropriate section of the *Local Government Act 1995* under which Council may lawfully determine a potential spill of Councillors.

The Local Government Advisory Board advised that the *Local Government Act 1995* does not provide for a “spill of Councillors” and that Part 2, Division 6 of the Act – *Terms of office on the Council and vacation of office* is the relevant part of the Act refer to, specifically, section 2.37 of the Act which provides the power to declare offices vacant if more than half of the offices of Councillor are declared vacant.

2.37 Power to declare offices vacant

(1) If more than ½ of the offices of members of a Council are vacant for any reason, the Governor may, by order, declare all the remaining offices of members to be vacant.

As more than half of the offices of Council are not currently vacant there is currently no basis for an order to be sought.

**COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:**

**Community:**
There are no adverse community impacts.

**Environment:**
There are no adverse environmental impacts.

**Economy:**
There are no adverse economic impacts.

**Governance:**
Compliance with the provisions of the *Local Government Act 1995* is required to ensure good governance of the City.

The Minister has approved the Local Government Advisory Board’s recommendation to abolish the City of Greater Geraldton’s Ward system and reduce the number of offices of Councillor from 14 to 12, for implementation at the 2019 election, subject to the Governors approval, and gazettal.

On the 19 October 2019 the four year terms of office of seven (7) Councillors, and the Mayor will end. Subject to the Governor’s approval and gazettal, there
will be a Council Ordinary election to fill five (5) vacancies of office of Councillor and the office of Mayor.

Should any offices of Councillor become vacant prior to the 2019 Ordinary election they will be filled in accordance with Division 6 section 4.16 of the Local Government Act 1995.

Disclosure of Interest:
No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:
At the Ordinary Meeting of Council on 23 October 2018, CCS370 Council endorsed their decision on the wards and representation Review.

COMMUNITY/COUNCILLOR CONSULTATION:
Councillors were consulted via email communication.

LEGISLATIVE/POLICY IMPLICATIONS:

FINANCIAL AND RESOURCE IMPLICATIONS:
There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

<table>
<thead>
<tr>
<th>Title: Governance</th>
<th>4.5 Good Governance &amp; Leadership</th>
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</thead>
<tbody>
<tr>
<td>Strategy 4.5.1</td>
<td>Strengthening the governance role of Councillors by informing, resourcing, skilling and supporting their role.</td>
</tr>
<tr>
<td>Strategy 4.5.3</td>
<td>Providing leadership for the community in sustainability issues and local government reform matters.</td>
</tr>
</tbody>
</table>

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
The Local Government Act 1995 does not provide a head of power (section of the Act) to make a determination to declare all offices of Councillor vacant. Section 2.37 provides that the Governor may, by order, declare all the remaining offices of members to be vacant if more than half of the offices of members of a Council are vacant for any reason. However the City does not have more than half of the offices of members of Council vacant. A resolution in such a matter would be non-compliant with regulatory provisions.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS
There were no alternative options considered by City Officers.
COUNCIL DECISION
MOVED CR COLLIVER, SECONDED CR FREER
That Council by Simple Majority pursuant to Section 5.2 of the Local Government Act 1995 RESOLVES to:

1. NOTE that the Minister for Local Government has approved the recommendation of the Local Government Advisory Board to abolish the City of Greater Geraldton’s current ward structure and reduce the number of Councillors from 14 to 12 for implementation at the 2019 election (CCS370 Motion B); and

2. NOTE the advice from Local Government Advisory Board that the Local Government Act 1995 does not provide for a “spill of Councillors” (CCS370 Motion E).

CARRIED 13/0
Time: 5:19 PM
Not Voted: 2
No Votes: 0
Yes Votes: 13

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EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval to enter into a five (5) year lease agreement with World Fuel Services (Australia) Pty Ltd for the aviation fuel depot at the Geraldton Airport.

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

1. ENTER into a new lease agreement with World Fuel Services (Australia) Pty Ltd for portion of Geraldton Airport;
2. SET the conditions as follows:
   a. enter into a five (5) year lease agreement with an option of two further terms of five years (5+5) commencing 1 April 2019;
   b. set the commencement lease fee at $22,491 plus GST per annum;
   c. adjust the lease fee annually as at 1 July in line with the preceding March Consumer Price Index for Perth;
   d. conduct a current ground market valuation prior to each further term option to establish the lease fee;
3. MAKE the determination subject to:
   a. advertising notice period of not less than 14 days inviting public submissions;
4. ADVISE lessee is responsible for separately paying:
   a. all applicable rates, taxes and other utilities;
   b. all other costs associated with the lease; and
5. REFER the matter back to Council for final consideration if any objecting submissions are received.

PROPOSTOR:
The proponent is World Fuel Services (Australia) Pty Ltd.

BACKGROUND:
At its meeting on the 22 February 2011, Council resolved to enter into a lease agreement with Mobil Oil Australia Pty Ltd (Formerly Exxon Mobil Australia Pty Ltd) for the aviation fuel depot at Geraldton Airport for a period of three (3) years.
Mobil Oil Australia later requested a further term option of five (5) years be included in the lease agreement which Council approved at its meeting on the 20 December 2011.

On the 1 March 2017 the lease was assigned from Mobil Oil Australia to World Fuel Services (Australia) Pty Ltd and expired on the 31 December 2018. World Fuel Services have remained on the “Holding Over” clause 4(e) of the lease since that time.

Geraldton Airport and World Fuel Services conducted negotiations to determine a preferred and agreed lease tenure.

Both parties agreed to a five (5) year lease agreement with two (2) five (5) year further term options.

Due to an overall rental rate inconsistency amongst many of the Geraldton Airport leases, some being originally initiated under the Shire of Greenough, of which many of the leases have now or are about to exhaust the final term option of the lease/s, Geraldton Airport engaged the services of a licenced valuer during August 2017 to provide a comprehensive market valuation report on all Geraldton Airport leases.

The use of this report to determine rental rates for all Geraldton Airport leases establishes a level playing field for all tenants. The confidential report is attached to the agenda item.

The current annual lease fee is $21,626.52 plus GST per annum.

The market valuation report determined the commencement lease fee for World Fuel Services (Australia) Pty Ltd as $22,491 plus GST per annum.
COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:

**Community:**
There are no adverse community impacts.

**Environment:**
Regulations controlling the correct handling of fuel distribution ensure there are minimal environmental impacts as a result of this proposal.

**Economy:**
The fuel depot provides fuel for all aircraft utilising the airport thus attracting and helping to sustain both old and new investment to the Midwest Region. Lease fees assist in the ongoing development and maintenance of Geraldton Airport.

**Governance:**
There are no adverse governance impacts.

**Disclosure of Interest:**
No Officer involved in the preparation of this report has a declarable interest in this matter.

**RELEVANT PRECEDENTS:**
The City currently leases land at the Geraldton Airport to individuals and companies for aviation related purposes.

**COMMUNITY/COUNCILLOR CONSULTATION:**
Should Council grant approval to enter into a lease agreement with World Fuel Services (Australia) Pty Ltd, public submissions will be invited for a period of 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 (as amended) – Disposing of Property

Section 3.58:
(1) In this section –
   “dispose” includes to sell, lease, or otherwise dispose of, whether absolutely or not;
   “property” includes the whole or any part of the interest of a local government in property, but does not include money

(3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property –
   (a) it gives local public notice of the proposed disposition –
      (i) describing the property concerned; and
      (ii) giving details of the proposed disposition; and
      (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given; and
   (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
(4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include—
(a) the names of all other parties concerned; and
(b) the consideration to be received by the local government for the disposition; and
(c) the market value of the disposition—
(i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
(ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.

FINANCIAL AND RESOURCE IMPLICATIONS:
A current ground rental market valuation was conducted in accordance with Section 3.58(4)(c). The lease fee is based on the current ground market valuation of $17.00 per square metre plus GST. The leased area of 1,323m² equates to $22,491 plus GST per annum and is exclusive of applicable Local Government rates and taxes.

CPI will be applied annually except at the conclusion of each five year lease period where a current market valuation would be conducted to determine the lease fee applicable.

INTEGRATED PLANNING LINKS:

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<tr>
<th>Title: Environment</th>
<th>2.3 Built Environment</th>
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</thead>
<tbody>
<tr>
<td>Strategy 2.3.1</td>
<td>Promoting a built environment that is well planned and meets the current and future needs of the community.</td>
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<tr>
<td>Strategy 2.3.3</td>
<td>Providing a fit for purpose, safe and efficient infrastructure network.</td>
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<tr>
<th>Title: Economy</th>
<th>3.1 Growth</th>
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<tbody>
<tr>
<td>Strategy 3.1.1</td>
<td>Promoting Greater Geraldton and its potential business opportunities to facilitate targeted economic development.</td>
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<tr>
<td>Strategy 3.1.2</td>
<td>Fostering a community where local business is supported.</td>
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REGIONAL OUTCOMES:
Provision of the fuel facility at the Geraldton Airport allows for regional, state and international aircraft to utilise the airport for refuelling thus providing for an integral link in air service availability.

RISK MANAGEMENT
There are no identified risk management issues with this report.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS
No other options were considered by City Officers.
COUNCIL DECISION
MOVED CR TANTI, SECONDED CR MCILWAINE
That Council by Simple Majority pursuant to Section 3.58 of the Local Government Act 1995 RESOLVES to:

1. ENTER into a new lease agreement with World Fuel Services (Australia) Pty Ltd for portion of Geraldton Airport;
2. SET the conditions as follows:
   a. enter into a five (5) year lease agreement with an option of two further terms of five years (5+5) commencing 1 April 2019;
   b. set the commencement lease fee at $22,491 plus GST per annum;
   c. adjust the lease fee annually as at 1 July in line with the preceding March Consumer Price Index for Perth;
   d. conduct a current ground market valuation prior to each further term option to establish the lease fee;
3. MAKE the determination subject to:
   a. advertising notice period of not less than 14 days inviting public submissions;
4. ADVISE lessee is responsible for separately paying:
   a. all applicable rates, taxes and other utilities;
   b. all other costs associated with the lease; and
5. REFER the matter back to Council for final consideration if any objecting submissions are received.

CARRIED 13/0
Time: 5:21 PM
Not Voted: 2
No Votes: 0
Yes Votes: 13

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EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval to enter into a new lease agreement with Chrishine Nominees Pty Ltd trading as Shine Aviation Services for portion of the Geraldton Airport General Aviation Terminal and the adjoining land consisting of 192m², which the proponent’s transportable building is located.

