ORDINARY MEETING OF COUNCIL

AGENDA

24 JUNE 2025

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CITY OF GREATER GERALDTON

ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 24 JUNE 2025 AT 5.00PM
CHAMBERS, CATHEDRAL AVENUE

A G E N D A

DISCLAIMER:
The Presiding Member advises that the purpose of this Council Meeting is to discuss and, where possible, make resolutions about items appearing on the agenda. Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a Member or Officer, or on the content of any discussion occurring, during the course of the meeting. Persons should be aware that the provisions of the Local Government Act 1995 (Section 5.25(e)) and Council's Meeting Procedures Local Laws establish procedures for revocation or recision of a Council decision. No person should rely on the decisions made by Council until formal advice of the Council decision is received by that person. The City of Greater Geraldton expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any resolution of Council, or any advice or information provided by a Member or Officer, or the content of any discussion occurring, during the course of the Council meeting.

Livestreaming of meetings.
Council Meetings are livestreamed with a recording available after the meeting on the City's website.

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 Yamatji people.

3 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Present:

Officers:

Others:
Members of Public:
Members of Press:

Apologies:

Leave of Absence:
Nil.

4 DISCLOSURE OF INTERESTS

There are none.

5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

There are no questions from previous meetings.

6 PUBLIC QUESTION TIME

Questions provided in writing prior to the meeting or at the meeting will receive a formal response. Please note that you cannot make statements in Public Question Time and such statements will not be recorded in the Minutes.

Our Local Laws and the Local Government Act require questions to be put to the presiding member and answered by the Council. No questions can be put to individual Councillors.

7 APPLICATIONS FOR LEAVE OF ABSENCE

Councillor	From	To (inclusive)	Date Approved
Cr P Fiorenza	25 June 2025	20 July 2025	29/4/2025
Cr K Parker	12 July 2025	23 July 2025	28/1/2025
Cr J Critch	18 July 2025	6 August 2025	25/3/2025
Cr M Librizzi	15 August 2025	16 September 2025	27/5/2025

**Note: If Elected Members' application for leave of absence is for the meeting that the request is submitted, they will be noted as an apology until Council consider the request. The granting of the leave, or refusal to grant the leave and reasons for that refusal, will be recorded in the minutes of the meeting.*

If an Elected Member on Approved Leave subsequently attends the meeting, this will be noted in the Minutes at 'Record of Attendance'.

EXECUTIVE RECOMMENDATION**:**
That Council by Simple Majority pursuant to Section 2.25 of *the Local Government Act 1995* RESOLVES to:

1. APPROVE Leave of Absence for:
   a. Cr S Keemink for the period 7 July to 18 July 2025; and
   b. Mayor J Clune for the period 14 July to 19 July 2025.

8 PETITIONS, DEPUTATIONS

There is none.

9 CONFIRMATION OF MINUTES

RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 27 May 2025, as previously circulated, be adopted as a true and correct record of proceedings.

10 ANNOUNCEMENTS BY THE CHAIR AND PRESENTATIONS

Events attended by the Mayor or designated representative

DATE	FUNCTION	REPRESENTATIVE
28 May 2025	ABC Radio Interview - Outcomes of Council - Rover Football Club and Dog's Off Lead Area at the Recreation Ground	Mayor Jerry Clune
28 May 2025	Triple M Interview - Outcomes of Council Meeting 2025	Mayor Jerry Clune
28 May 2025	Interview with SEC Newgate Research Synergy - Stakeholder Study 2025	Mayor Jerry Clune
28 May 2025	Introductory Meeting - City of Greater Geraldton - Australian Army - Exercise in Mid West	Mayor Jerry Clune
28 May 2025	Mid West Chamber of Commerce and Industry (MWCCI) Business After Hours Hosted by CGG, DIAB Engineering and RSM	Mayor Jerry Clune
29 May 2025	Unveiling of a Commemorative plaque, honouring the memory of Mr Harry Stokes - Mullewa	Mayor Jerry Clune
29 May 2025	Photo for Media Release - Radio MAMA - City's Funding Support - Corporate Partnership	Mayor Jerry Clune
29 May 2025	Batavia Local Emergency Management Committee Meeting	Mayor Jerry Clune
30 May 2025	Expression of Interest - 24/25MDF-18 (HMAS Sydney II commemorative event for the 80th Anniversary of end of WW2)	Mayor Jerry Clune
30 May 2025	ABC Radio Interview – Vandalism of Greenough River Bimara Statue	Mayor Jerry Clune
30 May 2025	Geraldton Guardian Interview – Upcoming Budget	Mayor Jerry Clune
30 May 2025	Triple M Interview - Geraldton Green Connect Project	Mayor Jerry Clune
31 May 2025	Mullewa Muster & Rodeo	Mayor Jerry Clune
3 June 2025	Filming for the Outcome of Council Meeting Videos with the theme "What's your day job?" - with Cr V Tanti	Mayor Jerry Clune
3 June 2025	Mayor/ /CEO/ Deputy Mayor Catch Up	Mayor Jerry Clune
3 June 2025	Marketing & Media Regular Catch Up	Mayor Jerry Clune
3 June 2025	Regular Meeting with Local Member Kirrilee Warr MLA and City of Greater Geraldton	Mayor Jerry Clune
3 June 2025	Geraldton Support Group for Carers of People Living with Dementia - 1st anniversary	Mayor Jerry Clune
3 June 2025	Regional Capitals Australia Board Meeting	Mayor Jerry Clune
3 June 2025	Concept Forum	Mayor Jerry Clune
4 June 2025	Batavia Wreck Footprint Installation Launch and 396th Anniversary of the wreck	Mayor Jerry Clune
4 June 2025	Photo for Media Release - Push Up Challenge	Mayor Jerry Clune
5 June 2025	Photo for Media Release - Top Tourism Awards Certificate	Mayor Jerry Clune
5 June 2025	Interview for Geraldton Guardian - Push Up Challenge and E-Scooters	Mayor Jerry Clune
5 June 2025	Citizenship Ceremony	Mayor Jerry Clune
6 June 2025	7NEWS Interview – e-Scooters	Mayor Jerry Clune
6 June 2025	Thank you & Farewell Afternoon Tea for Kirrilee Warr – Outgoing Chapman Valley Shire President	Mayor Jerry Clune
9 June 2025	Mayor/ /CEO Catch Up	Mayor Jerry Clune
9 June 2025	Marketing & Media Regular Catch Up	Mayor Jerry Clune
11 June 2025	Mid West Development Commission (MWDC) Audit	Mayor Jerry Clune
11 June 2025	Introductory Meeting - City of Greater Geraldton and Buyers Agent wHeregroup	Mayor Jerry Clune
11 June 2025	Meeting with Australian Army Officers	Mayor Jerry Clune
11 June 2025	Pre-Conference Networking – Planning Institute of Australia (PIA) WA Regional Conference 2025	Mayor Jerry Clune

12 June 2025	Women in Planning (WPA) WA Breakfast PIA WA Regional Conference	Mayor Jerry Clune
12 June 2025	Planning Institute of Australia WA Regional Conference 2025	Mayor Jerry Clune
12 June 2025	7NEWS Interview – Council Rate Increase	Mayor Jerry Clune
12 June 2025	Geraldton City Band accompanied by Steven Mead	Cr Aaron Horsman
13 June 2025	Sri Chinmoy Oneness-Home Peace Run	Mayor Jerry Clune
13 June 2025	Photo for Media – Presentation of Children's Planning Book 'Ava Tanner the City Planner'	Mayor Jerry Clune
13 June 2025	Photo for Media Release - Army Community Day	Mayor Jerry Clune
15 June 2025	Inaugural Launch of the Smoking Barrell Fest	Mayor Jerry Clune
16 June 2025	Mayor/ /CEO Catch Up	Mayor Jerry Clune
16 June 2025	Marketing & Media Regular Catch Up	Mayor Jerry Clune
16 June 2025	Regular meeting with Hon Sandra Carr MLC and City of Greater Geraldton	Mayor Jerry Clune
16 June 2025	Local Media Budget 2025-26 Briefing	Mayor Jerry Clune
16 June 2025	Containers for Change Stakeholder Celebration	Mayor Jerry Clune
17 June 2025	CEO Performance Review Committee	Mayor Jerry Clune
17 June 2025	Behaviour Complaints Committee	Mayor Jerry Clune
17 June 2025	Agenda Forum 2025	Mayor Jerry Clune
17 June 2025	ABC Interview – 2025-26 Budget and e-scooters	Mayor Jerry Clune
17 June 2025	Channel 7 Interview – 2025-26 Budget and e-Scooters	Mayor Jerry Clune
18 June 2025	ABC Interview – 2025-26 Budget and e-Scooters	Mayor Jerry Clune
18 June 2025	SCA News Interview - Regarding Million Trees Project	Mayor Jerry Clune
18 June 2025	Department of Foreign Affairs and Trade - Foreign Arrangements Scheme	Mayor Jerry Clune
19 June 2025	Introductory Meeting – City of Greater Geraldton New Police Superintendent	Mayor Jerry Clune
19 June 2025	Filming for Video – Budget 2025-26	Mayor Jerry Clune
19 June 2025	Main Roads WA – Dongara-Geraldton-Northampton Route – Update to Mayor	Mayor Jerry Clune
19 June 2025	Moonyoonooka Bush Fire Brigade Annual General Meeting	Mayor Jerry Clune
20 June 2025	Northern Country Zone Meeting – Hosted by the City of Greater Geraldton	Mayor Jerry Clune
20 June 2025	MWDC State Budget Briefing 2025	Mayor Jerry Clune
21 June 2025	International Yoga Day Invitation	Deputy Mayor Cr Natasha Colliver
21 June 2025	Greenough Bonfire Night	Mayor Jerry Clune
22 June 2025	Rotary Club of Annual Dinner and Apprentice of the Year	Mayor Jerry Clune
23 June 2025	Mayor/Deputy Mayor/CEO Catch Up	Mayor Jerry Clune
23 June 2025	Marketing & Media Regular Catch up	Mayor Jerry Clune
24 June 2025	Mayor's Prayer Breakfast Event Discussion	Mayor Jerry Clune
24 June 2025	Ordinary Meeting of Council	Mayor Jerry Clune

<u>Note</u>: Whilst it is noted that Council Members may have also been in attendance at the above events, this is a record of attendance by the Mayor, or where a Council Member has been asked to represent the Mayor.

11 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

There is none.

12 REPORTS OF COMMITTEES AND OFFICERS

12.1 REPORTS OF DEVELOPMENT SERVICES

DS067	RESIDENTIAL TENANCY AGREEMENT – WA COUNTRY HEALTH SERVICE
AGENDA REFERENCE:	**D-25-062672**
AUTHOR:	**S Pratt-King, Coordinator Land and Leasing**
EXECUTIVE:	**R Hall, Director Development Services**
DATE OF REPORT:	**29 May 2025**
FILE REFERENCE:	**GO/6/0029-002**
ATTACHMENTS:	**Yes (x2) 1 x Confidential** **A. Lease Area - 1A and 1B Burges Street, Mullewa** **B. Confidential - Valuation**

EXECUTIVE SUMMARY:
The purpose of this report is for Council to consider a proposed Residential Tenancy Agreement (RTA) between WA Country Health Service and the City of Greater Geraldton for the duplex property at 1A and 1B Burges Street, Mullewa.

EXECUTIVE RECOMMENDATION:
That Council by Simple Majority pursuant to Section 3.58(5)(d) of the *Local Government Act 1995* RESOLVES to:

1. APPROVE two separate Residential Tenancy Agreements between WA Country Health Service and the City of Greater Geraldton for the duplex property at 1A and 1B Burges Street, Mullewa;
2. SET the proposed conditions of both agreements as:
   a. Term of two (2) years, commencing on the date of execution;
   b. Set the annual lease fee as $11,180.00 (excluding GST) per property;
   c. Adjust the lease fee on the anniversary of the commencement date based on the Perth Consumer Price Index (CPI);
   d. Each party is to bear their own costs in relation to the preparation and execution of the Residential Tenancy Agreement; and
3. ADVISE WA Country Health Service that they are responsible for all costs associated with utility consumption and grounds maintenance.

PROPONENT:
The proponent is the WA Country Health Service.

BACKGROUND:
Freehold Lot 101 (No. 1) Burges Street, Mullewa, is owned by the City of Greater Geraldton (the City) and comprises a brick and iron duplex constructed in 2001. The property contains two adjoining residences, each with two bedrooms, one bathroom and a single carport.

The duplex has historically been used to accommodate City staff, contractors and the local doctor. With the recent completion of a new residence for the Manager of the Mullewa District Office and refurbishment works currently underway for the doctor's residence, both units are expected to become vacant in the coming months.

The WA Country Health Service (WACHS) expressed interest in leasing the duplex in April 2025 to accommodate workers supporting the delivery of essential health services in Mullewa. The upgrade of the Mullewa Health Centre is underway and securing additional housing to support services is essential to maintain continuity of care and attract key workers to the region.

If supported, the properties would be leased to WACHS for a term of two (2) years, furnished, on an 'as is' basis. In accordance with the *Residential Tenancies Act 1987*, the City would remain responsible for building maintenance, land and water rates and ensuring the residences meet minimum security standards. WACHS would be responsible for utility consumption and any necessary improvements to make the properties fit for purpose, such as installing air conditioning in the bedrooms and any security upgrades.

City staff have reviewed the current short to mid-term accommodation needs for staff and contractors and note that the vacant property (1A Burges Street) has remained unused in the past 12 months. Following internal consultation, City Officers have determined there is no foreseeable operational need to retain the Burges Street property for internal use. Should Council support the proposed repurposing, the benefit to Mullewa residents, along with the potential for increased revenue, would outweigh any unlikely future need to accommodate City personnel or contractors on a short-term basis.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
Limited accommodation availability has been a significant challenge within the community. This proposal aims to ease this pressure by providing additional accommodation for essential workers, thereby supporting the continued delivery of vital local services to the community.

Economy:
Providing secure accommodation to attract and retain health service workers supports the sustainability of essential services, strengthens community well-being and creates a stabilising presence that contributes to local economic resilience.

Environment:
There are no adverse environmental impacts.

Leadership:
Repurposing public property to deliver essential services, rather than leaving it vacant, demonstrates proactive leadership in asset rationalisation and reflects effective, needs-based decision-making aligned with current community priorities.

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

RELEVANT PRECEDENTS:
On 25 March 2025, Council resolved (Item No. DS058 - Lease - Olive Street Housing Project) to enter into seven (7) Residential Tenancy Agreements with the Department of Communities through the Government Regional Officer Housing program for new dwellings under the Olive Street Housing Project.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
Officers have consulted with the Mullewa District Office and WA Country Health Services in the preparation of this report to ensure the proposal aligns with local service needs, operational requirements and community priorities.

LEGISLATIVE/POLICY IMPLICATIONS:
Section 3.58 of the *Local Government Act 1995* outlines the process for disposing of property.

Section 30 of the *Local Government (Functions and General) Regulations 1996* details dispositions of property excluded from Section 3.58 of the *Local Government Act 1995*.

The *Residential Tenancies Act 1987* outlines the rights and responsibilities of landlords and tenants in Western Australia, including provisions for maintenance obligations, minimum housing standards, rent payments, bond management and dispute resolution processes.

FINANCIAL AND RESOURCE IMPLICATIONS:
The rental value has been determined by a licensed valuer and represents above market rates.

The proposed RTA is expected to generate approximately $44,000 in revenue for the City over the two-year term. The City will retain responsibility for property maintenance, land and water rates and the requirement to meet minimum security standards. These costs are consistent with standard residential leasing obligations. The RTA provides a cost-effective way to activate an underutilised asset while supporting essential health services in the region.

INTEGRATED PLANNING LINKS:

Strategic Direction: Economy	**Aspiration: A healthy, thriving, and resilient economy that provides opportunities for all whilst protecting the environment and enhancing our social and cultural fabric.**
Outcome 2.4	A desirable place to live, work, play, study, invest and visit
Strategic Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership, and well-informed decision-making.**

Outcome 4.4	Healthy financial sustainability that provides capacity to respond to change in economic conditions and community priorities.
Outcome 4.9	Collaboration and strategic alliances with Local Government partners delivers results for common aspirations.

