

**From:** [REDACTED]  
**Subject:** Survey on LG operations  
**Date:** Monday, 1 April 2019 12:31:16 AM

---

I refer to the Survey.

Please consider the following brief comments which can be further substantiated

\* if City of Geraldton conducted an inclusive consultation on for example it's 10 year plan- I think the first being 14/15.- then the invites or information didn't reach me.

- projecting a growth to some 80..>100 thousand people by the late 20's was more than misleading it is a shambles.

\* to then offer an update ,more recently of an expected population of some 65,000 by 2036 or thereabouts is again misleading.

\* it would appear that Geraldton has one of the biggest land banks for residential land either recently approved, rezoned or waiting in the wings.. WA/AUST census seems to support this.

\* residential land, house and perhaps commercial property has been over developed with vacancies 'sky high. This has something to do with the mining downturn but it has more to do with poor planning. Established property is some 30>50 % below values over 10 yrs ago.

\* the Council was very much into the game - they started with the development of OLIVE Street precinct- Appointed or established the position of a 'Land Manager- and continue to maintain the position.

\* to show their abilities in the game they surveyed some 9 hectares opposite the Surf Club and put up the beachfront for sale signs- with a hearsay going price of \$400,000 a block.

\* the project was to fund a bigger expanded Wandina Project with a local developer but the whole plan fell through but not before a bridge at a hefty price was built by rates- rate loans.

# the Olive St project was called off but not before the EPA required the site to be remediated to a recreational standard- some \$5 million plus. But guess what the location was developed as a storm/ rain sump.

- although CGG have kept some street front blocks if a spike ever happens in 'real estate'. And some ugly park/parking lot was developed -a passive place -with a sculpture/ acknowledgement of gifted land.

\*THERE are residential developments either ticked off or in the making.  
Drummonds Cove all the way to Cape Burney and out to the Morsby rangers.

\* Roads and aligned infrastructure now consumes towards 50% of the operational budget.  
The size of roads in residential locations is a joke; AROUND Tarcoola Beach a local road is around 3.4 car widths wide with a turntable at the end for trucks and Caravans( site seekers )- so much for local roads and rates.

\* Not uncommon to see the expensive street sweeper taking up air after yet another windy day in Geraldton.  
\* Or for the water run-off to be making it's way towards the beach sump( aka 'Wetlands-Olive Street.  
\* Which reminds me that the CGG STILL HOPES TO DEVELOPE THE STREET FRONT BLOCKS at this locality- which if I'm not mistaken falls pretty close to newly projected shorelines in the coastal area.

\* Without even leaving this Southern Coastal area some not so desirable issues  
> Mt Tarcoola , the premier suburb of the 70/80's is now without a functional Shopping ctr- no Supermarket etc.  
Another Planning oversight.  
Nothing like abandoning the old and bringing in the new. Wandina the place to be .  
Geraldton is full of waisting suburbs-forgotten-weary.PLANNING what planning.

\* Suburbs strung out like weathered sausages-Public Transport Whats that ??

\* tRAFFIC CONGESTION WHY?? Have to drive in to pick up and drop off the kids. Money for fuel and

R&M none extra fo the shops.\

\* Shady trees and pleasant walkways- or obesity and sunburn.Or maybe the water is in the mega drain

\* Tourism is the big new call- and yes we have shorelines aplenty to show our capabilities of managing coastal marine zones

> From PT Moore south we have beaches lost to mismanagement and poor development- Climate Change - Whats That ??

Greys Beach north 200m beach rock revetment, GB-south demolition material collapsed on the beach 300 meters

Sand formation curtailed be road with new road sweeper busy keeping sand off the road.

> Back Beach - two recently constructed heavy vehicle roads constructed through the dunes to the high water mark

> Glendenning Road- houses backing onto dunes have continued to be allowed to build and maintain through levelling the dune and reticulating the lawns now established.

> Southgated- now continually the site of sand extraction- research only done by dept of mines and agriculture& planning.

Really

Farming and Mining

These dot points are just a few of the idiot issues that LGA have dealt out the people.

LGA's are a vehicle for many to make life difficult, expensive and poorly planned and overdone in just about every way.

Local Law's ,Ticking a few boxes might look good. But we are getting further into debt, dispirited, unhealthy time poor and so it goes on .

Planning for the dollar and jobs is a joke . Lets plan for the spiritual health and wellbeing of people in a sustainable environment

Sean Hickey.