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

1. ENTER into a new lease agreement with Shine Aviation Services for portion of the Geraldton Airport General Aviation Terminal and the 192m² of abutting land;
2. SET the conditions as follows:
   a. enter into a two (2) year lease agreement with and option of four further terms of two years (2 + 2 + 2 + 2) commencing 1 April 2019;
   b. set the commencement lease fee at $34,514 (+ GST) per annum;
   c. adjust the lease fee annually as at 1 July in line with the preceding March Consumer Price Index for Perth;
   d. conduct a current ground market valuation prior to each further term option to determine the lease fee;
3. MAKE the determination subject to:
   a. advertising notice period of not less than 14 days inviting public submissions;
4. ADVISE lessee is responsible for separately paying:
   a. all applicable rates, taxes and other utilities;
   b. all other costs associated with the lease; and
5. REFER the matter back to Council for final consideration if any objecting submissions are received.

PROPOSER:
The proponent is Shine Aviation Services.
BACKGROUND:
Shine Aviation Services is a commercial general aviation business based at the Geraldton Airport servicing the mining and corporate markets, offering charter and regular fly-in fly-out (FIFO) services. Shine Aviation also conduct modest pilot training operations, scenic tours and a range of other services.

Shine Aviation Services currently has two leases covering a major component of the General Aviation Terminal facilitating office space, passenger waiting area and a staff training room. Another lease for an area of 192m$^2$ of land currently houses the proponent’s transportable building and adjoins the General Aviation Terminal providing a seamless transition from the terminal area through to several offices and kitchen. All three leases have remained on the “Holding Over” clause pending discussion and negotiation to incorporate the three leased areas into one building and ground lease.

Due to an overall rental rate inconsistency amongst many of the Geraldton Airport leases, some being originally initiated under the Shire of Greenough, of which many of the leases have now or are about to exhaust the final term option of the lease/s, Geraldton Airport engaged the services of a licenced valuer during August 2017 to provide a comprehensive market valuation report on all Geraldton Airport leases.

The use of this report to determine rental rates for all Geraldton Airport leases establishes a level playing field for all tenants. The confidential report is attached to the agenda item.

Detailed below is the current lease fees per annum for each of the separate leased areas.

1. General Aviation Terminal - 174m$^2$  
   GST(excluding passenger waiting area) $16,570.58 plus GST
2. Staff Training Room - 23m$^2$  
   (AMSA area) $  2,521.60 plus GST
3. Ground Lease Adjoining Terminal - 192m$^2$  
   $  2,841.75 plus GST

With the proposed amalgamation of the existing leases into one lease and the inclusion of an additional Shine Aviation passenger waiting area (53m$^2$) within the General Aviation Terminal, the total area pertaining to the new lease is 442m$^2$.

The market valuation report determined the commencement lease fee for the combined lease areas as $34,514 plus GST per annum.

A meeting held 13 November 2018 between Mr John Gooch, (Director Chrishine Nominees Pty Ltd), Mr Bob Davis and Mr Bob Urquhart resulted in agreeing to combine all three leases into one lease.
Further negotiations determined a preferred and agreed lease tenure of two (2) years with four (4) further terms of two years (2 + 2 + 2 + 2). This tenure being consistent with Hangar 110 currently being presented to Council for consideration.

The market valuation report was also discussed with an explanation of the requirements of the Local Government Act under Section 3.58 and the relevant process to ensure compliance under the Act.

The combined leased areas for the general aviation terminal and adjoining land are identified in the map below.

COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:

Community:
There are no adverse community impacts.

Environment:
There are no adverse environmental impacts.

Economy:
There are no adverse economic impacts.

Governance:
There are no adverse governance impacts.

Disclosure of Interest:
No Officer involved in the preparation of this report has a declarable interest in this matter.
RELEVANT PRECEDENTS:
The City currently leases land at the Geraldton Airport to individuals and companies for aviation related purposes.

COMMUNITY/COUNCILLOR CONSULTATION:
Should Council grant approval to enter into a lease agreement with Shine Aviation Services, public submissions will be invited for a period of 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 (as amended) – Disposing of Property

Section 3.58:
(1) In this section –
“dispose” includes to sell, lease, or otherwise dispose of, whether absolutely or not;
“property” includes the whole or any part of the interest of a local government in property, but does not include money
(3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property –
(d) it gives local public notice of the proposed disposition –
(i) describing the property concerned; and
(ii) giving details of the proposed disposition; and
(iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given; and
(b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
(4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include –
(a) the names of all other parties concerned; and
(b) the consideration to be received by the local government for the disposition; and
(c) the market value of the disposition –
(i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
(ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.

FINANCIAL AND RESOURCE IMPLICATIONS:
A current ground rental market valuation was conducted in accordance with Section 3.58(4)(c).

The Lease fee for the General Aviation Building (250m²) was calculated at a rate of $125 per square metre plus GST and is based on the current market rental value for office accommodation. This equates to $31,250 plus GST per annum.
The land component of the lease agreement consists of 192m² and is based on the current ground market valuation of $17 per square metre equating to $3,264 plus GST per annum.

The combined lease fee is $34,514 plus GST per annum and is exclusive of applicable Local Government rates and taxes.

CPI will be applied annually except at the conclusion of each two year lease period where a current market valuation would be conducted to determine the lease fee applicable.

**INTEGRATED PLANNING LINKS:**

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<tr>
<th>Title: Environment</th>
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<th>Title: Economy</th>
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</thead>
<tbody>
<tr>
<td>Strategy 3.2.2</td>
<td>Promoting events and unique tourism experiences that aid in attracting visitors and investment.</td>
</tr>
</tbody>
</table>

**REGIONAL OUTCOMES:**
The provision of FIFO operations and scenic tours in Geraldton contribute to related economic activity in the services and tourism industries.

**RISK MANAGEMENT**
There are no identified risk management issues with this report.

**ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS**
No other options were considered by City Officers.
COUNCIL DECISION
MOVED CR KEEMINK, SECONDED CR CLUNE
That Council by Simple Majority pursuant to Section 3.58 of the Local Government Act 1995 RESOLVES to:

1. ENTER into a new lease agreement with Shine Aviation Services for portion of the Geraldton Airport General Aviation Terminal and the 192m² of abutting land;
2. SET the conditions as follows:
   a. enter into a two (2) year lease agreement with and option of four further terms of two years (2 + 2 + 2 + 2) commencing 1 April 2019;
   b. set the commencement lease fee at $34,514 (+ GST) per annum;
   c. adjust the lease fee annually as at 1 July in line with the preceding March Consumer Price Index for Perth;
   d. conduct a current ground market valuation prior to each further term option to determine the lease fee;
3. MAKE the determination subject to:
   a. advertising notice period of not less than 14 days inviting public submissions;
4. ADVISE lessee is responsible for separately paying:
   a. all applicable rates, taxes and other utilities;
   b. all other costs associated with the lease; and
5. REFER the matter back to Council for final consideration if any objecting submissions are received.

CARRIED 13/0
Time: 5:22 PM
Not Voted: 2
No Votes: 0
Yes Votes: 13

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cr. Douglas</td>
<td>YES</td>
</tr>
<tr>
<td>Cr. Bylund</td>
<td>YES</td>
</tr>
<tr>
<td>Cr. Caudwell</td>
<td>NOT PRESENT</td>
</tr>
<tr>
<td>Cr. Colliver</td>
<td>YES</td>
</tr>
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<tr>
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<td>YES</td>
</tr>
<tr>
<td>Cr. Tanti</td>
<td>YES</td>
</tr>
<tr>
<td>Cr. Thomas</td>
<td>YES</td>
</tr>
<tr>
<td>Mayor Van Styn</td>
<td>YES</td>
</tr>
</tbody>
</table>
EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval to enter into a new lease agreement with Chrishine Nominees Pty Ltd trading as Shine Aviation Services for Geraldton Airport building known as Hangar 110 located at Geraldton Airport.

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

1. ENTER into a new lease agreement with Shine Aviation Services for Geraldton Airport building known as Hangar 110;
2. SET the conditions as follows:
   a. enter into a two (2) year lease agreement for Hangar 110 with and option of four further terms of two years (2 + 2 + 2 + 2) commencing 1 April 2019;
   b. set the commencement lease fee for Hangar 110 at $32,256 (+ GST) per annum;
   c. adjust the lease fee annually as at 1 July in line with the preceding March Consumer Price Index for Perth;
   d. conduct a current ground market valuation prior to each further term option to determine the lease fee;
3. MAKE the determination subject to:
   a. advertising notice period of not less than 14 days inviting public submissions;
4. ADVISE lessee is responsible for separately paying:
   a. all applicable rates, taxes and other utilities;
   b. all other costs associated with the lease; and
5. REFER the matter back to Council for final consideration if any objecting submissions are received.

PROPOINENT:
The proponent is Shine Aviation Services.
BACKGROUND:
Shine Aviation Services is a commercial general aviation business based at the Geraldton Airport servicing the mining and corporate markets, offering charter and regular fly-in fly-out (FIFO) services. Shine Aviation also conduct modest pilot training operations, scenic tours and a range of other services.

Shine Aviation Services currently lease the City owned hangar building known as Hangar 110. The lease have remained on the “Holding Over” clause pending discussion and negotiation of a new lease agreement.

Geraldton Airport and Shine Aviation Services conducted negotiations to determine a preferred and agreed lease tenure.

Both parties agreed to an initial two (2) year lease tenure with four (4) further terms of two years $(2 + 2 + 2 + 2)$. This tenure being consistent with the General Aviation Terminal and Land lease currently being presented to Council for consideration.

Due to an overall rental rate inconsistency amongst many of the Geraldton Airport leases, some being originally initiated under the Shire of Greenough, of which many of the leases have now or are about to exhaust the final term option of the lease/s, Geraldton Airport engaged the services of a licenced valuer during August 2017 to provide a comprehensive market valuation report on all Geraldton Airport leases.

The use of this report to determine rental rates for all Geraldton Airport leases establishes a level playing field for all tenants. The confidential report is attached to the agenda item.

The current annual lease fee is $29,690.72 plus GST per annum.

The market valuation report determined the commencement lease fee for Hangar 110 as $32,256 plus GST per annum.

The market valuation report was discussed at a meeting held 13 November 2018 between Mr John Gooch, (Director Chrishine Nominees Pty Ltd), Mr Bob Davis and Mr Bob Urquhart with an explanation of the requirements of the Local Government Act under Section 3.58 and the relevant process to ensure compliance under the Act.

