

ALTERNATE MOTION BY COUNCILLOR BOWLES

ITEM NUMBER: CSF177

ITEM TITLE: ALBANY AGRICULTURAL SOCIETY-FUTURE USE AND TENURE IN CENTENNIAL PARK

DATE & TIME RECEIVED: TUESDAY 9 JUNE 2015 AT 19:00 HOURS

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VOTING REQUIREMENT: ABSOLUTE MAJORITY

Council:

- (1) NOTE that, Council has exhausted all reasonable avenues of consultation with the Albany Agricultural Society in an attempt to resolve this matter.**
- (2) ENDORSE and APPROVE the following final offer being made to the Albany Agricultural Society for its continued use and operation within the Centennial Park Sporting Precinct:**
 - (a) A cash payment of \$750,000 will be made in exchange for the voluntary surrender of the Crown Grant in Trust over Lot 1135 Hanrahan Road (tip site);**
 - (b) At no cost, the City will make available Albany Leisure and Aquatic Centre and surrounds for the annual Albany Agricultural Show;**
 - (c) At no cost, the City will make available Railways Football Oval for the duration of equestrian events associated with the Albany Agricultural Show; and**
 - (d) The City will continue to offer in-kind support up to a value of \$25,000 during the Show period.**
- (3) NOTIFY the Albany Agricultural Society that, in the event the above offer is not accepted by 31 July 2015, the following position will apply:**
 - (a) In order to meet funding deadlines for the Centennial Park redevelopment, Albany Agricultural Society must vacate the Centennial Oval licence area as per the termination notice issued on 26 November 2014;**
 - (b) The City will no longer pursue the voluntary surrender of the Crown Grant in Trust over Lot 1135 Hanrahan Road;**
 - (c) The City will negotiate with the Albany Agricultural Society, an agreed rental of the Hanrahan Landfill Facility situated at Lot 1135 Hanrahan Road, in line with the requirement and intent of the current lease over this land;**
 - (d) The City will make available the Centennial Park land area to the Society (at no cost) for the annual Albany Agricultural Show;**
 - (e) The City will allow the use of the new Centennial Park buildings during the Annual Show subject to cost recovery;**
 - (f) At no cost, the City will make available Albany Leisure and Aquatic Centre and surrounds for the 2016 annual Albany Agricultural Show; and**
 - (g) The City will continue to offer in-kind support up to a value of \$25,000 during the Show period.**

Councillor's Reason:

Council (Elected Members and Staff) have exhausted all avenues of consultation with the Albany Agricultural Society in attempt to resolve this matter.

Council's role is to ensure that decisions are made for the betterment of the whole community.

Using ALAC and surrounds for the Albany Show, would enable the society to utilise 5700 sq metres of covered flat floor space, which could be complimented by the 2,200 sq mtrs of temporary structures the Society already hires for the show and an additional 400 sq mtrs of temporary infrastructure provided by the City.

The Society would have no ongoing maintenance costs for a building or buildings that would sit unused for most of the year, therefore potentially providing a much more sustainable operating model into the future.

Junior football and the community would retain additional programmable green space that would otherwise be lost with the previously proposed 3600 sq metre structure. The framework underlying the negotiations with all Centennial Park users has been one of co-location and cooperation. AAS has positioned itself to accommodate only its own needs and has not adopted the same cooperative approach.

The payment of \$750,000 for the voluntary surrender of the Crown Grant in Trust over the Hanrahan Rd site more than adequately compensates the Society for land which it will never be able to use and land that it has indicated would never be developed by them. Further it would allow the Society to be financially sustainable into the future.

There is also significant risk to the Society in managing an ex-landfill facility after the current lease with the City expires. If this issue is not addresses now, it will need to be addressed in 2022 at the expiry of the lease.

Officer's Comment (Deputy CEO & Executive Director Community Services):

This option enables the annual Agricultural Show event to be hosted through better utilisation of existing assets whilst maximising the available green space for sport, recreation and events.

This option meets the City's and the Department of Sport and Recreation's guidelines and policies in relation to sustainability, co-location and shared use.