



ORDINARY MEETING OF COUNCIL

AGENDA

25 MARCH 2025

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CITY OF GREATER GERALDTON
ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 25 MARCH 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 rescission 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

Attendance by Electronic Means

In accordance with the Local Government (Administration) Regulations 1996 regulation 14C (2)(iii), Cr S Cooper is authorised by the Mayor to attend this meeting by electronic means.

Present:

Officers:

Others:

Members of Public:

Members of Press:

Apologies:

Leave of Absence:

4 DISCLOSURE OF INTERESTS

Cr S Cooper declared an Impartiality interest in Item No. CC026 CSRFF 2025-26 February Small Grants Round – Geraldton Bowling Club Inc as he is a member of the Geraldton Bowling Club.

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**Existing Approved Leave**

Councillor	From	To (inclusive)	Date Approved
Mayor J Clune	16 April 2025	5 May 2025	28/1/2025
Cr N Colliver	4 June 2025	13 June 2025	25/2/2025
Cr K Parker	12 July 2025	23 July 2025	28/1/2025

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

**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 J Critch for the period 18 July to 6 August 2025.

8 PETITIONS, DEPUTATIONS

There is none.

9 CONFIRMATION OF MINUTES

RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 25 February 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
26 February 2025	Triple M Interview - Outcomes of Council Meeting 2025	Mayor Jerry Clune
27 February 2025	Northern Agricultural Catchments Council (NAAC) - Special General Meeting	Mayor Jerry Clune
27 February 2025	Mount Tarcoola Primary School Puzzle Presentation - "Your Move" Campaign	Mayor Jerry Clune
27 February 2025	Channel 7 Interview - Designated Area Migration Agreement (DAMA) - Regional Capital Australia	Mayor Jerry Clune
27 February 2025	Batavia Local Emergency Management Committee (BLEMC) Meeting	Mayor Jerry Clune
27 February 2025	Presenting of Puzzles to Mount Tarcoola Primary School - "Your Move"	Mayor Jerry Clune
27 February 2025	Filming for the Outcome of Council Meeting Videos with the theme "What's your day job?" - with Cr Peter Fiorenza	Mayor Jerry Clune
2 March 2025	2025 AusCycling BMX Racing State Series - WA (Round 2)	Mayor Jerry Clune
4 March 2025	ABC Interview - Live chat about apartments in Geraldton	Mayor Jerry Clune
4 March 2025	Mayor/CEO/ Deputy Mayor Catch Up	Mayor Jerry Clune
4 March 2025	Marketing & Media Regular Catch up	Mayor Jerry Clune
4 March 2025	Meeting with Bundiyarra Aboriginal Community Aboriginal Corporation Chief Executive Officer	Mayor Jerry Clune
4 March 2025	Concept Forum	Mayor Jerry Clune
5 March 2025	Mayoral Discretionary Funding - Stove - Salvation Army	Mayor Jerry Clune
7 March 2025	Filming for City of Greater Geraldton Facebook Milestone	Mayor Jerry Clune
7 March 2025	Australian Citizenship Ceremony	Mayor Jerry Clune
7 March 2025	Geraldton Aboriginal Short Stay Accommodation (GASSA) Milestone Celebration - Roof Cover Complete on All Buildings	Mayor Jerry Clune
8 March 2025	Holi Celebration - Festival of Colours with the Midwest Indian Cultural Society (MICS)	Mayor Jerry Clune
9 March 2025	Women on Wheels Bike Ride and Event	Deputy Mayor Cr Natasha Colliver
10 March 2025	Mayor/Deputy Mayor/CEO Regular Catch up	Mayor Jerry Clune
10 March 2025	Marketing & Media Regular Catch up	Mayor Jerry Clune
10 March 2025	Meeting with the Hon Melissa Price MP, Member for Durack - Election Commitments – Closed Circuit Television (CCTV)	Mayor Jerry Clune
11 March 2025	Regional Capitals Australia (RCA) Board Meeting – via electronic means	Mayor Jerry Clune
11 March 2025	Geraldton Do-Over Workshop	Mayor Jerry Clune
12 March 2025	ABC Interview - Mercantile Club Auction - Background	Mayor Jerry Clune
13 March 2025	Mid West Development Commission (MWDC) Board Visit -Chapman Valley	Mayor Jerry Clune
14 March 2025	Batavia Coast Marina Stage 2 (BCM2) Steering Committee Meeting	Mayor Jerry Clune
14 March 2025	Filming for Media Release – New Aquarena Turnstiles	Mayor Jerry Clune
15 March 2025	Harmony Festival 2025	Mayor Jerry Clune
17 March 2025	Mayor/Deputy Mayor/CEO Regular Catch up	Mayor Jerry Clune
17 March 2025	Marketing & Media Regular Catch up	Mayor Jerry Clune
17 March 2025	Regional Development Assessment Panel (RDAP) Pre-Meeting with City Officers - DAP/24/02803 - Lot 203 (179) Durlacher Street, Geraldton - Proposed Service Station & Associated Signage	Mayor Jerry Clune

18 March 2025	Triple M Interview - Local Governments Providing Essential Services	Mayor Jerry Clune
18 March 2025	Mullewa Councillor/Mayor/CEO Catch Up - March	Mayor Jerry Clune
18 March 2025	Agenda Forum - Mullewa	Mayor Jerry Clune
19 March 2025	Curtin University Journalism Student Interview - Geraldton Housing Prices	Mayor Jerry Clune
19 March 2025	Geraldton Guardian Interview – Agenda Forum in Mullewa	Mayor Jerry Clune
19 March 2025	Australian Vanadium Limited (AVL) Project Update	Mayor Jerry Clune
19 March 2025	Curtin University Journalism Student Interview – Appointment of Hon Jackie Jarvis, Minister for the Mid West	Mayor Jerry Clune
20 March 2025	Introductory Meeting - East Fremantle Football Club 'Sharks'	Mayor Jerry Clune
20 March 2025	Bush Fire Advisory Committee Meeting - Mullewa	Mayor Jerry Clune
21 March 2025	Bush Fire Advisory Committee Meeting - Greenough	Mayor Jerry Clune
24 March 2025	Mayor/Deputy Mayor/CEO Regular Catch up	Mayor Jerry Clune
24 March 2025	Marketing & Media Regular Catch up	Mayor Jerry Clune
24 March 2025	Geraldton Yacht Club - Batavia Coast Marina Pen Redevelopment - Discuss Project	Mayor Jerry Clune
25 March 2025	Regional Development Assessment Panel (RDAP) DAP/24/02803 - Lot 203 (179) Durlacher Street, Geraldton - Proposed Service Station & Associated Signage	Mayor Jerry Clune
25 March 2025	Ordinary Meeting of Council 2025	Mayor Jerry Clune

Note: 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

DS059	LEASE – LMS ENERGY PTY LTD
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AGENDA REFERENCE:	D-25-026387
AUTHOR:	S Pratt-King, Coordinator Land and Leasing
EXECUTIVE:	R Hall, Director Development Services
DATE OF REPORT:	28 February 2025
FILE REFERENCE:	GO/6/0029-002
ATTACHMENTS:	Yes (x1)
	Lease and Licence Area Plan

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider a proposed lease and licence agreement between LMS Energy Pty Ltd and the City of Greater Geraldton (the City) for the Meru Waste Management Facility at 61 Landfill Lane, Narngulu, for the purposes of biogas extraction and utilisation as shown in Attachment No. D059 Lease and Licence Area Plan.

EXECUTIVE RECOMMENDATION:

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

1. APPROVE a lease agreement between the City of Greater Geraldton and LMS Energy Pty Ltd for a 600m² portion of Lot 204 (No. 61) Landfill Lane, Narngulu;
2. APPROVE a licence agreement between the City of Greater Geraldton and LMS Energy Pty Ltd for an estimated 77 hectare portion of Lot 204, Lot 203, and Lot 2268 (No. 61) Landfill Lane, Narngulu;
3. SET the proposed conditions as:
 - a. Term of twenty (20) years, commencing on 28 November 2024;
 - b. A further term option of fifteen (15) years, commencing on 28 November 2044;
 - c. Set the lease fee as \$1.00 (including GST) per annum;
4. MAKE the determination subject to:
 - a. An advertising notice period of fourteen (14) days, inviting public submissions;
 - b. Obtaining a section 136 approval from the Western Australian Planning Commission;
 - c. Obtaining all necessary regulatory approvals; and
5. REFER the matter back to Council for final consideration should any objecting submissions be received.

PROPONENT:

The proponent is LMS Energy Pty Ltd (LMS).

BACKGROUND:

The Meru Waste Management Facility consists of Lot 203, Lot 204, and Lot 2268 (No. 61) Landfill Lane, Narngulu. The City of Greater Geraldton (the City) holds freehold ownership of the landfill site.

On 23 November 2021, Council approved (Item No. IS252 – City of Greater Geraldton Climate Mitigation), the City's Achieving Net Zero Corporate Climate Change Mitigation Plan (the Plan). This Plan identified that over 80% of the City's corporate greenhouse gas emissions originate from the Meru Waste Management Facility. A key action outlined in the Plan is to establish a biogas utilisation and extraction facility at Meru by 2025. This facility is expected to significantly reduce emissions by effectively destroying the methane generated on-site.

In 2023, the City conducted a feasibility assessment for landfill gas management, which resulted in an Expression of Interest process that identified two suitable suppliers. On 28 May 2024, the City chose LMS Energy Pty Ltd (LMS) as the preferred tenderer for RFT 2324 23 Landfill Gas Management Services, following a decision by Council (Item No. IS303 – Meru Landfill Gas Management Services).

Following the successful award, the City and LMS entered into a Biogas Agreement (the Agreement), which commenced on 28 November 2024 and has a term of twenty (20) years, with a possible extension of fifteen (15) years. The lease and licence term will be backdated to align with the Agreement.

A lease is necessary to formalise the parties' rights under the Agreement. The proposed lease will encompass a 600m² portion of the site designated for the construction, operation and maintenance of a Gas Utilisation Facility.

A non-exclusive licence within Meru Waste Management Facility will define the area for installing gas wells, pipelines, valves and other equipment needed for biogas extraction, treatment and delivery to the Gas Utilisation Facility. Since this equipment is located within the general Meru Landfill operations area, the licence will outline specific requirements for shared use of the site.

LMS has requested a nominal rent of \$1.00 per year, given their significant investment in constructing the facility and the royalty payments to the City for the duration of the Agreement.

As the cumulative term of the proposed lease exceeds twenty (20) years and involves a portion of freehold land, approval from the Western Australian Planning Commission (WAPC) is required under a Section 136 Application. Should Council approve the lease, an application will be lodged with WAPC prior to executing the lease.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:**Community:**

Executing a lease for biogas extraction and utilisation supports community sustainability by reducing emissions, improving waste management and promoting renewable energy innovation.

Economy:

Biogas extraction and utilisation drives economic growth by advancing the circular economy, creating jobs in renewable energy and transforming waste into a valuable resource, reducing reliance on fossil fuels.

Environment:

Executing a lease for biogas extraction and utilisation helps reduce greenhouse gas emissions by capturing methane, a highly potent contributor to global warming. This process lowers the City's carbon footprint, minimises landfill emissions and supports sustainable waste management. By preventing methane release and converting it into a less harmful byproduct, the initiative mitigates environmental impacts and contributes to improved air quality.

Leadership:

Effective lease management is crucial for demonstrating good governance. By establishing new environmental standards, we empower our community and reinforce our commitment to sustainable waste management.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

There are no established precedents for leases dedicated to biogas extraction and utilisation. This presents an opportunity for the City to lead in low-carbon infrastructure development and sets a new benchmark for future renewable energy initiatives.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

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

LEGISLATIVE/POLICY IMPLICATIONS:

Section 3.58 of the *Local Government Act 1995* (Act) outlines the processes by which the City can dispose of property. For the purposes of this section, a lease is considered a disposal.

