



FOR PUB^V

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AGENDA FORUM

17 FEBRUARY 2026

Departmental Guideline for Agenda Forums

Council Forums

Local government forums range from a once-only event to discuss and explore a particular issue, a number of sessions to address matters such as a specific project or the compilation of a report for internal or external use, through to forums held at regular intervals with a consistent structure and objectives.

Regular forums run in local governments exhibit two broad categories which we have titled *agenda* and *concept*. They are differentiated by the stage of development of issues which are discussed by elected members and staff. The two types are described below along with the variations in procedural controls and processes suggested for each.

Agenda Forums

For proper decision-making, elected members must have the opportunity to gain maximum knowledge and understanding of any issue presented to the Council on which they must vote. It is reasonable for elected members to expect that they will be provided with all the relevant information they need to understand issues listed on the agenda for the next or following ordinary Council meetings. The complexity of many items means that elected members may need to be given information additional to that in a staff report and/or they may need an opportunity to ask questions of relevant staff members.

Many local governments have determined that this can be achieved by the elected members convening as a body to become better informed on issues listed for council decision. Such assemblies have been termed *agenda forums*. It is considered they are much more efficient and effective than elected members meeting staff on an individual basis for such a purpose with the added benefit that all elected members hear the same questions and answers.

To protect the integrity of the decision-making process it is essential that *agenda forums* are run with strict procedures.

There must be no opportunity for a collective council decision or implied decision that binds the local government to be made during a forum.

Agenda forums should be for staff presenting information and elected members asking questions, not opportunities to debate the issues. A council should have clearly stated rules that prohibit debate or vigorous discussion between elected members that could be interpreted as debate. Rules such as questions through the chair and no free-flowing discussion between elected members should be applied.

Procedures Applying to Both Concept and Agenda Forums

The Department recommends that councils adopt a set of procedures for both types of forums which include the following:

- Dates and times for forums should be set well in advance where practical;
- The CEO will ensure timely written notice and the agenda for each forum is provided to all members;

- Forum papers should be distributed to members at least three days prior to the meeting;
- The mayor/president or other designated elected member is to be the presiding member at all forums;
- Elected members, employees, consultants and other participants shall disclose their financial and conflicts of interest in matters to be discussed;
- Interests are to be disclosed in accordance with the provisions of the Act as they apply to ordinary council meetings. Persons disclosing a financial interest will not participate in that part of a forum relating to their interest and leave the meeting room;
- There is to be no opportunity for a person with an interest to request that they continue in the forum; and
- A record should be kept of all forums. As no decisions will be made, the record need only be a general record of items covered but should record disclosures of interest with appropriate departures/returns.

Procedures Specific to Agenda Forums

The Department recommends that councils adopt specific procedures for *agenda forums* which include the following:

- Agenda forums should be open to the public unless the forum is being briefed on a matter for which a formal council meeting may be closed; and
- Items to be addressed will be limited to matters listed on the forthcoming agenda or completed and scheduled to be listed within the next two meetings (or period deemed appropriate).

Meeting Record

Meeting Name	Agenda Forum	Meeting No.	2 - 2026
Meeting Date	17 February 2026		
Meeting Time	5.00pm		
Meeting Location	Chambers, Cathedral Avenue		
Attendees		By Invitation Member of Public Press	
		Leave of Absence	
		Apologies	
		Absent	
		Via Teams as approved by Mayor	Nil

1. Declaration of opening

2. Acknowledgement of Country

I would like to respectfully acknowledge the Yamatji people who are the Traditional Owners and First People of the land on which we meet/stand. I would like to pay my respects to the Elders past, present and future for they hold the memories, the traditions, the culture and hopes of the Yamatji people.

3. Apologies/leave of absence (previously approved)

Existing Approved Leave

Councillor	From	To (inclusive)	Date Approved
Cr K Parker	22 February 2026	13 March 2026	25/11/2025
Cr S Giudice	6 April 2026	14 April 2026	27/1/2026

Any new leave requests will be published in the final agenda.

If an Elected Member on Approved Leave subsequently attends the meeting, this will be noted in the Minutes.

- 4. Disclosures of Interests**
- 5. Review of the Agenda Items for the forthcoming Ordinary Meeting of Council dated 24 February 2026.**

Please Note that this forum does not allow for debate or decision making on any item within this agenda. **Briefings will be given by staff or consultants for the purpose of ensuring that elected members and the public are more fully informed**

The Presiding Member will call each Report in the Agenda and open the floor to deputation, questions and statements.

Members of the public may verbally make presentations or ask questions on the item relating to the Draft Report to Council, subject to the provision in writing of the statement or question on the prescribed form.

Councillors may ask questions (strictly no debating) relating to each item as it is called by the Presiding member.

There is no general public questions or statements permitted on matters not contained in the set agenda Council Agenda Forum. Any Questions relating to general matters or matters not in the agenda of the current Council Agenda Forum should be asked at Public Question time at an Ordinary Meeting of Council.

Questions are to be put to Council via the Mayor. No questions can be put to individual Councillors at Council meetings as answers to questions reflect the view of Council.

- 6. Councillor Questions Without Notice**
- 7. Meeting closed to the Public**
- 8. Meeting closure**

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1. REPORTS OF COMMITTEES AND OFFICERS

1.1 REPORTS OF DEVELOPMENT SERVICES

DS089 LOCAL PLANNING POLICY REVIEW

AGENDA REFERENCE:	D-26-014389
AUTHOR:	H Martin, Manager City Growth
EXECUTIVE:	T Free, Director Development Services
DATE OF REPORT:	20 January 2026
FILE REFERENCE:	GO/6/0029-003
ATTACHMENTS:	<ul style="list-style-type: none">Yes (x3)A. Local Planning Policy Review StatusB. Proposed Local Planning PoliciesC. Local Planning Policy Comparison Table

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to commence the statutory process to amend a further five (5) policies and consolidate two (2) into one (1).

The City has been undertaking a review of its 52 Local Planning Policies (LPPs). To date 25 policies have been revoked and Council has resolved to commence the statutory processes to amend five (5) policies and consolidate three (3) into one (1).

The proposed changes will improve clarity, consistency and usability, while retaining the existing policy intent, ensuring development outcomes that reflect best practice and meet the needs of the local community.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, Part 2 cl.3(1) and cl.3(4) RESOLVES to:

1. AMEND the following Local Planning Policies so as to take the form as identified in Attachment No. DS089B:
 - a. Geraldton / Beachland Heritage Area;
 - b. Heritage Conservation and Development;
 - c. Mobile Trading;
 - d. Parking of Commercial Vehicles in Residential and Rural Residential Areas;
 - e. Repurposed Dwellings;
2. MAKE a new Local Planning Policy, titled Home Based Business and Non-Residential Development in the Residential Zone Local Planning Policy, in the form identified in Attachment No. DS089B, which will replace the following existing policies:
 - a. Home Based Business; and
 - b. Non-Residential Development in the Residential Zone.

3. MAKE the draft policies available for community and stakeholder review and comment; and
4. REFER the matter back to Council for final consideration following the completion of community and stakeholder consultation.

PROPOSER:

The proposer is the City of Greater Geraldton (the City).

BACKGROUND:

The *Planning and Development (Local Planning Schemes) Regulations 2015* provide Council with the ability to prepare a LPP to provide guidance on matters relevant to the assessment of development applications.

The City has 27 LPPs. Most of those policies were prepared between 2007 and 2014 and the balance were prepared between 2016 and 2019. As previously reported to Council (27 August 2024 - Item No. DS045, 17 December 2024 - Item No. DS052, 29 April 2025 - Item No. DS062 and 28 October 2025 – Item No. DS082) a review of the policies has commenced.

The intent of the review is to:

1. Reduce the number of LPPs so that they are manageable to maintain and administer;
2. Ensure the content is current, clear and provides certainty;
3. Ensure consistency with best practice;
4. Reflect the City of Greater Geraldton's values and strategic direction; and
5. Reduce 'red-tape' and the cost of doing development.

Consultants, Element Advisory, have been engaged to deliver the review. The consultants have been considering small batches of four or five policies each month, in consultation with City Officers.

Once a policy is reviewed, Council has three options under the relevant legislation:

1. Retain the policy without change;
2. Retain the policy with modifications; or
3. Revoke the policy.

The *Planning and Development (Local Planning Schemes) Regulations 2015* identifies the steps that must be taken to implement those decision options. Those steps include undertaking community consultation where a policy is proposed to be created or modified.