REGIONAL OUTCOMES:
By providing accommodation for WACHS staff, the RTA directly supports the continuity and expansion of essential healthcare services in Mullewa, particularly during the upgrade of the Mullewa Health Centre.

RISK MANAGEMENT:
The proposal provides an opportunity to mitigate the high risk associated with long term building vacancy and deterioration by introducing a low risk, fixed two-year term. This approach provides flexibility and enables the City to reassess staff accommodation needs or other community uses before the RTA expires.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
The following options were considered by City Officers:

1. Not support the proposal. City Officers do not recommend this option as it would result in the continued vacancy of the property, representing a higher risk of deterioration, as well as a missed opportunity to support essential regional health services while generating revenue from an underutilised asset.
2. Retain the property for future City use. While the property has historically been used for staff and contractor accommodation, recent changes, including the completion of a new residence for the Manager Mullewa District Office and the availability of local short-term accommodation, have reduced this need. Retaining the property for occasional City use is not considered the most effective use of the asset.
3. Rent one property to WA Country Health Service and retain the other for an alternative use. This option supports regional health services while preserving flexibility for future City needs. It offers a balanced approach with both community and financial benefits however, no immediate alternative tenant has been identified, increasing the risk of continued vacancy and lost revenue.
4. Not rent to WA Country Health Service and explore alternative uses. This option retains full control of the property for potential alternative uses, such as leasing to local businesses or community groups. However, no immediate alternative tenants have been identified, increasing the risk of continued vacancy and lost revenue.

DS068 COMMUNITY LEASE - BATAVIA COAST MINIATURE RAILWAY SOCIETY (INC.) AND MAIN ROADS WA

AGENDA REFERENCE:	**D-25-062673**
AUTHOR:	**K Wheeler, Property Officer**
EXECUTIVE:	**R Hall, Director Development Services**
DATE OF REPORT:	**3 June 2025**
FILE REFERENCE:	**A12364**
ATTACHMENTS:	**Yes (x1)** **Lease Area - Batavia Coast Miniature Railway Society (Inc.)**

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider a new lease agreement between the City of Greater Geraldton (the City) and the Batavia Coast Miniature Railway Society (Inc.) (BCMRS). The miniature railway track and the BCMRS premises occupy part of Lot 3203 on Deposited Plan 30930, within Reserve 17001. A revised lease area of 1.4 hectares includes a section of road reserve leased by the City from Main Roads WA (MRWA), specifically for the railway.

This report recommends that Council approve the MRWA lease to secure ongoing land tenure for BCMRS. Although the lease was executed in 2020, it did not receive formal Council approval at the time. Approval is now required to standardise the lease.

Aligning the lease dates between the City's lease and MRWA will ensure consistency and clarity in tenure arrangements. The current MRWA lease includes two additional five-year extension options, allowing BCMRS to occupy the land until 30 June 2035. Any further extension will require MRWA's agreement to a new lease. To ensure alignment with MRWA City Officers recommend five-year terms for a total period of 20 years on the condition that there is consistency being met with MRWA.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Sections 3.58 and 3.55 of the *Local Government Act 1995* RESOLVES to:

PART A

1. APPROVE a lease agreement between the City of Greater Geraldton and Batavia Coast Miniature Railway Society (Inc.) for a 1.4 hectare portion of Crown Reserve 17001, Lot 3203 (490) Chapman Road, Bluff Point;
2. SET the proposed conditions as follows:
   a. Term of five (5) years commencing on 1 July 2025;
   b. Three further term options of five (5) years, subject to a lease extension between Main Roads WA and the City of Greater Geraldton for a portion of road reserve on North West Coastal Highway, Bluff Point;
   c. Set the lease fee in accordance with the City of Greater Geraldton's adopted Schedule of Fees and Charges reviewed annually;

3. MAKE the determination subject to consent from the Minister for Lands;
4. ADVISE Batavia Coast Miniature Railway Society (Inc.) that they are responsible for all costs associated with:
   a. The preparation, execution and registration of the lease;
   b. All valuation, survey and lease administration charges; and
   c. Utility costs.

PART B

1. APPROVE the lease agreement between the City of Greater Geraldton and Main Roads Western Australia for a 0.95 hectare portion of road reserve on North West Coastal Highway, Bluff Point for the purpose of public open space and miniature railway;
2. SET the conditions as:
   a. Term of five (5) years commencing on 1 July 2020;
   b. Two (2) further term options of five (5) years each; and
   c. Peppercorn lease fee.

PROPONENTS:

The proponents are Batavia Coast Miniature Railway Society (Inc.) and Main Roads Western Australia.

BACKGROUND:

Part A - Batavia Coast Miniature Railway Society Incorporated Lease

The BCMRS operates on Crown Reserve 17001, which is vested with the City for public park and recreation purposes, including the power to lease. On 27 May 2003 Council approved a 17-year lease with BCMRS (Item No. TP910 - Proposed Miniature Railway on Portion of Reserve 17001 Spalding Park, Spalding). This lease was executed on 1 July 2008 and will expire on 30 June 2025.

The leased area includes a section of road reserve managed by MRWA, which is leased to the City specifically for subleasing to BCMRS, as detailed in Part B below.

Established in 2003, BCMRS has 18 members and provides an attraction for both locals and tourists which enhances Spalding Park's appeal, while fostering community interest in miniature railways and model engineering.

In 2023, BCMRS received a donation from the former Dampier Miniature Rail Club, which included two locomotives, several carriages and 414 metres of track. In 2024, BCMRS planted 22 trees as part of a beautification project along the railway, and in 2025 secured grant funding for a new galvanized railway track.

The site also holds historical significance, located on the former Western Australian Railway Reserve which was part of the state's first railway line established in 1879. This line originally connected Geraldton to Northampton and played a crucial role in transporting lead and copper exports from Geraldton Port.

Part B - Main Roads WA Lease

The BCMRS lease footprint includes a portion of road reserve managed by MRWA on behalf of the State of Western Australia. To formalise the use of this area for BCMRS, the City (as Lessee) entered into a lease agreement with MRWA (as Lessor) on 1 July 2020. The lease has an initial term of five-years, expiring on 30 June 2025, with two optional five-year extensions.

To ensure continued land tenure for BCMRS, it is essential that the lease terms for both BCMRS and MRWA are aligned, as outlined in the Executive Recommendation. Future renewals of both leases will be coordinated to occur concurrently, ensuring consistency and continuity in tenure arrangements. In support of this approach, and to uphold good governance while providing clarity for future arrangements, Council approval is sought to formalise the existing lease with MRWA - originally executed in 2020 - and to facilitate any future extensions.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:

The miniature railway is a valued community asset that contributes to social connection, tourism and recreational diversity. It offers an interactive and engaging experience for residents and tourists of all ages, enhancing Spalding Park's appeal by offering a unique outlet for people interested in miniature railways and model engineering.

Economy:

Interactive attractions such as the miniature railway contribute to the local economy by drawing in visitors, supporting tourism and encouraging complementary activities that create opportunities that benefit the broader community. Leasing this land ensures it delivers both economic and social value, rather than remaining vacant or underutilised, and creates opportunities for future growth and activation of the surrounding area.

Environment:

BCMRS has been established on the leased area for the last 20 years, with no need for land clearing or significant development. This approach helps preserve open space, minimise environmental disruption and maintain the natural integrity of the area.

Leadership:

Active lease management is essential for demonstrating good governance and accountable leadership, both of which are key to supporting local business and driving economic growth.

A formalised lease agreement between BCMRS and the City, as well as between the City and MRWA, demonstrates good governance and ensures long-term security for BCMRS' operations. This strengthens relationships between local and state government bodies, fostering effective delivery of community-driven initiatives.

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

RELEVANT PRECEDENTS:
The City leases Crown Reserves and freehold land to community organisations for a variety of recreational purposes.

On 30 April 2024 Council resolved (Item No. DS034 - Mid West Ports Authority - Road and Land Management) to provide approval for a lease agreement between the City of Greater Geraldton (as Lessee) and Mid-West Port Authority (as Lessor) for a portion of Reserve 25300 for the purposes of the Eastern Breakwater Lease.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
Officers have undertaken consultation with both BCMRS and MRWA in preparing this report.

BCMRS has been consulted regarding the proposed reduction of the lease area and has acknowledged the City's intention to decrease it by approximately 46%, due to the development of City infrastructure within the current lease boundaries. BCMRS do not wish to assume legal or maintenance responsibilities for land that is no longer part of their operational space. Officers will continue to consult with BCMRS to ensure they are able to undertake essential maintenance activities which are vital to the railway's continued operation.

MRWA has confirmed approval for the further term option, which is set to commence on 1 July 2025, should Council approve the lease.

Internal consultation was undertaken with relevant City Directorates to ensure all areas within and surrounding the lease boundary were thoroughly and appropriately assessed.

LEGISLATIVE/POLICY IMPLICATIONS:
Section 3.58 of the *Local Government Act 1995* details the process for "disposing" (in this case leasing) of property.

Regulation 30 of the Local Government Functions and General Regulations describes dispositions of property excluded from Section 3.58 of the *Local Government Act 1995*:

(2) A disposition of land is an exempt disposition if
(b) the land is disposed of to a body, whether incorporated or not —
(i) the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature;

FINANCIAL AND RESOURCE IMPLICATIONS:
The lease fee is set by the City of Greater Geraldton Schedule of Fees and Charges, which is adopted by Council and reviewed annually.

BCMRS will be responsible for meeting all costs associated with the preparation and execution of the lease.

As the lease between the City and MRWA is a peppercorn arrangement, approving the lease and further term options will have no financial or resource implications for the City.

INTEGRATED PLANNING LINKS:

Strategic Direction: Community	**Aspiration: Our Culture and heritage is recognised and celebrated. We are creative and resilient. We can all reach our full potential.**
Outcome 1.1	Enhanced lifestyle through spaces, places, programs and services that foster connection and inclusion.
Outcome 1.8	Active living and recreation is encouraged.
Strategic Direction: Economy	**Aspiration: A healthy thriving and resilient economy that provides opportunities for all whilst protecting the environment and enhancing our social and cultural fabric.**
Outcome 2.4	A desirable place to live, work, play, study, invest and visit
Strategic Direction: Environment	**Aspiration: Our natural environment has a voice at the table in all our decisions. We are a leader in environmental sustainability.**
Outcome 3.1	A City that is planned, managed and maintained to provide for environmental and community well-being.
Strategic Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well informed decision-making.**
Outcome 4.2	Decision making is ethical, informed and inclusive.

REGIONAL OUTCOMES:
Both lease agreements include a break clause to safeguard the ability to meet future requirements, ensuring long-term regional road needs can be accommodated.

RISK MANAGEMENT:
Prior to executing the proposed lease agreement, BCMRS must provide evidence of appropriate insurances.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
The following options were considered by City Officers:

1. Not proceed with a new lease to BCMRS. City Officers do not recommend this option as the current lessee is an established community group that has provided continuous value to the local

community over the last 20 years. The leased site enhances the appeal of Spalding Park, providing an activity for members of the community and tourists.

2. Not proceed with a further term option with MRWA. City Officers do not recommend this option as the MRWA lease is required for the BCMRS to operate. Without this lease, the BCMRS would be unable to continue their operations as the miniature railway track is within the road reserve.

DS069 LEASE – GERALDTON TENNIS CENTRE INC.

AGENDA REFERENCE:	**D-25-063649**
AUTHOR:	**S Pratt-King, Coordinator Land and Leasing**
EXECUTIVE:	**R Hall, Director Development Services**
DATE OF REPORT:	**29 April 2025**
FILE REFERENCE:	**GO/6/0029-002**
ATTACHMENTS:	**Yes (x1)** **Lease Area Plan**

EXECUTIVE SUMMARY:
The purpose of this report is for Council to consider a new lease with Geraldton Tennis Centre Inc. over a 1.5719ha portion of Reserve 21146, (258) Eighth Street, Wonthella, for a term of 21 years, consistent with the existing lease terms previously held by the Geraldton Tennis Club Incorporated.

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

1. AGREE to terminate the current registered lease N780796;
2. ENTER into a new lease agreement for a 1.5719 ha portion of Reserve 21146, Lot 10316, and Lot 2368 (258) Eighth Street, Wonthella, with the Geraldton Tennis Centre Incorporated;
3. SET the conditions as follows:
   a. Term of 21 years, commencing on the date of execution;
   b. Lease fee to be in line with the City of Greater Geraldton Schedule of Fees and Charges reviewed annually;
4. MAKE the determination subject to consent from the Minister for Lands;
5. ADVISE Geraldton Tennis Centre Inc. that they are responsible for all costs associated with:
   a. The preparation, execution, and registration of the termination and new lease;
   b. Lease administration charges; and
   c. Utility costs.

PROPONENT:
The proponent is Geraldton Tennis Centre Inc.

BACKGROUND:
Crown Reserve 21146 is managed by the City of Greater Geraldton under a Management Order for the purpose of recreation and may be leased for a term not exceeding 21 years, subject to Ministerial consent. The premises include portions of Lot 10316 and Lot 2368 (258) Eighth Street, Wonthella.

On 26 April 2017, Council resolved (Item No. DCS324 - Lease Renewal - Geraldton Tennis Club Incorporated) to lease a portion of Reserve 21146 to the Geraldton Tennis Club Incorporated for a term of 21 years, expiring on 30 June 2038.

In August 2024, the Geraldton Tennis Club Incorporated and Spalding Park Tennis Club Incorporated amalgamated to form a new entity, Geraldton Tennis Centre Inc. (Geraldton Tennis). This amalgamation was a strategic move to consolidate resources and improve the overall management and operations of the tennis facilities, which now operate from the Eighth Street complex (Reserve 21146). As part of the amalgamation, both original entities were deregistered, resulting in Geraldton Tennis having no legal tenure over the reserve.

The City cannot transfer the existing lease to the new entity due to the deregistration of the original lessee. It is therefore proposed that the City terminate the current lease and grant a new lease to Geraldton Tennis on the same terms and conditions as the current lease, for a term of 21 years from the date of execution, subject to Ministerial consent.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
The proposed lease will support the continued use and development of a key community sporting facility and contribute positively to the City's recreational offerings.

Economy:
The proposed lease supports the ongoing operation of a key community sporting facility, contributing to local employment opportunities and attracting regional tennis events that stimulate spending in the local economy.

Environment:
The activity is consistent with the existing recreational use of the reserve, and any future facility upgrades will be subject to appropriate environmental and planning assessments.

Leadership:
Executing a new lease with Geraldton Tennis demonstrates the City's commitment to proactive and responsible management of Crown land assets. It reflects strong leadership in supporting community-led initiatives, fostering long-term partnerships and ensuring governance and compliance are upheld through appropriate tenure arrangements.

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

RELEVANT PRECEDENTS:
On 26 April 2017, Council resolved (Item No. DCS324 - Lease Renewal - Geraldton Tennis Club Incorporated) to dispose of a 1.5719 ha portion of Crown Reserve 21146, Lot 10316, and Lot 2368 (258) Eighth Street, Wonthella, by way of lease to the Geraldton Tennis Club Incorporated.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
Council Members were briefed on local tennis club leasing matters at the Concept Forum on 3 June 2025. Prior to this the Club’s President presented to Council Members on their current status and plans for the future.

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

Regulation 30 of the Local Government Functions and General Regulations describe dispositions of property excluded from Section 3.58 of the *Local Government Act 1995* for recreational, sporting and other like natured organisations.

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:
The lessee will bear all costs associated with the preparation and execution of the new lease.

The lease fee is set by the City of Greater Geraldton Schedule of Fees and Charges, which is adopted by Council and reviewed annually.

INTEGRATED PLANNING LINKS:

Strategic Direction: Community	**Aspiration: Our Culture and heritage is recognised and celebrated. We are creative and resilient. We can all reach our full potential.**
Outcome 1.1	Enhanced lifestyle through spaces, places, programs and services that foster connection and inclusion.
Outcome 1.3	Pride in place and a sense of belonging is commonplace.
Outcome 1.9	A strong sports culture exists through well-planned facilities.
Strategic Direction: Economy	**Aspiration: A healthy thriving and resilient economy that provides opportunities for all whilst protecting the environment and enhancing our social and cultural fabric.**
Outcome 2.4	A desirable place to live, work, play, study, invest and visit

REGIONAL OUTCOMES:
The continued operation of Geraldton Tennis strengthens Geraldton's position as a regional sporting hub, providing high-quality facilities that support regional competition, player development and community engagement across the Mid West.

