



Agenda

Special Council Meeting

Tuesday 22 January 2019

Question Time

Rules

Please note that the following rules apply to Question Time:

1. The person asking the question is requested to complete a Public Question Time Form prior to asking a question following commencement of the Council meeting. This form is available on the Shire's website and on the desk in the gallery area of Council Chambers.
2. Questions are to be directed through the Chair, with the Chairperson having the discretion of accepting or rejecting a question and the right to nominate a Councillor or Officer to answer.
3. To enable all members of the public a fair and equal opportunity to participate in Question Time, each person shall, in the first instance, ask a maximum of Two Questions.
4. If a question raised is unable to be answered at the meeting, it is to be submitted in writing by the person asking the question and dealt with in accordance with normal Council procedures.

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Notice of Meeting

Notice is hereby given that a Special Meeting of Council will be held at the Murray Shire Council, 1915 Pinjarra Road, Pinjarra on Tuesday 22 January 2019 commencing at 5.30pm.



Dean Unsworth
Chief Executive Officer

1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

2. ATTENDANCES/APOLOGIES/LEAVE OF ABSENCE

APOLOGIES

Cr M Reid – apology

3. PURPOSE OF MEETING

The purpose of the meeting is to consider:

- a) Consider a Lease for 14 Camp Road, Pinjarra for Safe Women, Safe Family Inc; and
- b) Authorise a grant submission to be submitted to the Commonwealth Government to construct the \$21.75M Agri-Innovation Precinct.

Note that Item b) is a confidential item and will be discussed behind closed doors. No members of the public are permitted to remain for this item as per Section 5.23 (2) of the Local Government Act due to its commercial in confidence nature.

4. PUBLIC QUESTION TIME

In accordance with Section 7(4)(b) of the Local Government (Administration) Regulations 1996, a Council at a Special Meeting is not required to answer a question that does not relate to the purpose of the meeting. It is therefore requested that only questions that relate to items on the agenda be asked.

5. ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE OF INTERESTS (BY PRESIDING MEMBER)

6. PETITIONS AND APPROVED DEPUTATIONS

7. REPORTS OF CHIEF EXECUTIVE OFFICER AND OFFICERS

7.1 OCM 28 Sep 2017 Item 11.11 (OCM17/192) Safe Women Safe Family Lease Proposal

File Ref: 1660-03
 Previous Items: OCM. 23 Aug 18 Item 10.1.5.6 (OCM10/160)
 Applicant: Safe Woman Safe Family Inc.
 Author and Title: Dean Unsworth, Chief Executive Officer

Appendices 1 and 2

Purpose

For Council to consider the proposal presented by Safe Women Safe Family Inc. (SWSF) to lease 14 Camp Road, Pinjarra.

This item is presented to this Special Council meeting to give the proponent the opportunity to commence its services to the community in early March. To achieve this, works are required urgently to meet that objective.

The proponent has identified contractors that can start those works almost immediately. Waiting until the next Council meeting, being 28 February 2019 will significantly delay the opening date.

Background

At the 23 August 2018 Ordinary Council meeting, Council heard a presentation from Ms Tanya Langford requesting the lease of 14 Camp Road, Pinjarra.

The Mission of Safe Woman Safe Family Inc. has been developed to assist women whose lives have been impacted by the trauma of abuse and the destructive cycle of family and domestic violence. Women receive a co-ordinated, long-term combination of support, therapy and connections to guide their healing and strengthening.

The Safe Woman Safe Family Program & Women's Centre will be managed by professionals trained in trauma informed practice along with trained volunteers & peer mentors that have all lived through and overcome trauma.

It will also provide, but not limited to:

- Support, information and advocacy for all issues (i.e.: Centrelink and housing);
- Linkage/referrals/networks to other services;
- Life skills and personal development workshops
- Emotional wellbeing workshops (i.e.: yoga, meditation and mindfulness);
- Varied therapies (i.e.: art, music, dance); and
- Parenting support and home keeping advice (i.e.; healthy lifestyle change, budgeting and day to day organising); and support and advice for education, training & employment.