The leased area for Hangar 110 is identified in the map below.
COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:

**Community:**
There are no adverse community impacts.

**Environment:**
There are no adverse environmental impacts.

**Economy:**
There are no adverse economic impacts.

**Governance:**
There are no adverse governance impacts.

**Disclosure of Interest:**
No Officer involved in the preparation of this report has a declarable interest in this matter.

**RELEVANT PRECEDENTS:**
The City currently leases land at the Geraldton Airport to individuals and companies for aviation related purposes.
COMMUNITY/COUNCILLOR CONSULTATION:
Should Council grant approval to enter into a lease agreement with Shine Aviation Services, public submissions will be invited for a period of 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 (as amended) – Disposing of Property
Section 3.58:
(1) In this section –
“dispose” includes to sell, lease, or otherwise dispose of, whether absolutely or not;
“property” includes the whole or any part of the interest of a local government in property, but does not include money
(3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property –
(a) it gives local public notice of the proposed disposition –
(i) describing the property concerned; and
(ii) giving details of the proposed disposition; and
(iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given; and
(b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
(4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include –
(a) the names of all other parties concerned; and
(b) the consideration to be received by the local government for the disposition; and
(c) the market value of the disposition –
(i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
(ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.

FINANCIAL AND RESOURCE IMPLICATIONS:
A current ground rental market valuation was conducted in accordance with Section 3.58(4)(c).

The lease fee for Hangar Building 110 (1008m²) was calculated at a rate of $32 per square metre plus GST. This equates to $32,256 plus GST per annum. The lease fee is exclusive of applicable Local Government rates and taxes.

The square metre rate for each of the hangars was assessed respectively on the quality of each building.
CPI will be applied annually except at the conclusion of each two-year lease period where a current market valuation would be conducted to determine the lease fee applicable.

**INTEGRATED PLANNING LINKS:**

<table>
<thead>
<tr>
<th>Title: Environment</th>
<th>2.3 Built Environment</th>
</tr>
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<tbody>
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**REGIONAL OUTCOMES:**
The provision of FIFO operations and scenic tours in Geraldton contribute to related economic activity in the services and tourism industries.

**RISK MANAGEMENT**
There are no identified risk management issues with this report.

**ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS**
No other options were considered by City Officers.

**COUNCIL DECISION**

**MOVED CR TANTI, SECONDED CR THOMAS**

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

1. ENTER into a new lease agreement with Shine Aviation Services for Geraldton Airport building known as Hangar 110;
2. SET the conditions as follows:
   a. enter into a two (2) year lease agreement for Hangar 110 with and option of four further terms of two years (2 + 2 + 2 + 2) commencing 1 April 2019;
   b. set the commencement lease fee for Hangar 110 at $32,256 (+ GST) per annum;
   c. adjust the lease fee annually as at 1 July in line with the preceding March Consumer Price Index for Perth;
   d. conduct a current ground market valuation prior to each further term option to determine the lease fee;
3. MAKE the determination subject to:
a. advertising notice period of not less than 14 days inviting public submissions;

4. ADVISE lessee is responsible for separately paying:
   a. all applicable rates, taxes and other utilities;
   b. all other costs associated with the lease; and

5. REFER the matter back to Council for final consideration if any objecting submissions are received.

CARRIED 13/0

Time: 5:23 PM
Not Voted: 2
No Votes: 0
Yes Votes: 13

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<td>YES</td>
</tr>
<tr>
<td>Mayor Van Styn</td>
<td>YES</td>
</tr>
</tbody>
</table>
EXECUTIVE SUMMARY:
The attached financial reports provide a comprehensive report on the City’s finances to 31 January 2019.

The statements in this report include no matters of variance considered to be of concern.

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

1. RECEIVE the monthly financial statements of activity dated 31 January 2019, as attached.

PROONENT:
The proponent is the City of Greater Geraldton.

BACKGROUND:
The financial position at the end of January 2019 is detailed in the attached report and summarised below, the variances are between Year to Date (YTD) budgeted forecasts and actuals (including commitments):

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating Income</td>
<td>$192,854</td>
<td>0.29% under YTD Budget</td>
</tr>
<tr>
<td>Operating Expenditure</td>
<td>$278,435</td>
<td>0.60% under YTD Budget</td>
</tr>
<tr>
<td>Net Operating</td>
<td>$85,581</td>
<td>0.50% positive variance</td>
</tr>
<tr>
<td>Capital Expenditure</td>
<td>$382,661</td>
<td>0.70% under YTD Budget</td>
</tr>
<tr>
<td>Capital Revenue</td>
<td>$50,012</td>
<td>2.20% over YTD Budget</td>
</tr>
<tr>
<td>Cash at Bank – Municipal</td>
<td>$19,675,882</td>
<td></td>
</tr>
<tr>
<td>Cash at Bank – Reserve</td>
<td>$16,221,375</td>
<td></td>
</tr>
<tr>
<td>Total Funds Invested</td>
<td>$35,449,446</td>
<td></td>
</tr>
<tr>
<td>Net Rates Collected</td>
<td>86.21%</td>
<td></td>
</tr>
<tr>
<td>Net Rates Collected in January 2018</td>
<td>84.66%</td>
<td></td>
</tr>
</tbody>
</table>
The attached report provides explanatory notes for items greater than 10% or $50,000. This commentary provides Council with an overall understanding of how the finances are progressing in relation to the revised budget. The financial position represented in the January financials shows a positive variance of $85,581 in the net operating result (this takes into account commitments).

COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:

Community:
There are no adverse community impacts.

Environment:
There are no adverse environmental impacts.

Economy:
There are no adverse economic impacts.

Governance:
There are no adverse governance impacts.

Disclosure of Interest:
No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:
Council is provided with financial reports each month.

COMMUNITY/COUNCILLOR CONSULTATION:
There has been no community/Councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

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:

<table>
<thead>
<tr>
<th>Title: Governance</th>
<th>4.4 Financial Sustainability and Performance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 4.4.1</td>
<td>Preparing and implementing short to long term financial plans</td>
</tr>
<tr>
<td>Strategy 4.4.3</td>
<td>Delivering and ensuring business systems and services support cost effective Council operations and service delivery.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Title: Governance</th>
<th>4.5 Good Governance and Leadership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 4.5.2</td>
<td>Ensuring finance and governance policies, procedures and activities align with legislative requirements and best practice.</td>
</tr>
</tbody>
</table>
REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
There are no risks to be considered.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
There are no alternative options to consider.

COUNCIL DECISION
MOVED CR COLLIVER, SECONDED CR CRITCH
That Council by Simple Majority pursuant to Regulation 34 of the Local Government (Financial Management) Regulations 1996 RESOLVES to:

1. RECEIVE the monthly financial statements of activity dated 31 January 2019, as attached.

CARRIED 13/0
In accordance with Section 9.3 (2) of the City of Greater Geraldton’s Meeting Procedures Local Law 2011 as amended, the motion was passed unopposed.
EXECUTIVE SUMMARY:
For compliance purposes, the attached financial statements include the budget figures as per the budget adopted by Council 26 June 2018 (CCS339). The mid-year review figures (effectively presenting a proposed revised budget) incorporate all budget amendments (current budget) already authorised by Council post budget adoption, up to the period of the budget review. Councillors should note the amendments to the budget adopted by absolute majority of Council at its meeting of 26 September 2018 (CCS362).

The following provides a summary of the significant movements from the current budget after completion of the Mid-Year Review.

EXECUTIVE RECOMMENDATION:
That Council by Absolute Majority by virtue of Part 6, Division 4, and s.6.8 of the Local Government Act 1995 RESOLVES to:

1. APPROVE the proposed budget amendments as detailed by nature and type in Attachment No. CCS402 Mid-Year Review Statements and AUTHORISE any unauthorised expenditure contained within the proposed amendments; and
2. APPROVE and AUTHORISE the following revised transfers to/ from Cash Reserves as detailed in Attachment No. CCS402.

PROPOSENENT:
The proponent is the City of Greater Geraldton.

BACKGROUND:

Statement of Financial Activity (refer Attachment No. CCS402):
Note: Per Statement of Financial Activity attachment, the movement between nature & type, income and expenditure items, is represented by both the change in budget from the original and current budgets to the proposed mid-year revised budget.

For statutory purposes, the commentary below summarises the major movements between the original budget approved by Council 26 June 2018, and the proposed mid-year revised budget.
For terminology purposes a “positive movement” means any change that increases the City’s cash position and decreases are represented by “negative movement”.

**Operating Income:**
Total operating income forecast for this financial year has increased by $423,901 in relation to the original budget adopted by Council 28 June 2017. The movements as per type include:

<table>
<thead>
<tr>
<th>Type of Income</th>
<th>Increase (Positive Movement)</th>
<th>Decrease (Negative Movement)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating Grants</td>
<td>$120,130</td>
<td></td>
</tr>
<tr>
<td>Contributions, Reimbursements &amp; Donations</td>
<td>$381,580</td>
<td></td>
</tr>
<tr>
<td>Fees &amp; Charges</td>
<td></td>
<td>($112,259)</td>
</tr>
<tr>
<td>Other Income</td>
<td>$34,450</td>
<td></td>
</tr>
<tr>
<td><strong>Net Movement</strong></td>
<td></td>
<td><strong>$423,901</strong></td>
</tr>
</tbody>
</table>

**Operating Expenditure:**
Total operating expenditure forecast for this financial year has been increased by $698,131. The movements as per type include:

<table>
<thead>
<tr>
<th>Type of Expenditure</th>
<th>Increase (Negative Movement)</th>
<th>Decrease (Positive Movement)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment Costs</td>
<td></td>
<td>$20,000</td>
</tr>
<tr>
<td>Materials &amp; Contractors</td>
<td></td>
<td>$25,485</td>
</tr>
<tr>
<td>Utility &amp; Government Charges</td>
<td></td>
<td>$33,895</td>
</tr>
<tr>
<td>Depreciation on Assets</td>
<td>($545,383)</td>
<td></td>
</tr>
<tr>
<td>Contribution Donations &amp; Grants</td>
<td></td>
<td>$12,622</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>($244,750)</td>
<td></td>
</tr>
<tr>
<td><strong>Net Movement</strong></td>
<td></td>
<td><strong>$698,131</strong></td>
</tr>
</tbody>
</table>

- As reported in the Financial Monthly Management Report provided to Council, prior year asset revaluations that took effect from July 1 have increased annual depreciation expense requiring a budget amendment as indicated in the table above to accommodate this increase.
Capital Revenue (Includes Reserves):
The budget allocation associated with this revenue stream has been decreased by $846,424 based on the following movements:

<table>
<thead>
<tr>
<th>Type of Revenue</th>
<th>Increase (Positive Movement)</th>
<th>Decrease (Negative Movement)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Grants</td>
<td></td>
<td>$(5,558,610)</td>
</tr>
<tr>
<td>Transfers from Reserves</td>
<td>$4,712,186</td>
<td></td>
</tr>
<tr>
<td>Net Movement</td>
<td></td>
<td>$(846,424)</td>
</tr>
</tbody>
</table>

Capital Grants (material movements)
Increases:
- $1,380,941 budget amendment approved by Council in September relating to remaining grant funds to claim for the Beresford Foreshore Project as at 1 July.
- $193,974 additional funding from DFES for new SES facility – note expenditure offset under capital.
- $170,975 remaining grant funds received for the 2017-18 Chapman River Mountain Trail Project.

