



MINUTES

SPECIAL COUNCIL MEETING

Wednesday 10 February 2021

City of Albany
Council Chambers

CITY OF ALBANY COMMUNITY STRATEGIC PLAN (ALBANY 2023)



SPECIAL COUNCIL MEETING
MINUTES – 10/02/2021

CONTENTS

	Details	Pg#
1	DECLARATION OF OPENING	3
2	PRAYER AND ACKNOWLEDGEMENT OF TRADITIONAL LAND OWNERS	3
3	PUBLIC QUESTION TIME	3
4	RECORD OF ATTENDANCE	3
5	DECLARATIONS OF INTEREST	3

	Special Council Meeting	
SCM021	C20019-PROCESSING OF FOGO (FOOD ORGANIC AND GARDEN ORGANIC) WASTE-AWARD TENDER	6
SCM022	BUILDING BETTER REGIONS FUND (BBRF) ROUND FIVE APPLICATION	11

6	CLOSURE OF MEETING	23
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1. DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS:

The Mayor declared the meeting open at **7.40pm**.

2. OPENING PRAYER:

“Heavenly Father, we thank you for the peace and beauty of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen.”

“We would like to acknowledge the Noongar people who are the Traditional Custodians of the Land.

We would also like to pay respect to Elders past, present and emerging”.

3. PUBLIC QUESTION AND STATEMENT TIME:

Each person asking questions or making comments at the Open Forum will be **LIMITED** to a time period of **4 MINUTES** to allow all those wishing to comment an opportunity to do so.

4. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED):

Mayor	D Wellington
Councillors:	
Breaksea Ward	R Hammond
Breaksea Ward	P Terry
Kalgan Ward	E Doughty
Kalgan Ward	M Benson-Lidholm JP
Vancouver Ward	J Shanhun
Vancouver Ward	T Sleeman
West Ward	A Goode JP
West Ward	S Smith
Yakamia Ward	R Sutton
Yakamia Ward	C Thomson
Staff:	
Chief Executive Officer	A Sharpe
Executive Director Development, Infrastructure & Environment	P Camins
Executive Director Corporate and Commercial Services	D Olde
Executive Director Community Services	N Watson
Manager Planning and Building	J Van Der Mescht
Manager Engineering and Sustainability	R March
Meeting Secretary	J Williamson
Apologies:	
Frederickstown Ward	G Stocks (Leave of Absence)
Frederickstown Ward	R Stephens (Leave of Absence)

5. **DECLARATIONS OF INTEREST:**

Name	Report Number	Nature of Interest
Executive Director Community Services Mr Nathan Watson	SCM022	Impartiality. The nature of the interest being that Mr Watson is a past financial member of Emu Point and Merrifield Tennis Clubs and remains an active player who uses local club facilities. Mr Watson remained in the Chamber during the discussion and vote for this item.
Councillor Benson	SCM022	Impartiality. The nature of the interest being that Councillor Benson-Lidholm's brother is a member of Albany Street Machine Association and has been appointed as a member of the Albany Motorplex Working Group. Councillor Benson-Lidholm remained in the Chamber and participated in the discussion and vote for this item.
Councillor Thomson	SCM022	Impartiality/Financial. The nature of the interest being that Councillor Thomson has potential financial and impartiality interests in this item due to his employment with the Commonwealth Government which administers the Building Better Regions Fund. Councillor Thomson left the Chamber and was not present during the discussion and vote for this item.
Chief Executive Officer Mr Andrew Sharpe	SCM022	Impartiality. The nature of the interest being that Mr Sharpe is a member, and his family has membership, to the Lawley Park Tennis Club. Mr Sharpe remained in the Chamber and participated in the discussion, and was present for the vote, for this item.

PUBLIC QUESTION TIME

7.42pm Mr Les Bairstow

Summary of key points:

Mr Bairstow addressed Council in support of the proposed funding for Stage 1 of a Regional Tennis Centre in Albany.

7.43pm Mr Andrew Want, President Railways Football Club

Summary of key points:

Mr Want thanked Council for they have done so far with Railways Football Club, and requested support for a Women's Change Room to allow increased participation by women in sport.

7.44pm Ms Holly Siviour

Summary of key points:

Ms Siviour addressed Council regarding the need for Women's Change Room facilities at Railways Football Club. The Club has an increasing number of women participating in sport, and the facility is needed to cater for them.

7.46pm Ms Kirsty Smith

Summary of key points:

Ms Smith addressed Council regarding the need for Women's Change Room facilities at Railways Football Club. Ms Smith said that in order to grow the participation of women in sport, a dedicated Women's Change Room was essential. Ms Smith said that it female members were uncomfortable using communal showers and change rooms in the existing facility, and that this was influencing the decision of some women not to participate in the sport.

7.47pm There being no further speakers, the Mayor declared Public Question Time closed.

SCM021: TENDER C20019 – PROCESSING OF FOGO (FOOD ORGANICS & GARDEN ORGANIC) WASTE, AND e-QUOTE P20020 – COLLECTION OF FOGO (FOOD ORGANICS & GARDEN ORGANIC), AND WASTE CHARGE FOR FOGO BIN INCENTIVE

Report Prepared By : Waste Project Officer (J Passmore
Manager Engineering & Sustainability (R March)
Responsible Officers: : Executive Director Infrastructure & Environment (P Camins)

A Confidential Briefing Note was distributed under separate cover in accordance with section 5.23 of the Local Government Act 1995(2)(e)(iii), being a matter that if disclosed, would reveal information about the commercial affairs of a person other than the local government.

STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan or Corporate Business Plan informing plans or strategies:
 - **Theme:** Clean, Green and Sustainable.
 - **Objective:** To identify and deliver improvements in sustainability within the City and wider community.
 - **Community Priority:** Integrate and promote effective sustainability through resource conservation, management and education to continuously improve environmental outcomes.
Deliver a sustainable and progressive approach to waste management including collaboration with neighbouring local governments.

In Brief:

- The current Green Waste Collection Contract and Green Waste Processing Contract both expire on 19 February 2021.
- A FOGO bin incentive offering mobile green waste bins at a reduced price to property owners and residents who do not have one will help all households participate fully in the FOGO service.

RECOMMENDATION

SCM021: RESOLUTION 1
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SMITH
SECONDED: COUNCILLOR SLEEMAN

THAT Council ACCEPT the e-Quote RECOMMENDED by the evaluation panel in the Confidential Briefing Note and AWARD Contract P20020 – Collection of FOGO (Food Organic).

CARRIED 10-0

SCM021: RESOLUTION 2
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SLEEMAN
SECONDED: COUNCILLOR SMITH

THAT Council ACCEPT the tender RECOMMENDED by the evaluation panel in the Confidential Briefing Note and AWARD Contract C20019 – Processing of FOGO (Food Organics & Garden Organic).

CARRIED 10-0

**SCM021: RESOLUTION 3
VOTING REQUIREMENT: ABSOLUTE MAJORITY**

**MOVED: COUNCILLOR THOMSON
SECONDED: COUNCILLOR SMITH**

THAT Council APPROVE the addition of a \$50 charge for FOGO Bins to the 2020/21 Fees and Charges Schedule.

**CARRIED 10-0
ABSOLUTE MAJORITY**

**SCM021: RESOLUTION 4
VOTING REQUIREMENT: ABSOLUTE MAJORITY**

**MOVED: COUNCILLOR DOUGHTY
SECONDED: COUNCILLOR BENSON-LIDHOLM**

THAT the revenue of \$90,000 from the sale of FOGO bins be RECEIVED and a budget line be allocated in the 2020-21 budget.

**CARRIED 10-0
ABSOLUTE MAJORITY**

BACKGROUND

2. The City of Albany's current Green Waste Processing Contract and Green Waste Collection Contract both commenced on 20 February 2013 for initial terms of five years followed by extensions of three years. Both contracts expire on 19 February 2021.
3. The current Green Waste Collection Contract provides for the collection of green waste through the City's residential kerbside collection and bulk green waste verge collections.
4. The current Green Waste Processing Contract provides for the processing of green waste collected through:
 - Residential kerbside collection;
 - Bulk green waste verge collections;
 - Residential drop-off on presentation of green waste passes; and
 - Drop-off from City operations.
5. To ensure continuity of the collection and processing of organics, new contracts must be awarded prior to the expiration of the current contracts.
6. The new contracts ensure the continuation of the current Garden Organics collection, and the commencement of FOGO processing, which is scheduled for June 2021.
7. Design and specification documentation for P20020 – Collection of FOGO was prepared by the City of Albany and sent to the current supplier under the WALGA Preferred Supplier Panel.
8. The e-Quote opened 24 November 2020 and closed on 8 December 2020.
9. Design and specification documentation for C20019-Processing of FOG was prepared by the City of Albany to the stage of 'Issue for Tender'. The tender was open from 18 November 2020 and closed on 6 January 2021.
10. The City has received funding from the state government's Better Bins and Better Bins Plus programs to support the implementation of the kerbside FOGO service.
11. The City has provided a three-bin Garden Organics kerbside collection system since 2004 but it is estimated that up to 4,000 properties do not currently have a Green Waste bin.

12. Property owners are responsible for providing and maintaining Mobile Garbage Bins. The City of Albany does not supply bins to residents.
13. To participate fully in the FOGO service households will require access to a General Waste Bin, Recycling Bin and Green Waste bin.

DISCUSSION

P20020

14. A total of one (1) e-Quote document was issued by the City of Albany.
15. One (1) completed tender document was submitted on or before the stipulated closing date and time.
16. The e-Quote was evaluated using the weighted attributes methodology. This method scores the evaluation criteria and weights their importance to determine an overall points score for each tender. The criteria are tabled below.

Criteria	% Weighting
Cost	40%
Key Personnel and Experience	15%
Customer Service & Communication	20%
Compliance	20%
Corporate Social Responsibility	5%
Total	100%

17. The following table summarises the top tenderers and their weighted scores:

Tenderers	Weighted Score
Tenderer A	570

C20019-Processing of FOGO (Food Organics & Garden Organic)

18. A total of fourteen (14) tender documents were issued by the City of Albany.
19. One (1) completed tender document was submitted on or before the stipulated closing date and time.
20. The tender was evaluated using the weighted attributes methodology. This method scores the evaluation criteria and weights their importance to determine an overall points score for each tender. The criteria are tabled below.