RISK MANAGEMENT:
Executing a new lease ensures legal tenure is established for the current occupant and mitigates risks associated with unauthorised occupation.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
The following option was considered by City Officers:

- Take no action. This option was not supported as Geraldton Tennis currently occupies the site without legal tenure. This poses risks to the City and the organisation, including insurance, liability and compliance with land management responsibilities under the Management Order.

12.2 REPORTS OF COMMUNITY AND CULTURE - Nil

There are none.

12.3 REPORTS OF CORPORATE SERVICES

CS220 ANNUAL MEETING OF ELECTORS 27 MAY 2025 – MOTION 5.1.1	
AGENDA REFERENCE:	**D-25-064595**
AUTHOR:	**P Radalj, Director Corporate Services**
EXECUTIVE:	**R McKim, Chief Executive Officer**
DATE OF REPORT:	**4 June 2025**
FILE REFERENCE:	**GO/6/0021**
ATTACHMENTS:	**Yes (x2)** **A. Annual Meeting of Electors Minutes – 27 May 2025** **B. Town of Port Hedland – Special Council Meeting Minutes - 11 October 2024**

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider Motion 5.1.1, which was passed at the Annual Meeting of Electors held on 27 May 2025. This motion raises concerns relating to COVID-19 vaccination and proposes actions for Council's consideration.

The Annual General Meeting of Electors of the City of Greater Geraldton was held on 27 May 2025 in accordance with section 5.27 of the *Local Government Act 1995* (the Act). Section 5.33(1) of the Act requires that all decisions made at an electors' meeting are to be considered at the next ordinary council meeting, or if that is not practicable, at the first ordinary council meeting after that meeting, or at a special meeting called for that purpose, whichever happens first.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 5.33 of the *Local Government Act 1995* RESOLVES to:

In relation to Motion 5.1.1 carried at the Annual Meeting of Electors:

1. NOT support motion 5.1.1 for the reasons outlined in the Background section of this item;
2. Alternatively, REQUEST the Chief Executive Officer write to the Therapeutic Goods Association (TGA) to convey that a section of our community continues to express concerns regarding the potential side effects associated with COVID-19 vaccinations. As part of the written communication respectfully encourage the TGA to continue its commitment to:
   a. Evidence-based research into both short and long-term effects of COVID-19 vaccines;
   b. Professional peer review of emerging data and findings; and
   c. Clear and accessible communication of safety updates to the public.

PROPONENT:

The proponent of the motion (5.1.1) is Ms Pauline Wright.

BACKGROUND:
The City's Annual General Meeting of Electors was held on 27 May 2025 in accordance with section 5.27 of the *Local Government Act 1995* (the Act). The minutes of the meeting are provided as Attachment No. CS220A, there were two (2) motions carried at the meeting. This report deals with Motion 5.1.1 as follows:

> *MOVED Pauline Wright, SECONDED Brontè Anick*
> *That the CEO of the City of Greater Geraldton convene a Special Electors Meeting to consider a motion as heard and passed by the Town of Port Hedland at a Special Meeting of Council in Port Hedland Council Chambers on the 11th October 2024.*

In response to the first part of the motion, the CEO does not have the authority under the Act to convene a Special Electors Meeting without the following:

- Section 5.28 of the *Local Government Act 1995* prescribes the requirements for calling a special meeting of the electors of the district. It is to be held on the request of not less than —
  (a) 300 electors or 5% of the number of electors — whichever is the lesser number; or
  (b) 1/3 of the number of council members.
- The request is to specify the matters to be discussed at the meeting and the form or content of the request is to be in accordance with regulation 16 of the *Local Government (Administration) Regulations 1996*.

The above resolution indicates a remaining concern that some community members have in relation to the COVID-19 vaccination.

At the Annual Meeting of Electors held on 27 May 2025, Motion 5.1.1 was passed, referencing a similar motion previously adopted by the Town of Port Hedland (Attachment No. CS220B). That motion instructed the CEO to draft and send letters to a wide range of recipients, including:

- Federal and State Health Ministers and Departments;
- Local health providers;
- Councils and Shires across Australia; and
- And other political figures.

The letters were based on claims of alarming levels of synthetic DNA contamination in Pfizer and Moderna COVID-19 vaccines, citing a report by Dr. David J. Speicher. The exhibits also reference concerns about potential long-term health effects, including genomic integration and increased cancer risk.

It is noted that the Therapeutic Goods Administration (TGA) and the Australian Government are aware of the concerns being raised by some members of the community, including those reflected in the content of the motion. The TGA has publicly addressed these concerns, particularly those relating to claims of DNA contamination in COVID-19 mRNA vaccines.

The TGA's official website provides a detailed response to such commentary, reaffirming that the approved vaccines do not pose increased health risks due to DNA contamination. The Australian Government continues to support the safety and efficacy of the vaccines based on rigorous scientific evaluation and regulatory oversight.

The Therapeutic Goods Administration (TGA) is a division of the Australian Department of Health, Disability and Ageing. Its principal role is as the national regulator of therapeutic goods - a collective term covering medicines, medical devices and some related products. The TGA administers the *Therapeutic Goods Act 1989*, the objects of which include a national system of controls relating to the quality, safety, efficacy and timely availability of therapeutic goods that are used in Australia, whether produced in Australia or elsewhere, or exported from Australia.

It is not recommended that Council support motion 5.1.1 from the Annual Meeting of Electors in its entirety, based on the following considerations:

- Whole-of-community interest and support: The motion may not reflect the views or priorities of the broader community.
- Resource implications: Addressing and actioning the motion would require a significant allocation of time and resources, which is not justified given current priorities.
- Jurisdictional boundaries: Vaccination policy and regulation fall under the jurisdiction of the Therapeutic Goods Administration (TGA) and the Australian Government, not local government.
- Current public health context: There are no mandatory requirements or declarations currently in place relating to COVID-19 vaccinations, reducing the immediacy or necessity of local government intervention.

Part of the context underpinning this motion, and one that is likely to resonate broadly across the community, is the importance of upholding best practices in public health and maintaining public trust in Australia's vaccination programs. Should the Council be inclined to take some form of action in acknowledgement of this motion, a practical step could be the drafting and sending of a formal letter to the Therapeutic Goods Administration (TGA). This letter would seek assurances regarding the TGA's ongoing commitment to transparency, scientific rigor and public engagement in its regulatory processes, particularly as they relate to vaccine safety and efficacy.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
Local Governments are active in the public health space through their services, infrastructure and roles relating to community wellbeing and welfare such as building inspections, animal control and food outlet licensing.

Economy:
There are no adverse economic impacts.

Environment:
There are no adverse environmental impacts.

Leadership:
Decisions made by electors at an electors' meeting are the recommendations of those electors present, on the matters discussed and considered at the meeting. Any motions passed at an electors' meeting are not binding on the Council, however, Council is required to consider them.

The City recognises the importance of informed decision making and relies on expert regulatory bodies such as the TGA for guidance on therapeutic goods.

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

RELEVANT PRECEDENTS:
While there are no known precedents within the City of Greater Geraldton directly relevant to the context of this motion, it is noted that similar motions have been presented for consideration by other local governments across Australia. This suggests a growing interest at the local government level in engaging with matters of public health governance and regulatory transparency, particularly in relation to vaccination programs.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
The motion was raised and passed at the Annual Electors Meeting. No additional consultation has occurred.

LEGISLATIVE/POLICY IMPLICATIONS:
Local Government Act 1995:

5.32. Minutes of electors' meetings

The CEO is to —

(a) cause minutes of the proceedings at an electors' meeting to be kept and preserved; and

(b) ensure that copies of the minutes are made available for inspection by members of the public before the council meeting at which decisions made at the electors' meeting are first considered.

5.33 Decisions made at electors' meetings

(1) All decisions made at an electors' meeting are to be considered at the next ordinary council meeting or, if that is not practicable —

(a) at the first ordinary council meeting after that meeting;

or

(b) at a special meeting called for that purpose,

whichever happens first.

(2) If at a meeting of the council a local government makes a decision in response to a decision made at an electors' meeting, the reasons for the decision are to be recorded in the minutes of the council meeting.

FINANCIAL AND RESOURCE IMPLICATIONS:
The financial implication to the City is the application of resources in researching and preparing responses to the electors' motions, convening a

Special Electors Meeting and potential costs to undertake related actions and/or alternate solutions.

INTEGRATED PLANNING LINKS:

Strategic Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well informed decision-making.**
Outcome 4.2	Decision making is ethical, informed and inclusive.
Outcome 4.6	A community that is genuinely engaged and informed in a timely and appropriate manner.
Outcome 4.7	Council understands its roles and responsibilities and leads by example.

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
Adopting the motion as passed at the Annual General Meeting of Electors carries a reputational risk for the City. The claims referenced in the motion, particularly those regarding alleged DNA contamination in COVID-19 vaccines, have been widely criticised by scientific and regulatory bodies as unverified and misleading. Furthermore, the WA Premier has publicly condemned similar motions, urging local governments to remain focused on their core responsibilities. Endorsing such a motion could be perceived as the Council aligning with misinformation, potentially undermining public trust and the City's credibility in matters of public health and governance.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
That Council NOTE motion 5.1.1 as passed at the Annual Meeting of Electors held on 27 May 2025.

CS221 ANNUAL MEETING OF ELECTORS 27 MAY 2025 – MOTION 5.1.2

AGENDA REFERENCE:	**D-25-064404**
AUTHOR:	**R McKim, Chief Executive Officer**
EXECUTIVE:	**R McKim, Chief Executive Officer**
DATE OF REPORT:	**5 June 2025**
FILE REFERENCE:	**GO/6/0021**
ATTACHMENTS:	**No**

EXECUTIVE SUMMARY:
The purpose of this report is to respond to the motion passed at the Annual Meeting of Electors held on 27 May 2025, requesting that the City of Greater Geraldton (City) discontinue the use of glyphosate and its derivatives in all weed control activities.

EXECUTIVE RECOMMENDATION:
That Council by Simple Majority pursuant to Section 5.33 of the *Local Government Act 1995* RESOLVES to:

In relation to Motion 5.1.2 carried at the Annual Meeting of Electors:

1. ACKNOWLEDGE the concerns raised by electors regarding the use of glyphosate in the City's weed control programme;
2. NOT support motion 5.1.2 for the reasons outline in the Background section of this item;
3. DIRECT the CEO to write to the Australian Pesticides and Veterinary Medicines Authority (APVMA) to formally convey the concerns raised by the community;
4. NOTE that the City will continue to follow APVMA guidance, as the regulatory authority responsible for assessing the safety of Glyphosate in Australia; and
5. REAFFIRM the City's commitment to its existing No Spray Register.

PROPONENT:
The proponent of the motion (5.1.2) is Ms Brontè Anick.

BACKGROUND:
The City's Annual General Meeting of Electors was held on 27 May 2025 in accordance with section 5.27 of the *Local Government Act 1995* (the Act). The minutes of the meeting are provided as Attachment No. CS220A, there were two (2) motions carried at the meeting. This report deals with Motion 5.1.2 as follows:

> *MOVED Brontè Anick, SECONDED Anne-Marie Calder*
> *That Council consider a motion to direct the CEO to discontinue the use of glyphosate and its derivatives in the City of Greater Geraldton's weed control programme, in all of the City of Greater Geraldton boundaries, including all future use. Keeping a 'no Glyphosate' register is not sufficient as it is not properly communicated and or ignored.*

The Australian Pesticides and Veterinary Medicines Authority (APVMA) is the national regulator for agricultural and veterinary chemicals. Quoting the APVMA website advice:

> *Glyphosate is a herbicide used to control weeds in agriculture, public and industrial areas, and in home gardens. Agricultural products – including products such as weed killers and bug sprays for use in the home and garden – are required by Australian law to meet specific criteria regarding safety for people and the environment. Glyphosate has been registered for use in Australia for over 40 years. There are now around 500 glyphosate products registered by the Australian Pesticides and Veterinary Medicines Authority (APVMA).*
>
> *The APVMA assesses the safety of glyphosate products, and registered products are considered safe to use when the instructions on the label are followed.*
>
> *Glyphosate has also been assessed by other government regulators and independent scientists around the world. These assessments consistently found that glyphosate has low toxicity for humans, animals, fish, insects (including bees) and other invertebrates.*
>
> *The APVMA is aware that a judgment has been handed down in a lawsuit that alleged a link between exposure to glyphosate and the development of non-Hodgkins Lymphoma (NHL).*
>
> *The presiding judge found that the applicant has not established the factual links between exposure to glyphosate and NHL to the requisite legal standard. However, he also found that the science was not all one-way and that the decision was taken on the evidence provided to the Court in this matter. The APVMA will consider the implications of this judgment in detail.*
>
> *Glyphosate is currently registered by the APVMA for use in Australia to kill weeds in various situations including agriculture, industrial areas, and the home garden, and there is currently no evidence of which APVMA is aware to warrant a reconsideration.*
>
> *The APVMA will continue to monitor the scientific literature regarding glyphosate and take appropriate action if new scientific evidence emerges that the use of glyphosate poses a risk to the Australian community, our industries, or our natural environment.*
>
> *(https://www.apvma.gov.au/resources/chemicals-news/glyphosate/glyphosate-australia)*

Alternative weed control methods trialled by the City, such as steam and organic herbicides, have proven significantly more expensive and less effective. A full discontinuation of glyphosate would require a substantial increase in budget allocation for weed management.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
The City acknowledges that some members of the community have expressed concern regarding the use of glyphosate. The City maintains a No Spray Register that allows residents to opt out of chemical spraying near their properties.

Economy:
Discontinuing glyphosate without a cost-effective alternative would significantly increase operational costs due to the higher labour and material requirements of alternative methods.

Environment:
The City has trialled alternative weed control methods, including steam and organic herbicides. However, these have not proven to be as cost-effective or as efficient.

Leadership:
The City recognises the importance of informed decision-making and relies on expert regulatory bodies such as the APVMA for guidance on chemical safety.

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

RELEVANT PRECEDENTS:
There are no relevant precedents.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
The motion was raised and passed at the Annual Electors Meeting. No additional consultation has occurred.

LEGISLATIVE/POLICY IMPLICATIONS:
This report has been created in accordance with the following requirements of the *Local Government Act 1995:*

5.32. Minutes of electors' meetings

The CEO is to —

(a) cause minutes of the proceedings at an electors' meeting to be kept and preserved; and

(b) ensure that copies of the minutes are made available for inspection by members of the public before the council meeting at which decisions made at the electors' meeting are first considered.

5.33 Decisions made at electors' meetings

(1) All decisions made at an electors' meeting are to be considered at the next ordinary council meeting or, if that is not practicable —

(a) at the first ordinary council meeting after that meeting;

or

(b) at a special meeting called for that purpose,

whichever happens first.

(2) If at a meeting of the council a local government makes a decision in response to a decision made at an electors' meeting, the reasons for the decision are to be recorded in the minutes of the council meeting.

Decisions made by electors at an electors' meeting are the recommendations of those electors present, on the matters discussed and considered at the meeting. Any motions passed at an electors' meeting are not binding on the Council, however, Council is required to consider them.

FINANCIAL AND RESOURCE IMPLICATIONS:
The financial implication to the City is the application of resources in researching and preparing responses to the electors' motions, and potential costs to undertake related actions and/or alternate solutions.

Should the Council determine to ban the use of Glyphosate while requiring the same levels of service with respect to weed management, open space management and verge maintenance, a significant additional budget allocation would be required.

INTEGRATED PLANNING LINKS:

Strategic Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well informed decision-making.**
Outcome 4.2	Decision making is ethical, informed and inclusive.
Outcome 4.6	A community that is genuinely engaged and informed in a timely and appropriate manner.
Outcome 4.7	Council understands its roles and responsibilities and leads by example.