Decreases:
- $4,650,000 removed from the budget due to the City being unsuccessful in its application for funds Meru Resource Recovery Facility. Note – corresponding adjustment to capital expenditure to remove this project from the budget.
- $2,500,000 of Airport Runway funding per grant agreement will not be paid until 2019-20.

Transfers from Reserves (material movements)
Increases:
- Additional $2,820,901 of transfers from cash reserves related to carryover expenditure from 2017-18 approved by Council at the September meeting.
- Add $1,891,285 transfer from Mullewa Reseal Reserve to fund Carnarvon-Mullewa Road Pavement Reseal per Council approval January 2019.

Capital Expenditure:
The overall increase to capital expenditure of $2,089,727 (excluding debt principal repayments), is impacted by the following movements in asset categories:
Type of Capital Expend | Increase (Negative Movement) | Decrease (Positive Movement)
--- | --- | ---
Land | ($347,800) | 
Buildings | ($1,486,974) | 
Plant & Equipment | ($430,00) | 
Furniture & Equipment | ($376,669) | 
Roads | ($1,590,785) | 
Parks | ($2,189,000) | 
Airports |  | $72,000
Meru |  | $4,283,000
Other Infrastructure (footpaths, drainage) | $345,168) | 
Net Movement | ($2,089,727) | 

**Capital Expenditure** (material movements)

Increases:
- $3,967,000 budget amendment approved by Council at the September meeting relating to carryovers from 2017-18 and the acquisition of Lot 1239 (201) Lester Avenue.
- Add $1,891,285 for the Carnarvon-Mullewa Road Pavement Reseal per Council approval January 2019.

Decreases:
- $4,650,000 removed from the budget due to the City being unsuccessful in its application for funds Meru Resource Recovery Facility. Note – corresponding adjustment to capital revenue to remove this project from the budget.

**COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:**

**Community:**
There are no community impacts.

**Environment:**
There are no environmental impacts.

**Economy:**
There are no economic impacts.

**Governance:**
There are no governance impacts.
Disclosure of Interest:
No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:
A mid-year budget review is a mandatory regulatory requirement.

COMMUNITY/COUNCILLOR CONSULTATION:
Councillor’s presented with an overview of the Mid-Year Review movements and impacts at Concept Forum 6 February 2019.

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

Local Government (Financial Management Regulations) 1996 regulation 33A requires that Council between 1 January and 31 March in each financial year, carry out a review of its annual budget for that year.

FINANCIAL AND RESOURCE IMPLICATIONS:
As per Statement of Comprehensive Income, there has been a minor decrease ($578,304 to $304,074) in the underlying operating surplus from ordinary activities that was forecast in the original budget against what is now forecast in the proposed revised budget. The most significant proposed adjustment is to depreciation expense which is a result of prior year asset revaluations not impacting on the City’s P&L until from July 1 this financial year. Undertaking this budget adjustment at the MYR minimises the financial risk in not achieving a budget surplus position at year end.

The City’s end of year unrestricted cash position (see Cash Flow Statement) is expected to increase from the original budget forecast of $9,522,591 to revised forecast of $10,863,615. Major factors impacting cash flow position are:

- Downgrade in cash due to the City having to carry $2.5m Airport Runway grant funding as this confirmed amount cannot be claimed until 2019-20. This has largely been offset via a significant movement from debtors and receivables to cash of around $2.27m that was 2017-18 grant related funding but the actual cash payment was not received until this financial year.
- Actual unrestricted cash position at the beginning of the financial year was greater than the budgeted forecast position - $12,672,677 compared to $11,373,393 an improved actual position of $1,299,284.

INTEGRATED PLANNING LINKS:

<table>
<thead>
<tr>
<th>Title: Governance</th>
<th>4.4 Financial Sustainability and Performance</th>
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</thead>
<tbody>
<tr>
<td>Strategy 4.4.1</td>
<td>Preparing and implementing short to long term financial plans</td>
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<thead>
<tr>
<th>Title: Governance</th>
<th>4.5 Good Governance and Leadership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 4.5.2</td>
<td>Ensuring finance and governance policies, procedures and activities align with legislative requirements and best practice.</td>
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</tbody>
</table>
REGIONAL OUTCOMES:
There are no regional outcomes.

RISK MANAGEMENT:
Associated risk would be a failure to comply with relevant Financial Management Regulations requiring local governments to review their annual budget.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
Alternative options for adjustments to budget forecasts were considered by Directors and Managers, within every function area. Proposed increase adjustments to particular expenditures were offset to the extent practicable by reducing expenditure allocations within the same function area of the budget.

COUNCIL DECISION
MOVED CR DOUGLAS, SECONDED CR TANTI
That Council by Absolute Majority by virtue of Part 6, Division 4, and s.6.8 of the Local Government Act 1995 RESOLVES to:

1. APPROVE the proposed budget amendments as detailed by nature and type in Attachment No. CCS402 Mid-Year Review Statements and AUTHORISE any unauthorised expenditure contained within the proposed amendments; and
2. APPROVE and AUTHORISE the following revised transfers to/from Cash Reserves as detailed in Attachment No. CCS402.

CARRIED BY ABSOLUTE MAJORITY 13/0
Time: 5:25 PM
Not Voted: 2
No Votes: 0
Yes Votes: 13

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<td>Cr. Thomas</td>
<td>YES</td>
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<tr>
<td>Mayor Van Styn</td>
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EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval for continued membership of Regional Capitals Alliance Western Australia (RCAWA) and to provide the Council with a copy of the recently completed annual report for 2017/18 (refer to Attachment No. CCS403).

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

1. RECEIVE the Regional Capital Alliances Western Australia (RCAWA) 2017-18 annual report; and
2. APPROVE continued membership with the RCAWA.

PROPOLENT:
The proponent is the City of Greater Geraldton.

BACKGROUND:
The Regional Capitals Alliance Western Australia (RCAWA) consists of the ten largest regional capitals in Western Australia. As detailed in the attached annual report, the board consists of the Mayor/Shire President and CEO of each Council. Currently Karratha holds the chair and secretariat, City of Greater Geraldton is the treasurer and Mr Paul Rosair is the Executive officer. The group meets every two months.

This group provides a strong and united voice for regional Western Australia and actively lobbies a regional perspective to counter tendencies towards a Perth-centric approach to policy, strategy and budget resource issues in WA. The group represents regional WA, with over a third of the State’s population [Note: WA Population in 2018 about 2.67M with about 1.7M in Perth].

The bi-monthly meeting general includes a meeting with either a Director General or Minister or Minister’s representative which provides the regions with an opportunity to put their case directly to the top levels of the State Government. For instance, at the recent February meeting, the group met with Nathan Harding (Chairman of Tourism WA), Ian Johnson (Tourism Minister’s Senior Policy Advisor), and representatives from various tourism organisations including WAITOC and ATEC). The meeting allowed the group to lobby for more exposure of the regions in the Tourism WA campaign, to
lobby for more collaboration with the regions and to learn more about these organisations and their current focus.

Previous meetings have including meetings with the State Librarian, Director General of Transport and the Minister for Transport Planning, Hon Rita Saffioti.

The appointment of Mr Paul Rosair as Executive Officer has allowed the group to develop strong connections within the State Government, which are critical to the promotion and development of regional WA.

COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:

Community:
Continued membership of RCAWA provides opportunities to promote and grow our local community.

Environment:
There are no adverse environmental impacts.

Economy:
Continued membership of RCAWA allows the City of Greater Geraldton access to a group that is actively promoting the regions which in turn provides an opportunity to improve the local economy.

Governance:
Continued membership of RCAWA allows the City of Greater Geraldton to network with other large regional WA Councils facing the same governance/legislative issues.

Disclosure of Interest:
No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:
The City of Greater Geraldton is currently a member of the following organisations:
- Australian Airports Association;
- Australian Library and Information Association;
- Cemeteries and Crematoria Association of Western Australia (CCAWA);
- Oral History Association of Australia WA Branch;
- Performing Arts Connections Australia (PAC Australia);
- Regional Capitals Alliance Western Australia (RCAWA);
- Regional Capitals Australia (RCA);
- WA Rangers Association (WARA); and
- WA Local Government Association (WALGA).
COMMUNITY/COUNCILLOR CONSULTATION:
There has been no community/Councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:
There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:
The annual membership fee for RCAWA is currently $8250 (inclusive GST). Please refer to the attached financial section of the annual report for how the funds are utilised. Costs of membership are confined to travel costs for Mayor and CEO to attend the bi-monthly meetings.

INTEGRATED PLANNING LINKS:

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<thead>
<tr>
<th>Title: Economy</th>
<th>3.1 Growth</th>
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<tbody>
<tr>
<td>Strategy 3.1.1</td>
<td>Promoting Greater Geraldton and its potential business opportunities to facilitate targeted economic development.</td>
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<table>
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<tr>
<th>Title: Economy</th>
<th>3.2 Lifestyle and Vibrancy</th>
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<tr>
<td>Strategy 3.2.1</td>
<td>Continuing to promote the City as the destination of choice for regional events.</td>
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<th>Title: Governance</th>
<th>4.3 Advocacy and Partnerships.</th>
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<td>Strategy 4.3.1</td>
<td>Active participation in regional, state and national alliances.</td>
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<th>4.5 Good Governance &amp; Leadership</th>
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<tr>
<td>Strategy 4.5.3</td>
<td>Providing leadership for the community in sustainability issues and local government reform matters.</td>
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</table>

REGIONAL OUTCOMES:
As detailed within this report and in the attached annual report, there are many regional benefits to being a member of an organisation specifically constructed to promote regional Western Australia.

RISK MANAGEMENT
The Council needs to decide if the benefits received from being a member of RCAWA exceed the annual membership fee. Officers believe this is the case.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS
The alternative is to not be a member of RCAWA. Because of the opportunities being a part of this group presents, this option is not recommended.