Criteria	% Weighting
Cost	35%
Relevant Experience & Key Personnel	20%
Tenderer's Resources	20%
Demonstrated Understanding	20%
Corporate Social Responsibility	5%
Total	100%

21. The following table summarises the top tenderers and their weighted scores:

Tenderers	Weighted Score
Tenderer A	475

FOGO Bin Incentive

22. The City has received \$456,930 in grant funding for the Department of Water and Environmental Regulation's Better Bins program, which will complement the introduction of the FOGO service and provide Australian standard-coloured bin lids and kitchen caddies.
23. The funding must be acquitted by September 2021.
24. The City was successful in an application for an additional \$230,280 for complementary measures associated with the rollout of FOGO through the Waste Authority's Better Bins Plus – Go FOGO Program.
25. \$255,000 is allocated to Food Waste Diversion in the 2020-21 budget
26. Following a quotation process an order of an initial supply of 1778 Green Waste bins has been placed with the successful supplier.
27. It is recommended that bins be offered to property owners and residents of properties which do not yet have a Green Waste bin at a cost of \$50, which is just under 50% of the RRP.
28. It is not recommended that the bins be provided free because this may encourage exploitation of the system and many property owners have already supplied bins at their own expense.
29. Bins would be sold during opening hours at Fossicker's Tip Shop to property owners or residents on presentation of proof of residence or ownership.
30. The incentive would be offered for a limited time only and subject to availability.

GOVERNMENT & PUBLIC CONSULTATION

31. The City has consulted with the Department of Water and Environmental Regulation regarding licensing requirements for the tenderer's nominated facilities.
32. There are no concerns regarding the ongoing processing of garden organics related to the current contract. The tenderer will be required to obtain the necessary approvals to receive and process more than 400 tonnes of FOGO waste per year.
33. A request for tenders for C20019 was published in the West Australian on Wednesday 18 November 2020 and The Weekender on Thursday 19 November 2020.
34. The City has informed residents that a FOGO bin service will be introduced in the first half of 2021. Further information will be provided prior to the transition to the new service.

STATUTORY IMPLICATIONS

35. Regulation 11 of the Local Government (Functions and General) Regulations 1996 (Regulations) requires Council to publicly tender if the contract is, or is expected to be, more or worth more than \$250,000.
36. Council is to decide which of the acceptable tenders is the most advantageous to Council. It may also decline to accept any tender.
37. Regulation 19 of the Regulations requires Council to advise each tenderer in writing the result of Council's decision.
38. Changes to Fees and Charges fall under Regulation 1.7 of the *Local Government Act 1995*. In accordance with Regulation 1.7, the fees and charges must be advertised for a period of not less than 7 days.
39. Approval is required by the Department of Water and Environmental Regulation before a processing contractor can accept and process food waste to ensure adherence to environmental regulations.

POLICY IMPLICATIONS

40. Council's Purchasing Policy (Tenders & Quotes) and Buy Local Policy (Regional Price Preference) are applicable to this item.

RISK IDENTIFICATION & MITIGATION

41. The risk identification and categorisation relies on the City's Enterprise Risk and Opportunity Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Service Delivery Interruption <i>Should a new contract not be enacted, the current green waste service will cease in February 2021.</i>	<i>Possible</i>	<i>Severe</i>	<i>High</i>	<i>Award contract to ensure continuity of service. Consider alternative interim engagement option for processing if required.</i>
Financial and Reputational <i>The contractor does not, or cannot, have in place the appropriate approvals to operate a transfer station for FOGO.</i>	<i>Possible</i>	<i>Severe</i>	<i>High</i>	<i>The City is currently applying for approvals to enable the Bakers Junction Waste Facility to operate as a transfer station for FOGO. FOGO may also be transported direct to the contractors Mindijup site.</i>

FINANCIAL IMPLICATIONS

42. The value of C20019 and P20020 are both in excess of \$500,000 and therefore Council must award the Tenders.

43. . An increase of 3% in domestic waste charges will be required to fund FOGO in 2021-22.

LEGAL IMPLICATIONS

44. N/A

ENVIRONMENTAL CONSIDERATIONS

45. Approximately 3,000 tonnes of Garden Organics are collected, diverted from landfill and processed into compost annually under the current contracts.

46. It is estimated the FOGO system could divert up to 4,800 tonnes of Food Organics & Garden Organics from landfill for processing into compost, decreasing greenhouse emissions and leachate and saving airspace in the City's landfills.

47. An additional 1,800 tonnes of organic waste will be diverted from landfill, each year. This aligns with the State Government Waste Avoidance and Resource Recovery Strategy 2030 to divert 50% of waste from landfill by 2025.

ALTERNATE OPTIONS

48. Council can accept or reject tenders as submitted, noting that the City does not have the resourcing to collect or process residents FOGO bins.

CONCLUSION

49. On reviewing the submission, the evaluation team assessed the sole tenderer for P20020 – Collection of FOGO (Food Organics & Garden Organics) as being a suitable tenderer.