The original 52 policies have now been reviewed with 25 having already been revoked by Council, leaving 27 still to be finalised. Of those 27, 22 policies are recommended for retention with modifications and five (5) are to be consolidated into two new policies. The full list of policies and recommended treatment is included as Attachment No. DS0089A - LPP Review Status.

This report considers five (5) of the policies proposed to be retained with modifications and two (2) proposed to be consolidated into one (1), being:

Policies being retained with modifications:

- Geraldton / Beachland Heritage Area;
- Heritage Conservation and Development;
- Mobile Trading;
- Parking of Commercial Vehicles in Residential and Rural Residential Areas; and
- Repurposed Dwellings.

Policies being consolidated into the new Home Based Business and Non-Residential Development in the Residential Zone Local Planning Policy:

- Home Based Business; and
- Non-Residential Development in the Residential Zone

Attachment No. DS089B – Proposed Local Planning Policies, includes copies of the five (5) revised policies and the new policy.

Attachment No. DS089C – Local Planning Policy Comparison Table outlines the intent of each existing and proposed policy, along with a description of the changes being recommended.

The Mobile Trading LPP was presented to Council at the October 2025 Ordinary Meeting of Council (Item No. DS082 – Local Planning Policy Review) with a recommendation that the policy be amended. Council members expressed that some of the wording in the proposed policy did not provide sufficient certainty. That policy has been revised to address those concerns with the following changes made:

1. The word 'generally' has been removed from clause 5.2.2 and 5.3.1; and
2. Clause 5.2.3, which stated "There is a general presumption against trading in road reserves unless the site has a formal parking area" has been removed. The amended policy only relates to mobile trading on private land so this statement is no longer relevant.

The proposed amendments to the LPPs are intended to modernise, consolidate and clarify the City's planning framework. Each policy has been reviewed and restructured to align with current statutory requirements and contemporary planning practice. The changes aim to strengthen amenity protections, introduce clearer and more prescriptive development standards, and enhance guidance for applicants by updating terminology, expanding definitions and providing more explicit assessment criteria. Collectively, these revisions will improve clarity, consistency and usability, while retaining the existing policy intent, ensuring development outcomes that reflect best practice and meet the needs of the local community.

It is recommended that Council formally resolve to commence the statutory process to amend the five (5) existing policies and consolidate two (2) into a single new policy. The first step will be to invite community feedback on the proposed changes. All submissions will be presented to Council, along with recommendations on whether to adopt the policies as proposed or make further modifications based on the feedback received.

The remaining policies will continue to be brought to Council for consideration in batches over the coming months.

CONNECTED, LIVEABLE, THRIVING, LEADING – ISSUES AND OPPORTUNITIES:

Connected:

LPPs form part of the City's broader planning framework, guiding development decisions from a local perspective. The 'Connected' theme within the Strategic Community Plan supports a local community that is inclusive and safe. LPPs identify the risks associated with development and the ways those risks should be addressed to ensure the community is safe.

Liveable:

The planning framework shapes how we live, work and move through our city, with a focus on supporting community health and wellbeing. The 'Liveable' theme of the Strategic Community Plan focuses on creating healthy, inclusive places to live. Each of the proposed LPPs contains requirements to ensure future development does not have a detrimental impact on community health and wellbeing.

Thriving:

Three of the LPPs being considered seek to support business activities within the City of Greater Geraldton. Those policies are:

- Mobile Trading;
- Parking of Commercial Vehicles in Residential and Rural Residential; and
- Home Based Business and Non-Residential Development within the Residential Zone.

Leading:

The City is demonstrating leadership by providing clear guidance through the proposed LPPs on how development should address planning matters.

The process for modifying existing and creating new LPPs will include stakeholder consultation, ensuring that Council members are fully informed when deciding whether they should be adopted.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

Council has previously made decisions in relation to the creation, amendment and revocation of LPPs, the most recent being the amendment of four LPPs on 28 October 2025 (Item No. DS082 - Local Planning Policy Review).

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Council Members have been kept informed about the progress of the LPP Review via briefings throughout the process.

The next step in reviewing the policies is to seek community feedback, with all comments to be reported to Council at the end of the consultation period.

LEGISLATIVE/POLICY IMPLICATIONS:

The process for amending and making LPPs is set down in the *Planning and Development (Local Planning Scheme) Regulations 2015*. The review process ensures that all legislative requirements will be met.

LPPs identify Council's policy position on planning related matters to ensure that related decisions are consistent with Council's intent.

FINANCIAL AND RESOURCE IMPLICATIONS:

The Planning Policy Review aims to improve efficiency within the planning system and optimise the use of Council resources in its administration. Those efficiencies will translate into improved application assessment timeframes and cost savings to anyone seeking to undertake development.

INTEGRATED PLANNING LINKS:

Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 1	Support existing businesses and attract new investment, contributing to a vibrant CBD and other key activity centres.
Goal 3	Plan for the sustainable growth of the City, balancing the needs of current and future populations.
Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 1	Engage with the community to enhance decision-making.
Goal 6	Ensure high quality governance activities enabling transparency and accountability.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

LPPs guide decision making in relation to development matters.

If these policies are not amended, the planning system may remain unnecessarily complex and inefficient, raising development and administration costs and potentially discouraging investment.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

Retaining the policies in their existing form was considered as an alternative however, doing so would be inconsistent with the intent of the review to:

1. Reduce the number of LPPs so that they are manageable to maintain and administer;
2. Ensure the content is current, clear and provides certainty;
3. Ensure consistency with best practice;
4. Reflect the City of Greater Geraldton's values and strategic direction; and
5. Reduce 'red-tape' and the cost of doing development.

FOR PUBLIC REVIEW - NOT FINAL COUNCIL AGENDA

DS090	COUNCIL	POLICY	4.28	MANAGING	UNREASONABLE
CUSTOMER CONDUCT					

AGENDA REFERENCE:	D-26-014393
AUTHOR:	S McCaughey, Manager Customer and Business Engagement
EXECUTIVE:	T Free, Director Development Services
DATE OF REPORT:	3 February 2026
FILE REFERENCE:	GO/19/0008
ATTACHMENTS:	Yes (x2) A. Draft Council Policy 4.28 Managing Unreasonable Customer Conduct (v4) B. Comparison Table 4.28 Managing Unreasonable Customer Conduct

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval for Council Policy 4.28 Managing Unreasonable Customer Conduct, version 4. The policy has undergone its biennial review with no significant changes proposed.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 2.7 of the *Local Government Act 1995* RESOLVES to:

1. APPROVE Council Policy 4.28 Managing Unreasonable Customer Conduct, version 4.

PROPOSER:

The proponent is the City of Greater Geraldton (the City).

BACKGROUND:

Council Policy 4.28 – Managing Unreasonable Customer Conduct was last reviewed by Council on 30 January 2024 (Item No. CS091) and is now due for its biennial review. As part of this review, the policy has been updated with minor administrative and legislative alignment amendments only, with no change to the intent or application of the policy.

This policy supports a safe and respectful working environment for the City of Greater Geraldton by providing clear principles for managing unreasonable customer conduct. It enables the City to comply with work health and safety requirements and duty of care obligations associated with managing the impacts of unreasonable conduct on staff health, safety and security, while upholding fair access to services through consistent, transparent and proportionate responses.

Council Policy 4.28 Managing Unreasonable Customer Conduct is further supported by Operational Policy 030 Unreasonable Customer Conduct, which provides the processes and templates by which the City achieves a consistent approach to managing unreasonable customer conduct.

In summary, the proposed administrative changes include:

- Reframed the policy statement to better reflect the intent and principles already contained within the policy, without altering its scope, application or effect.
- Updated committee name to Audit, Risk and Improvement Committee (ARIC) to reflect the formally adopted title.
- Clarified CEO and Executive Management Team responsibilities by restating existing responsibilities in the Roles and Responsibilities section, already included under the Policy Details section.
- Added a reference to the WHS Act under Workplace Information to ensure consistency with legislative references in the Policy Details.
- Updated the Policy Administration section to accurately reflect current directorate responsibility and position title within Development Services.