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
Discontinuing glyphosate without a viable alternative could lead to increased weed proliferation, impacting road safety, fire risk, and biodiversity. Continued use under regulatory guidance mitigates these risks.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
The Council may determine to endorse an alternate recommendation. Options would include:

1. Endorse the motion as raised at the Annual Meeting of Electors and provide additional budget to maintain the existing levels of weed management, open space management and verge management;
2. Endorse the motion as raised at the Annual Meeting of Electors and not provide additional budget and accept a reduced level of service.

CS222 STRATEGIC COMMUNITY PLAN 2025-2035 and CORPORATE BUSINESS PLAN 2025-2029

AGENDA REFERENCE:	**D-25-063222**
AUTHOR:	**N Jane, Chief Financial Officer**
EXECUTIVE:	**P Radalj, Director Corporate Services**
DATE OF REPORT:	**2 June 2025**
FILE REFERENCE:	**GO/13/0011**
ATTACHMENTS:	**Yes (x4)** **A. Strategic Community Plan 2025-2035** **B. Corporate Business Plan 2025-2029** **C. Engagement Report** **D. Survey Report**

EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval of the Strategic Community Plan 2025-2035 and Corporate Business Plan 2025-2029.

EXECUTIVE RECOMMENDATION:
That Council by Absolute Majority pursuant to Section 5.56 of the *Local Government Act 1995* and Regulations 19C and 19DA of the *Local Government (Administration) Regulations 1996* RESOLVES to:

1. ADOPT the City of Greater Geraldton Strategic Community Plan 2025-2035 and City of Greater Geraldton Corporate Business Plan 2025-2029;
2. GIVE public notice of the adoption of the City of Greater Geraldton Strategic Community Plan 2025-2035 and City of Greater Geraldton Corporate Business Plan 2025-2029; and
3. PUBLISH the City of Greater Geraldton Strategic Community Plan 2025-2035 and City of Greater Geraldton Corporate Business Plan 2025-2029 on the City's website and make copies available.

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

BACKGROUND:
Legislation requires a major review of the Strategic Community Plan at least once every four years. The previous review was undertaken in 2021 and the resulting plan adopted by Council in June 2021 (Item No. CCS604). This review commenced in September 2024 and has culminated in the preparation of a new Strategic Community Plan 2025-2035. The review was underpinned by extensive community engagement to ensure that the City's future direction is aligned with the community's vision, priorities and aspirations for their local area.

In conjunction with this review a new Corporate Business Plan 2025-2029 has been prepared. 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.

To inform the Strategic Community Plan, residents were asked to provide feedback on several aspects of the City. They were asked what they loved about the City, strengths that will help the City and community thrive in the future, and what would make the City of Greater Geraldton even better. Key themes were identified in the analysis of the feedback. The four themes for the new Strategic Community Plan - Connected, Thriving, Liveable and Leading were developed based on this engagement with the community. Along with these themes is a new vision, Growing Greater Geraldton Together.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
The Strategic Community Plan 2025-2035 includes the theme Connected with 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.

Economy:
The Strategic Community Plan 2025-2035 includes the theme Thriving with the objective to deliver an economically diverse and prosperous City, driving sustainable growth while 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.

Environment:
The Strategic Community Plan 2025-2035 includes the theme Liveable with 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.

Leadership:
The Strategic Community Plan 2025-2035 includes the theme Leading with 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:
Council previously approved the Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025, 22 June 2021 (Item No. CCS604).

COMMUNITY/COUNCIL MEMBER CONSULTATION:
There has been extensive community consultation in the development of the Strategic Community Plan 2025-2035.

Phase 1 was conducted from 11 November to 16 December 2024. Residents, ratepayers, businesses, community and other stakeholders were invited to participate in a variety of engagement activities – survey, pop-up events, staff sessions, workshops and drop-in sessions. The community engagement activities gathered input from a broad cross section of people, including 853 individuals who completed the survey. A report on this engagement is provided in Attachment No. CS222C – Engagement Report. This engagement informed the development of the Draft Strategic Community Plan that was considered by Council at the meeting on 25 March 2025 (Item No. CS197).

Council approved the draft to be presented back to the community for feedback, with the public comment period running from 28 March to 2 May 2025 (Phase 2). The community was invited to participate via online and hard copy survey; 83 surveys were completed. The feedback and suggested changes, as outlined in Attachment No. CS222D – Survey Report, have been considered in revising the draft document into the attached version.

Consultation with Council Members was conducted during both Phase 1 and Phase 2 through specific workshops and Council Concept Forum briefings which has been considered in the preparation and revision of the documents presented.

LEGISLATIVE/POLICY IMPLICATIONS:
The *Local Government Act 1995* s.5.56 requires the City to plan for the future of the district, s.5.94 requires that the plan is available for inspection at the office during office hours and s.5.96A requires the plans to be published on the City's official website.

The *Local Government (Administration) Regulations 1996*, regulation 19BA defines a plan for the future to include a Strategic Community Plan and Corporate Business Plan.

Regulation 19C defines the requirements for the Strategic Community Plan including:

- To cover a period of at least 10 financial years.
- Set out the vision, aspirations and objectives of the community.
- Review the plan at least once every four (4) years.

- Have regard to the capacity of current and future resources, strategic performance indicators and ways of measuring performance, and demographic trends.
- Council to consider/adopt plan.
- Ensure the electors and ratepayers are consulted during the development and review.
- Contain a description of the involvement of the electors and ratepayers in the development or review of the plan.

Regulation 19DA outlines the requirements of the Corporate Business Plan:

- To cover a period of at least four (4) financial years.
- Be consistent with the Strategic Community Plan.
- Set out the local government's priorities for dealing with the objectives and aspirations of the community.
- Govern internal business planning by expressing priorities within the capacity of our resources.
- Annual review requirement.

Regulation 19D requires that once a Strategic Community Plan is adopted, public notice is to be given.

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 each year supports delivery against the community's priorities as captured in the Strategic Community Plan and Corporate Business Plan.

INTEGRATED PLANNING LINKS:

Strategic Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well informed decision-making.**
Outcome 4.2	Decision making is ethical, informed and inclusive.
Outcome 4.6	A community that is genuinely engaged and informed in a timely and appropriate manner.
Outcome 4.7	Council understands its roles and responsibilities and leads by example.

REGIONAL OUTCOMES:
The state and regional context was considered during the development of the Strategic Community Plan 2025-2035.

As the main regional centre for the Mid West, the City has a great opportunity to support, facilitate and leverage off significant state projects in the region. Projects such as the Port expansion project and the Geraldton Health Campus redevelopment provide significant opportunities for our local community, through increased employment, boosting our local economy and providing significant infrastructure to the region. The City will continue to either support

or advocate for initiatives that will build a better future for our community and the region.

RISK MANAGEMENT:
The inherent risk in not approving the recommendation is a failure to comply with legislation.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
No alternative options were considered by City Officers.

CS223 ANNUAL REVIEW OF DELEGATIONS

AGENDA REFERENCE:	**D-25-064237**
AUTHOR:	**M Jones, Coordinator Governance and Risk**
EXECUTIVE:	**P Radalj, Director Corporate Services**
DATE OF REPORT:	**3 June 2025**
FILE REFERENCE:	**GO/19/0009**
ATTACHMENTS:	**Yes (x2)** **A. Draft 2025-2026 Delegation Register Version 1** **B. Local Government Operational Guideline Delegations, Authorisations and Acting Through**

EXECUTIVE SUMMARY:
The purpose of this report is to seek Council review and approval of delegations to the Chief Executive Officer (CEO) as recorded in the 2025-2026 Delegation Register Version 1.

EXECUTIVE RECOMMENDATION:
That Council by Absolute Majority pursuant to Section 5.16, 5.18, 5.42 and 5.46 of the of the *Local Government Act 1995*, and Regulation 11 of the *Local Government (Model Code of Conduct) Regulations 2021* RESOLVES to:

1. ENDORSE the review of delegations in accordance with section 5.18 and 5.46 of the *Local Government Act 1995*;
2. DELEGATE to the Behaviour Complaints Committee (section 5.16) as recorded in the 2025-2026 Delegation Register Version 1;
3. DELEGATE to the Chief Executive Officer (section 5.42) and other employees the exercise of local government powers and the discharge of local government duties under the *Local Government Act 1995* and *Planning and Development Act 2005* (section 214 (2), (3) and (5)), as recorded in the 2025-2026 Delegation Register Version 1;
4. DELEGATE to the Chief Executive Officer and other employees powers and duties under all other legislation as recorded in the 2025-2026 Delegation Register Version 1; and
5. AUTHORISE the Chief Executive Officer to receive complaints and withdrawals of complaints (regulation 11) as recorded in the 2025-2026 Delegation Register Version 1.

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

BACKGROUND:
Section 5.16 of the *Local Government Act 1995* (the Act) provides that Council may delegate to a committee any of its powers and duties other than the power of delegation. Section 5.17 places limits on delegation of powers and duties to certain committees.

Section 5.42 of the Act prescribes that Council may delegate the exercise of any of its powers, or the discharge of any of its duties, to the CEO. Section 5.43 outlines the limitations on such delegations.

Council may also delegate to the CEO and employees under the provisions of other legislation. The provisions for delegation are contained within the specific legislation and referenced within the 2025-2026 Delegation Register Version 1, for example section 48 of the *Bush Fires Act 1954*, and section 118 of the *Food Act 2008*.

Regulation 11(3) of the *Local Government (Model Code of Conduct) Regulations 2021* provides that the local government must, in writing, authorise one (1) or more persons to receive complaints and withdrawals of complaints.

At least once every financial year delegations made under the provisions of the Act are to be reviewed by the delegator (Council) under section 5.46(2) and section 5.18 of the Act. Council last reviewed its delegations under section 5.46(2) and the delegation to the Behaviour Complaints Committee under section 5.18 on 25 June 2024 (Item No. CS133), therefore a formal review is required.

Local Government Act 1995:

5.16 Delegation of some powers and duties to certain committees

(1) Under and subject to section 5.17, a local government may delegate to a committee any of its powers and duties other than this power of delegation.*

** Absolute majority required.*

5.17. Limits on delegation of powers and duties to certain committees

(2) A local government cannot delegate any of its powers or duties to a committee referred to in section 5.9(2)(f).

5.18. Register of delegations to committees

A local government is to keep a register of the delegations made under this Division and review the delegations at least once every financial year.

5.42 Delegation of some powers and duties to the CEO

(3) A local government may delegate to the CEO the exercise of any of its powers or the discharge of any of its duties under-*

(a) this Act other than those referred to in Section 5.43; or

(b) the Planning and Development Act 2005 section 214(2), (3) or (5).

** Absolute Majority required*

5.43. Limits on delegations to CEO

A local government cannot delegate to a CEO any of the following powers or duties -

(a) any power or duty that requires a decision of an absolute majority of the council;
(b) accepting a tender which exceeds an amount determined by the local government for the purpose of this paragraph;
(c) appointing an auditor;
(d) acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government for the purpose of this paragraph;
(e) any of the local government's powers under section 5.98, 5.98A, 5.99, 5.99A, 5.100 or 5.129;
(f) borrowing money on behalf of the local government;
(g) hearing or determining an objection of a kind referred to in section 9.5;
(ha) the power under section 9.49A(4) to authorise a person to sign documents on behalf of the local government;
(h) any power or duty that requires the approval of the Minister or the Governor;
(i) such other powers or duties as may be prescribed.

5.46 Register of, and records relevant to, delegations to CEO and employees

(4) At least once every financial year, delegations made under this Division are to be reviewed by the delegator.

Local Government (Model Code of Conduct) Regulations 2021
11 Complaint about alleged breach

(3) The local government must, in writing, authorise 1 or more persons to receive complaints and withdrawals of complaints.

City Officers have undertaken an administrative review of the Delegation Register and prepared the draft 2025-2026 Delegation Register Version 1 (Attachment No. CS223A) for Council review and consideration. The draft register was reviewed by the City's Executive Management Team on 28 May 2025. The register has been updated as follows (updates are highlighted in the draft).

Local Government Act 1995:

Amended Functions

1.2.20 – Disposing of Property
Add wording to clarify section 3.58(3) – Recent market valuation not required to dispose of property where the market value is less than $15,000 pa.

1.2.26 - Defer, Grant Discounts, Waive or Write Off Debts
Add wording regarding waiving fees up to $1,000 per request for animal management issues.

Add compliance links *Dog Act 1976* and *Cat Act 2011*.

1.4.1 - Public Places and Local Government Property Local Law 2020
Add delegation for CEO and authorised person to approve or refuse an application, issue permits and amend conditions of approval.

1.4.9 – Waste Local Law 2020
Add s.9.16 – Notice, giving to alleged offender.

5.1.3 – Refuse or Cancel Registration
Change title to Refuse, Discount, Waiver or Cancel Registration.

Planning and Development Act 2005

218 – Planning Scheme or Condition on Development, Contravening, etc
Add delegation for CEO and authorised persons to institute proceedings for offences under Section 218 of the *Planning and Development Act 2005.*

Request for new delegations to employee positions
Council consideration is sought for delegation to the position below:

Legislation	**Delegation Number**	**Delegation Title**	**Position**
Food Act 2008	6.1.3	Prohibition Orders and Certificated of Clearance	Coordinator Environmental Health
Food Act 2008	6.15	Debt Recovery and Prosecutions	Coordinator Environmental Health

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
Without the ability to delegate to the CEO and other employees Council would be required to process all delegation related decisions, this may reduce efficiency and impede the ability to deliver effective services to the community.

Economy:
There are no adverse economic impacts.

Environment:
There are no adverse environmental impacts.

Leadership:
Council is required by the provisions of the *Local Government Act 1995* to review the delegations made under Division 4, once every financial year.

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

RELEVANT PRECEDENTS:
Delegations were reviewed and those recorded in the 2024-2025 Delegation Register version 1 were adopted by Council on 25 June 2024 (Item No. CS133).

COMMUNITY/COUNCIL MEMBER CONSULTATION:
Councillors were provided with the draft register during the Council Agenda review process.

LEGISLATIVE/POLICY IMPLICATIONS:
Local Government Act 1995, section 5.16 – 5.18, 5.42, 5.43 and 5.46.

Local Government (Model Code of Conduct) Regulations 2021, regulation 11.

Legislative references for the other legislation are recorded in the draft register (Attachment No. CS223A).

FINANCIAL AND RESOURCE IMPLICATIONS:
There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

Strategic Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well informed decision-making.**
Outcome 4.2	Decision making is ethical, informed and inclusive.
Outcome 4.7	Council understands its roles and responsibilities and leads by example.

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
Council can decide not to delegate the exercise of any of its powers or the discharge of any of its duties to the CEO, other employees or a committee. However, there is risk that without delegation there will be a significant impact on the efficient and effective delivery of services. If all decisions, where the power is vested in the Council required a decision of the Council, a delay in the delivery of services would become apparent, particularly as Council only meets once a month. This would also create a significant amount of additional work for the Council and City Officers.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
Council may determine not to endorse the 2025-2026 Delegation Register Version 1, this is a matter for Council. However, Council is required by section 5.46 of the *Local Government Act 1995* to review the delegations made under Part 5 (division 2, division 4) of the Act at least once every financial year.