FINANCIAL AND RESOURCE IMPLICATIONS:

The City will be responsible for all legal costs associated with the preparation and execution of the lease.

LMS will be responsible for all costs associated with the supply and installation of the biogas extraction and utilisation infrastructure including utility costs.

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 2.6	A diverse and globally recognised regional capital.

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.
Outcome 3.2	Regional leader in adapting to climate change.
Outcome 3.7	Moving towards a circular economy.

REGIONAL OUTCOMES:

As a regional waste management facility serving adjoining local governments, the installation of a biogas utilisation and extraction facility will benefit the Mid West region.

RISK MANAGEMENT:

Prior to executing the proposed lease agreement, the Proponent must provide evidence of appropriate public liability insurance.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

City Officers considered the following options:

1. Not support the proposed lease. This option would forgo the project's environmental benefits and hinder progress toward Achieving Net Zero by 2030. Therefore, City Officers do not recommend this option.

DS060 PROPOSED VISIT FROM LINFEN CITY IN 2025

AGENDA REFERENCE:	D-25-026397
AUTHOR:	S McCaughey, Manager Customer & Business Engagement
EXECUTIVE:	R Hall, Director Development Services
DATE OF REPORT:	5 March 2025
FILE REFERENCE:	ED/2/0009
ATTACHMENTS:	Yes (x1)
	Letter to Mayor Clune requesting invitation from Linfen Council

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider to formally invite a delegation of six (6) officials from Linfen City, Shanxi Province, China, to visit Geraldton and the Midwest. The visit would celebrate the 10th anniversary of the City of Greater Geraldton's (the City) formal Strategic Partner relationship with Linfen City and provide an opportunity for the delegates to explore potential collaborations between the two regions.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 5.2 of the *Local Government Act 1995* RESOLVES to:

1. NOTE the letter from the Director of the Foreign Affairs Office of the Linfen Municipal People's Government requesting an invitation to Geraldton; and
2. DIRECT the Chief Executive Officer to invite a delegation of six (6) government officials of the Linfen Municipal People's Government to visit Geraldton and the Midwest between May and July 2025.

PROPONENT:

The proponent is Linfen Municipal People's Government.

BACKGROUND:

Linfen City (Linfen) expressed their interest in fostering friendly relationship between the City and Linfen in September 2012. The Strategic Partner relationship was formalised between the regions in October 2015. City delegations previously visited Linfen City in 2015, 2016, 2017 and 2018 to establish and grow this relationship.

The City signed a Letter of Intent with Linfen People's Government (Linfen City) in September 2018 to promote cross-border cooperation. This culminated in the China Connect website project between 2019 – 2023 to promote tourism and trade between the two cities. Correspondence is regularly shared between the Mayors of Linfen and Greater Geraldton each year during Christmas and Chinese New Year.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:**Community:**

Long term relationships with Cities in China are a bridge between communities and cultures.

Economy:

Building upon the City's strategic relationship with Linfen, we can directly pursue markets for education, tourism and trade.

Environment:

There are no adverse environmental impacts.

Leadership:

Development and nurturing City-to-City relationships that offer the prospects of growth in tourism and trade, demonstrates proactive leadership by the Council.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

Council Policy 2.2 Establishing International Relations was retired on 26 April 2023. In retiring the policy, the intention was to continue existing relationships but not seek to establish new relationships.

The City has previously extended invitations to government officials of Linfen to visit Geraldton in 2013, 2017 and 2019.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been no community/Council Member consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

The City must notify the Minister for Foreign Affairs of 'non-core arrangements' through the Department of Foreign Affairs and Trade (DFAT) online portal as per *Australia's Foreign Relations (State and Territory Arrangements) Act 2020*. All arrangements required to be notified by local governments are 'non-core arrangements'. There is no requirement for the Minister to make a decision on prospective non-core arrangements, and arrangements may proceed unless entities are advised otherwise by DFAT.

FINANCIAL AND RESOURCE IMPLICATIONS:

All expenses of travel, accommodation and any incidentals will be at the expense of the delegation.

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

Outcome 2.5	Our competitive advantages are built upon and our business success is celebrated.
Outcome 2.6	A diverse and globally recognised regional capital.
Strategic Direction: Leadership	Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well informed decision-making.
Outcome 4.9	Collaboration and strategic alliances with Local Government partners delivers results for common aspirations.

REGIONAL OUTCOMES:

China is Australia's largest trading partner and top overseas market for agriculture, resources and services. Trade and investment with China is considered central to Australia's future prosperity by the Federal Government. In 2023, China bought \$219B of Australian exports, worth 32.5 percent of Australia's total exports to the world.

International relationships with Cities in China target regional economic growth, investment opportunities and partnerships in the Midwest Region. Capacity building in the region (i.e. Geraldton Airport upgrades) have expanded opportunities for trade, in the context of Australia's Free Trade Agreement (FTA) with China. The Mid West Port Authority's annual report 22/23 reflected that China accounts for 61.5% of their trade, demonstrating the importance of maintaining positive international relations.

RISK MANAGEMENT:

There are minimal risks in the reaffirmation of our City-to-City relationship which represents a valuable connection between our business communities.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The alternative option is to not invite the delegation to visit Geraldton although this is not recommended as it would be a missed opportunity to promote the City and explore potential economic outcomes that are mutually beneficial.

12.2 REPORTS OF COMMUNITY AND CULTURE**CC026 CSRFF 2025-26 FEBRUARY SMALL GRANTS ROUND – GERALDTON BOWLING CLUB INC**

AGENDA REFERENCE:	D-25-026747
AUTHOR:	M Adams, Manager Sport and Leisure
EXECUTIVE:	F Norling, Director Community and Culture
DATE OF REPORT:	6 March 2025
FILE REFERENCE:	GO/6/0029-002
ATTACHMENTS:	Yes (x2) 1 x Confidential
	A. Application CSRFF 2025-26 February Small Grants Round Geraldton Bowling Club Inc.
	B. Confidential – Quotes and Letters of Support

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council support for the Community Sporting and Recreation Facilities Fund (CSRFF) Small Grant Application from Geraldton Bowling Club Inc. (the Club).

The Club is seeking \$63,155 excluding GST from Council. The proposed project is for the removal of the existing grass bowling green and installation of a new synthetic bowling green. The total project cost is \$252,621 excluding GST.

The City of Greater Geraldton (the City) received three (3) applications for this round of CSRFF Small Grants and one (1) application for this round of Club Night Light Program (CNLP) Small Round Grants.

Cr S Cooper declared an Impartiality interest in Item No. CC026 CSRFF 2025-26 February Small Grants Round – Geraldton Bowling Club Inc as he is a member of the Geraldton Bowling Club

EXECUTIVE RECOMMENDATION:

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

1. SUPPORT the Geraldton Bowling Club Inc. Community Sporting and Recreation Facilities Fund Small Grant application for a bowling green upgrade project at a total cost of \$252,621 excluding GST;
2. MAKE provision in the 2025-2026 Annual Budget of \$63,155 as Council's contribution to this project subject to a successful State Government funding outcome of this application; and
3. ADVISE the Geraldton Bowling Club Inc. that any budget shortfall that may arise in delivery of the project is the Club's responsibility to fund.

PROPONENT:

The proponent is the Geraldton Bowling Club Inc.

BACKGROUND:

The State Government, through the Department of Local Government, Sport and Cultural Industries (DLGSC), administers multiple funding programs. These programs provide financial assistance to community groups and Local Government to develop basic, sustainable infrastructure for sport and recreation. The aim is to increase participation in sport and recreation and ensure the rational development of quality, well-designed and well-utilised facilities.

The majority of CSRFF and Club Night Lights Program (CNLP) Small Grants are offered based on the following funding contributions.

- one-quarter (1/4) funding contribution from the applicant sporting body;
- one-half (1/2) funded by the Western Australian Government (CSRFF) (capped at \$200,000); and
- one-quarter (1/4) funded by Local Government.

The CSRFF Small Grants are open twice yearly in February and July and close on the last day in March and August respectively.

The DLGSC does not guarantee applicants will receive the full amount of financial assistance requested. The level of financial assistance offered will be based on the overall significance of the proposed project, including the benefits provided to the community.

The Club was established in 1910 and was originally located where the current police station now stands. The Club was very popular and in the early 1960's agreed with the then Shire Council at the time to expand and relocate to the current premises on Onslow Street. The current location consists of three (3) fully maintained grass bowling greens utilised for general play, club competitions, pennants and championship events. Additionally, the Club hosts social, commercial and barefoot bowls competitions.

In September 2021, the Club successfully secured CNLP funding to install new LED sports lighting at B and C greens. The project was completed in June 2023 as part of the Club's 15-year strategic plan.

Geraldton Bowling Club Inc Application Summary

The Club's application is seeking funds to replace an existing turf green with synthetic grass.

This will include the following:

- Laser grade sub-base levelling;
- Stabilised free draining base; and
- Limestone ditch with galvanised steel plinths walls.

The project quote is \$240,590 excluding GST. With a 5% cost escalation the estimated total project expenditure is \$252,621 excluding GST, with the Club requesting a one-quarter (1/4) contribution of \$63,155 ex GST, from Council.

The Club has established a subcommittee that will oversee and manage the project for installation of the synthetic green if funding is received.

The installation of a synthetic surface will assist in increasing participation through heightened accessibility and durability of the surface to withstand increased use. It will also significantly reduce the operating cost of maintaining the green and reduce use of water and fertiliser.

The proposed project also enhances the opportunity to host major events including the Bowls Premier League (BPL), which is an Australia wide competition, potentially attracting bowlers from within and outside the region.

The City has received three (3) applications to the CSRFF Small Grants program for this round. In accordance with requirements of the CSRFF Small Grant Application process, the applications were assessed by a minimum of two (2) City Officers and a member of the Mid-West Sports Federation with relevant experience in projects, finance and sport. The following table summarises the prioritisation and proposed funding contributions for applications received by the City in this round.




Priority Ranking Table

Ranking	Applicant	Project	Rating	Club Contribution	City Contribution	State Contribution	Total Project Cost
1	Geraldton Surf Life Saving Club Inc	Upgrade Storage and Medical Facilities	A	\$50,432 (ex. GST)	\$50,432 (ex. GST)	\$100,864 (ex. GST)	\$201,728 (ex. GST)
2	Midwest Kart Club Inc	Upgrades Medical and Stewards Facilities	A	\$38,265 (ex. GST)	\$38,265 (ex. GST)	\$76,529 (ex. GST)	\$153,058 (ex. GST)
3	Geraldton Bowling Club Inc	Installation of New Synthetic Bowling Green	A	\$63,155(ex. GST)	\$63,155 (ex. GST)	\$126,311 (ex. GST)	\$252,621 (ex. GST)

SCORING DETAILS

FORM TYPE	AVERAGE SCORE
Application Evaluation Form	85
Selection Criteria	83
TOTAL	168

OVERALL PROJECT RATING

A	Supported – Well planned and needed by the municipality Proceed to council	 200 – 150
B	Project has merit – More planning or justification required Progress with City Officers	 149 – 100
C	Not Recommended – Project is not eligible Recommend further work before being considered in the next round	 100 & Below

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:

The Club consists of a strong volunteer community, the majority of whom are either senior citizens or retired community members. It is also a hub for its members to actively participate as valued members of the community. The proposed project presents a positive outcome in reducing the ongoing burden on ageing volunteers to maintain grass bowling greens. The Club currently has 185 members, with the membership growing each year.

Economy:

The installation of a synthetic green provides a high-quality playing surface, enhancing the Club's eligibility to host State competitions. This upgrade therefore also contributes to sports-based tourism, creating additional revenue benefits for the local economy.

Environment:

The synthetic playing surface allows for year-round use with decreased maintenance requirements, reducing the Club's turf upkeep costs and supporting long-term sustainability. It also decreases water, fertiliser and chemical usage, significantly lessening the Club's environmental impact.