50. It is recommended that the tender is awarded to the preferred tenderer.

Consulted References	:	<ul style="list-style-type: none"> • Local Government (Functions and General) Regulations 1996 • Council Policy – Purchasing • Council Policy – Buy Local (Regional Price Preference) • City of Albany Community Waste Resource Strategy 2019-26 • State Waste Avoidance & Resource Recovery Strategy 2030
File Number (Name of Ward)	:	CM.STD.6 (All Wards)
Previous Reference	:	DIS223 (OCM – August 2020)

SCM022: BUILDING BETTER REGIONS FUND (BBRF) ROUND FIVE APPLICATION

Proponent / Owner	: City of Albany.
Business Entity Name	: Office of CEO
Attachments	: Elected Member Briefing Note (Commercial in Confidence)
Supplementary Information & Councillor Workstation	: <ul style="list-style-type: none">• <i>Commercial-in-Confidence:</i>• <i>City Project: Albany Artificial Surf Reef, Building Better Regions Round 5 Funding Application</i>• <i>City Project: Albany Motorsport Park, Building Better Regions Round 5 Funding Application</i>• <i>City Project: Albany 2026 – Discover Kinjarling, Building Better Regions Round 5 Funding Application</i>• <i>Community Project (LGSTA): Albany Community Tennis Centre, Building Better Regions Round 5 Funding Application</i>• <i>Community Project (RFSC): Railways Football and Sporting Club, Building Better Regions Round 5 Funding Application</i>• <i>Community Project (GSCORE): Great Southern Adventure Trails, Building Better Regions Round 5 Funding Application</i>
Report Prepared By	: Executive Director Infrastructure Development & Environment (Paul Camins), Manager Major Projects (Anthony McEwan), Executive Director Community (Nathan Watson)
Responsible Officers:	: Chief Executive Officer (Andrew Sharpe)

CONFIDENTIAL ATTACHMENT

It is recommended that if discussion was required in regards to details contained within the Confidential Attachment, that the matters be discussed behind closed doors, in accordance with section 5.23(2)(c) & (e)(ii) of the Local Government Act 1995, being: a contract which may be entered into and information that has commercial value.

7.51pm. Councillor Thomson left the Chamber after declaring a Financial and Impartiality Interest in this item.

STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan or Corporate Business Plan informing plans or strategies:
 - **Theme 2:** Smart, Prosperous and Growing
 - **Objective 2.1.1:** To strengthen and grow our region's economic base
 - **Community Priority:** Work with business and other stakeholders to attract investment; diversify the economy; create jobs and support small business growth

In Brief:

- BBRF Round 5 opened on 12 January 2021 and will close 5pm EDT 5 March 2021.
- Council are requested to review and approve the following proposed Major Projects:
 - **City Projects:**
 - Albany Artificial Surf Reef;
 - Albany Motorsport Park;
 - Albany 2026 – Discover Kinjarling;
 - **Community Projects:**
 - Albany Tennis Centre;
 - Railways Football and Sporting Club; and
 - Great Southern Adventure Trail.

RECOMMENDATION

**SCM022: RESOLUTION
VOTING REQUIREMENT: ABSOLUTE MAJORITY**

**MOVED: COUNCILLOR DOUGHTY
SECONDED: COUNCILLOR TERRY**

THAT Council:

- (1) AUTHORISE the Chief Executive Officer to make application(s) on behalf of the City of Albany to the Building Better Regions Fund (BBRF) Round Five (5), for the following City Projects:**
- a. Albany Artificial Surf Reef;**
 - b. Albany Motorsport Park; and**
 - c. Albany 2026 – Discover Kinjarling.**
- (2) NOTE the financial allocation required by the City of Albany and detailed within the Confidential Briefing Note for the following City Projects:**
- a. Albany Artificial Surf Reef;**
 - b. Albany Motorsport Park; and**
 - c. Albany 2026 – Discover Kinjarling.**
- Should any of these application(s) be successful in receiving BBRF Round Five (5) funding, a further report will be presented to Council to amend the budget.**
- (3) NOTE the proposed Community Project Applications to the Building Better Regions Fund (BBRF) Round Five (5) and SUPPORT the financial allocation required by the City of Albany detailed within the Confidential Briefing Note for the following Community Projects:**
- a. Albany Tennis Centre (Applicant: Lower Great Southern Tennis Association);**
 - b. Railways Football and Sporting Club (Applicant: Railways Football and Sporting Club);**
 - c. Great Southern Adventure Trails (Applicant: Great Southern Centre for Recreation Excellence).**
- Should any of these application(s) be successful in receiving BBRF Round Five (5) funding, a further report will be presented to Council to amend the budget and set funding conditions.**
- (4) Subject to item (3), APPROVE the City’s financial contribution detailed in the Confidential Briefing Note remaining valid until 30 June 2022 to allow the relevant applicant(s) to make further funding applications. Should any application(s) be successful in receiving funding, a further report will be presented to Council to amend the budget and set funding conditions.**
- (5) NOTE that should any of the City or Community BBRF application(s) be successful:**
- a. The City will advocate for further funding to minimise the City’s direct financial commitment to the project;**
 - b. Further reports to Council will be prepared regarding financial allocations; and**
 - c. Further consultation will be undertaken with key community stakeholders through the detailed design development processes.**

