

Please note: These minutes are yet to be confirmed as a true record of proceedings

**SHIRE OF BUSSELTON**

**MINUTES OF A SPECIAL COUNCIL MEETING HELD ON 16 JULY 2008**

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**SHIRE OF BUSSELTON****MINUTES OF A SPECIAL COUNCIL MEETING HELD IN COUNCIL CHAMBERS,  
ADMINISTRATION BUILDING, SOUTHERN DRIVE, BUSSELTON, ON WEDNESDAY,  
16 JULY 2008 AT 7:00 PM**

The Presiding Member opened the meeting at 7.00 p.m.

**1. ATTENDANCE, APOLOGIES & LEAVE OF ABSENCE**

Presiding Member: Cr Wes Hartley Shire President

Members: Cr Bethwyn Hastie  
Cr David Binks  
Cr Ian Stubbs  
Cr Ross Bromell  
Cr Anne Ryan  
Cr Tom Tuffin  
Cr Rob Underdown  
Cr Bev Clarke  
Cr Don Hanran-Smith  
Cr Rod Wheeler

Officers: Mr Matthew Smith Acting Chief Executive Officer  
Mr Nigel Bancroft Director, Lifestyle Development  
Mr Oliver Darby Director, Community Infrastructure  
Ms Cathryn Hutton Executive Manager, Systems and Information  
Mr Paul Martin Manager, Economic Development  
Mr Bret Howson Civic Precinct Project Manager  
Ms Jenny Mathies Admin. Officer - Governance

Apologies: Nil

Leave of Absence: Cr John Triplett

Media: "Busselton-Dunsborough Times"  
"Busselton-Dunsborough Mail"

Public: 12

**2. PURPOSE OF THE MEETING**

To consider the advertising of the Civic Precinct Business Plan.

**3. PUBLIC QUESTION TIME****3.1 Mr Vern Bussell:**

Do we urgently need a completely new Civic Precinct right now?

***Response - Presiding Member:***

*The debate later this evening will determine that answer.*

**3.2 Mr Vern Bussell:**

If the answer is yes, should it be built as currently proposed by the CEO, Shire Officers and yourself on the current Library site, or are there other suitable sites available?

***Response - Presiding Member:***

*Council will determine this in the next hour or so.*

**3.3 Mr Vern Bussell:**

Is it a viable proposition to demolish the current attractive, modern and costly-to-replace Library building to enable building of a new Civic Precinct and Library on the same site?

***Response - Presiding Member:***

*That is for Council to determine at a future time.*

**3.4 Mr Vern Bussell:**

Does it make sense to demolish this building we are now standing in currently - which is relatively modern, attractive and ratepayer funded - and sell the site?

***Response - Presiding Member:***

*Council and the community will determine that, should approval be gained to go out for community consultation and the answer to that will be provided by the community in due course.*

**3.5 Mr Vern Bussell:**

In view of the already high number of high-cost, major issues currently before Council, including the Jetty, Port Geographe and beachfront erosion issues, that must certainly take precedence over the Civic Precinct project, would it not be both wise and sensible to resolve these issues before embarking on this huge and costly exercise?

***Response - Presiding Member:***

*Council will determine the answers to this later in the meeting.*

**3.6 Mr Vern Bussell:**

In view of the almost certain likelihood that the current land sale proposal for the Jetty is set to be rejected, resulting in the full commitment for the full cost of the Jetty repairs being met by the ratepayers of the Shire, would it not be best to delay the Civic Precinct proposal until after we find out what is happening?

***Response - Presiding Member:***

*Council will determine this in due course.*

**3.7 Miss Jocelyn Elphick:**

I want to know if Council has actually made a priority list of budget spending for developments.

***Response - Presiding Member:***

*I believe it has. It is contained in the draft Budget which will be considered by Council in the near future. The Financial Model is contained therein and when Council resolves its priorities, this will be identified.*

**3.8 Miss Jocelyn Elphick:**

How do you find out.....

***Response - Presiding Member:***

*By "you" who do you mean?*

**Miss Jocelyn Elphick:**

Whoever is responsible. Staff or Councillors.