CEO R McKim declared an Impartiality interest in Item CCS403 Regional Capitals Alliance Western Australia as he is a Board Member of RCAWA and remained in Chambers.

Mayor S Van Styn declared an Impartiality interest in Item CCS403 Regional Capitals Alliance Western Australia as he is a Board Member and Treasurer of RCAWA and remained in Chambers.
COUNCIL DECISION
MOVED CR DOUGLAS, SECONDED CR TANTI
That Council by Simple Majority pursuant to Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. RECEIVE the Regional Capital Alliances Western Australia (RCAWA) 2017-18 annual report; and
2. APPROVE continued membership with the RCAWA.

CARRIED 13/0
Time: 5:28 PM
Not Voted: 2
No Votes: 0
Yes Votes: 13

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<td>Mayor Van Styn</td>
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12.3 REPORTS OF INFRASTRUCTURE SERVICES

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<tr>
<th>IS189  FIXED STANDPIPE WATER CHARGES</th>
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<tr>
<td>AGENDA REFERENCE: D-19-006464</td>
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<tr>
<td>AUTHOR: K Smith, Manager Maintenance Operations</td>
</tr>
<tr>
<td>EXECUTIVE: C Lee, Director Infrastructure Services</td>
</tr>
<tr>
<td>DATE OF REPORT: 30 January 2019</td>
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<td>FILE REFERENCE: GO/6/0012-06</td>
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| ATTACHMENTS: Yes (x4)
|   A. Fixed Standpipes FAQ
|   B. Fixed Standpipes FAQ Appendix 1 – New Standpipe Charges
|   C. City of Greater Geraldton Standpipe Locations
|   D. Standpipe Annual Water Usage 2017-18 |

EXECUTIVE SUMMARY:
The purpose of this report is to inform Council of the changes to Water Corporation charges for water provided via Local Government owned Fixed Standpipes in country regions and endorse the Local Government owned Fixed Standpipe Strategy to minimise the financial impacts to commercial users and Council operations.

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

1. ENDORSE the proposed Fixed Standpipe strategy, contained within this report, and revise the classification of the City’s existing 14 standpipes as follows:
   a. Three (3) standpipes to be classified as Local Authority Standpipes only being the Geraldton Works Depot, Mullewa Depot and Wicherina; and
   b. Eleven (11) standpipes to be classified as Commercial Use Standpipes.

PROPOUNDER:
The proponent is the City of Greater Geraldton.

BACKGROUND:
In 2018, Water Corporation announced a review into their method of charging for accessing of water from Local Government owned Fixed Standpipes (refer Attachment No. IS189A).

A Local Government owned Fixed Standpipe is a vertical pipe extending from a Water Corporation supply, commonly utilised for the provision of large
volumes of water to fill large water vessels or water truck for construction or agricultural purposes.

Historically, Water Corporation has provided Fixed Standpipe water access at concessional pricing to the City, who in turn provided access to local agriculture and commercial operators. Water Corporation charges the City for the water consumption, with the City then on-charging the private users at cost.

The Water Corporation has now advised the City that concessional pricing for water supplied via City owned fixed standpipes is changing as of 1 July 2019. From this date, Local Government Authorities will remain able to source water from Fixed Standpipes at a concessional rate if used for their own purposes however, water sourced from Local Government owned Fixed Standpipes that is publicly accessible will no longer be charged at concessional rates. Commercial charges will apply for this water in accordance with the classifications provided within Attachment No. IS189B.

The Water Corporation advise that their objective for changing the concessional water pricing is to apply the same pricing schedule across all of their commercial water users. The new pricing schedule will be applied through a schedule of charges based on the classification of the Fixed Standpipe.

The changes affect water supply available from high-flow, City owned, Fixed Standpipes which are accessible for use by the public. A high-flow-rate standpipe is defined as a standpipe with a supply meter of greater than 25mm; all City standpipes currently have a 50mm high flow meter.

The City owns fourteen (14) Fixed Standpipes, twelve (12) of which are accessible to commercial or agricultural users via a telemetric card reader which records usage. This water use is charged to the City by Water Corporation, with the end user subsequently invoiced for their usage in accordance with the City’s fees and charges. Attachment No. IS189C shows sixteen (16) standpipe locations however, two (2) of these are not in operation as standpipes: One (1) is a water point on Flores Road and one (1) is the standpipe that was previously located at the old works depot in Edward Road (and has been removed).

The changes to Water Corporation pricing will affect the City in the following three (3) key ways:

1. All water obtained by the City for its own purposes from a Commercial Use Standpipe, that is also accessible to the public, will be charged at the new commercial rates.
2. An annual service charge will also apply to Commercial Use Standpipes and Community Use Standpipes.
3. The City will be required to adjust its fees and charges to recover the cost of the water as per the new Water Corporation charges.
Current Usage
Council Fixed Standpipes are distributed in three (3) regions including Geraldton and Walkaway, along the Geraldton Mt Magnet Road and in Mullewa. Refer Attachment No. IS189C. They are currently utilised by the following groups:

1. City of Greater Geraldton (contractors and staff - predominantly for road maintenance)
2. Commercial (Earthmoving and Construction Contractors, Agricultural Contractors)
3. Agricultural / Farmers
4. Emergency Services (There is no charge for water used for emergency Services currently and this will not change under the proposed changes)

Annual utilisation varies at each Fixed Standpipe site, however it can be broadly summarised as follows:

- Geraldton and Walkaway (6 Fixed Standpipes total): Approximate usage is 75% commercial use and 25% City use.
- Geraldton – Mt Magnet Road (7 Fixed Standpipes total):
  - Usage across the seven (7) Fixed Standpipes is highly variable ranging from approximately 100% City use to approximately 100% Agriculture use due to the location of the standpipe.
  - Demand from agricultural users is high in some locations and low in others due to requirements of individual property owners in the vicinity.
  - The City uses particular Fixed Standpipes due to proximity to gravel roads while others are less viable and therefore not used.
  - One (1) Fixed Standpipe located at CGG depot is used almost exclusively by the City.
- Mullewa One (1) Fixed Standpipe located at Mullewa Depot 94% City use.

A breakdown of annual utilisation by group is included in Attachment No. IS189D – Fixed Standpipe Usage Analysis.

Officers have reviewed the recent Fixed Standpipe utilisation data and developed the Proposed Fixed Standpipe Strategy below in order to reduce the financial impact of the new Water Corporation charges.

Proposed Fixed Standpipe Strategy
Analysis of current City water usage from Fixed Standpipes indicates that the overall impact from the increased water charges will have a minor financial effect on City operations and the following strategy is recommended to be implemented. The proposed strategy has been developed with consideration of current utilisation patterns and the financial impact from the new water charges in order to provide a similar level of service with minor cost increase.
It is recommended that of the fourteen existing standpipes:

- Three (3) are to be re-classified as Local Authority Fixed Standpipes only being the Geraldton Works Depot, Mullewa Depot and Wicherina – No change to City water charges.
- Eleven (11) are to be re-classified as Commercial Use Standpipes which will see a small increase in City water costs over the year and annual service charges being applied which can be recovered through Fees and Charges.

COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:

Community:
The community will be affected through increased charges for water supplied through high-flow, fixed standpipes however, the impact is considered to be relatively minor for individual persons or commercial entities. The service provision of water available at convenient locations will remain greatly unchanged with an exception of the Wicherina standpipe that currently has a minimal 2% commercial or Agricultural users recorded.

Environment:
There are no adverse environmental impacts.

Economy:
There are no adverse economic impacts.

Governance:
There are no adverse governance impacts.

Disclosure of Interest:
No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PREcedENTS:
There are no relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:
City Officers have met with Water Corporation to discuss the timing and impacts of the changes to fixed standpipe water charges. Further consultation with the community will be required to advise of changes to service levels and adjustments to Fees and Charges prior to 1 July 2019.

LEGISLATIVE/POLICY IMPLICATIONS:
There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:
By adopting the proposed fixed standpipe strategy the estimated financial savings to the City, based on recent utilisation data, will be a saving of approximately $7,000 per annum in future water changes.
If the proposed fixed standpipe strategy is adopted, the total water cost for City operations, based on historical water use, will be approximately $47,081 excluding GST, in FY2019-20.

If the strategy is not adopted, the City can expect the total water cost, based on historical water use, to be approximately $54,081 excluding GST in FY2019-20.

The City is able to recover some, or all, of these costs through the rates charged to other users through the Fees and Charges schedule.

**INTEGRATED PLANNING LINKS:**

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<tr>
<th>Title: Community</th>
<th>1.4 Emergency Management</th>
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<tr>
<td>Strategy 1.4.2</td>
<td>Undertaking a coordinated approach with relevant agencies to minimise the impact of disaster events.</td>
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<tr>
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<th>2.2 Sustainability</th>
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<tr>
<td>Strategy 2.2.2</td>
<td>Researching, promoting and providing sustainable infrastructure, services and utilities.</td>
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<td>Strategy 2.3.3</td>
<td>Providing a fit for purpose, safe and efficient infrastructure network.</td>
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<tr>
<td>Strategy 4.4.3</td>
<td>Delivering and ensuring business systems and services support cost effective Council operations and service delivery.</td>
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**REGIONAL OUTCOMES:**
The Fixed Standpipes affected by these changes are located across the City of Greater Geraldton and therefore have an effect across the region. Any cost increase to end users of the water supply service will be seen as a negative impact although relatively minor for all users.

**RISK MANAGEMENT**
There is a possible reputational risk to the City that exists when water charges increase and this is to be managed through a community consultation process prior to Water Corporation instigating the proposed changes.

**ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS**
No alternative options are considered to be available.

*Cr J Critch declared a Financial Direct interest in Item IS189 Fixed Standpipe Water Charges as her farm uses the standpipes for water and left Chambers at 5.27pm.*

*Cr T Thomas declared a Financial Direct interest in Item IS189 Fixed Standpipe Water Charges as her farm uses the standpipes for water and left Chambers at 5.27pm.*
COUNCIL DECISION
MOVED CR CLUNE, SECONDED CR COLLIVER
That Council by Simple Majority pursuant to Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. ENDORSE the proposed Fixed Standpipe strategy, contained within this report, and revise the classification of the City’s existing 14 standpipes as follows:
   a. Three (3) standpipes to be classified as Local Authority Standpipes only being the Geraldton Works Depot, Mullewa Depot and Wicherina; and
   b. Eleven (11) standpipes to be classified as Commercial Use Standpipes.