**CARRIED 9-0
ABSOLUTE MAJORITY**

BACKGROUND

2. The Building Better Regions Fund (BBRF) supports the Australian Government's commitment to create jobs, drive economic growth and build stronger regional communities into the future.
3. The Australian Government has committed a total of \$1.04 billion over seven years from 2017-18 to 2023-24 for the Building Better Regions Fund (the program). The Round Five grant opportunity was announced in Budget Paper 2, Supporting Regional Australia.
4. BBRF Round 5 opened on 12 January 2021 and will close 5pm EDT 5 March 2021.
5. Grant funding is available through two funding streams:
 - The Infrastructure Projects Stream: Supports projects that involve construction of new infrastructure, or the upgrade or extension of existing infrastructure.
 - The Community Investments Stream: Funds community development activities including, but not limited to, new or expanded local events, strategic regional plans, leadership and capability building activities
6. For Round 5, the Australian Government announced \$200 million in the 2020-21 Budget for a fifth round of the BBRF as follows:
 - \$100 million to support tourism-related infrastructure projects which are focussed on mitigating the economic impact of the COVID-19 pandemic on a region's tourism industry.
 - The other \$100 million will support regional remote Australia more broadly, by funding general infrastructure projects and community investment projects
7. Across both funding streams most project(s) funding is up to 50% of the project total cost. Applicants can make multiple applications.
8. Announcement of decisions is expected in mid-2021 and projects must be completed by 31 December 2023 – both funding Streams.
9. The City of Albany unsuccessfully made applications to Round One (1) of this Funding Program for the Middleton Beach Foreshore Enhancement Project and the Amazing South Coast City Centre Project (which incorporated the Albany Town Hall).
10. The City of Albany made two applications to Round Two (2) of this Funding Program for the Middleton Beach Foreshore Enhancement Project and the Albany: Kinjarling Connect 2026 Project. The Middleton Beach Foreshore Enhancement Project application was successful.
11. The City of Albany made four applications to Round Three (3) of this Funding Program for the Albany Town Hall, Amazing South Coast Surf Reef, Great Southern Youth Challenge Park and the National Anzac Centre Butterflies of Corbie Projects. The National Anzac Centre Butterflies of Corbie Project application was successful.
12. The City of Albany did not submit any applications to Round Four (4) of this Funding Program, as it had a funding focus on regional communities impacted by drought.
13. The City has been successful with other applications to Federal Government Regional Funding Programs - Centennial Park Sporting & Event Precinct, Tourism & Information Hub and Anzac Albany Programs.

14. An Elected Member Strategic Workshop was held with City Officers on Wednesday 3 February 2021, where it was requested that Officers prepare a report, to allow Council to formally consider the following Round Five (5) BBRF program applications from the City and Community Groups:
- a. City Projects:
 - **Albany Artificial Surf Reef** (*Infrastructure Projects Stream - Tourism-Related Infrastructure*);
 - **Albany Motorsport Park** (*Infrastructure Projects Stream - Tourism-Related Infrastructure*); and
 - **Albany 2026 – Discover Kinjarling 2026** (*Community Investment Stream*).
 - b. Community Projects:
 - **(LGSTA): Albany Tennis Centre** (*Community Investment Stream- General Infrastructure*);
 - **(RFSC): Railways Football and Sporting Club** (*Community Investment Stream- General Infrastructure*);
 - **(GSCORE): Great Southern Adventure Trails** (*Infrastructure Projects Stream - Tourism-Related Infrastructure*).

DISCUSSION

City Project: Albany Artificial Surf Reef (*Infrastructure Projects Stream - Tourism-Related Infrastructure*)

15. Since 2015, the City of Albany has been working to fulfil the vision of creating a consistent, surfable wave, that maximises available swell conditions and is central to Albany, driving benefits in tourism, economic development and retention of Albany's younger age demographic.
16. The City of Albany commissioned detailed design for the Albany Artificial Surf Reef (AASR) as externally funded by Department of Primary Industries and Regional Development (DPIRD)
17. Detailed design was completed for the Albany Artificial Surf Reef that meets the needs of target users, was accurately costed, with all risks appropriately identified and completed to a standard suitable to be released to the market for construction.
18. The reef will deliver an optimised 'left-hander' surfing wave in the target range for beginner and intermediate surfers, providing surfing rides of up to 100m during average conditions with surfable waves expected for 41 per cent of the year over the ASR with further increase in surfing opportunities inshore of the structure.
19. The City of Albany commissioned a revision to the Business Case for the AASR based on the detailed design outcome, and as a condition of DPIRD funding and requested viability assessment for the pledged \$4.5m implementation funding.
20. Detailed designs and the comprehensive business case have been completed and Council endorsed the design outcome and the business case at OCM September 2020.
21. Council supported for funding advocacy to continue for the implementation of the Albany Artificial Surf Reef.
22. Council support is now sought to implement the project should suitable external funding sources become available through BBRF Round 5.

City Project: Albany Motorsport Park (*Infrastructure Projects Stream - Tourism-Related Infrastructure*)

23. The development of a multi-purpose motorsport park in Albany, the primary population and service centre for the Great Southern region of Western Australia.
24. Motorsport is already a very popular recreational activity in Albany and the surrounding areas, with several well organised clubs, a national-level venue for speedway, a state-level venue for go-karts and widely recognised events such as the Albany Classic, Show 'n Shine and Race Wars. However, some motorsport disciplines, particularly motorcycle racing and motocross, lack suitable facilities in the region.
25. Overall, the flexible facility concept includes:
 - Driver training for organisations to operate driving schools for motor cars and motorcycles;
 - Driver training for emergency services, police, ambulance, fire brigades and others;
 - 4WD Driver training and ATV area;
 - Motocross dirt circuit track;
 - 3.5 km x 12 m sealed race track;
 - Various facilities including: office, meeting, clubroom, medical/first aid station, kitchen/canteen, pit buildings, control tower, vehicle scrutineers' workshop, storage/grounds maintenance workshop, toilets;
 - Sealed spectator and competition parking facilities; and
 - Maintenance and storage sheds.
26. The project is currently partially funded by the City of Albany, State Government through the Department of Local Government, Sport and Cultural Industries and will be implemented by the City of Albany.
27. The current status of the project is the Precinct Plan has been finalised, a draft Master Plan has been prepared and the proposed Amendment to the Local Planning Scheme will be considered by Council at February 2021 OCM for subsequent consideration by the Minister for Planning.
28. Should the proposed amendment to the Local Planning Scheme not be progressed this funding application would not be lodged or it would be withdrawn.
29. Following the receipt of development approval, detailed design will commence for the complete facility in line with any approval conditions.
30. The Albany Motorsport Park project is reliant upon achieving a suitable level of external funding. Council support is now sought to implement the project should suitable external funding sources become available through BBRF Round 5.
31. A successful BBRF Round 5 grant application will allow implementation of the first stage of the project, the multi-use track.