CONNECTED, LIVEABLE, THRIVING, LEADING – ISSUES AND OPPORTUNITIES:

Connected:

This policy ensures that customer interactions with the City are safe, respectful and fair for all. It protects staff from conduct that falls outside acceptable norms, while preserving equitable access to services and creating an environment where constructive engagement can occur. In doing so, it strengthens our commitment to building an inclusive, connected and respectful community.

Liveable:

There are no adverse impacts.

Thriving:

By ensuring unreasonable conduct is managed early and effectively, this policy helps protect the City's capacity to deliver high-quality services, maintain operational efficiency and support a productive workforce. In doing so, it underpins a strong local economy by ensuring resources are used wisely, staff can perform at their best and the community benefits from efficient, reliable and business-friendly service delivery.

Leading:

A contemporary policy provides clear guidance for managing unreasonable conduct, supports staff wellbeing, promotes fair and consistent decision-making, and ensures Council resources are applied equitably in the interests of the broader community. Regular review of Council policies also ensures they remain current, effective and aligned with principles of good governance.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

Council policies are reviewed and endorsed by Council on a regular basis. Council Policy 4.28 – Managing Unreasonable Customer Conduct, version 1, was originally adopted by Council on 24 September 2019 (Item No. CCS443) and has since been subject to biennial reviews. This policy was most recently approved by Council on 30 January 2024 as part of the biennial review process (Item No. CS091).

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There are no significant changes to the intent of the policy proposed and any amendments are administrative in nature, therefore Council consideration is sought via this item.

LEGISLATIVE/POLICY IMPLICATIONS:

Pursuant to section 2.7 of the *Local Government Act 1995*, the role of Council includes determination of council policies:

2.7. Role of council

- (1) *The council governs the local government's affairs and, as the local government's governing body, is responsible for the performance of the local government's functions.*
- (2) *The council's governing role includes the following —*
 - ...
(b) determining the local government's policies;

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

Strategic Theme: Connected	An engaged and diverse community where everyone feels included and safe.
Goal 1	Provide safe and inviting public spaces for people to enjoy.
Goal 4	Be an inclusive City by promoting and celebrating the full diversity of our community, including cultures, identities, backgrounds and abilities.
Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 2	Efficiently and effectively deliver community services and projects, through optimal use of our resources.
Goal 5	Provide the community with clear and accessible information about the City's programs, services and decisions.
Goal 6	Ensure high quality governance activities enabling transparency and accountability.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

Ensuring that the Council Policy Register is current and comprehensive supports the role of Council in the good government of the City of Greater Geraldton.

Council Policy 4.28 and its associated processes is wholly associated with mitigating the risk to City employees and the users or attendees at City facilities.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

Council may choose to consider alternative amendments to the policy; this is a matter for the Council.

No alternative options were considered by City Officers.

FOR PUBLIC REVIEW - NOT FINAL COUNCIL AGENDA

DS091 SUBLEASE – REGIONAL SOUNDS INCORPORATED AND MULLERMIND CREATIVE

AGENDA REFERENCE: D-26-014398
AUTHOR: S Pratt-King, Coordinator Land and Leasing
EXECUTIVE: T Free, Director Development Services
DATE OF REPORT: 23 January 2026
FILE REFERENCE: GO/6/0029-003
ATTACHMENTS: Yes (x1)
Sublease Area Plan – Mullermind Creative

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider a proposed sublease agreement between Regional Sounds Incorporated and Mullermind Creative for a 28.98m² portion of Crown Reserve 52016, Lot 2842 (246) Marine Terrace, Geraldton, as per Attachment No. DS091 - Sublease Area Plan – Mullermind Creative.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 3.58 of the *Local Government Act 1995* RESOLVES to:

1. APPROVE a sublease agreement between Regional Sounds Incorporated and Mullermind Creative for a 28.98m² portion of Crown Reserve 52016, Lot 2842 (246) Marine Terrace, Geraldton;
2. SET the proposed conditions as:
 - a. Term of one (1) year commencing on the date of execution;
 - b. Two (2) further term options of two (2) years each;
 - c. Set the commencing lease fee at \$6,750 (excluding GST) per annum, payable to Regional Sounds Incorporated;
 - d. Adjust the lease fee at the start of each further term option based on a market rent assessment;
 - e. An annual contribution comprising 50% of rates and \$1,800 (excluding GST) in operating expenses, payable to Regional Sounds Incorporated;
3. MAKE the determination subject to:
 - a. An advertising notice period of 14 days, inviting public submissions;
 - b. Consent from the Minister for Lands;
 - c. All regulatory approvals being obtained;
4. ADVISE Regional Sounds Incorporated that they are responsible for all costs associated with:
 - a. The preparation, execution, and registration of the sublease;
 - b. All advertising, valuation, survey and sublease administration charges; and
5. REFER the matter back to Council for further consideration should any opposing submissions be received.

PROPOSER:

The proponents are Regional Sounds Incorporated (Regional Sounds) and Mullermind Creative.

BACKGROUND:

Crown Reserve 52016, comprising Lot 2842 (No. 246) Marine Terrace, Geraldton, is managed by the City of Greater Geraldton under Management Order O531540. The reserve is designated for heritage, community and for purposes ancillary or beneficial to the designated purpose, including the power to lease.



Crown Reserve 52016

Regional Sounds, a not-for-profit organisation in Geraldton that supports the development of regional musicians through skills focused programs, has occupied the original Railway Station building on Reserve 52016 since January 2022. On 26 November 2024, Council approved a further 10-year lease with Regional Sounds (Item No. DS051) to support its ongoing work in the local music industry. This lease is due to expire in November 2035.

Mullermind Creative, a Geraldton based digital content agency has been occupying the unused office space at the rear of the building since late 2025. Regional Sounds now seeks to formalise this arrangement through a sublease, requiring retrospective consent from the City and the Minister for Lands under the terms of its head lease.

The Proponents have negotiated preferred sublease terms, which are reflected in the Executive Recommendation. Under these terms, Mullermind Creative (Mullermind) would be responsible for contributing to utilities and rates and providing in kind specialist photography and video service valued at \$5,000 (including GST) per annum with Regional Sounds receiving the sublease income to support program delivery and meet operational costs under the lease such as preventative maintenance and utility expenses estimated to be \$15,000 per year.

**CONNECTED, LIVEABLE, THRIVING, LEADING –
ISSUES AND OPPORTUNITIES:****Connected:**

The sublease strengthens community connection by enabling creative programs and partnerships within the Railway Station precinct, contributing to a diverse and inclusive community where people feel engaged and supported.

Liveable:

By activating under-utilised community infrastructure, the sublease enhances access to services and supports the creation of vibrant, well-used spaces that contribute to community wellbeing.

Thriving:

Formalising the sublease supports local economic activity by enabling a creative industry business to operate sustainably, contributing to a diverse regional economy and supporting local employment opportunities.

Leading:

The sublease demonstrates responsible asset management and strong governance by ensuring transparent, compliant leasing practices while maximising community benefit from City managed facilities.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

On 29 April 2025 Council resolved (Item No. DS063) to dispose of an 80m² portion of Crown Reserve 52016, Lot 2842 (246) Marine Terrace, Geraldton by way of sublease to Regional Sounds Incorporated and Remi French Street Food.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Should Council approve the proposed sublease, a public notice will be advertised for 14 days, inviting public submissions under section 3.58(3) of the *Local Government Act 1995*.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 3.58 of the *Local Government Act 1995* details the process for disposing of property (in this case, leasing).

Section 18 of the *Land Administration Act 1997* details the requirement to seek consent from the Minister for Lands for all Crown land transactions.

FINANCIAL AND RESOURCE IMPLICATIONS:

All administration costs will be recovered from Regional Sounds, ensuring no financial burden on the City and keeping the City's budget cost neutral.

Income from the sub-lease will assist Regional Sounds in covering operational costs associated with leasing the building.

INTEGRATED PLANNING LINKS:

Strategic Theme: Connected	An engaged and diverse community where everyone feels included and safe.
Goal 2	Foster collaborative partnerships to improve community safety, security and social cohesion.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 1	Support existing businesses and attract new investment, contributing to a vibrant CBD and other key activity centres.
Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 6	Ensure high quality governance activities enabling transparency and accountability.

REGIONAL OUTCOMES:

There are no adverse impacts on regional outcomes.