CARRIED 11/0
Time: 5:31 PM
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Yes Votes: 11

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<td>Mayor Van Styn</td>
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_Cr Critch and Cr Thomas returned to Chambers at 5.31 pm._
EXECUTIVE SUMMARY:
The Australian Coastal Council Association (ACCA) is the only body that specifically represents the interests of Australia’s coastal councils at a national level. Membership of the Association provides coastal councils with the opportunity to contribute meaningful input into the development of national coastal adaptation policy initiatives. Membership also provides coastal Councils with the opportunity to work with other coastal Local Government Associations (LGA’s) to address common issues associated with coastal adaptation planning. The purpose of this report is to seek Council approval for the City of Greater Geraldton to become a member of the Australian Coastal Council Association.

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

1. APPROVE the City of Greater Geraldton becoming a member of the Australian Coastal Council Association Inc.;
2. AUTHORISE the CEO to renew this membership on an annual basis.

PROPOLENENT:
The proponent is the City of Greater Geraldton.

BACKGROUND:
The City of Greater Geraldton, along with many other coastal councils around Australia are under increasing pressure to respond effectively to the impacts of coastal erosion and inundation along its coastlines. These challenges include the increasing vulnerability of land use and development within coastal zones; the projected impacts of climate change; and substantial changes that are occurring in holiday accommodation services in coastal areas.

The City has recently completed the Geraldton Coastal Hazard Risk Management and Adaptation Planning (CHRMAP) report in accordance with the requirements under Western Australia’s State Planning Policy No. 2.6 – State Coastal Planning Policy (SPP2.6). The report was adopted by Council.
in November 2018, and it provides a crucial framework for future planning and development along the Geraldton coastline.

Since adoption of the report, City Officers have advanced the CHRMAP project by:

• Installing two low-crest groynes at Whitehill Road, Drummond Cove;
• Engaging coastal engineers to undertake geophysical and geotechnical investigations of coastal locations at Bluff Point, Sunset Beach and Drummond Cove;
• Developing a National Disaster Resilience Programme grant application to co-fund a flood modelling study of the Geraldton CBD;
• Engaging a coastal engineer design a low-crest groyne that can be trialled at Sunset Beach.

The challenges for regional coastal councils include the shortfall in knowledge and resources for infrastructure and services to effectively manage the expected coastline impacts identified in respective CHRMAP. The opportunity to tap into external knowledge and resources and work collaboratively with other councils and organisations will become increasingly important during the development and implementation of CHRMAP strategies.

The Australian Coastal Council Association (ACCA) is the only body that specifically represents the interests of Australia’s coastal councils at a national level. In addition to advocating on behalf of coastal councils, the organisation undertakes a range of activities in support of member councils including:

• Facilitating the exchange of information between coastal councils on issues of mutual concern;
• Monitoring developments in coastal planning and management of interest to member councils;
• Commissioning research projects of relevance to coastal councils;
• Making strong representations to Federal and State government inquiries into coastal matters;
• Conducting an annual conference to assist coastal councils keep pace with coastal policy and technical developments, and to share the findings of coastal research projects.

Some of the activities recently undertaken by the Association include:

• **Online holiday rental platforms.** The Association conducted a collaborative research project to identify how councils can respond effectively to the impact of online short-term holiday rental platforms. The study focused on responses available to councils through their planning framework, rating regime, licensing and complaints mechanisms. The project included nine coastal councils as case studies.
• **A national approach to coastal adaptation.** ACCA continues to advocate strongly for the Australian Government to support initiatives by councils to develop and implement climate adaptation plans in order to improve the sustainability and resilience of coastal settlements. This
requires a national approach, national funding and national leadership on coastal management. There is a need for reliable sources of knowledge and guidance to assist coastal councils implement effective adaptation plans.

- **Temporary populations.** One of the Association priorities is to obtain a more equitable share of resources for coastal councils. The substantial difference between peak and off-peak populations in coastal communities has been a long-standing issue for coastal planners and decision-makers. The Association is currently engaged in further detailed study of this issue which is being undertaken in association with the Australian Bureau of Statistics and the University of Queensland. This study is aimed at assisting in the estimate of temporary populations for local service provision, fiscal equalization and emergency preparedness.

**Benefits of Membership**

Membership of the Association provides coastal councils with the opportunity to contribute meaningful input into the development of national coastal policy initiatives. Membership also provides coastal councils with the opportunity to participate on a collaborative basis with other coastal Local Government Associations (LGA’s) in research projects relating to common issues of concern.

The benefits of membership flow to all elected representatives and to Council Officers with discounted rates to attend the annual Australian Coastal Councils Conference, where common issues and research are presented and discussed and members have an opportunity to network and exchange knowledge and experience. The Mayor attended the 2018 conference and found it beneficial.

The Association currently has 46 coastal council members from around Australia, ranging from large metropolitan and regional councils including the City of Rockingham and Busselton in Western Australia.

**Membership Fees**

Membership fees are set using Australian Bureau of Statistics (ABS) population data for individual councils, and move in line with the Consumer Price Index only. The most recent ABS *Regional Population Growth Cat. 3218.0*, released on 31 August 2018, indicates that the City of Greater Geraldton has a current estimated resident population of 39,096 people. This equates to an annual membership fee for the City of Greater Geraldton of $3,476.58 (including GST). Membership fees are issued for the financial year and the relevant equivalent pro-rata rate would apply for the remainder of the financial year.

**COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:**

**Community:**

There are no adverse community impacts.
**Environment:**
Membership would provide the City with a greater opportunity to learn from other councils and to exchange knowledge and experience to ensure our practises achieve favourable environmental outcomes.

**Economy:**
There are no adverse economic impacts.

**Governance:**
There are no adverse governance impacts.

**Disclosure of Interest:**
No Officer involved in the preparation of this report has a declarable interest in this matter.

**RELEVANT PRECEDENTS:**
The City of Greater Geraldton is a member of the:

- Australian Airports Association;
- Australian Library and Information Association;
- Cemeteries and Crematoria Association of Western Australia (CCAWA);
- Oral History Association of Australia WA Branch;
- Performing Arts Connections Australia (PAC Australia);
- Regional Capitals Alliance Western Australia (RCAWA);
- Regional Capitals Australia;
- WA Rangers Association (WARA); and
- WA Local Government Association (WALGA).

**COMMUNITY/COUNCILLOR CONSULTATION:**
There has been no community/Councillor consultation.

**LEGISLATIVE/POLICY IMPLICATIONS:**
As part of the CHRMAP project the City will be developing a local coastal planning policy. Membership of ACCA will provide access to information to assist in the development of this policy.

**FINANCIAL AND RESOURCE IMPLICATIONS:**
The annual cost of membership for the City of Greater Geraldton in FY2018-19 will be $3,476.58 (incl. GST), with the membership fee based on the estimated resident population of The City of Greater Geraldton, as measured by the Australian Bureau of Statistics. The membership fee would be changed on a pro-rata basis for the remainder of the 2018-19 financial year. The cost of membership will be funded from current budget allocations and financial delegations.
INTEGRATED PLANNING LINKS:

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<th>Title: Community</th>
<th>1.4 Emergency Management</th>
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<tbody>
<tr>
<td>Strategy 1.4.1</td>
<td>Building resilience and capacity to manage natural and man-made emergency events.</td>
</tr>
<tr>
<td>Strategy 1.4.2</td>
<td>Undertaking a coordinated approach with relevant agencies to minimise the impact of disaster events.</td>
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<tr>
<th>Title: Environment</th>
<th>2.2 Sustainability</th>
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<tbody>
<tr>
<td>Strategy 2.2.2</td>
<td>Researching, promoting and providing sustainable infrastructure, services and utilities.</td>
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<th>4.2 Planning and Policy</th>
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<tr>
<td>Strategy 4.2.2</td>
<td>Responding to community aspirations by providing planning and zoning for future development.</td>
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<th>4.3 Advocacy and Partnerships</th>
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<tr>
<td>Strategy 4.3.1</td>
<td>Active participation in regional, state and national alliances.</td>
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REGIONAL OUTCOMES:
The potential learnings and knowledge obtained from membership may be shared and benefit neighbouring coastal shires and the region.

RISK MANAGEMENT
The Geraldton CHRMAP report has identified numerous risks the City faces with the impacts of coastal erosion and inundation. Membership to ACCA may provide the City with shared knowledge, and the collaborative support of other coastal communities and filed experts to effectively respond to the associated risks and impacts.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS
Council may choose not to join the Association in this instance. Instead of joining the Association, Council may choose to navigate through the issues and risks on our own. This is not the preferred option as it does not position the City to tap into valuable knowledge and support.
COUNCIL DECISION
MOVED CR COLLIVER, SECONDED CR DOUGLAS
That Council by Simple Majority pursuant to Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. APPROVE the City of Greater Geraldton becoming a member of the Australian Coastal Council Association Inc.; and
2. AUTHORISE the CEO to renew this membership on an annual basis.

CARRIED 13/0
Time: 5:34 PM
Not Voted: 2
No Votes: 0
Yes Votes: 13

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12.4 REPORTS OF OFFICE THE CEO
Nil.
12.5 REPORTS TO BE RECEIVED

RR02 REPORTS TO BE RECEIVED – FEBRUARY

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<td>R McKim, Chief Executive Officer</td>
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<td>EXECUTIVE:</td>
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<td>DATE OF REPORT:</td>
<td>15 February</td>
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<tr>
<td>FILE REFERENCE:</td>
<td>GO/6/0012-06</td>
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<td>ATTACHMENTS:</td>
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A. Delegated Determinations and Subdivision Applications
B. 2018-19 Corporate Business Plan Second Quarter Report
C. Confidential - List of Accounts Paid Under Delegation January 2019

EXECUTIVE SUMMARY:
The purpose of this report is to receive the Reports of the City of Greater Geraldton.

EXECUTIVE RECOMMENDATION:

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

1. RECEIVE the following appended reports:
   a. Reports – Development & Community Services:
      i. DCSDD143 Report – Delegated Determinations and Subdivision Applications; and
   b. Reports – Corporate and Commercial Services:

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:

PROPOSANT:
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, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:

Community:
There are no adverse community impacts.

Environment:
There are no adverse environmental impacts.

Economy:
There are no adverse economic impacts.

Governance:
There are no adverse governance impacts.

Disclosure of Interest:
No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:
Reports to be received by Council at each Ordinary Meeting of Council

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:

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<th>Title: Governance</th>
<th>4.5 Good Governance &amp; Leadership</th>
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<td>Strategy 4.5.2</td>
<td>Ensuring finance and governance policies, procedures and activities align with legislative requirements and best practice.</td>
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REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
There are no risks to be considered.
ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
No alternative options were considered by City Officers.