Leadership:

The assessment and prioritisation of applications by Local Government is an essential element of the CSRFF Small Grant Application process. Following endorsement by Council, this application will be forwarded to the DLGSC for formal assessment. The outcome of CSRFF Small Grants Applications is expected to be announced in July 2025.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

The City is actively focused on renewals, preventative maintenance and management of its sporting assets with an emphasis on safety and compliance. Council has previously supported other local sporting clubs with funding applications for similar projects as follows:

- Item No. CC021 – CSRFF 2024-25 July Small Grants Round – Geraldton Hotrod and Country Club Inc; and

- Item No. CC022 – CSRFF 2024-25 July Small Grants Round – City of Greater Geraldton Mullewa Recreation Ground Fencing.

COMMUNITY/COUNCILLOR CONSULTATION:

The Club delegates have met and discussed their project with Officers from the City and the DLGSC Midwest Regional Manager. The State Sporting Association has also been consulted.

LEGISLATIVE/POLICY IMPLICATIONS:

City Officers can confirm that the Club's application meets the CSRFF guidelines.

Council Policy 1.8 Community Funding Programs provides the following guidelines (extract 6):

- 6. CSRFF Funding: The City will accept applications as part of the CSRFF program and process applications in line with the Department of Local Government, Sport and Cultural Industries guidelines. Each eligible application will be assessed by the City administration. Recommendations and priority listings will be presented to Council for consideration.*

FINANCIAL AND RESOURCE IMPLICATIONS:

Council has traditionally endorsed an allocation of \$100,000 in its annual budget as its contribution towards applications to the CSRFF and the CNLP conducted by DLGSC. By approving all of the proposed CSRFF applications subject of reports in the March Ordinary Council Meeting 2025, an additional allocation of \$51,852 above that amount would be required.

It should be noted that the guidelines for CSRFF Small Grant Program highlight that the State's contribution will be funded at 'up to 50%' (capped at \$200,000). The recommendation that any shortfall in project funding is to be met by the Club addresses this potential outcome.

The City has reviewed the Club's financial status and is confident the Club has the capacity to fund their share of the project.

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.
Outcome 1.8	Active living and recreation is encouraged.
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
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REGIONAL OUTCOMES:

As the regional capital for the Mid-West region, many of the City's facilities play a role in regional amenity. High class local facilities enable residents to participate in sporting events and activities without having to travel outside the region.

The proposed installation of the synthetic green will mean the Club is in an advantageous position to host major events including the Interleague and Interzone Round Robin competitions (where bowlers from across WA represent their local competitions) and attract more participants to competitions such as Bowls Premier League and Community Corporate Bowls.

RISK MANAGEMENT:

The installation of a synthetic turf green significantly reduces the day-to-day maintenance costs for the Club as well as maintenance associated risks; however, there are ongoing minor maintenance requirements and a need to replace the synthetic surface at the end of its life. Synthetic turf has a useful life expectancy of 15 years.

The Club has provided financial records that indicate adequate funds are being set aside each year for this purpose within the synthetic green's maintenance and replacement plan account.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The following options were considered by City Officers:

- NOT SUPPORT the Geraldton Bowling Club Inc CSRFF Small Grant application with a contribution by the City of \$63,155 excluding GST.
- SUPPORT the Geraldton Bowling Club Inc CSRFF Small Grant application in principle, with no financial contribution from the City. This would require the Club to pay half (1/2) of the total project (\$126,311 excluding GST), with the DLGSC potentially contributing one-half (1/2) (\$126,310 excluding GST).

CC027	CSRFF 2025-26	FEBRUARY	SMALL GRANTS	ROUND
GERALDTON SURF LIFE SAVING CLUB INC				

AGENDA REFERENCE:	D-25-026778
AUTHOR:	M Adams, Manager Sport and Leisure
EXECUTIVE:	F Norling, Director Community and Culture
DATE OF REPORT:	6 March 2025
FILE REFERENCE:	GO/6/0029-002
ATTACHMENTS:	Yes (x2) 1 x Confidential
	A. Application CSRFF 2025-26
	February Small Grants Round
	Geraldton Surf Life Saving Club Inc
	B. Confidential - Quotes

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council support for the Community Sporting and Recreation Facilities Fund (CSRFF) Small Grant Application from Geraldton Surf Life Saving Club Inc. (the Club).

The Club is seeking \$50,432 excluding GST from Council. The proposed project is for the removal and disposal of the existing storage shed and upgrades to the medical facilities provided at the venue. The total project cost is \$201,728 excluding GST.

The City of Greater Geraldton (the City) received three (3) applications for this round of CSRFF Small Grants and one (1) application for this round of Club Night Light Program (CNLP) Small Round Grants.

EXECUTIVE RECOMMENDATION:

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

1. SUPPORT the Geraldton Surf Life Saving Club Inc Community Sporting and Recreation Facilities Fund Small Grant application for an upgrade to storage and medical facilities at a total project cost of \$201,728 excluding GST;
2. MAKE provision in the 2025-26 Annual Budget of \$50,432 as Council's contribution to this project subject to a successful State Government funding outcome of this application; and
3. ADVISE the Geraldton Surf Life Saving Club Inc that any budget shortfall that may arise in delivery of the project is the Club's responsibility to fund.

PROPONENT:

The proponent is the Geraldton Surf Life Saving Club Inc.

BACKGROUND:

The State Government, through the Department of Local Government, Sport and Cultural Industries (DLGSC), administers multiple funding programs. These programs provide financial assistance to community groups and Local Government to develop basic, sustainable infrastructure for sport and

recreation. The aim is to increase physical activity participation in sport and recreation and ensure the rational development of quality, well-designed and well-utilised facilities.

The majority of CSRFF and Club Night Lights Program (CNLP) Small Grants are offered based on the following funding contributions.

- One-quarter (1/4) contribution from the applicant sporting body;
- One-quarter (1/4) funded by Local Government; and
- One-half (1/2) funded by the Western Australian Government capped at \$200,000.

The CSRFF Small Grants are opened twice yearly in February and July and close on the last day in March and August respectively.

The DLGSC does not guarantee applicants will receive the full amount of financial assistance requested. The level of financial assistance offered will be based on the overall significance of the proposed project, including the benefits provided to the community.

Geraldton Surf Life Saving Club Inc. Application Summary

The Club's application is seeking funds for the removal and disposal of the existing storage shed, installation of a new shed and upgrades to the existing medical facilities. The current storage shed has reached its end of life with significant rusting of poles, sheets and doors which poses a risk to volunteers, the public and competitors. The decaying nature of the structure also increases the security risk with gaining access to the shed which stores the Club's boards, patrol vehicles and day to day set up for the beach.

The works will include:

- Removal and disposal of the existing shed;
- Installation of new concrete to increase the storage footprint and new shed structure; and
- Modification of existing medical facility and installation of new dedicated medical facilities within the storage shed.

The quote for the building materials and installation is \$162,810 excluding GST. Including demolition works, legislative approvals, site preparations and a 6% cost escalation the total project expenditure quoted is \$201,728 excluding GST, with the Club requesting a one-quarter (1/4) contribution of \$50,432 excluding GST, from Council. The Club's committee will oversee and project manage the entirety of the works in conjunction with the successful contractors if funding is received.

The installation of the new shed will reduce risk of injury, encouraging competitors and volunteers to participate as they would feel safer and more confident to access the storage shed whilst decreasing the workload on volunteers with the expansion of the storage footprint to accommodate all required equipment.

The upgrades to the existing medical facilities and installation of dedicated medical facilities will provide beach users and club competitors a greater sense of safety knowing that facilities are available closer to the beach and within the storage facility which is easily accessible. It will reduce the need to open additional club facilities on a day-to-day basis and at the same time increase the medical facilities when major competitions are conducted.

The proposed project enhances the Club's ability to host major events, including State Division Titles, State Touring Division Series, National Touring Division Series and National Division Titles. These events have the potential to attract over 750 visitors to the Midwest region, drawing participants and spectators from across Western Australia and the rest of the country.

Geraldton Surf Life Saving Club Inc is located at 260 Willcock Drive, Mahomets Flats. This land is owned by the City and the entire grounds are leased to the Club on a 21-year term. The current lease expires on 30 October 2043. Should the Club be successful in their application, they will be the responsible for the ongoing maintenance and management of the storage shed and medical facilities.

The City has received three (3) applications to the CSRFF Small Grants program for this round. In accordance with requirements of the CSRFF Small Grant Application process, the applications were assessed by a minimum of two (2) City Officers and a member of the Mid-West Sports Federation with relevant experience in projects, finance and sport. The following table summarises the prioritisation and proposed funding contributions for applications received by the City in this round.

Priority Ranking Table

Ranking	Applicant	Project	Rating	Club Contribution	City Contribution	State Contribution	Total Project Cost
1	Geraldton Surf Life Saving Club Inc	Upgrade Storage and Medical Facilities	A	\$50,432 (ex. GST)	\$50,432 (ex. GST)	\$100,864 (ex. GST)	\$201,728 (ex. GST)
2	Midwest Kart Club Inc	Upgrades Medical and Stewards Facilities	A	\$38,265 (ex. GST)	\$38,265 (ex. GST)	\$76,529 (ex. GST)	\$153,058 (ex. GST)

SCORING DETAILS

FORM TYPE	AVERAGE SCORE
Application Evaluation Form	86.875
Selection Criteria	91
TOTAL	177.875

Ranking	Applicant	Project	Rating	Club Contribution	City Contribution	State Contribution	Total Project Cost
3	Geraldton Bowling Club Inc	Installation of New Synthetic Bowling Green	A	\$63,155(ex. GST)	\$63,155 (ex. GST)	\$126,311 (ex. GST)	\$252,621 (ex. GST)

OVERALL PROJECT RATING

A	Supported – Well planned and needed by the municipality Proceed to council	<input checked="" type="checkbox"/> 200 – 150
B	Project has merit – More planning or justification required Progress with City Officers	<input type="checkbox"/> 149 – 100
C	Not Recommended – Project is not eligible Recommend further work before being considered in the next round	<input type="checkbox"/> 100 & Below

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:

The Club consists of a strong volunteer community, the majority of whom are competitors, parents of current competitors, past competitors and loyal beach users. The Club is a hub for its members to actively participate as valued members of the community. The Club currently has 289 members, with membership expected to increase with improved facilities.

Economy:

The removal and disposal of the existing shed and installation of a new shed and dedicated medical facilities will provide a high-quality facility that puts the Club in a position to be eligible for State and National competitions. This type of facility improvement has a flow on effect to substantial sports-based tourism revenue opportunities.

Environment:

Removal of the existing rusted shed will decrease the risk of rust and steel fragments within the surrounding areas and provide a greater visual appeal for beach goers.

Leadership:

The assessment and prioritisation of applications by Local Government is an essential element of the CSRFF Small Grant Application process. Following endorsement by Council, this application will be forwarded to the DLGSC for formal assessment. The outcome of CSRFF Small Grants Applications is expected to be announced in July 2025.

The applications were assessed by a minimum of two (2) City Officers and a member of the Mid-West Sports Federation with relevant experience in projects, finance and sport.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

The City is actively focused on renewals, preventative maintenance of its sporting assets with an emphasis on safety and compliance.

Council has previously supported other local sporting clubs with funding applications for similar projects as follows:

- Item No. CC021 – CSRFF 2024-25 July Small Grants Round – Geraldton Hotrod and Country Club Inc; and
- Item No. CC022 – CSRFF 2024-25 July Small Grants Round – City of Greater Geraldton Mullewa Recreation Ground Fencing.

COMMUNITY/COUNCILLOR CONSULTATION:

The club delegates have met and discussed their project with Officers from the City and the DLGSC Midwest Regional Manager. The State Sporting Association has also been consulted.

LEGISLATIVE/POLICY IMPLICATIONS:

City Officers can confirm that the City's application meets the CSRFF guidelines.