At the 23 August 2018 Council meeting, it was resolved:

“ That:

1. Council supports offering 14 Camp Road to Safe Women Safe Family Inc. on a three year plus three year option at no cost, to provide services to residents to Murray and the Peel Region;
2. Council authorises the Chief Executive Officer to write a letter of support for Safe Woman Safe Family Inc. to be used in grant submissions;
3. Council notes the reduced rental income of approximately \$5000 from 14 Camp Road, and this be offset from the Mandurah and Peel Tourism Organisation budget of \$35,000;
4. Council delegates to the Chief Executive Officer the terms and conditions of the proposed lease, and

5. *a draft lease be prepared and provided to a subsequent meeting of Council for consideration once a funding model has been demonstrated.”*

Proposal

14 Camp Road has been a residential property purchased in 2016 (as well as 12 Camp Road) to cater for longer term growth of the Murray Aquatic and Leisure Centre (MALC) and additional required parking. At the time, a Master Plan was developed that would also cater for the future needs of a bigger Pinjarra Senior High School. There was an offer for the Shire of Murray to provide the land for parking to both the Pinjarra Senior High School and St Joseph's Primary School for the short to medium term until required by MALC. St Joseph's Primary School however declined this offer. Since this time, the Department of Education has advised that it is planning to build its own gymnasium and performing arts centre on the school site rather than have it housed in a redeveloped MALC. 14 Camp Road is now vacant, whereas 12 Camp Road is still being rented.

This opportunity would see critically and much needed services housed and based in Pinjarra and the Shire of Murray for the very first time.

The Council resolutions 1 to 4 have been addressed. The current draft lease, as required by point 4 of the August 23 resolution, is attached at **appendix 1**.

Following is a basic summary of the proposed lease -

- The term of the lease is 3 years, together with an option for a further term of 3 years. Provided that SWSF is not in default under the lease, it will be permitted to exercise its option to extend the lease for the further term in accordance with cl. 18;
- Rent will not be payable under the lease, refer to Item 5 of the Schedule;
- SWSF will be responsible to pay all normal outgoings. McLeods standards outgoings clause has been included as cl. 3.2;
- Under cl. 3.4, SWSF will be responsible to pay all registration fees, advertising and survey costs in connection with the lease, if requested to do so. At this point the cost to prepare the lease has been \$1500.
- under cl. 5, SWSF will be required to obtain public liability insurance and insurance to cover its own property.
- Cl. 7.1(4) provides that residential occupation of the Premises is strictly prohibited;
- Clause 8 sets out the parties maintenance obligations. In accordance with the Shire's initial instructions, the Shire will be responsible to maintain the Premises including, structural maintenance, general building repairs and general garden maintenance on a periodic structure basis.
- In accordance with cl. 8.1(3), SWSF will be responsible for all minor internal repairs and reasonable maintenance to mechanical services.
- In accordance with cl. 8.7 and item 9 of the Schedule, SWSF may be required to repaint the Premises every 3 years, to align with the end of the initial term and further term (if applicable);
- If during the term SWSF wishes to undertake any alterations to the Premises, such works must be done in accordance with cl. 9. Under cl. 9, any alterations to the Premises may only be with the consent of the Shire and will be at the cost of the Lessee;
- In accordance with cl. 11, SWSF will be required to submit an *Annual Report* to the Shire in regard to the use of the Premises and the operation and administration of the SWSF. Clause 11.2(2) provides an example of the details that the Shire might like to ensure are included in the SWSF's annual report. The lease has been drafted so that the

Annual Report must be provided to the Shire no later than 31 October each year of the Term, which will enable SWSF sufficient time after the end of each financial year to collate the report if the Shire requires the SWSF to include its financial information; and

- At Item 10 of the Schedule, a special condition has been included to set out SWSF's obligations to alter the Premises in connection with the change of building classification from Class 1 to Class 5. The provisions of clause 9 will apply in respect of any required alterations.

You are referred to point 5 of the Council resolution from 23 August 2018, being:

“a draft lease be prepared and provided to a subsequent meeting of Council for consideration once a funding model has been demonstrated”.