COUNCIL DECISION
MOVED CR FREER, SECONDED CR COLLIVER

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

1. RECEIVE the following appended reports:
   a. Reports – Development & Community Services:
      i. DCSDD143 Report – Delegated Determinations and Subdivision Applications; and
   b. Reports – Corporate and Commercial Services:

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:

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No Votes: 0
Yes Votes: 13

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13 MOTIONS BY MEMBERS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

NM08 MULLEWA POWER SUPPLY

AGENDA REFERENCE: D-19-009589
AUTHOR: Cr S Douglas, Cr J Critch, Cr T Thomas
DATE OF REPORT: 1 February 2019
FILE REFERENCE: GO/6/0008
APPLICANT / PROPOONENT: Council
ATTACHMENTS: No

Councillor Comment
In December 2018, days before Christmas, Mullewa faced yet another series of protracted power outages. This followed regular summer outages including a series of long outages in January/February 2017 resulting in thousands of dollars of medications (including lifesaving insulin and meningococcal vaccine) being destroyed.

Taking place at the height of summer with temperatures into the 40’s—the impacts are significant and severe for both the townspeople and those in the surrounding rural areas. Apart from the more obvious loss of amenity, (air conditioners, lights, cooking, entertainment), the loss of power to keep refrigerators and freezers operational has resulted in the disposal of a vast amount of spoilt food, potentially unsafe food being consumed, a shortage of basic requirements (e.g. milk) and distressingly the need to dispose of vital medications, putting locals at risk or requiring them to travel 100 km’s to secure supplies in Geraldton. Following the recent outage, the doctor servicing Mullewa described the power situation as ‘fourth world’ after disposing of vaccines for the third time in as many years.

In addition, the loss of power for such extended periods puts the lives of people at risk as the telecommunications network fails. This highlights the dangers to lives and property. Given the regularity and severity of outages, the Mullewa Police Station has installed its own diesel backup generator. It is unrealistic to expect small businesses and individuals to do the same (though many have been left with no choice). Western Power has an obligation under its Act to address, in a more sustainable manner, what is a clearly a critical and unacceptable situation.

Western Power itself acknowledges that the 132 kV line feeding Mullewa is part of an ageing network in need of significant upgrade and in looking to the future its Annual Planning Report (2017) highlights the need for alternative, sustainable (modular network) solutions for fringe of grid communities on the South West Interconnected System (SWIS). Typically these solutions included locally generated power (wind, solar, gas) such as being developed at Kalbarri and/or battery storage such as established in Perenjori (Battery Energy Storage Systems - BESS), whilst retaining the grid connection.

It is now time for a similar solution for Mullewa. This should include locally generated power – preferably through renewable sources (solar, wind). Gas
is also an option as the Midwest Gas Pipeline runs just north of the Mullewa Township. While initially this will require a reasonably significant capital outlay, in the medium to long term, it is likely to be a far more cost-effective, sustainable and reliable solution than upgrading and/or maintaining the ageing network.

One thing is very clear – the situation is not acceptable.

**Executive Comment**

It is recognised that the power supply to Mullewa and the surrounding areas is unreliable. Historically the failures have mainly occurred in the summer months when reliable power is most needed.

In response, the City has been forced to invest in backup power options for its key facilities. This has taken the form of installing electrical switchboard change over switches at its Mullewa office, the Mullewa Pool and depot with generators put on standby over the summer period. Keeping the pool open has been identified as critical to allow local residents to find relief from the heat. The other critical facility currently under review is the doctor’s surgery.

The doctor’s surgery is a City owned facility. Officers are currently investigating options to provide backup power supply to surgery as a whole or just the refrigerator. A quote to install a changeover switch on the building has been received ($5,000). This option would also need the provision of a generator with the associated testing and maintenance. An option to install an uninterrupted power supply (UPS) for just the refrigerator has also been quoted. The cost of this option is approximately $5,000 in total and would cut in automatically when the power cuts out and provide up to 18 hours additional power supply. The UPS also provides clean power (protects against power sag, power surge, under voltage, over voltage, line noise, frequency variation, switching transient and harmonic distortion), e-mail alerts sent for power failure, and allows remote monitoring of power conditions. The Mullewa Hospital has advised that the doctor would be able to operate from their facility in times of extended power outages. Hence Officers would recommend proceeding with the UPS facility of the surgery refrigerator.

The local service stations and hospital have backup power options.

Officers have also met with a private organisation (Association of South East Nations – ASEAN - project management who are preparing a solar/power option for the Shire of Dalwallinu). This proposal does have a high initial set up cost. It is the officer’s opinion that the costs of any alternative power supply should be borne by Western Power.

After the recent outages, the CEO requested an informal meeting with the local Western Power representatives. This request was declined. As such, the executive is supportive of raising this matter at higher levels within the State Government.
A subsequent meeting was held with Western Power involving the Mayor and Directors Lee and Melling. Western Power are relocating two generators to the region for use in Mullewa outages but they will only supply power to a part of the town. The City was also advised that they are intending to do further pole and equipment upgrades to the Mullewa line and are also working on possible longer term solutions.

It was explained to the City that the type of faults and duration of outages means that solutions used in Perenjori using batteries etc. would not be the best solution for Mullewa. Batteries are only effective for 5-6 hours and Mullewa’s outages are much longer. Western Power are intending to get more information and hold a public information session in coming weeks.

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

1. AGREE that the electrical power situation at Mullewa is unacceptable. CALLS on Western Power to liaise with key stakeholders, including the City of Greater Geraldton, to develop and implement a more sustainable, reliable solution including (but not limited to) that offered by local generation and battery storage;
2. DIRECT the CEO to write and request an urgent meeting with the Minister for Energy to bring this issue to his attention and request Western Power investigate and determine a permanent solution;
3. DIRECT the CEO to proceed with the installation of a UPS system on the Mullewa doctor’s surgery medical refrigerator; and
4. MAKE the determination on the following grounds:
   a. Long power outages in Mullewa, particularly during the hot summer months, have caused significant distress to, and endanger the lives of, Mullewa residents and those in surrounding rural areas.

COUNCIL DECISION
MOVED CR DOUGLAS, SECONDED CR CRITCH
That Council by Simple Majority pursuant to Section 5.20 of the Local Government Act RESOLVES to:

1. AGREE that the electrical power situation at Mullewa is unacceptable. CALLS on Western Power to liaise with key stakeholders, including the City of Greater Geraldton, to develop and implement a more sustainable, reliable solution including (but not limited to) that offered by local generation and battery storage;
2. DIRECT the CEO to write and request an urgent meeting with the Minister for Energy to bring this issue to his attention and request Western Power investigate and determine a permanent solution;
3. DIRECT the CEO to proceed with the installation of a UPS system on the Mullewa doctor’s surgery medical refrigerator; and
4. MAKE the determination on the following grounds:
a. Long power outages in Mullewa, particularly during the hot summer months, have caused significant distress to, and endanger the lives of, Mullewa residents and those in surrounding rural areas.

CARRIED 13/0
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No Votes: 0
Yes Votes: 13

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Councillor Comment
The State Government has announced a policy that will see 98% of WA excluded from fracking, with fracking only being permitted on existing petroleum exploration titles (refer to Attachment No. NM09A).

There are three petroleum exploration permits located within the City of Greater Geraldton, being EP437, EP368 and EP426 with EP437 covering almost the entire urban residential and coastal strip of the City’s boundaries (refer to Attachment No. NM09B).

To ensure Council consideration on an informed basis, additional attachments to this motion provide extracts from the final report to the WA Government by the Independent Scientific Panel Inquiry (ISPI) into Hydraulic Fracture Stimulation, and related information papers as published.

As part of the implementation of this policy, the State Government’s fracking policy Implementation Group is due to present a plan by 1 March 2019, showing amongst other things, areas that are to be excluded from fracking.

This motion calls on the State Government to have the areas covered by permits 437, 368 and 426 excluded from fracking as Geraldton relies almost entirely on ground water sources for the supply of water.

Fracking poses a risk of contamination of the City’s ground water.

The fracking process itself is a heavy water user, so there is an additional risk of over allocation of the limited water supply that the City relies on for its very existence.
Executive Comment
In 2017, the WA Government constituted an independent scientific panel under section 25 of the Environmental Protection Act 1986, to undertake and report on an inquiry into the effects of the fracking process on the Western Australian environment.

Terms of reference for the panel, in brief, were to assess and report on the potential impacts arising from implementation of hydraulic fracture stimulation on the onshore environment of WA, outside of the Perth Metro, Peel and Southwest regions.

The panel issued a background and issues paper in November 2017, undertook consultation hearings and received submissions, and published its final report to the WA Government in September 2018.

The background and issues paper, the final report (Independent Scientific Panel Inquiry into Hydraulic Fracture Stimulation in Western Australia – Final report to the Western Australian Government – September 2018) and its Appendices, and associated information papers, are in the public domain and may be accessed online at: www.frackinginquiry.wa.gov.au

Attachments to this agenda report include:
- ISPI Report extract – Summary;
- ISPI Report extract – Findings and Recommendations;
- ISPI Introduction to Hydraulic Fracture Stimulation;
- ISPI Resource Description and Hydrogeology;
- ISPI Report extract – Perth Basin; and
- ISPI The Regulatory Environment.

In particular, the attention of Councillors is drawn to the Summary, and the Findings and Recommendations, from the final Panel report.

As noted in the WA Government media statement (Attachment No. NM09A):
- Public water source areas are declared off limits.
- Consent of traditional owners and farmers is required before fracking production is allowed.

Study of the findings, recommendations, and explanatory information included in the final Panel report, and the related information papers, is important when deliberating on this matter, to ensure understanding of:
- What fracking (hydraulic fracture stimulation) means;
- The use (or otherwise) of particular chemicals in contemporary fracking;
- The demand levels for use of water in the fracking process;
- The type of gas resources relevant to extraction in the Perth Basin; and
- The very significant differences between extraction of coal seam gas, versus deep tight gas, and the contrasting potential risk scenarios.
The City has no jurisdiction and no statutory head of power to ban or control
the use of hydraulic fracture stimulation as a means to extract natural gas
from onshore reserves in the Perth Basin.

Should the Government’s implementation panel determine continued inclusion
of current mining resource tenements within the City district, in the permitted
fracking zone for the purposes of tight gas extraction, then the City should seek:

- Maximum protection of essential ground water supplies, via the
  Regulatory framework; with
- Extremely tight monitoring regimes, consistent with the findings and
  recommendations of the Independent Scientific panel.