CS224 RATES EXEMPTION APPLICATION – MURCHISON REGION ABORIGINAL CORPORATION

AGENDA REFERENCE:	**D-25-063373**
AUTHOR:	**L Farrell, Coordinator Rates**
EXECUTIVE:	**P Radalj, Director Corporate Services**
DATE OF REPORT:	**3 June 2025**
FILE REFERENCE:	**RV/4/0003-004**
ATTACHMENTS:	**Yes (x2)** **A. Australian Taxation Office notice of endorsement for Charity Tax Concessions** **B. Statutory Declaration**

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council consideration of an application for rates exemption by Murchison Region Aboriginal Corporation (MRAC) for various owned properties within the City of Greater Geraldton (City) based on exclusive charitable land use. The report recommends Council approve the exemption based on the properties that are tenanted and not vacant and reject the rates exemption for the property at Lot 8 (36) Bedford Street, Webberton, based on the land use not being exclusively for charitable purposes.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 6.26 (2)(g) of the *Local Government Act 1995* RESOLVES to:

1. APPROVE a rates exemption on the properties listed below for Murchison Region Aboriginal Corporation on the basis that the properties are being used exclusively for a charitable purpose whilst they are tenanted:
    1. A16423 – 72 Abraham Street, Utakarra;
    2. 66454 – 6 Asher Court, Karloo;
    3. A19128 – Unit 3, 39 Assen Street, Utakarra;
    4. A66090 – 56 Assen Street, Utakarra;
    5. A68020 – 14 Astron Place Waggrakine;
    6. A18123 – Unit 7, 141 Augustus Street, Geraldton;
    7. A18133 – Unit 17, 141 Augustus Street, Geraldton;
    8. A18139 – Unit 23, 141 Augustus Street, Geraldton;
    9. A16813 – 1 Birch Street, Rangeway;
    10. A16795 – 56 Blencowe Road, Rangeway;
    11. A17761 – Unit B, 40 Blencowe Road, Rangeway;
    12. A9075 – Unit 2, 41 Blencowe Road, Rangeway;
    13. A9479 – Unit A, 40 Blencowe Road, Rangeway;
    14. A66429 – 15 Boaz Street, Karloo;
    15. A66445 – 14 Boaz Street, Karloo;
    16. A17462 – 116 Brand Highway, Tarcoola Beach;
    17. A13003 – 8 Broome Street, Spalding;
    18. A13056 – 77 Broome Street, Spalding;
    19. A1514 – Units A, B and C, 18 Burges Street, Mullewa;
    20. A18662 – 20 Carter Street, Rangeway;

21. A18013 – 13 Central Road, Wonthella;
22. A16575 – 18 Clematis Crescent, Utakarra;
23. A16977 – Unit B, 43 Connolly Street, Rangeway;
24. A13488 – 10 Craig Street, Spalding;
25. A16889 – Unit 1, 54 Eastward Road, Rangeway;
26. A16927 – Unit 2, 40 Eastward Road, Rangeway;
27. A17721 – 9 Eddington Close, Rangeway;
28. A14820 – Unit A, 221 First Street, Wonthella;
29. A14821 – Unit B, 221 First Street, Wonthella;
30. A11121 – Unit 5, 143 Fitzgerald Street, Geraldton;
31. A11124 – Unit 8, 143 Fitzgerald Street, Geraldton;
32. A65217 – 3 Forden Street, Mt Tarcoola;
33. A20493 – Unit 4, 270 Fourth Street, Wonthella;
34. A70915 – 2 Glenfin Street, Utakarra;
35. A65283 – Unit 11, 54 Glenview Street, Mount Tarcoola;
36. A16818 – 33 Hale Street, Rangeway;
37. A13081 – 8 Hamersley Street, Spalding;
38. A16696 – 42 Hardman Road, Rangeway;
39. A16701 – 32 Hardman Road, Rangeway;
40. A13562 – 26 Houston Street, Spalding;
41. A14487 – 12 Houtman Street, Wonthella;
42. A67947 – 8 Jabiru Way, Waggrakine;
43. A65869 – 8 Jacob Place, Karloo;
44. A65978 – Unit A, 1 Jacob Place, Karloo;
45. A13309 – 23 Jenner Court, Spalding;
46. A13310 – 21 Jenner Court, Spalding;
47. A16882 – 7 Marri Court, Rangeway;
48. A18431 – Unit B, 65 McAleer Drive, Mahomets Flats;
49. A13042 – 3 McLaren Way, Spalding;
50. A16829 – 18 Mellows Place, Rangeway;
51. A13355 – 99 Mitchell Street, Spalding;
52. A65040 – 31 Newhaven Street, Mount Tarcoola;
53. A65371 – Unit 2, 41 Newhaven Street, Mount Tarcoola;
54. A65472 – Unit 1, 41 Newhaven Street, Mount Tarcoola;
55. A13452 – 19 Nixon Street, Spalding;
56. A17927 – 18 O’Neil Street, Spalding;
57. A66385 – 2 Paula Maslen Place, Mount Tarcoola;
58. A16599 – 19 Petchell Street, Rangeway;
59. A16604 – 29 Petchell Street, Rangeway;
60. A16628 – 14 Petchell Street, Rangeway;
61. A68294 – 19 Pinyali Way, Waggrakine;
62. A68298 – 27 Pinyali Way, Waggrakine;
63. A14780 – Unit 1, 234 Place Road, Wonthella;
64. A15569 – 23 Quarry Street, Geraldton;
65. A14392 – 20 Reilly Road, Wonthella;
66. A19938 – Unit A, 241 Sixth Street, Wonthella;
67. A65365 – 11 Solomon Circle, Karloo;
68. A65385 – 6 Solomon Circle, Karloo;
69. A65676 – 20 Solomon Circle, Karloo;
70. A65885 – 44 Solomon Circle, Karloo;

71. A68566 – 62 Tallarook Way, Waggrakine;
72. A68737 – 31 Tallarook Way, Waggrakine;
73. A68936 – 70 Tallarook Way, Waggrakine;
74. A68717 – 2 Tamba Street, Waggrakine;
75. A13131 – 10 Tamblyn Street, Spalding;
76. A13153 – 29 Tamblyn Street, Spalding;
77. A69136 – 26 Tappak Street, Waggrakine;
78. A17739 – 52 Tuart Street, Rangeway;
79. A18470 – Unit A, 28 Tuart Street, Rangeway;
80. A18471 – Unit B, 28 Tuart Street, Rangeway;
81. A19041 – Unit 4, 30 Tuart Street, Rangeway;
82. A19043 – Unit 6, 30 Tuart Street, Rangeway;
83. A13176 – 8 Vincent Street, Spalding;
84. A16875 – 8 Wandoo Street, Rangeway;
85. A68037 – 5 Yarraman Road, Waggrakine;

2. NOT APPROVE a rates exemption on properties that are vacant (untenanted);
3. APPROVE an exemption for properties purchased by the applicant during the course of the year that meet the requirement of exclusive use for a charitable purpose;
4. EXEMPTION to take effect from 1 July 2025; and
5. REJECT a rates exemption on the property listed below for Murchison Region Aboriginal Corporation, on the basis that the property is not being used exclusively for a charitable purpose, the property being the office for the organisation;
   1. A13613 – 36 Bedford Street, Webberton.

PROPONENT:
The proponent is Murchison Region Aboriginal Corporation (MRAC).

BACKGROUND:
In 2017, MRAC made submissions to Council seeking exemption from rates for its properties on the grounds of exclusive use of the properties for a charitable purpose, the provision of housing for Aboriginal people. The Corporation owns properties within the City and elsewhere in neighbouring Shires, for the purpose of providing rental accommodation for eligible Aboriginal tenants.

Council's Initial Response

- On 26 April 2017, Council declined MRAC's request (Item No. CCS251).
- MRAC appealed to the State Administrative Tribunal (SAT), challenging the City's 2016-17 rate book.

Legal and Mediation Process

- SAT ordered mediation between MRAC and the City.
- Legal precedent supports that providing housing for Aboriginal people can qualify as a charitable purpose.
- The City argued that actual use (not just intended use) must be proven for 52 weeks/year to justify exemptions.

Negotiation Outcome

- MRAC offered to withdraw the SAT appeal if the City:
  - Granted a $50,000 concession for 2016-17.
  - Entered negotiations for future concessions.
- Legal advice to the City counselled that SAT would likely rule in MRAC's favour if the case proceeded.

Council Decision

- On 28 November 2017 (Item No. CCS298), Council agreed to:
  - Grant 80% rates concessions for 2017-18 to 2019-20.
  - Apply concessions only to eligible properties (excluding vacant land, untenanted, or commercial properties).

Ongoing Concessions

- Council with the agreement of MRAC has reiterated the 80% concession annually through to 2024-25 on the basis and anticipation that proposed LG reforms would provide greater clarity around property exemptions and definition of charitable purposes. To date, the LG Reforms have not dealt with this rating matter.
- In 2024-25:
  - Concessions totalled $118,215.
  - Rates paid by MRAC: $31,050.
  - Values vary based on property changes and vacancies.

There has been a change of executive at MRAC, and they are actively seeking an exemption rather than the existing concession arrangement that was negotiated in 2017. MRAC has recently been provided with exemptions for properties held in other local government areas including the Shires of Three Springs, Carnarvon and Northampton, where they previously had partial concessions.

An annual review of properties granted a rates exemption is undertaken to confirm that each property is still used exclusively for charitable purposes. Where this condition is not met, the property does not continue to qualify for an exemption.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
Murchison Region Aboriginal Corporation provides affordable housing to Aboriginal people.

Economy:
There are no adverse economic impacts.

Environment:
There are no adverse environmental impacts.

Leadership:
There are no adverse leadership impacts.

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

RELEVANT PRECEDENTS:
This Council and its predecessor Councils have approved rate exemptions for property utilised exclusively for charitable purposes, consistent with section 6.26 (2)(g) of the *Local Government Act 1995*.

COMMUNITY/COUNCILLOR CONSULTATION:
Council Members were advised via a Briefing Note on 30 May 2025 of the application for rates exemption from MRAC.

LEGISLATIVE/POLICY IMPLICATIONS:
Section 6.26 of the *Local Government Act 1995* provides broad definition for rateable and non-rateable land. Section 6.26 (2)(g) states land is not rateable if it is "used exclusively for charitable purposes".

'Charitable purposes' is not currently defined in the *Local Government Act 1995* or other statutes; rather charity is defined at common law.

The definition of a charitable purpose is largely based on the preamble to the Statute of Elizabeth enacted by the English Parliament in 1601 and the judgment of Lord Macnaghten in Commissioners for Special Purposes of Income Tax v Pemsel. Lord Macnaghten classified the categories of charitable as trusts for one of the following:

- the relief of poverty;
- the advancement of education;
- the advancement of religion; and
- other purposes beneficial to the community.

The High Court of Australia incorporated the Statute of Elizabeth into Australian law, finding that in order for an institution to be charitable, it must be:

(a) within the spirit and intendment of the Preamble to the Statute of Elizabeth; and
(b) for the public benefit.

The Western Australian case law (arising from both Courts and the State Administrative Tribunal) summarise that for a purpose to be charitable:

(a) it must fall within the purposes set out in the Statute of Elizabeth, or by Lord Macnaghten (above); and
(b) there must be a public benefit, being a benefit directed to the general community, or to a sufficient section of the community to amount to the public.

FINANCIAL AND RESOURCE IMPLICATIONS:
The draft budget for 2025-26 includes provision for an 80% concession on the listed properties. Should the exemption be approved, the total estimated rates forgone for 2025-26 is $159,245, approximately $31,850 more than the current concession. Any rates revenue adjustment would be undertaken post budget adoption and prior to the levying of rates for 2025-26.

Exempt properties are still required to pay the Emergency Services Levy and rubbish collection charge.

INTEGRATED PLANNING LINKS:

Strategic Direction: Community	**Aspiration: Our Culture and heritage is recognised and celebrated. We are creative and resilient. We can all reach our full potential.**
Outcome 1.1	Enhanced lifestyle through spaces, places, programs and services that foster connection and inclusion.
Outcome 1.5	The opportunity for all to reach their potential exists.
Strategic Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well informed decision-making.**
Outcome 4.2	Decision making is ethical, informed and inclusive.

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
Council by not approving the application for rate exemption may be required to defend its decision if the matter were to be appealed by the applicant to the State Administrative Tribunal and legal costs may be incurred as a result.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
The alternative option is for Council to decline the application for rate exemptions on the basis that it considers Murchison Region Aboriginal Corporation is not providing a charitable purpose to the community or that such charitable use relating to the property is not considered an exclusive use.

CS225 CITY OF GREATER GERALDTON BUDGET 2025-26

AGENDA REFERENCE:	**D-25-064797**
AUTHOR:	**J McLean, Senior Management Accountant / Analyst**
EXECUTIVE:	**P Radalj, Director Corporate Services**
DATE OF REPORT:	**6 June 2025**
FILE REFERENCE:	**FM/6/0039**
ATTACHMENTS:	**Yes (x6)** **A. Annual Budget 2025-26** **B. Statement of Objects and Reasons 2025-26** **C. Fees and Charges Schedule 2025-26** **D. Capital Works Program 2025-26** **E. Long Term Financial Plan 2025-2035** **F. Long Term Financial Plan Schedules 2025-2035**

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council adoption of the City of Greater Geraldton 2025-26 Financial Budget. The report also seeks the adoption of the Long-Term Financial Plan (revised) for the 10-year period covering 2025-26 to 2034-35.

EXECUTIVE RECOMMENDATION:

That Council by Absolute Majority pursuant to Section 6.2 of the *Local Government Act 1995* RESOLVES to:

A. Rates & Minimum Payments 2025-26

1. ADOPT the following Differential General Rates against the valuations supplied by Landgate (as amended) as at 1 July 2025 for 2025-26 in accordance with sections 6.32 and 6.33 of the *Local Government Act 1995*:

DIFFERENTIAL GENERAL RATES	2025-26 Cents in Dollar
CGG GRV Residential	10.3896
CGG GRV Non-Residential	12.9171
CGG UV	0.4433

2. ADOPT the following Minimum Payments for the City of Greater Geraldton for 2025-26, in accordance with section 6.35 of the *Local Government Act 1995*:

MINIMUM PAYMENTS	2025-26 Minimum Payment Per Assessment
CGG GRV Residential	$1,300
CGG GRV Non-Residential	$1,300
CGG UV	$1,300

B. 2025-26 General Charges, Concessions, Interest

3. IMPOSE no service charges on land for 2025-26;
4. RAISE a charge of $8.00 per instalment for 2025-26 where the ratepayer has elected to pay their rates by instalments and in addition apply a 4% interest rate charge in accordance with section 6.45(3) of the *Local Government Act 1995* and regulations 67 and 68 of the *Local Government (Financial Management) Regulations 1996*;
5. PROVIDE the option for ratepayers to pay their rates as a single payment or by two (2) or four (4) equal instalments in accordance with section 6.45(1) of the *Local Government Act 1995* and regulation 64(2) of the *Local Government (Financial Management) Regulations 1996*;
6. NOTE the rates set by the State Government for the Emergency Services Levy (ESL) for Category 2, 4 and 5 regions for 2025-26 and apply these rates on assessments against valuations from Landgate as at 1 July 2025;
7. NOTE the interest rate set by the State Government for late payment of ESL by property owners is 11% per annum and will be charged 35 days after the due date;
8. NOTE that the City is not responsible for setting Emergency Services Levy rates and simply acts as a collection agent for the funds on behalf of the State Government;
9. ISSUE rates instalment notices as soon as practicable with instalment due dates being no less than two months apart from the date of the first instalment becoming due in accordance with section 6.50 of the *Local Government Act 1995*;
10. CHARGE an interest rate of 8% on any outstanding rates and service charges and any costs of proceedings to recover any such charge that remain overdue as described in accordance with section 6.51 of the *Local Government Act 1995* and regulation 70 of the *Local Government (Financial Management) Regulations 1996*; and
11. CHARGE interest to be applied on outstanding debts exceeding 60 days after date of invoice at a rate of 8% per annum in accordance with section 6.13 of the *Local Government Act 1995*.

C. 2025-26 Fees and Charges

12. ADOPT the 2025-26 Schedule of Fees and Charges as contained in Attachment No. CS225C in accordance with section 6.16(3) of the *Local Government Act 1995.*

D. 2025-26 Capital Works & Loans

13. ADOPT the 2025-26 Capital Works Program Budget as contained in Attachment No. CS225D; and
14. ADOPT the new Loan debenture program in accordance with section 6.20(4) of the *Local Government Act 1995*.

E. General Charges and Concessions

15. NOTE that Council on an individual assessment basis does offer 'Incentives' under its City Centre Revitalisation Program in the form of concessions or waiving of rates for a set period in accordance with section 6.47 of the *Local Government Act 1995*; and
16. NOTE that Council waives penalty interest and the administration fee for eligible ratepayers approved for a Financial Hardship payment plan.