RISK MANAGEMENT:

Prior to executing the proposed sublease agreement, the Proponent must provide evidence of appropriate insurance.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The following options were considered by City Officers:

1. Not proceed with the proposed sublease. City Officers do not recommend this option as it does not support small businesses, activation of community spaces or promote innovation within community groups.
2. Charge an annual sublease fee to Regional Sounds. It is acknowledged that community groups have experienced a significant rise in operating expenses; these rising costs have placed considerable financial pressure on their ability to deliver low-cost community initiatives, making it increasingly difficult for them to sustain their operations and services. Regional Sounds proposal presents an innovative approach to addressing these financial challenges. For this reason, City Officers do not recommend supporting this option.
3. Undertake an open market Expression of Interest (EOI) process for the sublease. While an EOI could provide broader opportunities for interested parties, City Officers do not recommend this option. The preference is to support businesses and community organisations that proactively seek to diversify their activities and establish networks that create sustainable opportunities. Regional Sounds has demonstrated a commitment to this, aligning with the City's objectives to foster local enterprise and activate community spaces. An open EOI may delay activation efforts and introduce uncertainty, potentially discouraging organisations that form partnerships that benefit the local community.

1.2 REPORTS OF COMMUNITY AND CULTURE - NIL

There are none.

FOR PUBLIC REVIEW - NOT FINAL COUNCIL AGENDA

1.3 REPORTS OF CORPORATE SERVICES

CS280 CORPORATE REPORTING – Q2 (OCTOBER – DECEMBER)
2025-26

AGENDA REFERENCE:	D-26-015068
AUTHOR:	N Jane, Chief Financial Officer
EXECUTIVE:	P Radalj, Director Corporate Services
DATE OF REPORT:	5 February 2026
FILE REFERENCE:	GO/13/0013
ATTACHMENTS:	Yes (x1) Corporate Reporting for Q2 2025-26

EXECUTIVE SUMMARY:

The purpose of this report is for Council to receive the Corporate Reporting for Q2 (October to December) 2025-26.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 5.20 of the *Local Government Act 1995* RESOLVES to:

1. RECEIVE the Corporate Reporting for Q2 (October to December) 2025-26.

PROPOSER:

The proponent is the City of Greater Geraldton (the City).

BACKGROUND:

In June 2025, Council adopted the Strategic Community Plan 2025-2035 and Corporate Business Plan 2025-2029. The Corporate Business Plan describes the core services provided by the City, along with a list of key actions to be delivered against each of the strategic themes. The Corporate Business Plan is the four-year action plan that demonstrates how the City will implement the community's vision for the future including the key projects and initiatives that will deliver on the community's priorities.

This report provides a quarterly update on progress against the key actions identified for delivery in Year 1 of the Corporate Business Plan, 2025-26.

The *Local Government Amendment Act 2023* was passed by Parliament in May 2023. It introduced several key reforms including the requirement for local government CEO's performance criteria and performance reviews to be published. Regulations are currently being developed (*Local Government Regulations Amendment Regulations 2024*) which will implement these reforms.

In relation to CEO KPIs the paper states:

The CEO holds an important operational and financial role in the local government as the head of the administration. Allowing the community to view progress against CEO KPIs is another measure of confidence to track how a local government is performing overall.

Whilst the Regulations have not yet been enacted, the attached report incorporates an update on progress for the CEO KPIs in conjunction with the quarterly reporting on Corporate Business Plan actions.

CONNECTED, LIVEABLE, THRIVING, LEADING – ISSUES AND OPPORTUNITIES:

Connected:

This report provides information on key projects and initiatives being delivered to implement the community's vision for the future as contained in the Strategic Community Plan. The Connected theme has the objective to deliver an engaged and diverse community where everyone feels included and safe. Goals include providing safe and inviting public spaces for people to enjoy; fostering collaborative partnerships to improve community safety, security and social cohesion; supporting and celebrating the City's diverse community through programs, initiatives and events; and being an inclusive City by promoting and celebrating the full diversity of our community, including cultures, identities, backgrounds and abilities.

Liveable:

The Liveable theme has the objective to deliver a protected and enhanced natural environment with facilities and services to support community health and wellbeing. Goals include prioritising greening of the City's streetscapes and public spaces, with a focus on pathways and open space areas; managing and protecting the City's natural environment and identifying strategies to mitigate climate change and improving waste management to support a sustainable future.

Thriving:

The Thriving theme has the objective to deliver an economically diverse and prosperous City, driving sustainable growth whilst preserving our local spirit. Goals include supporting existing businesses and attracting new investment, contributing to a vibrant CBD and other key activity centres and supporting and championing our diverse mix of industries, encouraging innovation and local employment opportunities.

Leading:

The Leading theme has the objective to demonstrate a progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth. Goals include engaging with the community to enhance decision-making; efficiently and effectively delivering community services and projects through optimal use of our resources, financial sustainability, actively seeking and leveraging external funding to deliver for the community; continued focus on strong advocacy to ensure that Federal and State projects, programs and funding are aligned with our community's priorities; providing the community with clear and accessible information about the City's programs, services and decisions; and ensuring high quality governance activities enabling transparency and accountability.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

Reports on progress against the Corporate Business Plan are provided to Council for each quarter. The annual report provides an update for the year.

- Item No. CS271 – 2025-26 Corporate Reporting – Quarter One Reporting received on 16 December 2025.
- Item No. CS269 – 2024-25 Annual Report received on 16 December 2025.
- Item No. CS215 – 2024-25 Corporate Business Plan – Quarter Three Reporting received on 27 May 2025.
- Item No. CS191 – 2024-25 Corporate Business Plan – Quarter Two Reporting received on 25 February 2025.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been no community/Council Member consultation; however, this report provides an update to the Community and Council Members on progress against the Corporate Business Plan 2025-2029 and CEO KPI's.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

The Long-Term Financial Plan maps out the resourcing needs of the Strategic Community Plan over a 10-year period, and the annual budget adopted by Council supports delivery against the community's priorities as captured in the Strategic Community Plan and Corporate Business Plan.

INTEGRATED PLANNING LINKS:

This report responds to all the Integrated Planning themes.

Strategic Theme: Connected	An engaged and diverse community where everyone feels included and safe.
Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.

REGIONAL OUTCOMES:

As the main regional centre for the Mid West, the City has a great opportunity to support, facilitate and leverage state projects in the region. The City continues to support and advocate for initiatives that build a better future for our community and the region.

RISK MANAGEMENT:

No specific risks associated with this report.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers.

FOR PUBLIC REVIEW - NOT FINAL COUNCIL AGENDA

**CS281 MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDED 31
JANUARY 2026**

AGENDA REFERENCE:	D-26-015019
AUTHOR:	N Jane, Chief Financial Officer
EXECUTIVE:	P Radalj, Director Corporate Services
DATE OF REPORT:	4 February 2026
FILE REFERENCE:	FM/17/0017
ATTACHMENTS:	Yes (x1) Monthly Financial Report for period ended 31 January 2026

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with a comprehensive report on the City's finances to 31 January 2026.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Regulation 34 and 35 of the *Local Government (Financial Management) Regulations 1996* RESOLVES to:

1. RECEIVE the Monthly Financial Report for the period ended 31 January 2026, incorporating the Statement of Financial Activity and Statement of Financial Position.

PROPOSER:

The proponent is the City of Greater Geraldton (the City).

BACKGROUND:

This report provides Council with a comprehensive overview of the City's financial performance and position. It includes key performance indicators across Connected, Liveable, Thriving and Leading themes, along with the Statement of Financial Activity, Statement of Financial Position, Explanation of Material Variances, Net Current Funding Position and Monthly Investment Report.

In accordance with the Financial Management Regulations, a Statement of Financial Activity and a Statement of Financial Position must be presented monthly, accompanied by relevant supporting information. Beyond regulatory compliance, the purpose of regular financial reporting is to enable Council Members to monitor the allocation of financial and other resources against the approved budget. This ongoing reporting demonstrates sound financial management and the effectiveness of the City's systems. The monthly report also provides a snapshot of the organisation's liquidity and its status as a going concern.

**CONNECTED, LIVEABLE, THRIVING, LEADING –
ISSUES AND OPPORTUNITIES:****Connected:**

This report outlines the financial allocations and expenditures for programs and activities that support the City's commitment to building an engaged and diverse community. The City invests in programs and infrastructure that promote safety, inclusion, and social cohesion.