***Response - Presiding Member:***

*Who are you referring the question to? The Council? The Shire President? Individual Councillors? Shire Staff?*

**Miss Jocelyn Elphick:**

That is pedantic.

How do you know there is overwhelming support for the current plan from the community?

**Response - Presiding Member:**

*That is the purpose of this evening's meeting - to discuss advertising of the proposal for eight weeks of intensive community consultation.*

**3.9 Miss Jocelyn Elphick:**

Will you be considering the community consultation and accept the responses you get?

**Response - Presiding Member:**

*That is what community consultation is. The Business Plan will go out for eight weeks of consultation if the proposal to advertise it for community consultation is adopted by Council this evening.*

**3.10 Miss Jocelyn Elphick:**

Have I your reassurance that you will be taking notice?

**Response - Presiding Member:**

*The Council, once it resolves what it wishes to do in relation to advertising the business plan for community consultation, will then resolve in response to the feedback received and what it wishes to do with this. This is what the Council is elected to do.*

**3.11 Miss Jocelyn Elphick:**

It is not doing it.

How much increase will the Civic Precinct actually make to the rates.

**Response - Presiding Member:**

*This information is contained in the Agenda report, but I will ask the Manager of Economic Development to respond to your question.*

**Response - Manager, Economic Development:**

4%.

**Miss Jocelyn Elphick:**

This year or continuing?

**Response - Manager, Economic Development:**

*A 4% rate rise in the 2009/10 Financial Year. This will service the loan for the period of time it is required (i.e. 20 years).*

**3.12 Miss Jocelyn Elphick:**

What is the total rate increase over the last three to five years?

***Response - Manager, Economic Development:***

*That is not relevant to the item being discussed this evening.*

**3.13 Miss Jocelyn Elphick:**

Has the Council voted to put the current site aside for community use if it goes ahead with this plan?

***Response - Manager, Economic Development:***

*The Council has still to decide. There are alternative proposals outlined in the report, but after a detailed look at this site by the community groups involved in the consultation process to date and David Winter, the consultant engaged by LotteriesWest to work with the groups, they have opted to be part of the Civic Precinct project rather than stay on the Southern Drive site.*

**3.14 Miss Jocelyn Elphick:**

These community groups that will be accommodated in the New Civic Precinct - will they be able to afford to pay the ongoing rent. Some of them are very concerned?

***Response - Manager, Economic Development:***

*The nature of a Lotteries House is precisely that they are designed for and provided to groups who are not able to meet the costs of commercial rents. The framework for rental arrangements is between the LotteriesWest consultant and the Community Groups.*

**3.15 Miss Jocelyn Elphick:**

If this site is going to be redeveloped, when will the rescission motion be presented to Council? After the Business Plan?

***Response - Presiding Member:***

*Council will determine that in due course. All that is before us this evening is to consider putting the business plan out for community consultation.*

#### 4. DECLARATION OF DUE CONSIDERATION

The Presiding Member requested Councillors to acknowledge, in accordance with Clause 8.1 of the Standing Orders, that they have given due consideration to the matters contained within the Agenda.

Declared Due Consideration	No Declaration
Councillor Wes Hartley	
Councillor Bethwyn Hastie	
Councillor David Binks	
Councillor Ian Stubbs	
Councillor Ross Bromell	
Councillor Anne Ryan	
Councillor Tom Tuffin	
Councillor Bev Clarke	
Councillor Rob Underdown	
Councillor Don Hanran-Smith	
Councillor Rod Wheeler	

#### 5. DECLARATIONS OF INTERESTS

Nil.

#### 6. PRESENTATIONS BY PARTIES WITH AN INTEREST

Nil.

#### 7. BUSINESS OF THE MEETING

##### 7.1 CIVIC PRECINCT BUSINESS PLAN - CONSIDERATION FOR ADVERTISING

**FILE NO:** DEV4 / DEV7

#### **PRÉCIS**

The Shire of Busselton is an expanding, dynamic, sea change community which is positioning itself to provide services and facilities to a local, resident population growing to 75,000 in the future (refer Busselton Shire Council's Strategic Plan).