Council Policy 1.8 Community Funding Programs provides the following guidelines (extract 6):

- 6. CSRFF Funding: The City will accept applications as part of the CSRFF program and process applications in line with the Department of Local Government, Sport and Cultural Industries guidelines. Each eligible application will be assessed by the City administration. Recommendations and priority listings will be presented to Council for consideration.*

FINANCIAL AND RESOURCE IMPLICATIONS:

Council has traditionally endorsed an allocation of \$100,000 in its annual budget as its contribution towards applications to the CSRFF and the CNLP conducted by DLGSC. By approving all of the proposed CSRFF applications subject of reports in the March Ordinary Council Meeting 2025, an additional allocation of \$51,852 above that amount would be required.

It should be noted that the guidelines for CSRFF Small Grant Program highlight that the State's contribution will be funded at 'up to 50%' (capped at \$200,000). The recommendation that any shortfall in project funding is to be met by the Club addresses this potential outcome.

It is important to note that a pre-election announcement of \$250,000 was made by the Labor Party to fund storage and medical facilities at Geraldton Surf Life Saving Club. Whilst the City has received no written confirmation of this, should that commitment be funded it may negate the need for this application. Officers are currently endeavouring to establish the status of funding for projects announced prior to the State election.

The City has reviewed the Club's financial status and is confident the Club has the capacity to fund their share of the project.

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.
Outcome 1.8	Active living and recreation is encouraged.
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:

As the regional capital for the Mid-West region, many of the City's facilities play a role in regional amenity. Strong local facilities allow country residents to participate in sporting events and activities without having to travel outside the region.

The installation of a new storage shed and medical facilities will provide a high-quality facility that puts the Club in a position to be eligible for State and National competitions.

RISK MANAGEMENT:

The installation of a new storage shed and medical facility removes the hazards identified by the Club whilst also providing additional medical facilities for competitors, volunteers and general public beach users.

The Club has provided financial records that indicate adequate funds are being set aside each year for ongoing maintenance of the storage shed and medical facilities as well as a replacement plan.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The following options were considered by City Officers:

- NOT SUPPORT the Geraldton Surf Life Saving Club Inc CSRFF Small Grant application seeking for \$50,432 excluding GST from Council.
- SUPPORT the Geraldton Surf Life Saving Club Inc CSRFF Small Grant application in principle, with no financial contribution from the City. This would require the Club to pay half (1/2) of the total project (\$100,864 excluding GST), with the DLGSC potentially contributing one-half (1/2) (\$100,864 excluding GST).

- DEFER consideration of the Geraldton Surf Life Saving Club Inc. Small Grant application to a future CSRFF round subject to confirmation of funding by the State as a result of announced pre-election funding commitments. This option would potentially delay the Club's delivery of the project.

CC028	CSRFF 2025-26 FEBRUARY SMALL GRANTS ROUND – MIDWEST KART CLUB INC
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AGENDA REFERENCE:	D-25-026841
AUTHOR:	M Adams, Manager Sport and Leisure
EXECUTIVE:	F Norling, Director Community and Culture
DATE OF REPORT:	5 March 2025
FILE REFERENCE:	GO/6/0012-008
ATTACHMENTS:	Yes (x2) 1 x Confidential
	A. Application CSRFF 2025-26 February Small Grants Round Midwest Kart Club Inc
	B. Confidential – Quotes and Letters of Support

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council support for the Community Sporting and Recreation Facilities Fund (CSRFF) Small Grant Application from Midwest Kart Club Inc. (the Club).

The Club is seeking \$38,265 excluding GST from Council. The proposed project is installation of new medical and stewards' facilities as well as additional viewing areas at the venue. The total project cost is \$153,058 excluding GST.

The City of Greater Geraldton (the City) received three (3) applications for this round of CSRFF Small Grants and one (1) application for this round of Club Night Lights Program CNLP Small Round Grants.

EXECUTIVE RECOMMENDATION:

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

1. SUPPORT the Midwest Kart Club Inc Sporting and Recreation Facilities Fund Small Grant application for medical and stewards' facilities at a total project cost of \$153,058 excluding GST;
2. MAKE provision in the 2025-26 Annual Budget of \$38,265 as Council's contribution to this project subject to a successful State Government funding outcome of this application; and
3. ADVISE the Midwest Kart Club Inc that any budget shortfall that may arise in delivery of the project is the Club's responsibility to fund.

PROPONENT:

The proponent is the Midwest Kart Club Inc.

BACKGROUND:

The State Government, through the Department of Local Government, Sport and Cultural Industries (DLGSC), administers multiple funding programs. These programs provide financial assistance to community groups and Local Government to develop basic, sustainable infrastructure for sport and

recreation. The aim is to increase physical activity participation in sport and recreation and ensure the rational development of quality, well-designed and well-utilised facilities.

The majority of CSRFF and Club Night Lights Program (CNLP) Small Grants are offered based on the following funding contributions.

- One-quarter (1/4) contribution from the applicant sporting body;
- One-quarter (1/4) funded by Local Government; and
- One-half (1/2) funded by the Western Australian Government capped at \$200,000.

The CSRFF Small Grants are opened twice yearly in February and July and close on the last day in March and August respectively.

The DLGSC does not guarantee applicants will receive the full amount of financial assistance requested. The level of financial assistance offered will be based on the overall significance of the proposed project, including the benefits provided to the community.

Midwest Kart Club Inc. Application Summary

The application is seeking funds for the installation of new medical and steward facilities along with additional shade structures for competitors and spectators. The current medical and steward facilities do not meet the minimum standard of the Australian Karting Association (AKA) required to conduct state rounds. The existing shade provided at the venue is limited to the main canteen area and the proposed additional shade structures allows for more competitors, crews, families and spectators to watch races protected from the summer UV.

The works will include:

- Installation of new dedicated medical and steward facilities; and
- Installation of new shade structures extending off the already existing shade structure in place.

The quote for the building materials, installation and legislative approvals is \$134,408 excluding GST. Including demolition works, site preparations and a \$10,000 cost escalation the total project expenditure quoted is \$153,058 excluding GST, with the Club requesting a one-quarter (1/4) contribution of \$38,265 excluding GST, from Council. The Club's committee will oversee the project and manage the entirety of the works in conjunction with the successful contractors if funding is received.

The installation of new dedicated medical and steward facilities will meet the current requirements for state and national karting rounds to be conducted at the venue whilst also giving club competitors a greater sense of safety knowing dedicated medical facilities are available on track.

The dedicated stewards' room will also give competitors greater confidence to approach officials with any concerns they may have regarding the race meeting by providing a confidential environment to hear their concerns. Additional shade will provide increased protection from the summer weather for competitors, crews, families and spectators.

The proposed project enhances the Club's ability to host major events, including State Division Titles, State Touring Division Series, National Touring Division Series and National Division Titles. These events have the potential to attract over 750 visitors to the Midwest region, drawing participants and spectators from across Western Australia and the rest of the country.

The City has received three (3) applications to the CSRFF Small Grants program for this round, in accordance with the requirements of the CSRFF Small Grant Application process, the applications were assessed by a minimum of two (2) City Officers and a member of the Mid-West Sports Federation with relevant experience in projects, finance and sport. The following table summarises the prioritisation and proposed funding contributions for applications received by the City in this round.

Priority Ranking Table

Ranking	Applicant	Project	Rating	Club Contribution	City Contribution	State Contribution	Total Project Cost
1	Geraldton Surf Life Saving Club Inc	Upgrade Storage and Medical Facilities	A	\$50,432 (ex. GST)	\$50,432 (ex. GST)	\$100,864 (ex. GST)	\$201,728 (ex. GST)
2	Midwest Kart Club Inc	Upgrades Medical and Stewards Facilities	A	\$38,265 (ex. GST)	\$38,265 (ex. GST)	\$76,529 (ex. GST)	\$153,058 (ex. GST)
3	Geraldton Bowling Club Inc	Installation of New Synthetic Bowling Green	A	\$63,155(ex. GST)	\$63,155 (ex. GST)	\$126,311 (ex. GST)	\$252,621 (ex. GST)

OVERALL PROJECT RATING

A	Supported – Well planned and needed by the municipality	200 – 150
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SCORING DETAILS

FORM TYPE	AVERAGE SCORE
Application Evaluation Form	90.625
Selection Criteria	80.5
TOTAL	171.125

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:**Community:**

The Club consists of a strong volunteer community, the majority of whom are competitors, parents of current competitors, past competitors and loyal karting fans. The Club is a hub for its members to actively participate as valued members of the community. The Club currently has 51 members, an increase of 250% from 2023/24 with membership expected to increase further with improved facilities.

Economy:

The installation of new dedicated medical and steward facilities will provide a high-quality facility that puts the Club in a position to be eligible for State and National competitions. This type of facility improvement has a flow on effect to substantial sports-based tourism revenue opportunities.

Environment:

Installing additional shade structures will provide areas for competitors, crews and spectators with an area out of the harsh summer weather, which has a significant effect on the Geraldton community.

Leadership:

The assessment and prioritisation of applications by Local Government is an essential element of the CSRFF Small Grant Application process. Following endorsement by Council, this application will be forwarded to the DLGSC for formal assessment. The outcome of CSRFF Small Grants Applications is expected to be announced in July 2025.

The applications were assessed by a minimum of two (2) City Officers and a member of the Mid-West Sports Federation with relevant experience in projects, finance and sport.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

The City is actively focused on renewals, preventative maintenance, and asset management of its sporting assets with an emphasis on safety and compliance. Council has previously supported other local sporting clubs with funding applications for similar projects as follows:

- Item No. CC021 – CSRFF 2024-25 July Small Grants Round – Geraldton Hotrod and Country Club Inc; and
- Item No. CC022 – CSRFF 2024-25 July Small Grants Round – City of Greater Geraldton Mullewa Recreation Ground Fencing.

COMMUNITY/COUNCILLOR CONSULTATION:

Club delegates have met and discussed their project with Officers from the City and the DLGSC Midwest Regional Manager. The State Sporting Association has also been consulted.

LEGISLATIVE/POLICY IMPLICATIONS:

The land on which the kart track is currently located is privately owned by the Geraldton Hot Rod and Country Club (Geraldton City Speedway Inc). The Midwest Kart Club Inc has a sublease to the ground with Geraldton City Speedway for 10 years that expires in the 2027. The private land ownership is contrary to the CSRFF Grant funding eligibility criteria which states the land on which the facility is to be developed must be one (1) of the following:

- Crown reserve;
- Land owned by a public authority;
- Municipal property; or
- Land held for public purposes by trustees under a valid lease, title or trust deed that adequately protects the interests of the public.

Officers sought and received written confirmation from the DLGSC Senior Project Manager that previous applications on private land have been approved where the project meets the following criteria:

- Is endorsed by the relevant Local Government;
- Supports unmet demand in the community;
- Is consistent with the zoning requirements of its location; and
- Is a priority for the CSRFF program.

This precedent includes Council Item No. CC022 where the State approved funding for Geraldton City Speedway Inc.

As the project meets these criteria, Officers have proceeded with the Club's application for Council consideration of endorsement.

Council Policy 1.8 Community Funding Programs provides the following guidelines (extract 6):

- 6. CSRFF Funding: The City will accept applications as part of the CSRFF program and process applications in line with the Department of Local Government, Sport and Cultural Industries guidelines. Each eligible application will be assessed by the City administration. Recommendations and priority listings will be presented to Council for consideration.*

FINANCIAL AND RESOURCE IMPLICATIONS:

Council has traditionally endorsed an allocation of \$100,000 in its annual budget as its contribution towards club applications to the CSRFF program conducted by DLGSC. By approving all of the proposed CSRFF applications subject of reports in the March Ordinary Council Meeting 2025, an additional allocation of \$51,852 above that amount would be required.

It is important to note that a pre-election announcement of \$1.3M was made by the Labor Party to fund medical facilities at all Karting WA clubs, including the Midwest Kart Club in Geraldton. Whilst the City has received no written confirmation of this, should that commitment be funded it may negate the need for this application. Officers are currently endeavouring to establish the status of funding for projects announced prior to the State election.

The City has reviewed the Club's financial status and is confident the Club has the capacity to fund their share of the project.