Attached (**appendix 2**) is progress that has been made towards funding for the service. Note that there is no current funding provided by the State Government. The proponent has advised that it is easier to obtain funding from the State once the programme is operating.

As per the attachment, \$31,000 has already been raised with further sponsorships and fundraising expected.

Murray 2025 Strategic Community Plan

Objective 1	Strong and collaborative leadership which engages in effective partnerships and reflects the aspirations of our community.
Outcome 1.1	A long-term, strategically focused Shire that is sustainable, respected and accountable.
Strategy 1.1.1	A well planned integrated strategic and policy framework to ensure the sustainability of the Shire.
Objective 3	A connected, safe and inclusive community that provides for, and lobbies for accessible services for all residents.
Outcome 3.1	A healthy community with a strong sense of community spirit and pride.
Strategy 3.1.2	Encourage and support volunteerism and community groups.
Strategy 3.1.6	Identify and respond to community health risks.
Objective 3.2	A community that provides opportunities to learn, grow, work and increase quality of life.
Strategy 3.2.2	Increase the engagement and participation of youth in the community.
Objective 3.3	Services for our community are identified and delivered.
Strategy 3.3.1	Advocate for expanded health services for the Region.
Objective 3.4	A safe Shire where our residents feel secure.
Strategy 3.4.3	Continually promote safety initiatives both locally and in partnership with other agencies.

Other Strategic Links

Nil

Statutory Environment

Not Applicable

Policy Implications

There are no policy implications with this report.

Sustainability & Risk Considerations*Economic - (Financial impact to the community)*

There is an impact of loss of rental income to the Shire, being approximately \$15,000 gross (less ongoing general maintenance which will be undertaken by the proponent).

Social - (Quality of life to community and/or affected landowners)

The quality of life to hundreds of residents will be improved as detailed within this report.

Environment – (Impact on environment's sustainability)

Not Applicable

Overall Risk Management Consideration

There are no significant reputational risks to Council if it does not support the officer recommendation as there is no expectation of local government to support services outside of its traditional role.

Consultation

Meetings and discussions with Safe Woman Safe Family Inc.

Resource Implications*Financial*

As identified in the Economic section.

Workforce

There will be no impact on staff resources with this proposal.

Options

Council has the option of:

1. Supporting the officer recommendation as is.
2. Amending the recommendation.

Conclusion/Justification of Officer Recommendation

Staff have been working closely with the proponents in order to address the requirements to make this property compliant. The main issue is the requirement to address disability access, which is challenging in a residential property. The estimated cost of meeting these requirements are approximately \$25,000. However, the proponent has numerous contacts and is confident that much of this work can be done to meet the standard required can be by supportive contractors. If this report is supported, the contractors will be able to go into the building almost immediately to undertake the works required.

The Safe Women, Safe Family organisation wishes to commence service by early March 2019.

Voting Requirements

Absolute Majority

OFFICER RECOMMENDATION:

That Council endorses the proposed lease agreement with Safe Women Safe Family Inc. as per the attachment on the condition that:

- 1. the proponent provides a Key Performance Indicator (KPI) schedule identifying the outcomes that are aimed to be achieved to the satisfaction of the Chief Executive Officer;**
- 2. six-monthly report to the Chief Executive Officer on its general activities, hours of operation and outcomes achieved listed in those KPI's; and**
- 3. if it is the view of the Chief Executive Officer has concerns about the ongoing viability of the service to deliver its expected outcomes that have been presented in the KPI schedule, that a further report be brought back to Council for consideration.**

7.2 Regional Growth Fund Business Case – Confidential Report

File Ref: 8/9414; 5314-03
Previous Items:
Applicant:
Author and Title: Dean Unsworth, Chief Executive Officer

Confidential Report - Appendix 3 Under Separate Cover

Purpose

Council is requested to consider Confidential Item 7.2 Regional Growth Fund Business Case as provided under confidential cover.

Voting Requirements

Simple Majority

OFFICER RECOMMENDATION:

That Council proceeds behind closed doors as per Section 5.23(2) of the Local Government Act for the purpose of considering confidential item 7.2 Regional Growth Fund Business Case.

8. CLOSURE OF MEETING