To ensure the Shire is well placed to meet the challenges associated with a significantly larger and more diverse community, the organisation has undertaken a process for the last five years to develop a suitable headquarters/Administration Facility.

The first stage of this process was to determine the best long term location of the facility which Council completed in April 2007. It resolved its preferred location for the Shire Administration Facility was the public purposes land surrounding to the Busselton Library (refer C0706/136).

This choice of preferred location has been vindicated by the extensive consultation and research conducted as part of a feasibility study requested by the Council. An additional study was also funded to develop a position on how the Shire of Busselton will provide sustainable and relevant Library Services into the future. The pivotal recommendation from the library study is to develop a new and enhanced Busselton Library to fulfil the role of a central library as a focal point within the Busselton CBD. Thus, rather than just an office building, the project has grown to one which will provide the CBD with a much needed Civic Precinct and in doing so, revitalise the southern end of town.

With an occupation date proposed for 2011 this item represents the next milestone in the project, that is the production of a Business Plan in accordance with the Local Government Act. Whilst the construction of a new Administration Facility itself does not warrant a Business Plan, one is required due to the proposed land purchases and sales associated with securing the site and funding the facility.

Officers believe that the advertising of the Business Plan will be a means by which the broad community and stakeholders can have meaningful comment on the proposal prior to Council determining how it wishes to progress.

The Business Plan includes the design brief and preliminary conceptual plans for the site, details on the future use of the existing building and outlines impacts on the organisation. It should be noted however, the conceptual plans only demonstrate the extent of the building and how it relates to the site. The appearance of the building would be determined as part of the design phase.

A sustainable and balanced funding model has been prepared which demonstrates that Council has the capacity to fund this project without exceeding previously set self imposed constraints.

Research undertaken to date including the recent tour of other Local Government Authorities has highlighted the importance of addressing this issue in a strategic and sustainable manner even in the face of criticism from some sectors of the current community. Council should consider that a modern, energy efficient administration and community centre is critical to the effectiveness of sustainable and responsive Shire operations, staff recruitment and retention and establishment of greater Shire-Community partnerships.

On this basis, this item is presented to Council for consideration with a recommendation to publicly advertise the Business Plan and then report the outcome to Council.

**OFFICER RECOMMENDATION**

Moved Councillor Hanran-Smith, seconded Councillor Clarke:

That Council require the Chief Executive Officer to advertise the Civic Precinct Business Plan, including the preliminary Master Plan and Community Resource Centre Facility Study for a period of eight weeks and report the outcomes back to Council.

**FORESHADOWED MOTION**

During debate on this matter, Councillor Stubbs foreshadowed his intention to move the following motion:

“That the Chief Executive Officer prepare a report on the following:

- (a) options available to add 1000m<sup>2</sup> to the existing Administration Centre;
- (b) the feasibility, advantages and disadvantages for constructing a new Administration Centre at Vasse, at Ambergate, on the land south of Rotary Park and any other sites considered by the Chief Executive Officer as possible sites for a new Administration Centre; and
- (c) the feasibility, advantages and disadvantages of private enterprise constructing a new Administration Centre for long term lease to the Shire.”

**COUNCIL DECISION / OFFICER RECOMMENDATION**

C0807/207            Moved Councillor Hanran-Smith, seconded Councillor Clarke:

That Council require the Chief Executive Officer to advertise the Civic Precinct Business Plan, including the preliminary Master Plan and Community Resource Centre Facility Study for a period of eight weeks and report the outcomes back to Council.

**CARRIED 7/4**

Dissenting Voters:

Councillor Ian Stubbs

Councillor Tom Tuffin

Councillor Anne Ryan

Councillor Rod Wheeler

Note:            As the Officer Recommendation was adopted by Council, Councillor Stubbs was not able to move the motion he had previously foreshadowed.

**8. CLOSURE**

The meeting closed at 8.14 p.m.

THESE MINUTES CONSISTING OF PAGES 1 TO 9 WERE CONFIRMED AS A TRUE AND  
CORRECT RECORD ON \_\_\_\_\_

DATE: \_\_\_\_\_

PRESIDING MEMBER: \_\_\_\_\_