F. 2025-26 Allowances

17. APPROVE the Mayor's annual local government allowance of $100,514 in accordance with section 5.98(5) of the *Local Government Act 1995*;
18. APPROVE the Mayor's annual attendance fees of $53,215 in accordance with section 5.99 of the *Local Government Act 1995*;
19. APPROVE the Deputy Mayor's annual local government allowance of $25,128 in accordance with section 5.98A of the *Local Government Act 1995*;
20. APPROVE the annual fees of $35,480 for every other Council Member (excluding the Mayor) in accordance with section 5.99 of the *Local Government Act 1995*;
21. APPROVE the reimbursement of expenses incurred by a Council Member in accordance with section 5.98(2)(b) and (3) of the *Local Government Act 1995* and regulation 32 of the *Local Government (Administration) Regulations 1996*;
22. APPROVE the reimbursement of childcare costs of up to $35 per hour or the actual cost incurred by a Council Member when attending a meeting in accordance with section 5.98(2)(a) and (3) of the *Local Government Act 1995* and regulation 31(1)(b) of the *Local Government (Administration) Regulations 1996;*
23. APPROVE the reimbursement of travel costs incurred by a Council Member in accordance with section 5.98(2)(a) and (3) of the *Local Government Act 1995* and regulation 31(1)(b) of the *Local Government (Administration) Regulation 1996*;
24. APPROVE the committee meeting attendance fee of $200 for independent committee members as determined by the Salaries and Allowances Tribunal in accordance with section 5.100 (2) and (3) of the *Local Government Act 1995*;
25. APPROVE the reimbursement of child care and travel costs incurred by an independent committee member because of their attendance at a meeting of the committee of which they are a member, and to the extent determined by the Salaries and Allowances Tribunal, in accordance with section 5.100(4)(a) and (5)(a) of the *Local Government Act 1995* and regulation 34ACA(2) of the *Local Government (Administration) Regulations 1996*; and
26. APPROVE the payment of superannuation for Council Members in accordance with section 5.99B of the *Local Government Act 1995* and regulation 32 of the *Local Government (Administration) Regulations 1996* from July 2025.

G. Material Variance Reporting for 2025-26

27. ADOPT a reporting variance of greater than $50,000 or 10% in accordance with regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*.

H. Adoption of the 2025-26 Annual Budget

28. ADOPT the 2025-26 Annual Budget for the City of Greater Geraldton as contained in Attachment No. CS225A which includes the following:
    a. Statement of Comprehensive Income;
    b. Statement of Cash Flows;
    c. Statement of Financial Activity; and
    d. Notes to and forming part of the budget.

I. Adoption of Long-Term Financial Plan 2025-2035

29. ADOPT the Long-Term Financial Plan (revised) for the 10-year period covering 2025-2035.

J. Council Policy 1.8 Community Funding Programs

30. APPROVE the following allocations as endorsed by the Community Grants Committee under the Festival and Event Funding Program and as part of the adoption of the 2025-26 Budget and City's Long-Term Financial Plan:
    a. Spalding Park Golf Club is allocated $10,000 in Year 2 (Annual Budget 2025-26) and $5,000 in Year 3 (2026-27);
    b. Mullewa Muster & Rodeo is allocated $25,000 in (Annual Budget 2025-26);
    c. Mid West Multicultural Association is allocated $10,000 in Year 2 (Annual Budget 2025-26) and $5,000 in Year 3 (2026-27) for Geraldton Cultural Festivals;
    d. The Event Team is allocated $20,000 in Year 2 (Annual Budget 2025-26) and $10,000 in Year 3 (2026-27) for the Geraldton Bike Fest;
    e. Mullewa Agricultural Society is allocated $20,000 in Year 3 (Annual Budget 2025-26) for the Mullewa Agricultural Show;
    f. Carols by Candlelight is allocated $5,000 in Year 3 (Annual Budget 2025-26);
    g. Outback Bloom is allocated $10,000 for the Mullewa Wildflower Festival in Annual Budget 2025-26;
    h. Geraldton Fisherman's Cooperative is allocated $20,000 in the Annual Budget 2025-26 for Geraldton Blessing of the Fleet;
    i. Geraldton Sunshine Festival is allocated $20,000 in the Annual Budget 2025-26;
    j. Geraldton Windsurfing Club is allocated $45,965 in the Annual Budget 2025-26 for the Junior World Windsurfing Grand Final; and
    k. Shore Leave Festival is provisionally allocated $110,000 in the Annual Budget 2025-26 subject to successful acquittal of 2024-25 funding.

31. APPROVE under a three (3) year Service Agreement as part of the adoption of the 2025-26 Budget and the City's Long-Term Financial Plan:
    a. Geraldton Cemetery Board is allocated $30,000 in Year 2 (Annual Budget 2025-26) and $30,000 in Year 3 (2026-27) for their Capital Improvement Program;
    b. Walkaway Station Museum Committee Inc. is allocated $15,000 in Year 2 (Annual Budget 2025-26) and $10,000 in Year 3 (2026-27);
    c. Mullewa Community Resource Centre is allocated $37,768 in the Annual Budget 2025-26 (Year 3); and
    d. Greenough Museum & Gardens Community Associations Inc is allocated $18,000 in Year 2 (Annual Budget 2025-26) and $18,000 in Year 3 (2026-27).

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

BACKGROUND:
As part of the function of local government and its operations, each year the Council is required, under section 6.2 of the *Local Government Act 1995*, to formally adopt its annual financial year budget, to enable the administration to carry out the defined services and programmes and to raise revenue through rates and fees and charges.

Consistent with section 6.2(4) of the *Local Government Act 1995* and regulations 22 - 31 of the *Local Government (Financial Management) Regulations 1996*, the 2025-26 Budget for the City of Greater Geraldton includes the following:

- Rates and Service Charges imposed for 2025-26;
- Capital Works;
- Fees and Charges;
- General Charges and Concessions;
- Allowances;
- Borrowings;
- Reserve Accounts;
- Budget Estimates for Adoption;
- Estimated Expenditure; and
- Trading Undertakings.

1. Rating & Minimum Payments
The raising of revenue via annual rates is an important source of funds for all local governments throughout Australia. The *Local Government Act 1995* (the Act) empowers WA Councils to impose general rates and minimum payments.

Proposed Rates Model – 2025-26
Key Drivers for Change

1. **New Property Valuations**:
   - Gross Rental Value (GRV) and Unimproved Value (UV) revaluations will take effect from 1 July 2025.
   - These valuations impact how rates are calculated for residential, non-residential (commercial & industrial), and rural properties.
2. **Internal Review**:
   - The City has conducted a review of its rating methodology, assessing fairness, equity, and alignment with strategic goals.
3. **Cost Pressures**:
   - Rising costs in labour, goods, and services are influencing the need to adjust the rates model to maintain service levels and financial sustainability.

The proposed rating model for 2025-26 is based on the following revenue movements when compared to 2024-25:

- 3.9% increase to GRV rates revenue (excludes minimums).
- 10% increase to UV rates revenue (excludes minimums).
- Minimums for both GRV and UV increased from $1,050 to $1,300.

Due to the average residential property valuation movement being higher than the average property valuation movement for commercial and industrial properties and if Council continued to apply the current GRV rating methodology, residential properties in 2025-26 would be effectively subsidising commercial and industrial properties in relation to what rate is levied against those properties.

Council in its budget deliberations and with a desire to apply a more equitable movement or increase in rates revenue between residential and non-residential (business), has proposed a return to the previous rating methodology applied prior to 2022-23 where residential and non-residential had their own rating category. This would enable Council to apply an equitable increase to revenue by having the ability to apply different rates-in-the-dollars relevant to the different revaluation movements for the major land use categories.

Below is a summary of the average (%) property GRV valuation movements per land use as determined by Landgate and will take effect from 1 July 2025:

- Residential (excluding vacant land) – 39.36%.
- Non-residential (excluding vacant land) – 16.58%.
- UV (excluding vacant Land) – 19.73%.

Over the last six (6) years, rates revenue at the City increased by 16.47%. Comparison has been made below to other local government authorities within the region and other regional centres.

Apart from Northampton, the City had the lowest increase when compared to other local governments (LG's). Comparative to other regional centres the City's increase has been substantially lower.

Property Valuation Movements:
When new property valuations are undertaken and especially GRV valuations, historically this presents challenges for councils as any increase or decrease is not consistent across different suburbs and/or localities. The level of movement can result in some parts of the community either paying significantly more than other parts and/or sometimes less than what was paid in rates in the previous financial year. This disproportionate scenario will arise in the levying of rates in 2025-26 due to the range of property valuation movements across different suburbs or localities. Whatever rate revenue target is set by Council, due to the rating system applied in Western Australia it cannot be avoided that some properties will be paying proportionally more and others paying less due to the range of movements in property valuations.

The City's modelling on the new Emergency Services Levy (ESL) rates and charges to be applied from 1 July 2025 and which local governments levy and collect on behalf of the State Government, will increase this total billing amount from CGG ratepayers by 23% in 2025-26.

The table below summarises the amount to be levied by rating categories in 2025-26.

Rate Types	2024-25	2025-26
CGG GRV – Residential	37,639,879	39,728,310
CGG GRV – Non-residential	13,094.906	13,641,477
CGG UV	3,647,637	4,119,634
TOTAL	**54,382,422**	**57,039,421**

Per the 'rates-in-the-dollar' (RID's) proposed, this would have the following impact on rates levied in 2025-26 when compared to 2024-25:

- 30% of residential properties (excluding minimums) would be paying the same or less in 2025-26. The average increase to the rates paid by residential properties (excluding minimums) would be around $77.
- 39% of non-residential properties (excluding minimums) would be paying the same or less in 2025-26. The average increase to the rates paid by non-residential properties (excluding minimums) would be around $463.
- UV properties (excluding minimums) will pay around $607 more in 2025-26.
- All properties who are currently on minimums and who will remain on minimums in 2025-26, will pay $250 more in 2025-26.

Table 1: Proposed 2025-26 Operating Statement

Operating Statement	Proposed Budget 2025-26
OPERATING REVENUE	**$000s**
Rates	57,425
Operating Grants, Subsidies & Contributions	13,684
Fees & Charges	31,796
Interest Earnings	3,368
Other	551
Total Operating Revenue	**106,824**
OPERATING EXPENDITURE	
Employee Costs	(41,127)
Materials & Contractors	(31,130)
Utilities	(3,286)
Insurance	(1,119)
Interest/Borrowing Costs	(431)
Depreciation On Assets	(24,801)
Other Expenses	(6,244)
Total Operating Expenditure	**(108,138)**
Net Result from Ordinary Activities Deficit	**(1,314)**

Budget Result
The bottom-line operating result in 2025-26 is budgeted to be a deficit of around $1.31M.

Adoption of a rates model other than as proposed in the Executive Recommendation will require reassessment of the Budget result and will depend amongst other matters on related Council determinations as to use of own-source funds or loan funds in the adjusted budget proposed to be adopted by Council.

Budget formulation is informed by a Long-Term Financial Plan (LTFP), one of the mandatory elements required of all WA Councils, as part of the Integrated Planning Framework which has been in place since 1 July 2013. Council considered the content of the LTFP when preparing the Annual Budget for 2025-26 and in subsequent years with the expectation that adopted budgets will closely align with the proposals, underlying principles and assumptions of the LTFP. One of the key underlying principles is to move out of an operating deficit by year 3 of the plan to achieve and maintain a positive (surplus) accounting result from Ordinary Operating Activities.

The changes in the various rates-in-the-dollar recommended by the Executive enables Council to set priorities within its resourcing capabilities to sustainably deliver the assets and services required by the community in a fiscally responsible manner.

Revenue:
Overall operating revenue is forecast to rise by 6.3% or around $6.7 million when compared to the 2024-25 financial year budget. One of the significant factors behind this forecast increase apart from the proposed rates increase, is the growth in user pay fees and charges mainly due to airport and waste revenue.

While the City is yet to receive notification of its allocation of annual financial assistance grants, WA's overall allocation has been increased by 5.9% for 2025-26 and it is expected that will flow onto individual local government allocations.

Due to the expected further reduction in official cash rates throughout the financial year, the City expects to achieve a lower level of interest earnt on investments in the 2025-26 year. To partially mitigate the interest rate reductions, where possible, longer-term investments are being sought, however earnings are forecast to reduce by $400,000 in 2025-26.

Expenditure:
Overall operating expenditure is forecast to rise by 6.25% or around $6.76 million when compared to the 2024-25 financial year budget. As previously mentioned, the significant factors underlying this increase are wage increases and inflationary impacts on goods and services.

Adding to costs is the legislative increase to the superannuation percentage on compulsory contributions and the recent Industrial Relations decision that applies an increase to salaries and wages from 1 July 2025.

The City continues to face cost pressures due to inflationary factors and supply chain issues therefore, budget provision has been made to 'cover off' on both known and recent increases to major supply of services and goods contracts and likely indexing adjustments to occur in 2025-26. Materials & Contractors expenses are forecast to rise by 5.7% or around $1.79 million. There are also some cyclical and one-off expenditures such as LG elections costs and statutory asset revaluations that will form part of our expenditure requirements in the upcoming financial year.

2. Capital Program

Table 2: 2025-26 Capital Program

Asset Category	New	Renewal	Total
Buildings	4,924,000	2,345,000	7,269,000
Plant & Equipment	10000	2,456,000	2,466,000
Furniture & Equipment	135,000	2,211,000	2,346,000
Roads	5,988,000	9,854,000	15,842,000
Bridges Floodways & Major Culverts		4,560,000	4,560,000
Footpaths & Cycleways		1,535,000	1,535,000
Recreation	123,000	5,487,000	5,610,000
Carparks	53,000	241,000	294,000
Meru Landfill	5,414,000	120,000	5,534,000
Airport	2,600,000	226,000	2,826,000
Drainage		1,949,000	1,949,000
Lighting		383,000	383,000
Signs		500,000	500,000
Total	**19,247,000**	**31,867,000**	**51,114,000**

The City's planned Capital Budget for 2025-26 is $51.11M. This expenditure is to be funded from General Revenue, Reserves, Borrowings and funding provided by Federal and State Agencies as detailed below:

Table 3: Funding Breakdown

Asset Category	Own Source Revenue	Own Source Reserve	External Grants & Contributions	Loan	Total
Buildings	2,369,000	3,313,617	1,586,383		7,269,000
Plant & Equipment	2,466,000				2,466,000
Furniture & Equipment	1,776,000	570,000			2,346,000
Roads	6,936,231		8,905,769		15,842,000
Bridges Floodways & Major Culverts		3,913,040	646,960		4,560,000
Footpaths & Cycleways	1,535,000				1,535,000
Recreation	1,392,000	4,218,000			5,610,000
Carparks	241,000	53,000			294,000
Meru Landfill	534,000			5,000,000	5,534,000
Airport	226,000	2,116,744	483,256		2,826,000
Drainage	1,949,000				1,949,000
Lighting	383,000				383,000
Signs	500,000				500,000
Total	**20,307,231**	**14,184,401**	**11,622,368**	**5,000,000**	**51,114,000**

As determined by the Department of Local Government, Sport and Cultural Industries in relation to assets managed by Councils in WA, a basic financial sustainability benchmark for Councils is that they should expend at least the equivalent of 90% of their annual asset depreciation expense on asset renewal. Failure to pursue achievement of that benchmark over a reasonable number of years would expose the City to unacceptable risks from asset deterioration. This leads to a decline in asset functionality, safety and community amenity, compounding the magnitude of the asset renewal funding problem in future years, attracts criticism for failure to recognise the principle of intergenerational equity and would be contrary to the interests of the City and the Community.

3. Fees and Charges

Fees and Charges are forecast to increase by 6.2% or around $1.9 million when compared to the 2024-25 financial year budget. The main underlying factors behind this increase are:

Airport fees and charges are projected to increase by $650K. Airport passenger number are expected to increase from the current annual projection of 150,000 passenger to 160,000 passengers in 2025-26, with a resulting increase in airport fees and charges.

Meru waste and sanitation charges are projected to increase by $490K due to:

- An increase in the current mixed waste monthly volume and proposed 1% increase in fees.
- An increase in hazardous waste charges to prior levels.
- A new fee for e-waste.