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.
Outcome 1.8	Active living and recreation is encouraged.
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:

As the regional capital for the Mid-West, many of the City's facilities play a role in regional amenity. High class local facilities allow country residents to participate in sporting events and activities without having to travel outside the region.

The installation of a dedicated medical and stewards' facilities will provide a high-quality facility that puts the Club in a position to be eligible for State and National competitions.

RISK MANAGEMENT:

The installation of a new medical and steward facility addresses the requirements identified by the AKA to be able to conduct state and national rounds at the venue whilst also providing additional medical facilities for competitors, volunteers and spectators.

The Club has provided financial records that indicate adequate funds are being set aside each year for ongoing maintenance of the medical and steward facilities as well as a replacement plan.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The following options were considered by City Officers:

- NOT SUPPORT the Midwest Kart Club Inc CSRFF Small Grant application seeking \$38,265 excluding GST from Council.
- SUPPORT the Midwest Kart Club Inc CSRFF Small Grant application in principle, with no financial contribution from the City. This would require the Club to pay half (1/2) of the total project (\$76,529 excluding GST), with DLGSC contributing one-half (1/2) (\$76,529 excluding GST).

- DEFER consideration of the Midwest Kart Club Inc Small Grant application to a future CSRFF round subject to confirmation of funding by the State as a result of announced pre-election funding commitments. This option would potentially delay the Club's delivery of the project.

CC029	CNLP	2024-25	FEBRUARY	SMALL	ROUND	GRANT
APPLICATION – GERALDTON NETBALL ASSOCIATION INC.						

AGENDA REFERENCE:	D-25-026889
AUTHOR:	M Adams, Manager Sport and Leisure
EXECUTIVE:	F Norling, Director Community and Culture
DATE OF REPORT:	6 March 2025
FILE REFERENCE:	GO/6/0012-008
ATTACHMENTS:	Yes (x2) 1 x Confidential
	A. Application CSRFF 20225-26
	February Small Grants Round
	Geraldton Netball Association Inc
	B. Confidential – Quotes and Letters of Support

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council support for the Club Night Lights Program (CNLP) Small Round Grant application from Geraldton Netball Association Inc (the Club).

The Club is seeking \$48,687 excluding GST from Council. The proposed project is for the upgrade of the existing sports lighting to new LED sports lighting to meet current Australian standards for community netball. The total project cost is \$194,750 excluding GST.

The City of Greater Geraldton (the City) received one (1) application for this round of CNLP Small Round Grants and three (3) applications for the round of CSRFF Small Round Grants.

EXECUTIVE RECOMMENDATION:

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

1. SUPPORT the Geraldton Netball Association Inc Club Night Lights Program Small Grant application for a project to upgrade the sports lighting at a total project cost of \$194,750 excluding GST;
2. MAKE provision in the 2025-26 Annual Budget of \$48,687 as Council's contribution to this project subject to a successful State Government funding outcome of this application; and
3. ADVISE the Geraldton Netball Association Inc that any budget shortfall that may arise in delivery of the project is the Association's responsibility to fund.

PROPONENT:

The proponent is the Geraldton Netball Association Inc.

BACKGROUND:

The Department of Local Government, Sport and Cultural Industries (DLGSC), on behalf of the State Government, offers CNLP funding that focuses on floodlighting projects, both upgrades and new installations that improve the usability of facilities for participants. Small Round Grants must have a total project cost of less than \$500,000.

It should be noted that DLGSC notionally allocates \$2.5M for the CNLP of the \$22.5M annually allocated to CSRFF grants.

The majority of CSRFF and CNLP Small Grants are offered based on the following funding contributions.

- One-quarter (1/4) contribution from the applicant sporting body;
- One-quarter (1/4) funded by Local Government; and
- One-half (1/2) funded by the Western Australian Government capped at \$200,000.

The CSRFF Small Grants are opened twice yearly in February and July and close on the last day in March and August respectively.

The DLGSC does not guarantee applicants will receive the full amount of financial assistance requested. The level of financial assistance offered will be based on the overall significance of the proposed project, including the benefits provided to the community.

Geraldton Netball Association Inc Application Summary

Netball WA identified a need to upgrade the existing sports lighting at the Geraldton Netball Association Inc as part of their Strategic Facilities Plan 2023-2034. The project will entail significant upgrades to the current sports lighting in place.

The present lighting is outdated and does not cater for the ever-growing and expanding netball community. The upgrades will provide improved sports lighting towers to cater for the increased need for adequate lighting for netball training and games. The upgraded sports lighting will also allow for other user groups to utilise the facilities during the summer months.

The works will include:

- Installation of pits, conduit and cabling from the switch boards to the 12 existing lighting poles;
- Installation of circuit protection and switch gear;
- Installation of LED luminaires on each pole; and
- Commissioning and alignment with luminaire LUX compliance as per design.

The need for these upgrades is due to the current sports lighting towers not adequately catering for training or games to be conducted at night and limiting the availability of the venue to be utilised to its full capacity. The upgrades will encourage increased participation for female and junior players, as well as providing a new venue for use by other sporting clubs and organisations.

This project is to deliver lighting at 200 LUX, which is the Australian Standard for netball lighting.

The quote for the project is \$190,000 including a 2.5% cost escalation the total project cost is \$194,750 excluding GST, with the Club requesting a one-quarter (1/4) contribution of \$48,687 excluding GST, from Council. The Club will oversee the installation of the sports lighting in conjunction with the successful contractor for the Sports Lighting Renewal if funding is received.

The Club proudly boasts a diverse membership demographic with 736 junior members ranging from age 8 to 18. The Club also has 49 members as part of their Net Set Go program for 5–7-year-olds. The Club has senior divisions from Division five (5) up to Division one (1) with a total of 431 senior registered players.

The Club also conducts an expanding walking netball competition that focuses on providing members with an opportunity to try netball or continue to compete at a more relaxed pace. The current membership base is 2026.

The Club is located at the Judy Millward Netball Centre at 238 Eighth Street, Wonthella. This land is owned by the City and the entire grounds are leased to the Club on a 21-year term. The current lease expires on 20 October 2037. Should the Club be successful in their application, they will be responsible for the ongoing maintenance and management of the lighting towers.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:

The project will enhance inclusion by providing improved sports lighting and encourage greater participation in sporting activities. The Club has existing sports lighting that currently has limited functionality. The benefits to the community will be new sports lighting that provides appropriate facilities for multiple user groups for night training and matches. This will assist in managing the impacts on players from UV and heat by enhancing night-time usability and provide more opportunities for the sporting community in a safe and inclusive environment for all.

Economy:

A successful CNLP will reduce the overall cost of the project. The Sports Lighting Renewal will enable additional night-time sporting events to be held at the venue.

Environment:

LED lighting is the most energy-efficient and environmentally friendly lighting technology available. By converting to LED lighting, the Club will see a reduction in energy use, ultimately reducing the City's carbon footprint.

Leadership:

The assessment and prioritisation of applications by Local Government is an essential element of the CNLP Small Round Grant Application process. Following endorsement by Council, this application will be forwarded to the DLGSC for formal assessment. The outcome of CNLP Small Round Grants Applications is expected to be announced in July 2025.

These proposed sports lighting towers project demonstrates significant improvements in gender and cultural equality and inclusiveness. This project will encourage other clubs and associations to utilise the Judy Millward Netball Centre at times and dates previously unavailable to participants.

The City has only received one (1) application for the CNLP. In accordance with the requirements of the CSRFF Small Grant Application process, the application was assessed by a minimum of two (2) City Officers and a member of the Mid-West Sports Federation with relevant experience in projects, finance and sport. The following table summarises the prioritisation and proposed funding contributions for application received by the City in this round.

Priority Ranking Table

Ranking	Applicant	Project	Rating	City Contribution	Club Contribution	State Contribution	Total Project Cost
1	Geraldton Netball Association Inc	Sport Lighting Renewal – Upgrade Outdoor Court Lighting	A	\$48,687 (ex. GST)	\$48,687 (ex. GST)	\$97,376 (ex. GST)	\$194,750 (ex. GST)

SCORING DETAILS

FORM TYPE	AVERAGE SCORE
Application Evaluation Form	88.75
Selection Criteria	83.5
TOTAL	172.25

OVERALL PROJECT RATING

A	Supported – Well planned and needed by the municipality Proceed to council	<input checked="" type="checkbox"/> 200 – 150
B	Project has merit – More planning or justification required Progress with City Officers	<input type="checkbox"/> 149 – 100
C	Not Recommended – Project is not eligible Recommend further work before being considered in the next round	<input type="checkbox"/> 100 & Below

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

The City is actively focused on renewals, preventative maintenance, and asset management with an emphasis on safety and compliance. The City has supported the following successful CNLP/CSRFF Forward Planning and Small Round Grants:

- Item No. CC022 CSRFF July Small Grants Round – Geraldton Hot Rod & Country Club Inc (Geraldton City Speedway) – 27 August 2024 - \$22,259 – Race Control Lighting; and
- Item No. CC021 CSRFF July Small Grants Round – City of Greater Geraldton – 27 August 2024 - \$29,585 – Mullewa Recreation Ground Fencing.

COMMUNITY/COUNCILLOR CONSULTATION:

Club delegates have met and discussed the project with Officers from the City and the DLGSC Midwest Regional Manager. The State Sporting Association has also been consulted.

LEGISLATIVE/POLICY IMPLICATIONS:

City Officers can confirm that the City's application meets the CNLP guidelines.

Council Policy 1.8 – Community Funding Programs provides the following guidelines (extract 6):

- 6. CSRFF Funding: The City will accept applications as part of the CSRFF program and process applications in line with the Department of Local Government, Sport and Cultural Industries guidelines. Each eligible application will be assessed by the City administration. Recommendations and priority listings will be presented to Council for consideration.*

City Officers can confirm that the project is consistent with the Operational Policy – 058 – Sports Tower Lighting Infrastructure – City Managed Sportsgrounds.

FINANCIAL AND RESOURCE IMPLICATIONS:

Council has traditionally endorsed an allocation of \$100,000 in its annual budget as its contribution towards club applications to the CSRFF program conducted by DLGSC. By approving this CNLP application in addition to the three (3) other CSRFF applications subject of reports in the March Ordinary Council Meeting 2025 agenda, a further additional allocation of \$48,687 would be required.

It should be noted that the guidelines for the CSRFF Small Grants Program and CNLP highlight that the State's contribution will be funded at 'up to 50%' (capped at \$200,000). The recommendation that any shortfall in project funding is to be met by the Club addresses this potential outcome.

It is important to note that a pre-election announcement of \$2.8M was made by the Labor Party to fund a new indoor court and upgrade lighting at the venue. Whilst the City has received no written confirmation of this, should that

commitment be funded it may negate the need for this application. Officers are currently endeavouring to establish the status of funding for projects announced prior to the State election.

The City has reviewed the Club's financial status and is confident the Club has the capacity to fund their share of the project.

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.
Outcome 1.8	Active living and recreation is encouraged.
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:

As the regional capital for the Mid-West, many of the City's facilities play a role in providing regional amenities. High class local facilities allow country residents to participate in sporting events and activities without having to travel outside the region.

The installation of new LED sports lighting will provide updated sports lighting that meets current Australian standards and puts the Club in a position to be eligible to host regional and state carnivals.

RISK MANAGEMENT:

The installation of new LED sports lighting will provide high-quality lighting that addresses a need identified in the Netball WA Strategic Facilities Plan 2023-2034 and increases the Club's safety rating.

The Club has provided financial records that indicate adequate funds are being set aside each year for ongoing maintenance of the lighting system and replacement plan.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The following options were considered by City Officers:

- NOT SUPPORT the Geraldton Netball Association Inc CNLP February Small Round Grant application for \$48,687 (excluding GST). Officers do not support this option as it would greatly impact the Association's ability

to carry out the construction of the project and may delay delivery of the project, as well as potentially resulting in cost increases due to inflation.