Liveable:

This report outlines financial activity related to the City's efforts to create a greener, healthier, and more sustainable environment. The City is committed to enhancing liveability through strategic investments in green infrastructure, sustainable practices, and community wellbeing.

Thriving:

This report outlines financial activity related to programs and projects that contribute to a thriving local economy. The City continues to invest in initiatives that foster economic vitality and supports local businesses.

Leading:

This report demonstrates the City's commitment to efficient service delivery, financial sustainability, and leadership that is transparent and accountable.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

Council is provided with financial reports each month.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been no community/Council Member consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 6.4 of the *Local Government Act 1995* and Regulation 34 of the *Local Government (Financial Management) Regulations 1996* require the local government to prepare a statement of financial activity each month, reporting on the revenue and expenditure as set out in the adopted annual budget. The statement is to be accompanied by documents containing an explanation of material variances and such other supporting information as is considered relevant by the local government.

Each financial year, a local government is to adopt a percentage or value to be used in statements of financial activity for reporting material variances. The materiality threshold adopted by Council are variances that are greater than 10% of the current budget or a value greater than \$50,000.

Regulation 35 of the *Local Government (Financial Management) Regulations 1996* also requires the local government to prepare a statement of financial position as at the last day of the previous month.

A statement of financial activity, statement of financial position and any accompanying documents are to be presented at an Ordinary Meeting of the Council within two months after the end of the month to which the statements relate.

FINANCIAL AND RESOURCE IMPLICATIONS:

As detailed in this item and attached report.

INTEGRATED PLANNING LINKS:

Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 1	Engage with the community to enhance decision-making.
Goal 2	Efficiently and effectively deliver community services and projects, through optimal use of our resources.
Goal 3	Financial sustainability, actively seeking and leveraging external funding to deliver for the community.
Goal 5	Provide the community with clear and accessible information about the City's programs, services and decisions.
Goal 6	Ensure high quality governance activities enabling transparency and accountability.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

The provision of monthly financial reports to Council fulfills the relevant statutory requirements and is consistent with good financial governance.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers.

1.4 REPORTS OF INFRASTRUCTURE SERVICES

Refer to item listed under '2. Meeting Closed to Public'.

FOR PUBLIC REVIEW - NOT FINAL COUNCIL AGENDA

1.5 REPORTS OF OFFICE OF THE CEO**CEO144 FORMER FIRE STATION – LOT 2398 DURLACHER STREET, GERALDTON**

AGENDA REFERENCE:	D-26-015625
AUTHOR:	R McKim, Chief Executive Officer
EXECUTIVE:	R McKim, Chief Executive Officer
DATE OF REPORT:	8 February 2026
FILE REFERENCE:	GO/6/0029-003
ATTACHMENTS:	Yes (x3) Confidential A. Confidential - Old Fire Station - Durlacher Street – Briefing Note B. Confidential - Letter from Premier Regarding the Old Fire Station to Ian Blayney then MLA C. Confidential - Former Fire Station Site, Durlacher St, Geraldton - Proposal to Construct an Off-street Car Park

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council direction on the former Durlacher St Fire Station (Lot 2398 Durlacher Street, Geraldton). The site is currently being used informally for car parking. It is untidy and presents safety and amenity concerns. The land is owned by the State Government.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 5.20 of the *Local Government Act 1995* RESOLVES to:

1. DIRECT the Chief Executive Officer to write to the State Government seeking permission to undertake PFAS (Per and Polyfluoroalkyl Substances) testing on Lot 2398 Durlacher Street at the city's expense with the results to be provided to the City and the State.
2. DIRECT the Chief Executive Officer to write to the State Government requesting a management order over Lot 2398 Durlacher Street, Geraldton for municipal purposes and car park; and
3. ADVISE the State Government that the City would design and construct the proposed car park at its expense subject to the PFAS testing and granting of requested management order.

PROPOSER:

The proponent is the City of Greater Geraldton (the City).

BACKGROUND:

The subject property is a Regional Centre zoned lot located on the corner of Durlacher Street and Anzac Terrace with a land area of 3,225sqm. The structures (now removed) were constructed circa 1970. The lot is owned by the State as a Crown Grant in Trust and the title has an encumbrance with a Memorial (N890197) under the Contaminated Sites Act 2003 REGISTERED on the 7/5/2018 noting “possibly contaminated – investigation required”.

Between 2019 and 2021, various approaches to the State to obtain the property for car parking purposes were unsuccessful. The State advised that it would not consider the City's offers until the State undertook PFAS (Per and Polyfluoroalkyl Substances) tests. In the six years since receiving this advice, the site has remained untidy and underutilised and has become a visual and safety concern within a prominent part of the City centre. The significant tree on the site is now without water and is dying. The City has begun watering the tree to try and keep it alive.

The importance of the site is expected to increase significantly when Lot 601 (the gravel car park on the sea side of the City's library between Foreshore Drive and Marine Terrace) is developed. This development will increase demand for accessible, centrally located parking to support nearby commercial, community and civic uses. Without additional parking provision, there is a risk that future development outcomes will be constrained and that parking pressures will negatively impact the CBD experience.

The requested management order would enable the City to address these issues in a timely and cost effective manner by delivering a car park solution, while preserving the State's underlying ownership of the land. Officers would prefer to obtain freehold title, as the City provided the state with their current site on North West Coastal Highway for free, but this appears too difficult for the State system to navigate and hence the management order option.

CONNECTED, LIVEABLE, THRIVING, LEADING – ISSUES AND OPPORTUNITIES:

Connected:

Utilising this land as a public car park will assist in further activating the City Centre and in future public parking provision when Lot 601, Marine Terrace is developed. Improved parking availability will support access to the CBD, local businesses, services and community facilities.

Liveable:

Removing an untidy and unsafe site and replacing it with a well designed car park will improve public safety, presentation and overall amenity within the City centre.

The Department of Water and Environmental Regulation (DWER) has confirmed firefighting foam containing PFAS (Per and Polyfluoroalkyl Substances) was used on the site for approximately 47 years, from 1969 to 2016. As the extent of the contamination is not yet realised, sealing the site with asphalt may be an alternative to mitigate potential contact with soil on the site (it effectively means there will not be any ground disturbance once sealed). Officers have obtained a quote from a local provider to undertake the required PFAS testing of the site. The tests can be completed for approximately \$10,000.

Thriving:

Additional parking capacity will support economic activity and future development, particularly in association with the development of Lot 601. Using the adjacent city car park across from the site as a guide, a formal car park would provide approximately 80 parking places.

Leading:

Proactively seeking a management order demonstrates responsible stewardship, collaboration with the State Government and a pragmatic approach to improving underutilised land.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

At the Ordinary Meeting of Council held on 26 November 2019 Council considered Item No. DCS430 Former Fire Station – Lot 2398 Durlacher Street, Geraldton). Council resolved the following:

1. *DIRECT the CEO to negotiate with the Department of Planning, Lands and Heritage Approval for:*
 - a. *the acquisition of Lot 2398 Durlacher Street, Geraldton via either freehold purchase or a Management Order for Municipal Purposes and Car parking;*
 - b. *subject to point a. above, prepare cost estimates for consideration by Council, for demolition of all structures on site, environmental assessment/approval and construction of a car park and possible toilets on Lot 2398 Durlacher Street, Geraldton; and*
2. *PRESENT, subject to 1 above, a report back to Council on the outcome of the negotiations and possible costings thereto for final determination.*

By March 2020, the City had not received a formal response on either proposal. Hence a further motion was considered on 24 March 2020 (Item No. DCS444 Acquisition of Former Fire Station – Lot 2398 Durlacher Street, Geraldton):

That Council by Absolute Majority pursuant to Section 3.59 (1) and Section 6.8 (1a) of the Local Government Act 1995 RESOLVES to:

1. *DELEGATE authority to the Chief Executive Officer to acquire Lot 2398 Durlacher Street, Geraldton subject to the following conditions:*
 - a. *Presentation of a formal offer to the Department of Planning, Lands & Heritage to purchase Lot 2398 Durlacher Street, Geraldton for the sum of \$1.00 inclusive of GST that includes:*
 - i. *City contribution of half of the total demolition costs of buildings; and*
 - ii. *subject to the results of the testing of the suspected PFAS contamination permits the use and development of the site for car parking and associated ground disturbing activities.*

Council determined to defer this decision for consideration with upcoming budget deliberations. The State subsequently demolished the buildings on the site but advised they would not discuss the future of the land until they completed PFAS testing.