Where appropriate, changes will be made on a per annum basis due to the following:

- Service no longer provided so no fee or charge applicable.
- New service being provided.
- Cost of service has changed.
- Change to service delivery requiring an alteration to the fee or charge structure.

Within function areas relating to building licenses, planning, development and health approvals, the City is limited by statutory regulations and capping on fees and/or charges applied, preventing full cost recovery of these services.

Benchmarking has been undertaken with other local governments corresponding fees, where possible – but noting that not all Councils have yet determined their 2025-26 budgets.

The provision of free residential tipping at Meru will continue for a further year. Domestic and commercial rubbish charges are proposed to be set at $435 per annum.

4. General Charges, Concessions and Interest

Under the *Local Government Act 1995* and associated regulations, the City can apply an interest penalty rate of up to 11% to any outstanding rates and service, and sundry outstanding debt. This rate was previously reduced to 6% however is proposed to increase to 8% for 2025-26.

5. Allowances

As per both Council Policy 4.31 (Council Member Fees, Allowances, Reimbursements and Benefits) and the Salaries and Allowances Tribunal 2025 Determination, Council Member fees and allowances are set at and denoted in the table below:

Allowance & Attendance Category	2025-26
Mayor's Annual Allowance	$100,514
Mayor's Annual Attendance Fee	$53,215
Deputy Mayor's Annual Allowance	$25,128
Councillors Attendance Fee	$35,480
Child-Care Allowance	$35 per hour
Superannuation	12%

6. Borrowings

$5M in new borrowings is proposed in 2025-26 to fund the creation of a new waste cell at the Meru Landfill Facility.

From 1 July 2019 the City will have reduced its debt liability from $38.5M to $13.5M as at 30 June 2025.

7. Reserve Account

Existing reserves have been established and/or are used where there is a legal or statutory requirement to do so, are mechanisms for accumulating cash for future capital outlays, managing cyclical expenditure and meeting liability provisions. It is proposed that Cash Reserves in 2025-26 will assist in funding the following projects:

- Carried over capital works from 2025-26 including Geraldton Airport Microgrid.
- Foreshore Youth Precinct.
- Replace the Airport Checked Baggage Screening System that has reached end-of-life.
- Major Culvert Renewals.

Below summarises the total cash reserve balances and proposed movements for 2025-26:

Opening Balance	Transfer to	Transfer from	Closing Balance
$38,123,740	$688,750	$14,184,401	$24,628,089

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:

The proposed 2025–26 budget includes several significant initiatives aimed at enhancing social outcomes within the community. Among these are the development of new infrastructure and the planning of future community spaces that support inclusion, wellbeing, and youth engagement.

One of the key projects is the Foreshore Youth Precinct, which is a refreshed outdoor leisure and recreation space.

In addition, the budget allocates resources for the future planning of Maitland Park, which is likely to involve upgrades or redesigns that enhance accessibility, usability, and environmental sustainability. This forward-looking approach ensures that community infrastructure evolves to meet changing needs and supports long-term social benefits.

Together, these initiatives reflect a commitment to building a more connected, inclusive, and vibrant community through investment in public spaces and services.

Economy:
The proposed Capital Works Program for 2025–26 is designed not only to enhance local infrastructure but also to stimulate the local economy by creating a wide range of opportunities for local businesses and contractors. By investing in diverse projects, ranging from community facilities to public space upgrades, the program ensures that local enterprises can participate in tenders, supply chains, and service delivery.
This approach supports:

- Job creation within the region.
- Business growth through increased demand for construction, materials, and professional services.
- Economic resilience, as funds are reinvested into the local economy.

Environment:
Initiatives such as the Geraldton Airport Microgrid and the Meru Landfill Gas Flaring Projects clearly demonstrate Council's commitment to progressing toward a net zero emissions target. These projects reflect a proactive approach to sustainability and environmental responsibility:

- The Geraldton Airport Microgrid supports energy resilience and reduces reliance on fossil fuels by integrating renewable energy sources into critical infrastructure.
- The Meru Landfill Gas Flaring Project captures and flares methane, a potent greenhouse gas, thereby significantly reducing emissions from waste management operations.

Together, these initiatives signal a broader strategy to embed climate-conscious practices into Council operations and infrastructure planning. They also align with global and national efforts to mitigate climate change and transition to a low-carbon future.

Leadership:
Section 6.2 of the *Local Government Act 1995* requires Council to prepare and adopt a budget for 2025-26.

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

RELEVANT PRECEDENTS:
Council adopts a budget including a rates model for every financial year.

COMMUNITY CONSULTATION:
In accordance with the requirements of section 6.36 of the *Local Government Act 1995*, a statement of intended differential rates and minimum payments was advertised seeking public submissions, and a statement of objects and reasons for the intended rates and minimum payments was also made available for download from the City website, with hardcopies provided at the City Offices in Geraldton, the Geraldton Regional Library and Mullewa District Office.

Submissions closed at 5:00pm on 18 June 2025 with one submission received by the due date. This submission formally objected to the proposed rate increases, requesting the Council undertake a comprehensive and transparent review of its assets, expenditures, and operational efficiency, with justification that existing funds are used responsibly and all possible cost saving measures exhausted. Reasons for such included times of economic uncertainty and growing cost-of-living pressures.

The submission information has been distributed to Council Members via a Briefing Note on 19 June 2025.

In addition, the Community were extensively consulted in the development of the Strategic Community Plan (SCP) 2025-2035 and the vision, priorities and objectives contained therein. In developing the 2025-26 budget, consideration was given to the goals articulated in the SCP.

COUNCIL MEMBER CONSULTATION:
City of Greater Geraldton Council Members have been actively engaged in formulation of the 2025-26 Budget through a series of Budget Workshops conducted through February to June 2025, enabling consideration of revenue and expenditure requirements and the capital works program.

LEGISLATIVE/POLICY IMPLICATIONS:
***Local Government Act 1995* - Section 6.2 – Local government to prepare annual budget**
Section 6.2 of the *Local Government Act 1995* requires that in preparing its annual budget the Council is to have regard to the contents of its plan for the future prepared in accordance with section 5.56. *Local Government (Administration) Regulations 1996* define these as the Strategic Community Plan (Regulation 19C) and Corporate Business Plan (Regulation 19DA). The City must prepare detailed estimates of:

(a) the expenditure by the local government; and
(b) the revenue and income, independent of general rates, of the local government; and
(c) the amount required to make up the deficiency, if any, shown by comparing the estimated expenditure with the estimated revenue and income.

Section 6.2(3) requires that all expenditure, revenue and income must be taken into account unless otherwise prescribed. *Local Government (Financial Management) Regulations 1996,* regulation 32 prescribes amounts that may be excluded in calculating the budget deficiency.

Section 6.2(4) requires the annual budget to incorporate:

(a) particulars of estimated expenditure proposed;
(b) detailed information relating to the rates and service charges which will apply, including:
    i. the amount estimated to be yielded by the general rate; and
    ii. the rate of interest to be charged on unpaid rates and service charges;
(c) fees and charges;

(d) borrowings and other financial accommodations proposed;
(e) reserve account allocations and uses;
(f) any proposed land transactions or trading undertakings per section 3.59; and
(g) such other matters as are prescribed.

Local Government (Financial Management) Regulations 1996, regulations 22 through 31 prescribe requirements in relation to form and content of the annual budget and required notes to and forming part of the budget.

Ministerial Approval Requirements
Should Council seek to adopt a rating and minimum payments model other than that set out in the Executive Recommendation, then such a determination should be deferred to enable necessary assessment under the requirements of sections 6.33 and 6.35 of the Act. If Ministerial approvals are required in respect of a different model of differential rates and minimum payments, such approvals must be obtained before Council can subsequently adopt a revised Budget.

***Local Government Act 1995* - Section 6.45 - Options for payment of rates or service charges**

(1) A rate or service charge is ordinarily payable to a local government by a single payment but the person liable for the payment of a rate or service charge may elect to make that payment to a local government, subject to subsection (3), by —

(a) 4 equal or nearly equal instalments; or
(b) such other method of payment by instalments as is set forth in the local government's annual budget.

***Local Government Act 1995* - Section 6.47 - Concessions**

Subject to the Rates and Charges (Rebates and Deferments) Act 1992, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive a rate or service charge or resolve to grant other concessions in relation to a rate or service charge.*

** Absolute majority required.*

There are no impediments deriving from the *Rates and Charges (Rebates and Deferments) Act 1992.*

Policy Implications:
The City's Strategic Community Plan and the Corporate Business Plan are the core planning documents that have been used to inform the LTFP along with other strategic documents and are also the basis for preparation of the Annual Budget.

FINANCIAL AND RESOURCE IMPLICATIONS:
Details of the budget estimates for 2025-26 are contained in the attached documents.

INTEGRATED PLANNING LINKS:

Strategic Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well informed decision-making.**
Outcome 4.2	Decision making is ethical, informed and inclusive.
Outcome 4.3	Accountable leadership supported by a skilled and professional workforce.
Outcome 4.4	Healthy financial sustainability that provides capacity to respond to change in economic conditions and community priorities.
Outcome 4.6	A community that is genuinely engaged and informed in a timely and appropriate manner.
Outcome 4.7	Council understands its roles and responsibilities and leads by example.

REGIONAL OUTCOMES:
Delivery of programs, services and projects continue to provide benefits for the region through capital expenditure, business support, employment opportunities and encouraging tourism.

RISK MANAGEMENT:
Section 6.2 of the *Local Government Act 1995* requires Council to prepare and adopt a budget for 2025-26 by 31 August 2025, or by such extended time as the Minister allows. Having regard to cash flow requirements for ongoing City operations, it is in the best interests of all Councils for their budget to be adopted at the earliest practicable opportunity, to enable issue of rates notices and commencement of revenue flows as early as possible in the new financial year.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
The following options were considered by City Officers:

Alternative Option One
That Council by Absolute Majority pursuant to Section 6.2 of *the Local Government Act 1995* RESOLVES to:

1. ADOPT the 2025-26 Budget as set out in items 1 through 29 of the Executive Recommendation *but with the following changes*:
   a. To be determined by Council; and
2. MAKE the determination based on the following reason/s:
   a. To be determined by Council.

Alternative Option Two
That Council by Simple Majority pursuant to section 5.20 of the *Local Government Act 1995* RESOLVES to:

1. DEFER consideration of the 2025-26 Budget; and
2. MAKE the determination based on the following reason/s:
   a. To be determined by Council.

Consideration of Options

Parts 'A' through 'I' (numbered items 1 through 29) of the Executive Recommendation address all of the elements covering imposition of rates and minimum payments, estimates of revenue and income other than rates, estimates of expenditure, charges, concessions and interest, the schedule of fees and charges, Council Member allowances and, in relation to Notes comprising part of the budget, allocations to and use of funds from reserves, and proposed new loans. Parts 'A' through 'I' are inter-dependent and together produce the budget result, and thus they need to be considered and resolved together by Council, rather than separately.

Part 'J' of the Executive Recommendation seeks Council approval to provide funding as delegated and required under Council Policy 1.8 Community Funding Programs.

Any *significant/material* change to any of the revenue, income or expenditure elements of the recommended 2025-26 Budget (comprising parts 'A' through 'I' inclusive) would require re-casting of the budget and assessment of the consequent budget result, to ensure compliance with section 6.34 of the *Local Government Act 1995*.

In effect section 6.34 requires prior Ministerial approval of a proposed budget if the amount estimated to be yielded by general rates does not fall within the range 90% to 110% of the 'budget deficiency' as envisaged in section 6.2 of the Act, and as calculated in the rate setting statement per *Local Government (Financial Management) Regulation 32*.

Council may choose to make changes to the recommended 2025-26 Budget via Alternative Option One – provided that those changes do not have such a significant/material effect on expenditure or revenue estimates that would require re-casting of the whole budget, and those changes can be made without any material impact.

Should Council wish to make significant/material changes to revenue or expenditure components of the proposed 2025-26 Budget that in effect delivers a result significantly different, then Alternative Option Two (Deferment) should be pursued. This option would need the determined reasons to include clear directions and an unambiguous indication of an alternative required budget outcome to guide recasting of the budget for re-presentation to Council at a later date.

CS226 STATEMENT OF FINANCIAL ACTIVITY AND STATEMENT OF FINANCIAL POSITION FOR THE PERIOD ENDED 31 MAY 2025

AGENDA REFERENCE:	**D-25-066065**
AUTHOR:	**J McLean, Senior Management Accountant / Analyst**
EXECUTIVE:	**P Radalj, Director Corporate Services**
DATE OF REPORT:	**5 June 2025**
FILE REFERENCE:	**FM/17/0015**
ATTACHMENTS:	**Yes (x1) Monthly Management Report for period ended 31 May 2025**

EXECUTIVE SUMMARY:
The purpose of this report is to provide Council with a comprehensive report on the City's finances to 31 May 2025.

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 Statement of Financial Activity for the period ended 31 May 2025, as attached; and
2. RECEIVE the monthly Statement of Financial Position as at 31 May 2025, as attached.

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

BACKGROUND:
The financial performance and position at the end of May 2025 is detailed in the attached report.

Summarised below are the variances between Year-to-Date (YTD) budgets and actuals:

Operating Income	$	160,788	0.2%	over YTD Budget	☑
Operating Expenditure	$	1,444,007	1.6%	under YTD Budget	☑
Net Operating	$	1,604,795	60.5%	under YTD Budget	☑
Capital Expenditure	$	7,771,673	18.8%	under YTD Budget	☑
Capital Revenue	$	2,231,726	20.9%	under YTD Budget	☒

Cash at Bank – Municipal	$ 9,797,004
Cash at Bank – Reserve	$ 5,083,269
Current Investments	$44,248,257

Current Rates Collected to May 2025	96.43%
Current Rates Collected to May 2024	96.12%
Rates Arrears Collected to May 2025	56.87%
Rates Arrears Collected to May 2024	50.67%

The attached report provides explanatory notes for items greater than 10% or $50,000. This commentary provides Council with an overall understanding of how the finances are progressing in relation to the budget. The financial performance presented in the May financials show a YTD positive variance of $1,604,795 in the net operating surplus/(deficit) result.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
There are no adverse community impacts.

Economy:
There are no adverse economic impacts.

Environment:
There are no adverse environmental impacts.

Leadership:
The Financial Management Regulations require presentation each month of a statement of financial activity accompanied by other supporting information that is considered relevant and a statement of financial position. In addition to the compliance requirements, the purpose of regularly reporting on the financial activities of the City is to enable Council Members to monitor and review the allocation of financial and other resources against the budget. Reporting on a regular basis evidences the ongoing financial management and performance of the accounting systems. The monthly report provides a summary of the organisation's liquidity and going concern status.

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, reporting on the revenue and expenditure as set out in the adopted annual budget.

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 disclosed in the attached report.

INTEGRATED PLANNING LINKS:

Strategic Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well informed decision-making.**
Outcome 4.2	Decision making is ethical, informed and inclusive.
Outcome 4.3	Accountable leadership supported by a skilled and professional workforce.
Outcome 4.4	Healthy financial sustainability that provides capacity to respond to change in economic conditions and community priorities.

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
The provision of monthly financial reports to Council fulfils the relevant statutory requirements and is consistent with good financial governance.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
There are no alternative options to consider.

12.4 REPORTS OF INFRASTRUCTURE SERVICES

IS321 COUNCIL POLICY 3.1 - CLIMATE CHANGE	
AGENDA REFERENCE:	**D-25-061628**
AUTHOR:	**M Dufour, Manager Climate, Environment and Waste**
EXECUTIVE:	**C Lee, Director Infrastructure Services**
DATE OF REPORT:	**28 May 2025**
FILE REFERENCE:	**GO/14/0008**
ATTACHMENTS:	**Yes (x2)** **A. Draft Council Policy 3.1 - Climate Change (v5)** **B. Council Policy 3.1 - Climate Change - (v5) - Comparison Table**

EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval for Council Policy 3.1 Climate Change, version 5. The policy has undergone its biennial review with minor administrative changes proposed to the Policy Statement as detailed in the attached comparison table (Attachment No. IS321B).