City Project: Albany 2026 – Discover Kinjarling (*Community Investment Stream*)

32. The first phase of the project will deliver a community-consulted Strategic Plan, Implementation Plan and Marketing Plan in consultation with community and stakeholders, and associated website focused on event and place activation to enrich the nationally-significant 2026 Bicentenary of Albany, as well as launch the strategy.
33. The Bicentenary will comprise a program of community-driven projects and programming in the years leading up to, and including, the inaugural bicentennial of Western Australia.

34. As the birthplace of Western Australia, Albany's Bicentenary will set the benchmark for Bicentennial anniversaries across the State, emphasising the importance of broad consultation with community and stakeholders, and implementation of community projects.
35. A key outcome of the project will be achieving cultural acknowledgement through engaging the Menang-Noongar community and developing a suitable response to 2026 which is inclusive of the cultural narrative that contributes to Albany's rich history and identity.
36. A successful grant application will allow the City to engage professional resources and outsource aspects of the Project to make up lost ground as a result of Covid-19 setbacks. Extensive and effective consultation is key to the Project's success.

Community Project (LGSTA): Albany Tennis Centre (*Community Investment Stream-General Infrastructure*)

37. The Albany Tennis Centre project concept has evolved from original investigations undertaken as part of the 2019 feasibility study.
38. Recent audits of current tennis infrastructure highlighted the significant quality and functionality issues associated with existing tennis court provision at all of the clubs, which included a lack of floodlighting and ageing court surface infrastructure which needed urgent replacement.
39. The problems associated with the infrastructure has impacted on membership numbers and the ability of each club to generate sufficient income to invest in the ongoing management and replacement of infrastructure.
40. The overarching purpose of the project is to develop a 16-court tennis centre in the Eastern Precinct of the Centennial Park Sporting Complex, Albany, as a two-stage project (Albany Tennis Centre) which will cater for growth in the sport in the Lower Great Southern region.
41. In order to address court surface concerns, the first stage of the project will include 10 courts as a like-for-like replacement of existing end-of-life and degraded infrastructure at current Merrifield Park Tennis Club and Lawley Park Tennis Club sites, as well as lighting and 'Book a Court' infrastructure to extend capacity and increase participation.
42. The 10 courts in stage one will have the capacity to facilitate up to 40 mobile hot shot courts, to further support junior participation growth and development.
43. Both Merrifield Tennis Club and Lawley Park Tennis Club have confirmed in-principle support via a Memorandum of Understanding to relocate and amalgamate the two clubs into one new club – The Albany Tennis Club – at a new Albany Tennis Centre, rationalising existing governance and assets into a more long-term sustainable management model.
44. A Feasibility Study, Business Case Plan, Management Plan and Life Cycle Cost Analysis have been completed for the project.
45. The Albany Tennis Centre project is reliant upon achieving a suitable level of external funding. An application by the Lower Great Southern Tennis Association to the CSRFF program through the Department of Local Government, Sport and Cultural Industries was recently unsuccessful.
46. The Lower Great Southern Tennis Association (LGSTA) is planning to make a funding application to the Building Better Regions Fund.
47. Council is requested to consider increasing its previously supported financial contribution to the project of \$100,000 plus \$150,000 in-kind to support the LGSTA in leveraging further funding for the project.
48. Council's contribution to this application would be conditional on the LGSTA achieving all required funding to progress stage one of the Albany Tennis Centre project.

Community Project (RFSC): Railways Football and Sporting Club (*Community Investment Stream- General Infrastructure*)

49. In September 2020, Council supported an application by Railways Football Club to CSRFF for its Sporting Club Facility Enhancement project, ranking it 3 from 3, but no funding contribution was endorsed. The CSRFF application was unsuccessful.
50. Railways Football & Sporting Club is on crown land managed by the City of Albany. The club has a lease agreement with the City of Albany. The City of Albany recently approved an extension to the site lease to accommodate the project.
51. Due to ongoing increases in membership and community interest, the capacity of the clubroom and change room facilities has become restricted.
52. The Facility Enhancement project will be completed through a staged approach, ensuring minimal disruption to current club activities.
53. Stage one includes vital structural works (restumping and reroofing), and upgrades to the kitchen and function room to meet current health and safety standards.
54. Stage two includes the development of women's sporting change rooms, disabled access, disabled/universal access and unisex toilets, and a children's playground.
55. Stage three includes the redevelopment of existing change rooms to meet women's sporting standards, upgrading the umpire's room to unisex sporting standards, final enhancements to the roof and floor, a sealed car park, and a multi-sports electronic scoreboard.
56. The enhancements will consequently facilitate and improve service for wider community access and attraction, including for all abilities users, women's sporting groups, and additional community groups or functions.
57. The club has grown steadily since 2015/16, particularly as a result of increasing interest in women's football. Growth in membership between 2017/18 and 2018/19 alone was 15.6%. Projections for membership increases at the more conservative average annual growth rate of 4.8% will see a 59% increase to 343 members over the next decade to 2029
58. The project is reliant upon achieving a suitable level of external funding.
59. Council is requested to consider a funding contribution towards the change room facility enhancements that provide for women's sporting groups and improved all abilities access, and/or a sealed car park only.
60. Council's contribution to this application would be conditional on the RFSC achieving all required funding to progress the project.