An aerial photo of the site at the time follows:



The site as it appears currently:



COMMUNITY/COUNCIL MEMBER CONSULTATION:

Councillor consultation and discussions have been ongoing. This report is the latest to seek Council direction.

FINANCIAL AND RESOURCE IMPLICATIONS:

The financial implications associated with the construction and ongoing maintenance of a car park would be subject to separate budget consideration should a management order be granted. Officers estimate that the design cost of the proposed car park would be in the order of \$70,000. There would be additional costs incurred in the administrative processes required to obtain a management order. Officers have not obtained a recent valuation on the property, however, an extract from a previous council report follows:

'We are aware the City of Greater Geraldton has presented an offer for the site for \$1. There are no directly comparable sales and our valuation approaches require non-standard assumptions. Our explicit assumptions for this valuation increase the level of subjectivity. Our methodologies indicate values of \$11,000 and \$25,000 respectively. The \$1 offer presented appears reasonable noting the comments above. After our adjustments and consideration of the relevant evidence and assumptions, we have adopted a subject value range of between \$1 and \$25,000 and adopted a value of \$12,500 being the mid-point of our value range'.

A rough estimate of the car park construction cost at the time of writing this report is \$1.2 million.

INTEGRATED PLANNING LINKS:

Strategic Theme: Connected	An engaged and diverse community where everyone feels included and safe.
Goal 1	Provide safe and inviting public spaces for people to enjoy.
Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Goal 2	Improve maintenance and connectivity of the City's transport network, including expanded active transport opportunities.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 1	Support existing businesses and attract new investment, contributing to a vibrant CBD and other key activity centres.
Goal 3	Plan for the sustainable growth of the City, balancing the needs of current and future populations.

REGIONAL OUTCOMES:

In the future, parking in the CBD will be at a premium. Access to this site would enable the City to expand public parking as demand grows.

RISK MANAGEMENT:

The primary risk associated with this property is the management of PFAS.

PFAS stands for Per and Polyfluoroalkyl Substances. They are a large group of manmade chemicals that have been used since the 1950s in products such as firefighting foams, non-stick cookware, Stain and water resistant fabrics, and some industrial coatings and food packaging. PFAS are often referred to as "forever chemicals" because they do not break down easily in the environment, can accumulate in soil, groundwater and the human body over time.

To mitigate PFAS risk on an old fire station site, the City could first conduct targeted environmental testing to determine the extent of PFAS contamination, pending State approval for access to the land. Based on the results, interim measures such as covering contaminated areas with impermeable materials

like gravel, asphalt, or concrete can help minimise site disturbance and reduce potential exposure risks. Ongoing monitoring, clear signage, and restricting access to highly affected areas further support risk management until a comprehensive remediation plan is developed in line with regulatory guidance. The State have vacated the site and not installed any warning signage or fencing or undertaken any testing to allow the extent of the risk to be known.

There is risk from rate payers that the City is again funding what could be seen as a State Government responsibility. If the City obtained the management order, the city would then be responsible for construction costs, maintenance costs and operational costs.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

There are a variety of options available to the city. Some of these include:

1. Take no action:
The site is the State Government's responsibility. The State has other untidy sites in Geraldton (e.g. the former Western Power Site on Durlacher St near the QEII centre) and it is their job to address them.
2. Undertake PFAS testing prior to any further decisions being made:
Direct the CEO to seek permission from the State to undertake PFAS testing at the City's expense and decide future actions once the test results are received.
3. Direct the CEO to seek the land as Freehold.
4. Direct the CEO to seek the management order without undertaking PFAS testing.

1.6 REPORTS TO BE RECEIVED**RR80 REPORTS TO BE RECEIVED - JANUARY**

AGENDA REFERENCE:	D-26-017526
AUTHOR:	R McKim, Chief Executive Officer
EXECUTIVE:	R McKim, Chief Executive Officer
DATE OF REPORT:	13 February 2026
FILE REFERENCE:	GO/6/0029
ATTACHMENTS:	Yes (x3)
	A. DSDD040 - Delegated Determinations and Subdivision Applications for Planning Approval
	B. CS282 – List of Accounts Paid Under Delegation – January 2026
	C. CS283 - List of Payments by Employees via Purchasing Cards – January 2026

EXECUTIVE SUMMARY:

The purpose of this report is to receive the Reports of the City of Greater Geraldton.

EXECUTIVE RECOMMENDATION:**PART A**

That Council by Simple Majority pursuant to Section 5.20 of the *Local Government Act 1995* RESOLVES to:

1. RECEIVE the following appended reports:
 - a. Reports – Development Services:
 - i. DSDD040 - Delegated Determinations and Subdivision Applications for Planning Approval.

PART B

That Council by Simple Majority, pursuant to Regulation 13 and 13A of the *Local Government (Financial Management) Regulations 1996* RESOLVES to:

1. RECEIVE the following appended reports:
 - a. Reports – Corporate Services:
 - i. CS282 – List of Accounts Paid Under Delegation – January 2026; and
 - ii. CS283 - List of Payments by Employees via Purchasing Cards – January 2026.

PROPOSER:

The proponent is the City of Greater Geraldton (the City).

BACKGROUND:

Information and items for noting or receiving (i.e. periodic reports, minutes of other meetings) are to be included in an appendix attached to the Council agenda.

Any reports received under this Agenda are considered received only. Any recommendations or proposals contained within the 'Reports (including Minutes) to be Received' are not approved or endorsed by Council in any way. Any outcomes or recommendations requiring Council approval must be presented separately to Council as a Report for consideration at an Ordinary Meeting of Council.

**CONNECTED, LIVEABLE, THRIVING, LEADING –
ISSUES AND OPPORTUNITIES:****Connected:**

By receiving these reports, Council is providing additional information to the community, keeping them connected to Council information and decisions.

Liveable:

There are no adverse impacts.

Thriving:

There are no adverse impacts.

Leading:

This report demonstrates the City's commitment to high-quality governance that upholds transparency and accountability.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

Reports to be received by Council at each Ordinary Meeting of Council.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been no community/Council Member consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 6	Ensure high quality governance activities enabling transparency and accountability.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

There are no risks to be considered.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers.

FOR PUBLIC REVIEW - NOT FINAL COUNCIL AGENDA

2. MEETING CLOSED TO PUBLIC

Pursuant to Section 5.2 of the Meeting Procedures Local Law 2011, please note this part of the meeting *may* need to be closed to the public, *if* confidential discussion is required.

Livestreaming will be turned off, if required.

CS284 CONFIDENTIAL - DISPOSAL OF LOT 1 DEEPDALE ROAD,
MOONYOONOOKA (Public Version)

AGENDA REFERENCE:	D-26-014568
AUTHOR:	A Gartner, Airport Commercial and Compliance Supervisor
EXECUTIVE:	P Radalj, Director Corporate Services
DATE OF REPORT:	3 February 2026
FILE REFERENCE:	GO/6/0029-003
ATTACHMENTS:	Yes (x3) Confidential A. Confidential – Valuation Various Airport Technology Park Lots B. Confidential – Market Research – Lot 1 Deepdale Road C. Confidential - Geraldton Airport Technology Park Map

This item was provided to Council under separate cover.

This report to Council has been listed as confidential, to deal with information at the meeting prescribed for section 5.23(4)(g) of the Local Government Act 1995.

Regulation 4A(a) of the Local Government (Administration) Regulations 1996 applies as the matter if disclosed would reveal information about the price, or potential price, for the sale of property by the City of Greater Geraldton and any information relating to the price or potential price.

The report and information fall within the above scope as the Council is to consider approving the sale of land and setting the sale price for said land.

CS285 RFT 2526 02 PAVEMENT MARKING AND SPECIALISED BOLLARD SERVICES

AGENDA REFERENCE:	D-26-014688
AUTHOR:	C Bryant, Coordinator Procurement, L Maldea, Manager Corporate Compliance
EXECUTIVE:	P Radalj, Director Corporate Services
DATE OF REPORT:	19 January 2026
FILE REFERENCE:	FM/25/0345
ATTACHMENTS:	Yes (x1) Confidential Confidential – RFT 2526 02 Evaluation Report

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to award tender RFT 2526 02 Pavement Marking and Specialised Bollard Services to the recommended tenderer.