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

1. CALL on the State Government to extend its ban on fracking, now and
   into the future, to include all areas within the City of Greater Geraldton
   and any further areas that are relied upon to supply our City’s water
   supply;
2. SEEK support for an extended ban on fracking from neighbouring
   Shires; and
3. MAKES the determination on the following grounds:
   a. To safeguard our community’s water supply from contamination and
      over exploitation.

COUNCIL DECISION
MOVED MAYOR VAN STYN, SECONDED CR TANTI
That Council by Simple Majority pursuant to Section 5.20 of the Local
Government Act 1995 RESOLVES to:

1. CALL on the State Government to extend its ban on fracking, now
   and into the future, to include all areas within the City of Greater
   Geraldton and any further areas that are relied upon to supply our
   City’s water supply;
2. SEEK support for an extended ban on fracking from neighbouring
   Shires; and
3. MAKES the determination on the following grounds:
   a. To safeguard our community’s water supply from contamination and
      over exploitation.
CARRIED 12/1
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Yes Votes: 12

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<td>Cr. Hall</td>
<td>NOT PRESENT</td>
</tr>
<tr>
<td>Cr. Keemink</td>
<td>YES</td>
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<td>Cr. McIlwaine</td>
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<td>Cr. Thomas</td>
<td>YES</td>
</tr>
<tr>
<td>Mayor Van Styn</td>
<td>YES</td>
</tr>
</tbody>
</table>
14 QUESTIONS FROM MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN
Nil

15 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING
Nil
16 MEETING CLOSED TO PUBLIC

Pursuant to Section 5.2 (i) of the Meeting Procedures Local Law February 2011, please note this part of the meeting may need to be closed to the public, if confidential discussion is required relating to the attachments.

No confidential discussion was required relating to the confidential attachments therefore the meeting was not closed to the public.

<table>
<thead>
<tr>
<th>IS191</th>
<th>LATE ITEM - RFT 08 1819 ROCKS URBAN LANEWAY CONSTRUCTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>AGENDA REFERENCE:</td>
<td>D-19-012563</td>
</tr>
<tr>
<td>AUTHOR:</td>
<td>P Neethling, Manager Project Delivery</td>
</tr>
<tr>
<td>EXECUTIVE:</td>
<td>C Lee, Director Infrastructure Services</td>
</tr>
<tr>
<td>DATE OF REPORT:</td>
<td>21 February 2019</td>
</tr>
<tr>
<td>FILE REFERENCE:</td>
<td>Go/6/0012-06</td>
</tr>
<tr>
<td>ATTACHMENTS:</td>
<td>Yes (x2) Confidential</td>
</tr>
<tr>
<td></td>
<td>A. Confidential Attachment - RFT 08 1819 Evaluation</td>
</tr>
<tr>
<td></td>
<td>B. Confidential Attachment - RFT 08 1819 Worksheet</td>
</tr>
</tbody>
</table>

EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval to award RFT 08 1819 to construct the Rocks Urban Laneway in the Geraldton Central Business District to the preferred tenderer.

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

1. AWARD the contract RFT 08 1819 for the construction of the Rocks Urban Laneway to the preferred tenderer; and
2. RECORD the Lump Sum Contract value in the minutes.

PROONENT:
The proponent is the City of Greater Geraldton.

BACKGROUND:
RFT 08 1819 sought tender pricing for the construction of the Rocks Urban Laneway in the Geraldton Central Business District. The Geraldton City Centre Revitalisation Plan identified the need to link the City Centre and the Foreshore as a key opportunity for improving pedestrian movement. The Rocks Laneway project creates a new, major, pedestrian connection from the City Centre to the Foreshore. Whilst not being a competitor to existing retailers, the project will create a sequence of activated and managed spaces that will bring locals and visitors to the City Centre and encourage longer visitation to the Geraldton CBD both day and night.

RFT 08 1819 seeks to engage a lead contractor for the construction of the Rocks Urban Laneway that will also be responsible for the co-ordination and
management of two (2) specialist contractors that will be directly contracted to the Principal under individual procurement, namely:

- The contractor for the supply and installation of the “Ghost Office” arbour structure,
- The contractor for the manufacturing and installation of the bespoke “Barnacle” public seating,

RFT 08 1819 was advertised in the Geraldton Guardian on Friday 18 January 2019 and The West Australian on Saturday 19 January 2019. The RFT was also advertised on the City’s TenderLink e-Tendering Portal from 19 January 2019 to 2pm on 18 February 2019.

The RFT closing time and date was 2pm on Monday 18 February 2019; thirty nine (39) suppliers registered to receive copies of the tender. Three (3) tender submissions were received. One (1) submission was non-compliant and two (2) submissions were compliant.

Both compliant submissions were progressed for assessment against the following criteria:

a) Project Team, Relevant Experience & Resources (20%)
b) Local Economic & Social Benefit (15%)
c) Proposed Programme & Methodology (10%)
d) OSHE Management (5%)
e) Price (50%)

RFT 08 1819 is offered as a Lump Sum Contract with an estimated construction completion date of 16 September 2019.

COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:

Community:
Construction of the Rocks Urban Laneway will contribute to the development of a successful and vibrant city centre, for retail, commerce, hospitality, community and civic life, and will provide a strong heart for Greater Geraldton as a regional centre.

Environment:
There are no adverse environmental impacts.

Economy:
The Rocks Urban Laneway will be a unique space that has the flexibility for a variety of uses. Economic benefit will be provided by attracting new or “pop up” businesses to some presently vacant buildings in the CBD. The Laneway offers the possibility to showcase art, host food truck nights, concerts or simply a public space sheltered from inclement weather. The Laneway will assist with revitalising the city centre through economic, social and cultural vibrancy. The local economy will also benefit from up to $1,840,600 excluding GST being expended by the City on the construction of the Rocks Urban Laneway in the Geraldton CBD.
Governance:
There are no adverse governance impacts.

Disclosure of Interest:
No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:
There are no relevant precedents.

COMMUNITY/COUNCILLOR CONSULTATION:
There has been community/Councillor consultation throughout the development of the detailed design process, including key stakeholders Telstra, and other business owners in the CBD precinct.

LEGISLATIVE/POLICY IMPLICATIONS:
The Local Government Act and City’s Procurement policy were observed when preparing and recommending the award of this tender. Occupational health, safety and environmental management in line with legislative requirements will be implemented during delivery of the contract.

FINANCIAL AND RESOURCE IMPLICATIONS:
The remaining available budget for this project as endorsed by Council is $1,840,600 excluding GST.

Based upon the preferred tenderers price, the available project budget will be sufficient for completion of the full scope of the project. City officers will manage the contract in-house with technical support from the project lead architect and supporting engineering team. The resources for managing this contract are available.

INTEGRATED PLANNING LINKS:

<table>
<thead>
<tr>
<th>Title: Community</th>
<th>1.1 Our Heritage and the Art</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 1.1.1</td>
<td>Recording, recognising and preserving our social, environmental and built heritage.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Title: Community</th>
<th>1.2 Recreation and Sport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 1.2.2</td>
<td>Encouraging informal recreation through well planned and developed public open space, cycle/walk paths and green streetscapes.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Title: Environment</th>
<th>2.3 Built Environment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 2.3.1</td>
<td>Promoting a built environment that is well planned and meets the current and future needs of the community.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Title: Economy</th>
<th>3.1 Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 3.1.3</td>
<td>Developing and maintaining infrastructure that increases the potential for business and investment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Title: Economy</th>
<th>3.2 Lifestyle and Vibrancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 3.2.3</td>
<td>Revitalising the CBD through economic, social and cultural vibrancy.</td>
</tr>
</tbody>
</table>
REGIONAL OUTCOMES:
The City of Greater Geraldton City Centre Revitalisation Plan (CCRP) was adopted by Council in August 2017 as local planning policy. Awarding of this contract will see the Rocks Urban Laneway form a major pedestrian connection from the city centre to the foreshore which was identified as a priority item in the development of the CCRP.

RISK MANAGEMENT
The successful tenderer will be engaged under an AS4000 General Conditions of Contract providing industry standard mechanisms for managing risk during construction. The consultant architect and engineering team will be engaged to provide technical and quality assurance support as required for the duration of the project.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS
No alternative options were considered by City Officers. Procurement of the construction through alternate methods would be less efficient and likely to increase costs given the complex scope and nature of the works.

Cr N McIlwaine declared a Financial Indirect interest in Item IS191 Late Item – RFT 08 1819 Rock Laneway Construction as he is a salaried employee of a material supplier to various Tenderers and left Chambers at 6.07pm.

Cr J Clune declared an Impartiality interest in Item IS191 Late Item – RFT 08 1819 Rock Laneway Construction as family members work for one of the tenderers and left Chambers at 6.07pm.

Cr G Bylund declared a Financial Direct interest in Item IS191 Late Item – RFT 08 1819 Rock Laneway Construction as his company has tendered steelworks to the builders and left Chambers at 6.07pm.
COUNCIL DECISION
MOVED CR DOUGLAS, SECONDED CR KEEMINK
That Council by Simple Majority pursuant to Section 5.20 of the Local Government Act 1995 RESOLVES to:

1. AWARD the contract RFT 08 1819 for the construction of the Rocks Urban Laneway to Geraldton Building Services & Cabinets Pty Ltd; and

2. RECORD the Lump Sum Contract value in the minutes being $1,479,861.00 excluding GST.

CARRIED 10/0
Time: 6:09 PM
Not Voted: 5
No Votes: 0
Yes Votes: 10

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
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<tbody>
<tr>
<td>Cr. Douglas</td>
<td>YES</td>
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<tr>
<td>Cr. Bylund</td>
<td>NOT PRESENT</td>
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<tr>
<td>Cr. Caudwell</td>
<td>NOT PRESENT</td>
</tr>
<tr>
<td>Cr. Colliver</td>
<td>YES</td>
</tr>
<tr>
<td>Cr. Clune</td>
<td>NOT PRESENT</td>
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<tr>
<td>Cr. Critch</td>
<td>YES</td>
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<tr>
<td>Cr. Freer</td>
<td>YES</td>
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<tr>
<td>Cr. Elphick</td>
<td>YES</td>
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Cr McIlwaine, Cr J Clune and Cr Bylund returned to Chambers at 6.09pm.
17 CLOSURE
There being no further business the Presiding Member closed the Council meeting at 6.09pm.
APPENDIX 1 – ATTACHMENTS AND REPORTS TO BE RECEIVED

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