Community Project (GSCORE): Great Southern Adventure Trails (*Infrastructure Projects Stream - Tourism-Related Infrastructure*)

61. The Great Southern Adventure Trails Application by Great Southern Centre of Recreation Excellence (GSCORE) follows adoption of the *Regional Trails Master Plan (RTMP)*.
62. This document provides a coherent and clearly outlined program of trail infrastructure development across the Great Southern region over a ten-year period (2020-2029). It has been developed to guide decisions about the management of, and investment in, trails and provides a vision of what the trail network across the Great Southern will look like in the future.
63. This plan has been developed in partnership with all eleven local governments in the Great Southern region – Albany, Broomehill-Tambellup, Cranbrook, Denmark, Gnowangerup, Jerramungup, Katanning, Kent, Kojonup, Plantagenet, and Woodanilling.
64. It has the support of the Department of Biodiversity, Conservation and Attractions (DBCA), the Department of Local Government, Sport and Cultural Industries (DLGSC), and the Great Southern Development Commission (GSDC).
65. The RTMP is identified as a priority project in both the Great Southern Outdoor Recreation Strategy 2019-2021, and the Great Southern Regional Sport and Recreation Plan (2018).

66. It supports the key objectives of the Western Australian Strategic Trails Blueprint 2017-2021 to develop a state-wide network of sustainable trails, facilities and associated infrastructure; to raise the recreational and tourism profile of Western Australian trails; and to develop a diverse revenue stream to ensure economic sustainability.
67. This plan aims to establish the Great Southern as a World-Class Trails Destination.
68. The RTMP provides recommendations to develop a range of regionally significant trail experiences suited to a diversity of trail users, types and experiences, and includes future planning for relevant trail towns, trail networks and visitor services across the Great Southern.
69. Trail development proposals are grouped into three categories:
 - new trails/trail networks;
 - trail connectors/linkages; and
 - trail enhancements/improvements.
70. The GSCORE application would consist of five (5) separate components:
 - Component One (1): Albany Heritage Park MTB and Walk trails (City of Albany), including proposed Irrerup Ladder project (identified in the Albany Mounts Master Plan);
 - Component Two (2): Poikeclerup Reserve MTB Infrastructure (City of Albany), including Albany MTB Club facilities (toilet, store etc.);
 - Component Three (3): Poikeclerup Reserve MTB Trails (City of Albany);
 - Component Four (4): Tower Hill MTB Trails (Shire of Plantagenet);
 - Component Five (5): Marketing and Capacity Building Programme (GSCORE).
71. Council's contribution to this application would be conditional on the GSCORE achieving all required funding to progress Great Southern Adventure Trails.
72. Subject to a successful funding application, a service level agreement will be negotiated with GSCORE.

Preparation of Applications

73. Given the level of complexity, a professional consultant quotation has been sought to assist in preparing and compiling submissions. This is detailed within the Confidential Briefing Note.

GOVERNMENT & PUBLIC CONSULTATION

74. **Government:** The City has undertaken consultation and engagement with a significant number of Government agencies across all proposed applications including but not limited to:
 - Regional Development Australia;
 - Local Members - State and Federal;
 - Key State Government Agencies;
 - Department of Local Government, Sport and Cultural Industries;
 - Department of Planning, Lands and Heritage;
 - Department of Primary Industries and Regional Development;
 - Department of Biodiversity, Conservation and Attractions;
 - Department of Water and Environmental Regulation;
 - Great Southern Development Commission; and
 - Federal Department of Agriculture, Water and the Environment.

75. **City of Albany:** The projects were identified and reviewed at an Elected Member Strategic Workshop held with City Officers on 3 February 2021. The projects had also been previously identified with Elected Members as priorities as part of the most current City Investment Prospectus.
76. Note, the Albany Surf Life Saving Club (ASLSC) project was also identified and discussed at the Elected Member Strategic Workshop. A subsequent meeting with Club representatives confirmed that the Club will not be submitting a BBRF5 application on this occasion. It was agreed that further meetings between the City and ASLSC will be scheduled to review project design development and confirm level of support.
77. **Community Groups:** Various levels of consultation with community and relevant stakeholder groups has been undertaken across the lifecycle of all projects. This will be evident in each application.
78. Should any of the BBRF applications be successful, further consultation will be undertaken with key community stakeholders through the detailed design and implementation process.
79. Additional commentary applicable to each project is detailed in the CONCLUSION section of this report.

STATUTORY IMPLICATIONS

80. The voting requirement of Council is **Absolute Majority**.

POLICY IMPLICATIONS

81. Should the project be supported and funding become available, Federal, State and Local policies would apply to the project implementation.