The contract is proposed to run for a period of two years for the delivery of budgeted pavement marking and specialised bollard services.

The initial contract term proposed is 12 March 2026 to 11 March 2028 with the option of a one-year extension exercisable at the discretion of the City.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Sections 3.57 of the *Local Government Act 1995* and Regulation 18(4) of the *Local Government (Functions and General) Regulations 1996* RESOLVES to:

NOTE - Council to insert successful tender name when moving the motion

1. ACCEPT the tender submission for Tender No. RFT 2526 02 Pavement Marking and Specialised Bollard Services, received from _____, named as Tenderer 1 in the Evaluation Panel Report recommendation detailed in Confidential Attachment No. CS285 as the most advantageous, for the estimated annual contract value of \$191,454 excluding GST.

PROPOSER:

The proponent is the City of Greater Geraldton (the City).

BACKGROUND:

Tender RFT 2526 02 Pavement Marking and Specialised Bollard Services (RFT) was advertised in The West Australian on 25 October 2025, in The Geraldton Guardian on 28 October 2025, and the City's TenderLink e-Tendering Portal. The RFT closed on 28 November 2025.

Fourteen interested parties registered to receive copies of the tender, and one tender submission was received. The tender assessment was undertaken by a panel of five Officers with three voting and two non-voting.

The RFT has a two-year duration commencing from 12 March 2026 and has an additional one-year extension option at the absolute discretion of the City. The City has adopted a two-year supply contract period for a variety of goods and services used in its operational and maintenance programs.

There has previously been a two-year contract for Pavement Marking & Specialised Bollard Services RFT 2223 04 (Item No. CS018).

CONNECTED, LIVEABLE, THRIVING, LEADING – ISSUES AND OPPORTUNITIES:

Connected:

Well maintained pavement marking and specialised bollards contribute to safe, welcoming public spaces by reducing the risk of accidents and injuries. They enhance community safety and encourage greater use of open spaces by making them more accessible and enjoyable for everyone.

Liveable:

Undertaking the proposed works will improve the maintenance and connectivity of the City's active transport opportunities, thereby supporting community health and wellbeing.

Thriving:

Awarding this tender will strengthen the local economy by supporting businesses and creating employment opportunities for community members, including labourers, truck drivers, and traffic controllers. It will also generate demand for locally sourced materials, ensuring that City funds are reinvested into the community through both workforce engagement and supply chain partnerships.

Leading:

The services delivered through this tender process demonstrate strong leadership in resource management and service delivery with works monitored by the City through Key Performance Indicator (KPI) checklists and safety management audits. By ensuring the efficient and effective use of public funds, the tender supports the timely and high-quality delivery of community services and projects. The process also upholds principles of transparency, accountability, and good governance, reinforcing the City's commitment to ethical and responsible leadership.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

Council awarded a two-year supply contract RFT 2223 04 Pavement Marking & Specialised Bollard Services on 31 January 2023, Item No. CS018. The initial contract term was from 12 March 2023 to 11 March 2025, with an extension to contact approved 3 December 2024 to extend the contract until 11 March 2026.

Prior to RFT 2223 04 Pavement Marking & Specialised Bollard Services, the City awarded a two-year supply contract RFT 20 1920 Pavement Marking Services on 24 February 2020. The initial contract term was from 12 March 2020 to 11 March 2022, with an extension to contract approved 29 March 2022 to extend the contract until 11 March 2023.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Community and Council Member consultation is not undertaken for the award of two-year supply contracts for essential services. Engagement on these services occurs as part of Council's annual budget approval process.

LEGISLATIVE/POLICY IMPLICATIONS:

The *Local Government Act 1995* and Council Policy 4.9 Procurement of Goods and Services were observed when preparing and recommending the award of this tender. Safe work methods and environmental management in line with legislative requirements will be observed as part of the delivery of the contract.

FINANCIAL AND RESOURCE IMPLICATIONS:

The annual expenditure for Pavement Marking and Specialised Bollard Services is approximately \$191,454 (excluding GST), including traffic management. If all extension options are exercised, the total estimated contract value over three years is \$574,360 (excluding GST).

Funding is primarily sourced from the Maintenance Operations and Project Delivery and Engineering budgets. Any cost variations will be reflected in future Annual Budgets and the Long-Term Financial Plan (LTFP).

INTEGRATED PLANNING LINKS:

Strategic Theme: Connected	An engaged and diverse community where everyone feels included and safe.
Goal 1	Provide safe and inviting public spaces for people to enjoy.
Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Goal 2	Improve maintenance and connectivity of the City's transport network, including expanded active transport opportunities.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 1	Support existing businesses and attract new investment, contributing to a vibrant CBD and other key activity centres.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

The successful tenderer will have documented management plans in place to ensure the safety and protection of workers and the community in relation to this service.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

This RFT was called to ensure compliance with the legislative procurement requirements of the *Local Government Act 1995*. The following alternatives were considered in the procurement planning phase prior to calling this tender:

1. Call for individual quotations and tenders for specific pavement marking and specialised bollard services. This option is not supported and was discounted due to the volume of administrative effort required, and the potential to have higher costs through multiple small purchases.

CS286 RFT 2526 03 TRAFFIC MANAGEMENT SERVICES

AGENDA REFERENCE:	D-26-014686
AUTHOR:	C Bryant, Coordinator Procurement, L Maldea, Manager Corporate Compliance
EXECUTIVE:	P Radalj, Director Corporate Services
DATE OF REPORT:	28 January 2026
FILE REFERENCE:	FM/25/0346
ATTACHMENTS:	Yes (x1) Confidential Confidential – RFT 2526 03 Evaluation Report

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to award tender RFT 2526 03 Traffic Management Services to the recommended tenderer.

The contract is proposed to run for a period of two years for the delivery of budgeted traffic management services.

The initial contract term proposed is 6 April 2026 to 5 April 2028 with the option of a one-year extension exercisable at the discretion of the City.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Sections 3.57 of the *Local Government Act 1995* and Regulation 18(4) of the *Local Government (Functions and General) Regulations 1996* RESOLVES to:

NOTE - Council to insert successful tender name when moving the motion

1. ACCEPT the tender submission for Tender No. RFT 2526 03 Traffic Management Services, received from _____, named as Tenderer 3 in the Evaluation Panel Report recommendation detailed in Confidential Attachment No. CS286 as the most advantageous, for the estimated annual contract value of \$_____ excluding GST.

PROPOSER:

The proponent is the City of Greater Geraldton (the City).

BACKGROUND:

Tender RFT 2526 03 Traffic Management Services (RFT) was advertised in The Geraldton Guardian on 14 November 2025, in The West Australian on 15 November 2025, and the City's TenderLink e-Tendering Portal. The RFT closed on 5 December 2025.

Nine interested parties registered to receive copies of the tender and four tender submissions were received. The tender assessment was undertaken by a panel of five Officers with three voting and two non-voting.

The RFT has a two-year duration commencing from 6 April 2026 and has an additional one-year extension option at the absolute discretion of the City. The City has adopted a two-year supply contract period for a variety of goods and services used in its operational and maintenance programs.

There has previously been a two-year contract for Traffic Management Services RFT 2122 13 (Item No. CS026).

CONNECTED, LIVEABLE, THRIVING, LEADING – ISSUES AND OPPORTUNITIES:

Connected:

Quality traffic management supports the community by providing a safe environment for all users of City assets including road users, pedestrians, cyclists, and workers.

Liveable:

Quality traffic management supports the maintenance and connectivity of the City's active transport opportunities, thereby supporting community health and wellbeing.

Thriving:

Awarding this tender will strengthen the local economy by supporting businesses and creating employment opportunities for community members, including office workers and traffic controllers. It will also generate demand for locally sourced traffic management equipment, ensuring that City funds are reinvested into the community through both workforce engagement and supply chain partnerships.

Leading:

The services delivered through this tender process demonstrate strong leadership in resource management and service delivery with works monitored by the City through Key Performance Indicator (KPI) checklists and safety management audits. By ensuring the efficient and effective use of public funds, the tender supports the timely and high-quality delivery of community services and projects. The process also upholds principles of transparency, accountability, and good governance, reinforcing the City's commitment to ethical and responsible leadership.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

Council awarded a two-year supply contract RFT 2122 13 Traffic Management Services on 28 February 2023, Item No. CS026. The initial contract term was from 6 April 2023 to 5 April 2025, with an extension to contract approved 7 March 2025 to extend the contract until 5 April 2026.