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

1. APPROVE Council Policy 3.1 Climate Change, version 5.

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

BACKGROUND:
Council Policy 3.1 Climate Change was last reviewed by Council on 27 June 2023 in Item No. IS287. The purpose of this policy is to outline the City's commitment to addressing climate change through acknowledging causes and understanding the impacts in a local, regional and international context, reducing greenhouse gas (GHG) emissions through sustainable decision-making, actions and developing appropriate adaptation strategies.

With version 4 of this policy having been in place for two (2) years, there has been several key initiatives that have progressed, including:

- Gas Flaring Project at the City's Meru Waste Management Facility that will reduce a significant portion of City's GHG emissions;
- Renewable Energy Project at the City's Geraldton Airport Precinct. A renewable energy microgrid will serve as an uninterruptible power supply for the airport and for disaster resilience across the region; and
- Transitioning the City's Fleet to hybrid vehicles as a part the commitment to reducing carbon emissions.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
The policy promotes developing individuals, communities and businesses to understand and adapt to the impacts of climate change.

Economy:
The policy seeks to encourage and support the community and businesses in the transition towards sustainable lifestyles that reduce the impacts of GHG emissions.

Environment:
The policy is designed to drive a positive outcome for the environment by reducing the City's GHG emissions. It forms the basis for the development and implementation of the City's strategies and plans to address climate change which includes the Achieving Net Zero Plan and the Coastal Hazard Risk Management and Adaptation Plan.

Leadership:
The *Local Government Act 1995* requires that Council establish good governance principles through the introduction of policies and guidelines. This policy promotes the development of strategies and plans that set targets and identify actions on how to minimise the impacts of climate change.

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 3.1 Climate Change, version 4 was last approved by Council on 27 June 2023, Item No. IS287.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
Councillor consultation for council policy reviews is not required prior to the Agenda Forum or Ordinary Meetings of Council unless there are significant changes to a policy. There are no significant changes to the intent of the policy proposed, therefore Council consideration is sought via this item.

LEGISLATIVE/POLICY IMPLICATIONS:
This policy assists the City to fulfil its obligation to Section 3.1 of the *Local Government Act 1995:*

> *"In carrying out its functions a local government is to use its best endeavours to meet the needs of current and future generations through an integration of environmental protection, social advancement and economic prosperity.*
>
> *The general function of a local government must be performed having regard to the following —*
>
> *a) The Need –*
> *(i) To promote the economic, social and environmental sustainability of the district and:*

(ii) To plan for and to plan for mitigating, risks associated with climate change and:
(iii) In making decisions, to consider potential long-term consequences and impacts on future generations."

This policy is consistent with the climate change targets identified in the Commonwealth *Climate Change Act 2022.*

FINANCIAL AND RESOURCE IMPLICATIONS:
The policy will inform prudent financial decision-making for the City to accommodate the long-term impacts of climate change and reduce its carbon footprint.

INTEGRATED PLANNING LINKS:

Strategic Direction: Environment	**Aspiration: Our natural environment has a voice at the table in all our decisions. We are a leader in environmental sustainability.**
Outcome 3.2	Regional leader in adapting to climate change.
Outcome 3.3	A well-maintained, SMART, sustainable, liveable City valued by the community.
Outcome 3.4	A desirable and sustainable built and natural environment responsive to community aspirations.
Outcome 3.7	Moving towards a circular economy.
Strategic Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well-informed decision-making.**
Outcome 4.7	Council understands its roles and responsibilities and leads by example.

REGIONAL OUTCOMES:
The policy advocates cooperative regional climate change management across the political and operational areas under the City's jurisdiction.

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.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
The Council may choose to consider alternative amendments to the policy, this is a matter for the Council.

12.5 REPORTS OF OFFICE THE CEO - Nil

There are none.

12.6 REPORTS TO BE RECEIVED

RR72	REPORTS TO BE RECEIVED - MAY
AGENDA REFERENCE:	**D-25-067141**
AUTHOR:	**R McKim, Chief Executive Officer**
EXECUTIVE:	**R McKim, Chief Executive Officer**
DATE OF REPORT:	**13 June 2025**
FILE REFERENCE:	**GO/6/0029**
ATTACHMENTS:	**Yes (x5)** **A. DSDD032 - Delegated Determinations and Subdivision Applications for Planning Approval** **B. CS227 - City of Greater Geraldton Audit Committee Meeting Minutes – 20 May 2025** **C. CEO134 - WALGA State Council Agenda – 2 July 2025** **D. CS228 – List of Accounts Paid Under Delegation – May 2025** **E. CS229 - List of Payments by Employees via Purchasing Cards – May 2025**

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. DSDD032 - Delegated Determinations and Subdivision Applications for Planning Approval.
   b. Reports – Corporate Services:
      i. CS227 - City of Greater Geraldton Audit Committee Meeting Minutes – 20 May 2025; and
   c. Reports – Office of the CEO:
      i. CEO134 - WALGA State Council Agenda – 2 July 2025.

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. CS228 – List of Accounts Paid Under Delegation – May 2025; and

ii. CS229 - List of Payments by Employees via Purchasing Cards – May 2025.

PROPONENT:
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.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
There are no adverse community impacts.

Economy:
There are no adverse economic impacts.

Environment:
There are no adverse environmental impacts.

Leadership:
There are no adverse leadership impacts.

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 Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well informed decision-making.**
Outcome 4.3	Accountable leadership supported by a skilled and professional workforce

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.

13 MOTIONS BY MEMBERS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

NM38 E-SCOOTER HIRE SUSPENSION

AGENDA REFERENCE:	**D-25-065123**
AUTHOR:	**Cr Aaron Horsman**
EXECUTIVE:	**R McKim, Chief Executive Officer**
DATE OF REPORT:	**9 June 2025**
FILE REFERENCE:	**GO/6/0008**
APPLICANT/PROPONENT:	**Council**
ATTACHMENTS:	**Yes (x1) Confidential** **Confidential – Beam Geraldton E-Scooter Program**

COUNCIL MEMBER COMMENT:
The City of Greater Geraldton immediately suspend the use of Beam scooters, pending an inquiry aligned with the recent suspension of scooter proprietors in other WA Councils following the death of a pedestrian in Perth.

The public health and safety of the ratepayers and constituents in The City of Greater Geraldton are paramount and the outcomes of other Council actions and ongoing legal actions should be considered.

EXECUTIVE COMMENT:
Following a Concept Forum presentation and a subsequent Expression of Interest process, in September 2022, a trial of E-Scooter hire on City controlled land began, Item No. CEO097 E-Scooter Hire Expression of Interest.

On conclusion of the trial, a community consultation process was undertaken to seek community feedback. The Community Survey was open for two weeks from 20 November to 4 December 2023. It was promoted via a media release, social media campaign and weekly newspaper advertisements that provided the link to the online survey and stated where paper copies were available including the Civic Centre, QEII Seniors and Community Centre, Geraldton Regional Library, Aquarena, Geraldton Regional Art Gallery and Visitor Centre. The survey was also promoted at the QEII Centre during Seniors Week activities. The City received 1,996 responses. The majority of respondents said Council should allow hire e-scooters in Geraldton (66 percent to 34 percent).

Subsequently, at its ordinary meeting of 19 December 2023, Council approved a two-year extension of the BEAM e-Rideable arrangement for the period 1 January 2024 to 1 January 2026, Item No. CEO114. The arrangement with the hire company does limit where the hire E-Scooters can go and the maximum speed they can operate. For instance the Geofence technology prevents the hire E-Scooter operating at the HMAS Sydney II Memorial.

Council has also partnered with the State Government to fund an Active Travel program and Officer who works diligently with the local community and schools on increasing active travel in the local community and safe use of scooters and bicycles.

USEAGE:
Beam e-Rideables provide the City with a monthly usage report. In terms of overall travel figures (since launch):

- On average, we have seen approximately 25,000 kilometres travelled per month throughout the year, accounting for seasonal variations.
- On average, we see around 2,500 trips each week across Geraldton.

BENEFITS OF E-SCOOTERS:
- The introduction of hire E-Scooters has created local employment.
- Geraldton has limited public transport options, particularly outside peak hours and in outer suburbs. Hire E-Scooters provide an affordable alternative.
- E-scooters contribute to carbon emission reduction by replacing short car trips, which are among the most polluting per kilometre.
- Beam's Geraldton fleet of approximately 300 e-scooters travels an estimated 25,000 km per month, indicating their popularity in the community.
- E-scooters increase foot traffic in commercial areas, with Beam reporting that 6 in 10 trips result in a purchase at a local business.
- They support tourism by offering a fun and efficient way for visitors to explore the City.
- Hire E-Scooter usage data can inform infrastructure improvements, such as identifying high-demand corridors for future bike lanes or pedestrian upgrades.

DISADVANTAGE AND RISKS OF E-SCOOTERS:
- Injuries to users has occurred.
- Helmet compliance, age compliance, doubling, speeding and poor rider behaviour increase the risk of injury.
- Other pathway users raise concerns, particularly in high-traffic or shared-use areas.
- Some hire E-Scooters are left across pathways.

REGULATORY CONTEXT:
- Local governments do not have the authority to ban privately owned E-Scooters; this is governed by state legislation.
- Enforcement of E-scooter compliance (e.g., helmet use, speed limits) is a state government responsibility (WA Police).

ALTERNATE OPTIONS COUNCIL MAY CONSIDER:
- Commence a further consultation process to gauge the community's view on the use of hire E-Scooters prior to determining if the Council should proceed with the proposed Councillor Motion.
- Work with the current provider, local police and key stakeholders (schools, community groups, businesses) to undertake an enhanced public education program and increased compliance regime.
- Review the current hire arrangement with a view to amending:
  - the number of hire E-Scooters that can be used.

- Increasing the time span in which the existing sobriety test is required to be completed.
- Further restrict maximum speeds in high-risk zones (e.g., CBD, waterfront.
- Introduce further 'no go zones'.

- Direct the Chief Executive Officer to write to the State Government seeking a review of the current E-Rideable legislation providing details of specific concerns, whilst allowing the hire E-Rideable's to operate in the interim.
- Direct the Chief Executive Officer to give the provider 30 days written notice and terminate the current operating arrangement.

PROPONENT:
The proponent is Cr A Horsman.

INTEGRATED PLANNING LINKS:

Strategic Direction: Community	**Aspiration: Our Culture and heritage is recognised and celebrated. We are creative and resilient. We can all reach our full potential.**
Outcome 1.4	Community safety, health and well-being is paramount.
Outcome 1.8	Active living and recreation is encouraged.
Strategic Direction: Environment	**Aspiration: Our natural environment has a voice at the table in all our decisions. We are a leader in environmental sustainability.**
Outcome 3.3	A well-maintained, SMART, sustainable, liveable City valued by the community.
Strategic Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well informed decision-making.**
Outcome 4.5	A culture of safety, innovation and embracing change.
Outcome 4.7	Council understands its roles and responsibilities and leads by example.

COUNCIL MEMBER MOTION:
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 immediately suspend the approval for Beam to operate a hire business for electric scooters within the City of Greater Geraldton;
2. INSTRUCT the Chief Executive Officer to instigate an inquiry into accidents, injuries and near misses recorded by Geraldton Regional hospital, health care providers and WAPOL involving BEAM hire scooters and or other private riders and pedestrians within the City of Greater Geraldton;

3. INSTRUCT the Chief Executive Officer as previously requested to approach WAPOL to indicate their capability and willingness to monitor and police E-scooter use and safety in the City of Greater Geraldton; and
4. MAKE the determination on the following grounds:
   a. The suspension aligns with other Councils within Australia that have previously cancelled similar approvals, and some Councils within WA have recently cancelled approvals to companies, awaiting further investigations into operational safety and rider compliance.

14 QUESTIONS FROM MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

There are none.

15 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING

There is none.

16 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.

CS230	RFT 2425 27 CLEANING OF BBQ'S AND OTHER PARK FURNITURE
AGENDA REFERENCE:	**D D-25-063177**
AUTHOR:	**C Bryant, Coordinator Procurement, L Maldea, Manager Corporate Compliance**
EXECUTIVE:	**P Radalj, Director Corporate Services**
DATE OF REPORT:	**22 May 2025**
FILE REFERENCE:	**FM/25/0341**
ATTACHMENTS:	**Yes (x1) Confidential Confidential – RFT 2425 27 Evaluation Report**

EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval to award tender RFT 2425 27 Cleaning of BBQ's and Other Park Furniture to the recommended tenderer.

The contract is to run for a period of two years for the delivery of budgeted cleaning of BBQ's and other park furniture.

The initial contract is proposed to be in place from 15 August 2025 to 14 August 2027 with the option for an additional one-year extension exercisable at the discretion of the City.

EXECUTIVE RECOMMENDATION:
That Council by Simple Majority pursuant to Sections 3.57 and 5.20 of the *Local Government Act 1995* RESOLVES to:

1. AWARD the contract RFT 2425 27 Cleaning of BBQ's and Other Park Furniture to the recommended tenderer; and
2. RECORD the estimated annual contract value in the minutes.

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

BACKGROUND:
Tender RFT 2425 27 Cleaning of BBQ's and Other Park Furniture (RFT) was advertised in The Geraldton Guardian on 4 April 2025, in The West Australian on 5 April 2025, and the City's TenderLink e-Tendering Portal. The RFT closed on 28 April 2025.

Eleven interested parties registered to receive copies of the tender and three 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 15 August 2025 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 maintenance programs.
There has previously been a two-year contract for Cleaning of BBQ's, Fish Cleaning Stations and Street Furniture RFT 2223 06 (Item No. CCS711).

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
Well maintained BBQ's and other park furniture support the community by enabling public open spaces to be enjoyed and reduces the likelihood of accidents or injury caused to members of the public and property.

Economy:
Awarding this tender will result in City funds flowing into the local economy through the employment of local contractors.

Environment:
All works will be undertaken with care for the environment in mind. Environmental controls are implemented as part of the individual maintenance programs. Tenderers were asked to provide evidence of environmentally sustainable practices in their tender submission.

Leadership:
Successful tenderers are required to provide a comprehensive Safety Management Plan with works monitored by the City through Key Performance Indicator (KPI) checklists and safety management audits.

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 06 Cleaning of BBQ's, Fish Cleaning Stations and Street Furniture on 26 July 2022, Item No. CCS711. The initial contract was in place from 15 August 2022 to 14 August 2024, with an extension to contract approved 10 July 2024 to extend the contract until 14 August 2025.

Prior to RFT 2223 06 Cleaning of BBQ's, Fish Cleaning Stations and Street Furniture public tender, there were multiple short term minor contracts via Request for Quote (RFQ) in place for cleaning of BBQ's, fish cleaning stations, and street furniture. The latest being under RFQ VP247682 Cleaning and Maintenance of BBQ's & Fish Cleaning Stations and Cleaning only Beresford Foreshore Street Furniture 2021-2022.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
Community and Council Member consultation does not occur with the award of the two-year supply contracts for essential services. Consultation relating to these activities takes place when Council confirms the annual budget for such essential services.

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 approximate expenditure on Cleaning of BBQ's and Other Park Furniture is $170,938 (excluding GST) per annum (no traffic management required for this contract). Assuming all extension periods are exercised, the estimated total contract value over three years is $512,814 (excluding GST). These funds are sourced primarily from the Maintenance Operations budget and City Precinct budget and any cost movement will be accounted for, and adjustments will be made in both Annual Budgets and the Long-Term Financial Plan (LTFP).

INTEGRATED PLANNING LINKS:

Strategic Direction: Community	**Aspiration: Our Culture and heritage is recognised and celebrated. We are creative and resilient. We can all reach our full potential.**
Outcome 1.4	Community safety, health and well-being is paramount.
Strategic Direction: Economy	**Aspiration: A healthy thriving and resilient economy that provides opportunities for all whilst protecting the environment and enhancing our social and cultural fabric.**
Outcome 2.1	Local business is empowered and supported.
Strategic Direction: Environment	**Aspiration: Our natural environment has a voice at the table in all our decisions. We are a leader in environmental sustainability.**
Outcome 3.1	A City that is planned, managed and maintained to provide for environmental and community well being.

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 cleaning of BBQ's and other park furniture. 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.

17 CLOSURE

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/