- SUPPORT the Geraldton Netball Association Inc CNLP Small Round Grant application in principle, with no financial contribution from the City. This would require Associations to pay half (1/2) of the total project (\$97,375 excluding GST), with the DLGSC contributing one-half (1/2) (\$97,375 excluding GST). Officers do not support this option as the Association would not be in a position financially to carry out this project in the immediate future.
- DEFER consideration of the Geraldton Netball Association Inc CNLP February Small Round Grant application to a future CSRFF round subject to confirmation of funding by the State as a result of announced pre-election funding commitments. This option would potentially delay the Club's delivery of the project.

12.3 REPORTS OF CORPORATE SERVICES**CS197 DRAFT STRATEGIC COMMUNITY PLAN – GREATER GERALDTON 2035**

AGENDA REFERENCE:	D-25-025655
AUTHOR:	N Jane, Chief Financial Officer
EXECUTIVE:	P Radalj, Director Corporate Services
DATE OF REPORT:	5 March 2025
FILE REFERENCE:	GO/13/0011
ATTACHMENTS:	Yes (x2) 1 x Confidential
	A. Draft Strategic Community Plan – Greater Geraldton 2035
	B. Confidential - Strategic Community Plan and Corporate Business Plan Major Review Engagement Report 2025

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to advertise the draft Strategic Community Plan 2025-2035 for public comment and feedback.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 5.56(1) of the *Local Government Act 1995* RESOLVES to:

1. APPROVE the draft Strategic Community Plan (SCP) 2025-2035 as per Attachment No. CS197A to be made available for public comment and feedback;
2. APPROVE the Strategic Community Plan and Corporate Business Plan (CBP) Major Review Engagement Report as per Confidential Attachment No. CS197B be made available to the public; and
3. NOTE that a further report will be presented to Council following the public comment period, to consider the adoption of the Strategic Community Plan 2025-2035.

PROPONENT:

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

BACKGROUND:

All local governments in Western Australia are required to have a ten-year Strategic Community Plan (SCP) developed with the community to outline community vision and priorities. The development and review of a SCP is a statutory requirement of the State Government's Integrated Planning and Reporting Framework. The *Local Government Act 1995* requires the SCP to have a full review every four years to ensure its relevance and responsiveness. This review must consider the community's aspirations for the future.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:**Community:**

Through this SCP, the City aims to set the long-term focus and initiatives to support the sustainable growth and development of the community.

Economy:

The implementation of this SCP will have a positive effect on the regional economy by supporting key initiatives for the community.

Environment:

The SCP incorporates the City's environmental sustainability practices and the implementation of local environment sustainability projects.

Leadership:

The SCP underlines that to deliver on desired outcomes successful advocacy and ongoing collaborative partnerships with government, industry, service providers and community are all crucial components.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

The last major review of the Strategic Community Plan was completed in 2021.

- Item No. CCS590 - Draft Strategic Community Plan – Greater Geraldton 2031 endorsed the draft for public advertising.
- Item No. CCS604 - Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025 adopted the Strategic Community Plan and Corporate Business Plan.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been significant consultation with the community (electors and ratepayers), Council Members and staff throughout the development of the draft Strategic Community Plan. Confidential Attachment No. CS197B is the SCP and CBP Major Review Engagement Report providing detail on phase one of the community engagement from 11 November to 16 December 2024. Below is a summary of both community and Council engagement activities to date.

Engagement Activity	Participation
Survey	853 responses
Pop-Up Events	
All Ability Day – 20 November 2024	40
Walkaway Market – 23 November 2024	68
Platform Markets – 24 November 2024	53
Geraldton Airport – 6 December 2024	22
Christmas on the Terrace – 12 December 2024	132
Staff Sessions	137
Workshops	
25 November 2024	7
27 November 2024	11
2 December 2024	4

Drop in session – Mullewa – 25 November 2024	15
Council Workshop – 20 February 2025	12
Executive Management Team Workshop – 20 February 2025	4
Managers Workshop – 21 February 2025	15
Staff Drop In Session – 20 February 2025	62

Presentations and updates were provided to Council Members at the Concept Forums in October 2024, November 2024, February 2025 and March 2025.

Approving the Executive Recommendation will allow the draft Strategic Community Plan to be presented back to the community for feedback. The public comment period is proposed to run from 28 March 2025 to 2 May 2025. Once feedback is considered, the SCP will be presented to Council for adoption at the 24 June 2025 Ordinary Meeting of Council.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 5.56 of the *Local Government Act 1995*, Planning for the future:

- (1) *A local government is to plan for the future of the district.*
- (2) *A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district.*

Local Government (Administration) Regulations 1996 defines the plan for the future as the Strategic Community Plan and Corporate Business Plan.

Regulation 19C outlines the requirements for Strategic Community Plans:

- (1) *A local government is to ensure that a strategic community plan is made for its district in accordance with this regulation in respect of each financial year...*
- (2) *A strategic community plan for a district is to cover the period specified in the plan, which is to be at least 10 financial years.*
- (3) *A strategic community plan for a district is to set out the vision, aspirations and objectives of the community in the district.*
- (4) *A local government is to review the current strategic community plan for its district at least once every 4 years.*
- (5) *In making or reviewing a strategic community plan, a local government is to have regard to —*
 - a. *the capacity of its current resources and the anticipated capacity of its future resources; and*
 - b. *strategic performance indicators and the ways of measuring its strategic performance by the application of those indicators; and*
 - c. *demographic trends.*
- ...
- (9) *A local government is to ensure that the electors and ratepayers of its district are consulted during the development of a strategic community plan and when preparing modifications of a strategic community plan.*

FINANCIAL AND RESOURCE IMPLICATIONS:

The 2024-25 Budget makes provision for the major review of the Strategic Community Plan including engagement activities and advertising.

The Long-Term Financial Plan will be reviewed in conjunction with the 2025-26 Budget to deliver on the Strategic Community Plan priorities and actions outlined in the 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 4.6	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 the Strategic Community Plan outcomes will benefit communities and residents throughout the Mid West. By achieving these outcomes, Greater Geraldton will continue to be an important regional centre. A strong regional centre creates a strong region.

RISK MANAGEMENT:

The risks inherent in not approving the Executive Recommendation would be failures to comply with Integrated Planning and Reporting Framework Standards and enabling the community to provide further and final feedback.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers.

CS198 MID-YEAR BUDGET REVIEW 2024-25

AGENDA REFERENCE:	D-25-029180
AUTHOR:	J McLean, Senior Management Accountant/Analyst
EXECUTIVE:	P Radalj, Director Corporate Services
DATE OF REPORT:	6 March 2025
FILE REFERENCE:	FM/6/0030
ATTACHMENTS:	Yes (x1) Mid-Year Budget Review 2024-25 – Financial Statements

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council adoption of the Mid-Year Budget Review 2024-25 and approval of proposed budget amendments following the review.

EXECUTIVE RECOMMENDATION:

That Council by Absolute Majority pursuant to Section 6.8 of the *Local Government Act 1995* RESOLVES to:

1. ADOPT the Mid-Year Budget Review for 2024-25;
2. APPROVE the proposed budget amendments, as detailed by nature in Attachment No. CS198 and AUTHORISE any unauthorised expenditure and revenue detailed in the Financial Statements; and
3. APPROVE and AUTHORISE the revised transfers to/from Cash Reserves as detailed in Attachment No. CS198.

PROPONENT:

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

BACKGROUND:

The following provides a summary of the significant movements from the current budget after completion of the Mid-Year Review. As part of the review, the City's performance for the period 1 July 2024 to 28 February 2025 and financial position as at 28 February 2025 is considered, alongside the tracking of forecast outcomes against budget for the remainder of the financial year. During the 2024-25 financial year Council has endorsed several budget amendments resulting in the current budget. These amendments are listed below:

- Item No. CS145 – Budget Amendments 2024-25 (27 August 2024).
- Item No. CC021 – CSRFF 2024-25 July Small Grants Round – City of Greater Geraldton Mullewa Recreation Ground Fencing (27 August 2024).
- Item No. IS316 – RFT2425 09 Chapman Road, Bosley Street and Chapman Valley Road Roundabout Construction (29 October 2024).
- Item No. IS318 – RFT 2425 16 Nangetty-Walkaway Bridge Replacement – Construction (26 November 2024).
- Item No. IS319 – RFT 2425 13 Construction of Siding Road through to Abattoir Road Moonyoonooka (17 December 2024).

- Item No. CEO130 – Meru Construction and Demolition Waste (28 January 2025)

The following provides a summary of the significant movements from the current endorsed budget after completion of the Mid-Year Review.

Statement of Financial Activity (refer Attachment No. CS198 – Mid Year Review 2024-25 Financial Statements)

For terminology purposes a 'positive movement' means any change that increases the City's cash position and decreases are represented by a 'negative movement' (excluding profit/loss on sale and depreciation movements).

Operating Income:

Total operating income forecast for this financial year has increased by \$1,529,351 compared to the current endorsed budget. The movements by nature include:

Income by Nature	Increase (Positive Movement)	Decrease (Negative Movement)
Rates	43,000	
Operating Grants & Subsidies	1,081,686	
Contributions, Reimbursements & Donations	254,304	
Fees & Charges	459,418	
Interest Earnings		438,257
Other	258,200	
Profit on Disposal of Assets		129,000
Net Movement	1,529,351	

Operating Income (material movements)

Operating Grants (\$1,082,000 increase)

- \$790,000 Increase in Commonwealth Government Financial Assistance Funding.
- \$260,000 DFES Disaster Recovery Funding for two flood damage events.
- \$35,000 Lotterywest Funding for the Shore Leave Festival (auspiced on behalf of Tourism Geraldton Mid West) – expenditure offset.

Contributions (\$254,000 increase)

- \$120,000 Increase in insurance proceeds.
- \$90,000 Increase in reimbursements including legal and leasing costs.

Fees & Charges (\$460,000 increase)

- \$440,000 Increase in airport fees and charges.
- \$60,000 Increase in rates fees and charges.

- \$90,000 Increase in town planning & statutory building fees.
- \$120,000 Decrease in waste charges, primarily hazardous waste.

Interest Earnings (\$440,000 decrease)

- \$440,000 Lower.

Other (\$260,000 increase)

- \$120,000 Recognition of reticulation stock on hand.
- \$140,000 Accounting adjustment for QPT grant funded shows (expenditure offsets).

Operating Expenditure:

Total operating expenditure forecast for this financial year has increased by \$733,975 compared to the current endorsed budget. The movements by nature include:

Income by Nature	Increase (Negative Movement)	Decrease (Positive Movement)
Employee Costs	0	
Material & Contractors	712,821	
Utilities		200,000
Insurances		66,638
Interest/Borrowing Costs		3,257
Other Expenses	31,049	
Depreciation	0	
Loss on Disposal of Assets	260,000	
Net Movement	733,975	

Operating Expenditure (material movements)

Materials & Contractors (increase \$710,000)

- \$360,000 Net overall increase in contractor expenses including:
 - Parks and road verge maintenance costs.
 - Building maintenance costs.
 - Legal fees.
 - Airport security screening costs.
- \$110,000 reclassification of harvest route repairs from capital to operating (including \$30K increase in costs).
- \$100,000 Mullewa waste facility maintenance costs.
- \$140,000 Accounting adjustment for QPT grant funded shows (income offsets).

Utilities (decrease \$200,000)

- \$200,000 Decreased water consumption.

Other Expenses (increase \$30,000)

- \$280,000 Increase in internal costings for Meru free tipping and internal waste disposal charges.
- \$35,000 Shore Leave funding (Lotterywest grant auspiced on behalf of Tourism Geraldton Mid West) – income offset.
- \$280,000 Decrease in CSRFF payments.

Capital Revenue (Including Net Reserve Transfers):

The budget allocation associated with this revenue stream has been decreased by \$4,457,193.