Prior to RFT 2122 13 Traffic Management Services, Council awarded a two-year services contract RFT 16 1920 Traffic Management Services, Item No. IS208 on 24 March 2020. The initial contract term was from 6 April 2020 to 5 April 2022, with an extension to contract approved 29 March 2022 to extend the contract until 5 April 2023.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Community and Council Member consultation is not undertaken for the award of two-year supply contracts for essential services. Engagement on these services occurs as part of Council's annual budget approval process.

LEGISLATIVE/POLICY IMPLICATIONS:

The *Local Government Act 1995* and Council Policy 4.9 Procurement of Goods and Services were observed when preparing and recommending the award of this tender. Safe work methods and environmental management in line with legislative requirements will be observed as part of the delivery of the contract.

FINANCIAL AND RESOURCE IMPLICATIONS:

The annual expenditure for Traffic Management Services is approximately \$1,308,535 (excluding GST). If all extension options are exercised, the total estimated contract value over three years is \$3,925,605 (excluding GST).

Funding is primarily sourced from the Maintenance Operations and Project Delivery and Engineering budgets. Any cost variations will be reflected in future Annual Budgets and the Long-Term Financial Plan (LTFP).

INTEGRATED PLANNING LINKS:

Strategic Theme: Connected	An engaged and diverse community where everyone feels included and safe.
Goal 1	Provide safe and inviting public spaces for people to enjoy.
Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Goal 2	Improve maintenance and connectivity of the City's transport network, including expanded active transport opportunities.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 1	Support existing businesses and attract new investment, contributing to a vibrant CBD and other key activity centres.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

The successful tenderer will have documented management plans in place to ensure the safety and protection of workers and the community in relation to this service.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

This RFT was called to ensure compliance with the legislative procurement requirements of the *Local Government Act 1995*. The following alternatives were considered in the procurement planning phase prior to calling this tender:

1. Call for individual quotations and tenders for specific traffic management services. This option is not supported and was discounted due to the volume of administrative effort required, and the potential to have higher costs through multiple small purchases.

IS331 RFQ VP486482 SUPPLY OF TWO PRIME MOVERS

AGENDA REFERENCE:	D-26-007727
AUTHOR:	B McLean, Manager Fleet Services
EXECUTIVE:	C Lee, Director Infrastructure Services
DATE OF REPORT:	19 January 2026
FILE REFERENCE:	PS/1/0003-006
ATTACHMENTS:	Yes (x1) Confidential Confidential – RFQ VP486482 Supplier Evaluation Report

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to award Request for Quotation (RFQ) VP486482 FLE164308 and FLE164306 Supply of Two (2) Prime Movers, to the preferred supplier.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 3.57 of the *Local Government Act 1995* and Regulation 18(4) of the *Local Government (Functions and General) Regulations 1996* RESOLVES to:

NOTE - Council to insert successful supplier name when moving the motion

1. ACCEPT the supplier submission for RFQ VP486482 FLE164308 and FLE164306 Supply of Two Prime Movers received from _____, named as Supplier 1 in the Evaluation Panel Report recommendation detailed in Confidential Attachment No. IS331 as the most advantageous, for the contract value of \$_____, excluding GST.

PROPOSER:

The proponent is the City of Greater Geraldton (the City).

BACKGROUND:

RFQ VP486482 FLE164308 and FLE164306 Supply of Two (2) Prime Movers was posted for e-Quote via Vendor Panel on 5 November 2025 and closed on 3 December 2025. Eight (8) WALGA preferred suppliers were notified of the request in accordance with Council Policy 4.9 Procurement of Goods and Services, Clause 3.8.2.

Two (2) submissions were received from the following suppliers:

1. Volvo Group Australia Pty Ltd – Truck Centre; and
2. Daimler Truck Australia Pacific PTY LTD.

All submissions were deemed compliant and progressed for evaluation.

All quoted companies operate local offices in Geraldton and can provide service and parts support.

E-Quote documents provided to suppliers:

- a. A copy of the e-Quote via WALGA Request for Quotation Reference Number VP486482;
- b. A copy of the detailed specification for the replacement of the Prime Movers was supplied; and
- c. Fleet Services evaluation criteria for the purchase of plant and equipment.

The RFQ assessment was undertaken by a panel of five (5) officers with four (4) voting and one (1) non-voting.

The City currently operates prime movers similar to the model proposed and therefore has a very good understanding of cost and performance over time. The prime movers being replaced through this RFQ process is a UD GW470 model which is 15 years old and has done over 200,000km of service and a Freightliner CL112 which is also 15 years old and has done over 310,000kms of service.

CONNECTED, LIVEABLE, THRIVING, LEADING – ISSUES AND OPPORTUNITIES:

Connected:

There are no adverse impacts.

Liveable:

The prime movers are to be used in conjunction with semi-trailers hauling road base and other materials used in the construction and maintenance of the City's road network. The ongoing road maintenance renewal program helps deliver community and transport connectivity.

The quoted trucks meet Euro 6 emissions standards and contribute to the City's commitment to becoming Net Zero by 2030.

Thriving:

The vehicles will be used in the maintenance of the City's road network which will, in turn, support existing businesses, particularly the local agriculture sector.

Leading:

The vehicles will be used to continue to efficiently deliver community projects.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

On 30 May 2023, Council awarded supplier Item No. IS286 RFQ VP345630 Supply of Motor Grader 20T, to the preferred supplier.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Community and Council Member consultation does not occur with the award of the procurement e-Quotes. Consultation relating to these activities takes place when Council confirms the annual budget for the Plant Replacement Program.

LEGISLATIVE/POLICY IMPLICATIONS:

The *Local Government Act 1995* and the City's Council Policy 4.9 Procurement of Goods and Services were observed when preparing and recommending the award of this RFQ. Safe work methods and environmental management in line with legislative requirements will be observed as part of the road maintenance program.

FINANCIAL AND RESOURCE IMPLICATIONS:

The current 2025-26 budget includes provision of \$540,000 for the replacement of these two (2) items. The existing trucks will be disposed in accordance with Operational Policy OP038 Disposal of Surplus Assets and auctioned accordingly.

INTEGRATED PLANNING LINKS:

Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Goal 2	Improve maintenance and connectivity of the City's transport network, including expanded active transport opportunities.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 3	Plan for the sustainable growth of the City, balancing the needs of current and future populations.

REGIONAL OUTCOMES:

To assist with the provision of a well maintained and fit-for-purpose road network, that supports the transport requirements of the region.

RISK MANAGEMENT:

The maintenance of the City's road network in a safe condition for the transport of people, goods and services is enhanced through the renewal of Plant and Equipment for the purpose of maintaining the network. A plant risk assessment and safe operating procedures are implemented with the operation of these prime mover trucks.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers.

CEO145 CONFIDENTIAL - BEHAVIOUR MATTER (Public Version)

AGENDA REFERENCE:	D-26-015710
AUTHOR:	R McKim, Chief Executive Officer
EXECUTIVE:	R McKim, Chief Executive Officer
DATE OF REPORT:	8 February 2026
FILE REFERENCE:	GO/6/0032
ATTACHMENTS:	Yes (x4) Confidential [For Council Members Only] A. Confidential - Original Complaint B. Confidential - Respondent Response C. Confidential - Summary of Independent Assessment D. Confidential - Independent Assessment

This item was provided to Council under separate cover.

Note: This report to Council has been listed as confidential, as it deals with a complaint that alleges a behavioural breach under the local government's adopted code of conduct and any information relating to the complaint, as prescribed under s.5.23(4)(g) of the Local Government Act 1995 and Regulation 4A(b) of the Local Government (Administration) Regulations 1996.

FOR PUBLIC REVIEW - NOT FINAL COUNCIL AGENDA

3. CLOSURE

FOR PUBLIC REVIEW - NOT FINAL COUNCIL AGENDA

APPENDIX 1 – ATTACHMENTS AND REPORTS TO BE RECEIVED

Attachments and Reports to be Received are available on the City of Greater Geraldton website at: <https://www.cgg.wa.gov.au/council-meetings/>

FOR PUBLIC REVIEW - NOT FINAL COUNCIL AGENDA