RISK IDENTIFICATION & MITIGATION

82. The risk identification and categorisation relies on the City's Enterprise Risk and Opportunity Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Reputation. Some or all of the proposed projects are not supported by Council, noting consideration of the value of each application, has a subjective aspect.	Possible	Major	High	Further briefings with Council to achieve consensus on funding applications. Consensus achieve through agreed justification metrics. For example: Appraising whether the project is a good public investment decision based on an economic viability analysis.
Reputation. If a project is not funded by BBRF, the project may not progress.	Possible	Moderate	Medium	City to communicate with stakeholders and continue advocating for alternative funding sources.
Reputation. Support for projects may raise community expectations that projects will be completed irrespective of funding being approved.	Possible	Major	High	Continue to advocate for alternative funding sources to complete the project in consultation with the stakeholders. Develop media and Communication Strategy to manage community expectations.

83. Each application will be supported by a comprehensive Risk Identification and Mitigation Strategy as part of each separate application.

FINANCIAL IMPLICATIONS

Funding Recommendations:

84. It is generally accepted that value for money is not achieved by avoiding expenditure but rather, by spending funds wisely and judiciously.
85. The financial allocation requirement from the City of Albany should the funding application(s) be successful are identified within the attached confidential briefing note, and will require further reporting to Council to amend the Budget.

LEGAL IMPLICATIONS

86. Each project will be subject to relevant approvals under the relevant Act and subject to the decisions of the relevant approval Authority.

ENVIRONMENTAL CONSIDERATIONS

87. There are no direct environmental implications related to this report, noting each project will be subject to relevant approvals under the relevant Act and subject to the decisions of the relevant approval Authority.
88. Each project will rely on contracted service providers to conduct themselves in accordance with requisite standards in order to minimise risk to the environment.

ALTERNATE OPTIONS

89. Council may choose not to support any number of the City Projects; Albany Artificial Surf Reef, Albany Motorsport Park, Albany 2026 – Discover Kinjarling, funding applications to the Building Better Regions Fund, Round 5 (BBRF).
90. Council may choose not to financially support any number of the Community Projects; Albany Tennis Centre (LGSTA), Railways Football and Sporting Club (RFSC), Great Southern Adventure Trails (GSCORE), funding applications to the Building Better Regions Fund, Round 5 (BBRF).

CONCLUSION

City Project: Albany Artificial Surf Reef (*Infrastructure Projects Stream - Tourism-Related Infrastructure*)

91. In summary:
 - Stakeholder and Community feedback demonstrates strong support for all aspects of the project and consultation continues.
 - The timing of this work allows tie-in with current State Government financial commitments for the project.
 - Should the work not be undertaken, current financial commitments from the State Government will enable the City to continue to advocate for further funding for implementation.

City Project: Albany Motorsport Park (*Infrastructure Projects Stream - Tourism-Related Infrastructure*)

92. In summary:
 - Stakeholder and Community feedback demonstrates strong support for all aspects of the project and consultation continues.
 - The timing of this work allows tie-in with current State Government financial commitments for the project.
 - Should the work not be undertaken, current financial commitments from the State Government will enable the City to continue to advocate for further funding for implementation.

City Project: Albany 2026 – Discover Kinjarling (*Community Investment Stream*)

93. In summary:

- Key Stakeholder feedback has supported this project as a key initiative for the strategic planning of the nationally-significant 2026 Bicentenary of Albany
- Should the work not be undertaken, the City would continue to advocate for further funding for Albany 2026 Bicentenary.

Community Project (LGSTA): Albany Tennis Centre (*Community Investment Stream-General Infrastructure*)

94. In summary:

- Stakeholder and Community feedback demonstrates strong support for all aspects of the project and consultation continues.
- The timing of this work allows tie-in with current State Government financial commitments for the project.
- Should the work not be undertaken, current financial commitments from the State Government will enable the City to continue to advocate for further funding for implementation.

Community Project (RFSC): Railways Football and Sporting Club (*Community Investment Stream- General Infrastructure*)

95. In summary:

- Stakeholder and Community feedback demonstrates strong support for all aspects of the project and consultation continues.
- The timing of this work allows tie-in with current State Government financial commitments for the project.
- Should the work not be undertaken, current financial commitments from the State Government will enable the City to continue to advocate for further funding for implementation.

Community Project (GSCORE): Great Southern Adventure Trails (*Infrastructure Projects Stream - Tourism-Related Infrastructure*)

96. In summary:

- Stakeholder and Community feedback demonstrates strong support for all aspects of the project and consultation continues.
- The timing of this work allows tie-in with current State Government financial commitments for the project.
- Should the work not be undertaken, current financial commitments from the State Government will enable the City to continue to advocate for further funding for implementation.

All Proposed Projects

97. In summary for all proposed project presented for review:

- All three BBRF Round 5 City Projects have the potential to stimulate and attract investment as well as contribute to the economic diversification of the region.
- Similarly, all three BBRF Round 5 Community Projects have the potential to stimulate and attract investment as well as contribute to the economic diversification of the region.
- Council endorsement of the Officer's recommendation will support the preparation of the BBRF Round 5 application(s) as well as enable further project funding advocacy and development.

Consulted References	:	<u>Building Better Regions Fund (BBRF) (regional.gov.au)</u>
File Number (Name of Ward)	:	(All Wards)
Previous Reference	:	Elected Member Strategic Workshop - 3 rd February 2021

7.57pm. Councillor Thomson returned to the Chamber. Councillor Thomson was not present during the discussion and vote for this item.

6.0 CLOSURE OF MEETING

There being no further business the Mayor declared the meeting closed at **8.01PM.**



Dennis W Wellington
MAYOR