Type of Revenue	Increase (Positive Movement)	Decrease (Negative Movement)
Capital Grants	3,205,343	
Transfers to Reserves		2,618,253
Transfers from Reserves		4,300,000
Proceeds from Disposal of Assets		585,000
Proceeds from New Loans (Self-Supporting)		150,000
Principal income from Self Supporting Loans		9,283
Net Movement		4,457,193

Capital Revenue (material movements)**Capital Grants (\$3,205,000 increase)**

- \$3,380,000 Approved Regional Precincts and Partnerships Program (rPPP) funding for the Maitland Park Precinct Redevelopment.
- \$320,000 Increase in Lotterywest funding for the Geraldton Youth Centre.
- \$590,000 Decrease in year one Roads to Recovery funding.

Transfers to Reserves (\$6,918,253 net increase)

Decrease in transfers from reserves (\$4,300,000):

- \$2,000,000 Decrease in transfer from Major Initiatives Reserve for the Mahomets Flats key worker accommodation project.
- \$2,300,000 Decrease in transfer from Major Initiatives Reserve for the Maitland Park traffic improvements project.

Increase in transfers to reserves (\$2,615,000):

- \$3,795,000 Increase in transfer to reserve for carryover of construction phase of Stow Gardens youth precinct project.
- -\$590,000 Decrease in transfer to reserve due to reduction in Roads to Recovery year one funding amount.
- -\$585,000 Decrease due to the sale of land no longer planned to occur in 2024-25.

Proceeds from New Loans (\$150,000 decrease) -

Decrease in proceeds from new loans:

- The Rover Football Club has confirmed that the self-supporting loan will not be drawn down in the current year.

Capital Expenditure

The overall reduction in capital expenditure of \$4,038,942 is impacted by the following movements in asset categories:

Type of Capital Expenditure	Increase (Negative Movement)	Decrease (Positive Movement)
Land		2,327,079
Buildings	511,762	
Plant & Equipment	31,658	
Furniture & Equipment	56,531	
Artwork		31,246
Roads	1,450,739	
Waste Management Infrastructure		502,194
Parks		3,740,320
Airports	12,503	
Other Infrastructure (Footpaths, Parking)	657,987	
Self-Supporting Loans Paid Out		150,000
Repayment of Loans		9,283
Net Movement		4,038,942

Capital Expenditure (Material Movements)**Capital Projects (\$3,880,000 net decrease)**

Increases/additions to 2024-25 capital projects:

- *\$1,160,000 Maitland Park Precinct Redevelopment (associated with approved rPPP funding).
- \$585,000 Reallocation of Local Roads and Community Infrastructure (LRCIP) Phase 4 funding to three new projects – River Valley Road new footpath and Sanford and Wells Street asphalt renewal projects
- *\$320,000 Major culvert replacement design work, with construction planned for 2025-26.
- \$130,000 Francis Street Finger Jetty remedial works.
- \$240,000 Emergent kerb renewal.
- *\$200,000 Foreshore changeroom detailed design.
- \$200,000 Wonthella Oval public access road construction and footpath works.
- \$235,000 Edward Road asphalt renewal.
- \$110,000 Greenough Terminal repainting.
- \$100,000 Mullewa Roadside toilet block renewal.

- \$150,000 Aquarena solar array replacement.
- \$130,000 Increased scope of pavement testing program.
- \$90,000 Signs replacement program.
- \$85,000 Sporting light tower luminaire replacements.

**Budgets for these projects have been included for procurement purposes only and are expected to be carried over to 2025-26*

Decreases to/deferral of 2024-25 capital projects/expenditure:

- \$3,800,000 Deferral of construction of Stow Gardens youth precinct to 2025-26.
- \$2,300,000 Mahomets Flats key worker accommodation.
- \$640,000 Reallocation of LRCIP Phase 4 funding to new footpath and road renewal projects.
- \$320,000 Deferral of Goulds Road reconstruction.
- \$150,000 Reduced scope of Allanooka Springs Road widening project.
- \$110,000 Chapman Road shared path (associated reduction in grant income).
- \$126,000 Deferral of Mullewa raised kerbing (project currently being rescoped due to alternate design approach and is planned for 2025-26).
- \$80,000 Reclassification of harvest route repairs as operating expenditure.

It should be noted that several major projects (i.e. Airport Microgrid, Maitland Park precinct and Foreshore youth precinct) will not be fully expended in this financial year, however the budgets have been retained to enable procurement processes to comply for the current year. These projects will be captured as carryovers in the August 2025 budget amendment.

Payout of Self-Supporting Loans (\$150,000 decrease) –

Decreases in proceeds from new loans:

- The Rover Football Club has confirmed that the self-supporting loan will not be drawn down in the current year.

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:

Carrying out the Mid-Year Review analysis allows the City to assess what has been achieved year to date, to highlight the current financial position and set the scene leading into the next year's Budget and the Long-Term Financial Plan.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

Each year Council undertakes a mid-year budget review in line with the requirements of legislation. The mid-year budget review last year was considered at the 26 March 2024 Ordinary Meeting of Council – Item No. CS110, Mid-Year Budget Review 2023-24.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Council Members were presented with an overview of the Mid-Year Budget Review results at the Council Concept Forum on 4 March 2025.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 6.8 of the *Local Government Act 1995* requires any expenditure not included in the annual budget to be authorised by Absolute Majority.

Local Government (Financial Management) Regulations 1996 regulation 33A requires that Council between 1 January and the last day of February in each Financial year, carry out a review of its annual budget for that year.

33A. Review of budget

- (1) *Between 1 January and the last day of February in each financial year a local government is to carry out a review of its annual budget for that year.*
- (2A) *The review of an annual budget for a financial year must —*
 - (a) *consider the local government's financial performance in the period beginning on 1 July and ending no earlier than 31 December in that financial year; and*
 - (b) *consider the local government's financial position as at the date of the review; and*
 - (c) *review the outcomes for the end of that financial year that are forecast in the budget; and*
 - (d) *include the following —*
 - (i) *the annual budget adopted by the local government;*
 - (ii) *an update of each of the estimates included in the annual budget;*
 - (iii) *the actual amounts of expenditure, revenue and income as at the date of the review;*
 - (iv) *adjacent to each item in the annual budget adopted by the local government that states an amount, the estimated end-of-year amount for the item.*
- (2) *The review of an annual budget for a financial year must be submitted to the council on or before 31 March in that financial year.*
- (3) *A council is to consider a review submitted to it and is to determine* whether or not to adopt the review, any parts of the review or any recommendations made in the review.*

**Absolute majority required.*
- (4) *Within 14 days after a council has made a determination, a copy of the review and determination is to be provided to the Department.*

FINANCIAL AND RESOURCE IMPLICATIONS:

As per the Statement of Comprehensive Income (Attachment No. CS198), there has been an increase in the net result of \$4,000,719 from \$12,579,287 to \$16,580,006 in the Mid-Year Review (MYR).

As shown in the Statement of Financial Activity there has been a favourable change in the operating position from an operating deficit of \$2,176,591 to an operating deficit of \$992,215 in this review. The most significant proposed adjustments are outlined above.

The most significant proposed adjustments are to operating grant income, in particular the Commonwealth Governments Financial Assistance Grant Funding and flood damage claims received from the Department of Fire and Emergency Services. There has also been a considerable increase to the City's airport, town planning and statutory building fees and charges, whilst interest revenue is tracking lower than original projections. Overall, operating expenditure is higher than projected, primarily due to significant increases to materials and contractors. The City has continued to experience a significant increase in its supply contractors across all areas of its operations including parks and roads verge maintenance, building maintenance and airport security screening costs.

The City's end of year unrestricted cash position (see Cash Flow Statement) is expected to increase from the original budget forecast of \$12,315,542 to a revised forecast of \$14,912,720. Note that movements in cash flow between original budget and mid-year budget review have been aligned with forecast actual spend on major capital projects rather than expected commitments included in the budget.

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 4.7	Council understands its roles and responsibilities and leads by example.

REGIONAL OUTCOMES:

Delivery of programs and projects continue to deliver benefits for the region through capital expenditure, business support, employment opportunities and encouraging tourism.

RISK MANAGEMENT:

Undertaking this budget review meets the regulatory requirement to do so and thereby mitigates the risk of non-compliance. This review enables Council opportunity to formulate actions in response to identified budget impacts, thereby reducing the risk of an increase to the forecast deficit position.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

Alternative options for adjustments to budget forecasts were considered by Directors and Managers across all areas of the operations and wherever possible have offset expenditure allocations within the same function areas of the budget.

Alternative Option:

1. APPROVE the proposed budget amendments and AUTHORISE any unauthorised expenditure and revenue detailed in the attached Statement of Financial Activity 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.

CS199	STATEMENT OF FINANCIAL ACTIVITY AND STATEMENT OF FINANCIAL POSITION FOR THE PERIOD ENDED 28 FEBRUARY 2025
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AGENDA REFERENCE:	D-25-028949
AUTHOR:	J McLean, Senior Management Accountant / Analyst
EXECUTIVE:	P Radalj, Director Corporate Services
DATE OF REPORT:	10 March 2025
FILE REFERENCE:	FM/17/0015
ATTACHMENTS:	Yes (x1) Monthly Management Report for period ended 28 February 2025

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with a comprehensive report on the City's finances to 28 February 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 28 February 2025, as attached; and
2. RECEIVE the monthly Statement of Financial Position as at 28 February 2025, as attached.

PROPONENT:

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

BACKGROUND:

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

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

Operating Income	\$	1,227,872	1.5%	over YTD Budget	<input checked="" type="checkbox"/>
Operating Expenditure	\$	1,020,881	1.6%	under YTD Budget	<input checked="" type="checkbox"/>
Net Operating	\$	2,248,753	12.8%	under YTD Budget	<input checked="" type="checkbox"/>
Capital Expenditure	\$	10,659,425	35.9%	under YTD Budget	<input checked="" type="checkbox"/>
Capital Revenue	\$	828,591	28.5%	under YTD Budget	<input checked="" type="checkbox"/>
Cash at Bank – Municipal		\$13,091,729			
Cash at Bank – Reserve	\$	0			
Current Investments		\$60,684,832			
Current Rates Collected to February 2025		90.06%			
Current Rates Collected to February 2024		90.76%			

Rates Arrears Collected to February 2025	45.26%
Rates Arrears Collected to February 2024	43.29%

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 February financials show a YTD positive variance of \$2,248,573 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 - Nil

There are none.

12.5 REPORTS OF OFFICE THE CEO - Nil

There are none.

12.6 REPORTS TO BE RECEIVED

RR69 REPORTS TO BE RECEIVED - FEBRUARY	
AGENDA REFERENCE:	D-25-029597
AUTHOR:	R McKim, Chief Executive Officer
EXECUTIVE:	R McKim, Chief Executive Officer
DATE OF REPORT:	12 March 2025
FILE REFERENCE:	GO/6/0029
ATTACHMENTS:	Yes (x4)
	A. DSDD029 - Delegated Determinations and Subdivision Applications for Planning Approval
	B. CS200 – City of Greater Geraldton Audit Committee Minutes – 18 February 2025
	C. CS201 – List of Accounts Paid Under Delegation – February 2025
	D. CS202 - List of Payments by Employees via Purchasing Cards – February 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. DSDD29 - Delegated Determinations and Subdivision Applications for Planning Approval.
 - b. Reports – Corporate Services:
 - i. CS200 - City of Greater Geraldton Audit Committee Minutes – 18 February 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. CS201 – List of Accounts Paid Under Delegation – February 2025; and
 - ii. CS202 - List of Payments by Employees via Purchasing Cards – February 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 Leadership	Direction:	Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well informed decision-making.
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Outcome 4.3	Accountable leadership supported by a skilled and professional workforce
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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**14 QUESTIONS FROM MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN****15 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING****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.

DS057 TENDER AWARD - OLIVE STREET HOUSING PROJECT

AGENDA REFERENCE:	D-25-025747
AUTHOR:	S Pratt-King, Coordinator Land and Leasing
EXECUTIVE:	R Hall, Director Development Services
DATE OF REPORT:	26 February 2025
FILE REFERENCE:	GO/6/0029-002
ATTACHMENTS:	Yes (x2) 1x Confidential
	A. Confidential - RFT 2425 30 Evaluation Report
	B. Evaluation Financial Analysis Report (REMPAN)

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider awarding a tender to build seven single houses. The City of Greater Geraldton is taking proactive steps to tackle the national housing crisis by developing seven underutilised parcels of land, backed by \$1.6M in State Government support. This proposed build, rent and then sell model will provide much-needed homes for essential workers, attract and retain key services and generate additional income for the City with a return on investment of \$7.8M, helping to keep rates down. With Geraldton's strong housing market growth, this investment is a forward-thinking move that benefits the local community and the broader region.

EXECUTIVE RECOMMENDATION:

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

PART A

1. AWARD the preferred tenderer for the building of seven single houses submitted through the Request For Tender Reference 2425 30; and
2. RECORD the contract price (GST Inclusive) in the minutes.

PART B

1. APPROVE the following amendments to the 2024-25 Annual Budget:
 - a. Increase capital grant revenue by \$1.6M;
 - b. Increase capital expenditure for building assets by \$4,7M; and
 - c. Increase the transfer from Major Initiatives Reserve by \$3,1M.

PROPOSER:

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

BACKGROUND:

At the Ordinary Meeting of Council held on 26 November 2024 (Item No. DS050 – Olive Street Reserve Housing Project), Council resolved to call for tenders on the Olive Street Housing Project (the Project).

The Request for Tender (Reference 2425 30) commenced advertisement on 29 November 2024 by way of notice in the Geraldton Guardian and display on the City's website and City's Tenderlink e-Tendering Portal, as well as in the West Australian on 30 November 2024. The advertising period closed on 7 February 2025.

Thirty-one (31) interested parties registered to receive copies of the tender and six (6) tender submissions were received. A panel of four (4) Officers undertook the tender evaluation, with three (3) voting and one (1) non-voting member.

To help understand the viability of the Project an independent financial analysis has been undertaken by a Senior Economist from REMPLAN which has been included as an attachment to this report. The analysis reports that the Project is expected to generate a return on investment of \$7.8 million over a 12 year period through a 'rent-then-sell' model. The analysis shows that this Project generates a better financial return to Council compared to other contemporary investment options.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:

The availability of accommodation has been a significant challenge within the community. This project aims to assist with alleviating this pressure by contributing additional housing for essential workers. Furthermore, it presents a valuable opportunity to support the building industry through training and employment, enhancing skill development and economic resilience within the community.

Economy:

Awarding this tender will stimulate the regional economy by directly supporting businesses, creating job opportunities and engaging subcontractors and suppliers within the area. This investment will help retain wealth within the community, support business growth and contribute to the sustainability of the local workforce and supply chains.

Environment:

All works under this tender will comply with environmental controls established within the contract, ensuring adherence to sustainability and regulatory requirements.

Leadership:

The City is demonstrating leadership by addressing a critical community concern in the provision of generating additional local housing supply, whilst generating a financial return for Council, which eases the burden on generating revenue from property rates.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

Council regularly awards tenders and most recently contracted a builder to construct a three-bedroom residential home at 7 Padbury Road, Mullewa.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Council Members were briefed on the tender process through the Councillor Concept Forum on 4 March 2025.

LEGISLATIVE/POLICY IMPLICATIONS:

Sections 3.7 and 5.20 of 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.

FINANCIAL AND RESOURCE IMPLICATIONS:

The City secured \$1.6 million in funding from the State Government towards the construction of the seven homes, with Council contributing the balance from the Major Initiatives Cash Reserves as per Council resolution for Item No. DS050 - Olive Street Reserve Housing Project.

The City's Property Services Team will oversee and supervise the Project and allocate the necessary resources to ensure the delivery is well managed.

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:

Awarding this tender will generate positive regional outcomes by supporting local business growth, creating job opportunities and supporting the regional supply chain. Once the Project is constructed and reaches practical completion, the houses will provide additional local accommodation to enable additional essential workers to live in Geraldton.

RISK MANAGEMENT:

The successful tenderer will be engaged under the Western Australia Housing Industry (HIA) - WA HIA Lump Sum Contract for the provision of residential construction services. This contract provides industry-standard mechanisms for managing risk during construction. The City's Property Services Team will oversee and supervise the Project.

Officers have undertaken appropriate due diligence to ensure that the preferred tenderer has the necessary capability to successfully deliver the Project. This included an independent Risk of Failure Report to assess the likelihood of the company experiencing severe financial distress or failure within the next 12 months.

The City and the Department of Communities has agreed to an Intention to Lease with documentation executed. Should Council award the Tender, the next step will be to enter into an Agreement for Lease with the Department which is the subject of a separate report on this meeting Agenda.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

Officers have recommended the preferred tenderer; however, Council may consider awarding the contract to an alternative tenderer or reject all tenderers and not proceed with the Project.

DS058 LEASE - OLIVE STREET HOUSING PROJECT

AGENDA REFERENCE:	D-25-026381
AUTHOR:	G Wilkinson, Manager Property Services
EXECUTIVE:	R Hall, Director Development Services
DATE OF REPORT:	28 February 2025
FILE REFERENCE:	GO/6/0029-002
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider entering an agreement for lease, followed by seven (7) residential tenancy lease agreements through the Government Regional Officer Housing program upon the practical completion of the Olive Street Housing Project.

EXECUTIVE RECOMMENDATION:

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

PART A

1. APPROVE an Agreement for Lease between the City of Greater Geraldton and the Department of Communities, acting through the Government Regional Officer Housing program;
2. MAKE the determination subject to the successful award of RFT 2425 30 Construct Seven Single Houses;
3. ENTER an Agreement for Lease with the Department of Communities, acting through the Government Regional Officer Housing program to lease seven individual houses at the following addresses:
 - a. Lot 287 (99) McAleer Drive, Mahomets Flats;
 - b. Lot 291 (107) McAleer Drive, Mahomets Flats;
 - c. Lot 294 (251) Willcock Drive, Mahomets Flats;
 - d. Lot 295 (253) Willcock Drive, Mahomets Flats;
 - e. Lot 296 (255) Willcock Drive, Mahomets Flats;
 - f. Lot 297 (257) Willcock Drive, Mahomets Flats; and
 - g. Lot 301 (265) Willcock Drive, Mahomets Flats.

PART B

1. ENTER into seven (7) individual Residential Tenancy Lease Agreements with the Department of Communities, acting through the Government Regional Officer Housing program for seven houses at the following addresses:
 - a. Lot 287 (99) McAleer Drive, Mahomets Flats;
 - b. Lot 291 (107) McAleer Drive, Mahomets Flats;
 - c. Lot 294 (251) Willcock Drive, Mahomets Flats;
 - d. Lot 295 (253) Willcock Drive, Mahomets Flats;
 - e. Lot 296 (255) Willcock Drive, Mahomets Flats;
 - f. Lot 297 (257) Willcock Drive, Mahomets Flats; and
 - g. Lot 301 (265) Willcock Drive, Mahomets Flats.
2. SET the conditions as follows:
 - a. Enter a ten (10) year lease term commencing upon execution of the Residential Tenancy Lease Agreements;

- b. Commence the lease fee based on a market rent valuation as confirmed by an independent valuer;
- c. Review the rent annually on each anniversary of the commencement date in accordance with the Perth Consumer Price Index (CPI), except on dates when a market rent review is scheduled;
- d. Conduct a market rent review on the third, sixth and ninth anniversaries of the commencement date, allowing for potential rent increases or decreases; and
- e. Each party will bear their own costs in relation to the preparation, negotiation, administration, execution and registration of the Residential Tenancy Lease Agreement.

PROPONENT:

The proponents are the City of Greater Geraldton (the City) and the Department of Communities.

BACKGROUND:

At the Ordinary Meeting of Council held on 26 November 2024, Council resolved to endorse the CEO to execute a Letter of Intent with the Department of Communities for the Government Regional Officer Housing (GROH) program to lease as part of the Olive Street Housing Project (the Project) based on a model to construct seven houses, rent for 10 years and then sell.

The GROH program follows a three-stage process:

1. Execute a non-binding 'Letter of Intent' to lease between the City and the Department of Communities under the GROH program;
2. Enter into a binding 'Agreement for Lease' between the City and the Department of Communities; and
3. Enter into a 'GROH Residential Tenancy Agreement' between the City and the Department of Communities.

The Letter of Intent was executed on 28 February 2025 and outlines the 'in principle' terms and conditions to be included in the Agreement for Lease (AFL). The endorsement of the AFL is contingent upon the outcome of Council Item DS057 Tender Award - Olive Street Housing Project. Should Council approve the executive recommendation of Council Item DS057, City Officers will collaborate with the successful tenderer to provide detailed building plans and specifications to the Department of Communities for final approval before executing the AFL. The final leasing stage will take place once the build reaches practical completion, at which point the Department of Communities will be invited to inspect the premises before the commencement of the GROH Residential Tenancy Agreement.

The City's obligations under the GROH Residential Tenancy Agreement include:

- Payment of all rates and taxes including land, sewerage and water service charges;
- Building insurance;
- Biannual gutter cleaning;

- Annual electrical compliance certification;
- Annual air conditioning servicing;
- Maintenance to the building structure and essential services; and
- Undertaking quarterly routine inspections.

The Department of Communities will be responsible for tenant selection and management of the tenant's obligations. The rent paid to the City is negotiated based on market valuation which is paid to the City whether the premises is occupied or not with the rent reviewed every three (3) years.

This project represents a collaborative effort between the City and the State Government to deliver high-quality housing to accommodate the essential workers of our community, ensuring long-term sustainability and improved service delivery. By participating in the GROH program, the City secures a stable and secure long-term arrangement.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:

The availability of accommodation has been a significant challenge within the community. The leasing component aims to assist with alleviating this pressure by contributing additional accommodation for essential workers that will support the provision of local services to the community.

Economy:

Leasing of houses will support the regional economy by directly providing local accommodation options for essential workers, creating job opportunities and engaging maintenance and suppliers within the area. This investment will help retain wealth within the community, support business growth and contribute to the sustainability of the local workforce and supply chains.

Environment:

There are no adverse environmental impacts.

Leadership:

The City is demonstrating leadership by addressing a critical community concern in the provision of generating additional local housing supply, whilst generating a financial return for Council, which eases the burden on generating revenue from property rates.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

The City actively leases properties throughout the municipality, including the nearby Point Moore for which there are 157 leases providing essential accommodation to the community.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Council Members were briefed on the leasing process at the Councillor Concept Forum on 4 March 2025.

LEGISLATIVE/POLICY IMPLICATIONS:

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

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*.

FINANCIAL AND RESOURCE IMPLICATIONS:

The City's Long Term Financial Plan would make provision for both the cash inflows and outflows resulting from the proposed lease agreement. Gross revenue is anticipated annually to be equivalent to a 0.5% growth increase in rates revenue.

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:

The leasing of these properties will generate positive regional outcomes by supporting local business growth, creating job opportunities and supporting the regional supply chain. Once the Project is constructed and leased, the houses will provide additional local accommodation to enable additional essential workers to live in Geraldton.

RISK MANAGEMENT:

City Officers have liaised with representatives of the GROH program to clarify the process for the lease arrangement which has been positive and well received from both parties. The City and the Department of Communities have executed an Intention to Lease which outlines the schedule of terms and conditions and will inform the details of a lease. The Agreement for Lease will be executed once a building contract is awarded and detailed plans are provided to the Department of Communities for approval. City Officers have ensured that the tender request document included the minimum requirements for standard GROH housing specifications and have kept Department of Communities Officers updated on the progress of the Project.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

Officers have recommended to approve the Agreement for Lease with the Department of Communities on the basis that Council awards a tender for the construction of seven houses. If the tender is not awarded, then the lease would not proceed and the \$1.6M funding would return to the State Government, which is not recommended. The Project represents a valuable investment with strong returns and significantly contributes to improving housing availability within the City of Greater Geraldton.

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/>