



ORDINARY MEETING OF COUNCIL

AGENDA

26 AUGUST 2025

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CITY OF GREATER GERALDTON
ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 26 AUGUST 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

Present:

Officers:

Others:

Members of Public:

Members of Press:

Apologies:

Leave of Absence:

Cr M Librizzi

Cr V Tanti

Cr S Cooper

Cr J Denton

4 DISCLOSURE OF INTERESTS

Cr J Critch declared a Proximity Interest in Item No. DS075 Industrial Lands Study as her farm business owns land in the area.

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
Cr M Librizzi	15 August 2025	16 September 2025	27/5/2025
Cr V Tanti	15 August 2025	15 September 2025	29/7/2025
Cr J Denton	25 August 2025	1 September 2025	29/7/2025
Cr S Cooper	26 August 2025	26 August 2025	29/7/2025
Cr N Colliver	27 August 2025	4 September 2025	29/7/2025
Cr K Parker	29 September 2025	6 October 2025	29/7/2025
<i>Any new leave requests will be published in the final agenda.</i>			

**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. Mayor J Clune for the period 22 September to 23 September; and
 - b. Cr J Denton for the period 23 September 2025.

8 PETITIONS, DEPUTATIONS

There is none.

9 CONFIRMATION OF MINUTES

RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 29 July 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
30 July 2025	ABC Radio Interview - Outcomes of Council	Mayor Jerry Clune
30 July 2025	Triple M Breakfast Interview - Outcomes of Council Meeting 2025	Mayor Jerry Clune
30 July 2025	Filming for Media Release - Strategic Community Plan	Mayor Jerry Clune
30 July 2025	7Regional Interview - Dogs at the Recreation Ground	Mayor Jerry Clune
30 July 2025	Triple M Interview - Outcomes of Council – Game On and Geraldton Youth Centre Official Opening	Mayor Jerry Clune
31 July 2025	Western Australian Meat Industry Authority (WAMIA) Stakeholder Consultation	Mayor Jerry Clune
31 July 2025	Geraldton Youth Centre Official Opening - by the Hon Sandra Carr MLC, Member of Legislative Council	Mayor Jerry Clune
31 July 2025	Filming for the Outcome of Council Meeting Videos with the theme "What's your day job?" - with Deputy Mayor Cr Natasha Colliver	Mayor Jerry Clune
31 July 2025	St John of God Hospital Crossing Proposal	Mayor Jerry Clune
1 August 2025	Meeting with Hon Steve Martin MLC, Shadow Minister for Transport; Ports; Communities with City of Greater Geraldton – Matters in Common	Mayor Jerry Clune
1 August 2025	Regular meeting with Kirrilee Warr MLA, Member for Geraldton and City of Greater Geraldton	Mayor Jerry Clune
2 August 2025	Red Dot Home - Official Opening	Mayor Jerry Clune
4 August 2025	CEO / Mayor / Deputy Mayor Catch Up	Mayor Jerry Clune
4 August 2025	Marketing & Media Regular Catch Up	Mayor Jerry Clune
4 August 2025	Meeting with Laawun Energy Solutions Australia - Archimedes Wind Turbines Off-grid System	Mayor Jerry Clune
	Regular meeting with the Hon Sandra Carr MLC, Member of Legislative Council and City of Greater Geraldton	Mayor Jerry Clune
5 August 2025	Geraldton Zero Event – 2025 Homelessness Expo 'No Going Back'	Mayor Jerry Clune
5 August 2025	Concept Forum	Mayor Jerry Clune
6 August 2025	Triple M Interview – Outback Bloom Mullewa Wildflower Festival	Mayor Jerry Clune
6 August 2025	Batavia Coast Marina Stage 2 (BCM2) Steering Committee Meeting - Station Square	Mayor Jerry Clune
7 August 2025	Mid West Development Commission (MWDC) Cultural Awareness Training	Mayor Jerry Clune
7 August 2025	Modern Day Castaway Film Screening - Outback Mike	Mayor Jerry Clune
8 August 2025	Filming for Media Release - Ride with Ambassador Mitch Docker - Backroads Gravel Ride & Run 2025 Event	Mayor Jerry Clune
8 August 2025	Backroads Gravel Ride & Run 2025 - Official Opening - Geraldton	Mayor Jerry Clune
8 August 2025	Backroads Gravel Ride & Run 2025 - Nabawa	Mayor Jerry Clune
9 August 2025	The Midwest Irish Club Fleadh Festival – Acknowledgement of Funding	Deputy Mayor Cr Natasha Colliver
9 August 2025	Geraldton Volunteer Fire and Rescue Captain's Dinner & Presentation Night	Mayor Jerry Clune
11 August 2025	CEO / Mayor / Deputy Mayor Catch Up	Mayor Jerry Clune
11 August 2025	Marketing & Media Regular Catch Up	Mayor Jerry Clune
12 August 2025	Return-It - Containers for Change Possible Expansion	Mayor Jerry Clune
12 August 2025	Nangetty-Walkaway Bridge Official Opening Logistics – Site Visit	Mayor Jerry Clune
12 August 2025	Regional Capitals Australia (RCA) Board Meeting – via electronic means	Mayor Jerry Clune

13 August 2025	GWN7 Interview – Emergency Rescue Helicopters	Mayor Jerry Clune
14 August 2025	Photo for Media Release - Stay and Play Photography Competition Winners	Mayor Jerry Clune
14 August 2025	Introductory Meeting with Community Liaison Officer – WA Police	Mayor Jerry Clune
14 August 2025	Introductory Meeting - Mitsui E&P Australia	Mayor Jerry Clune
14 August 2025	Eradu Railway Bridge - Arc Infrastructure - Bridge Replacement	Mayor Jerry Clune
14 August 2025	Bullseye Birdies Official Opening	Mayor Jerry Clune
15 August 2025	MWDC Board Meeting	Mayor Jerry Clune
15 August 2025	Midwest Indian Cultural Society (MICS) - Celebration of India's 79th Independence Day	Mayor Jerry Clune
18 August 2025	CEO / Mayor / Deputy Mayor Catch Up	Mayor Jerry Clune
18 August 2025	Marketing & Media Regular Catch Up	Mayor Jerry Clune
18 August 2025	Australian Veterans Day Service and Wreath Laying	Deputy Mayor Cr Natasha Colliver
19 August 2025	Agenda Forum - Mullewa	Mayor Jerry Clune
20 August 2025	Photo for Media Release – Parvo Vaccination Clinic	Mayor Jerry Clune
20 August 2025	6PR Radio Interview – Regional Housing	Mayor Jerry Clune
20 August 2025	Batavia Local Emergency Management Committee Meeting	Mayor Jerry Clune
20 August 2025	WA Local Government Association (WALGA) Candidate Briefing Seminar - Bundiyarra	Mayor Jerry Clune
21 August 2025	Regional Capitals Alliance WA (RCAWA) Strategic Planning Meeting - Perth	Mayor Jerry Clune
21 August 2025	ABC Interview – Regional Housing	Mayor Jerry Clune
21 August 2025	2025 Randolph Stow Young Writers Awards Presentation Night	Deputy Mayor Cr Natasha Colliver
22 August 2025	Geraldton Regional Art Gallery (GRAG) Exhibition Opening - GENESIS 2025 / Maria Fernanda Cardoso: Spiders of Paradise	Cr Jenna Denton
22 August 2025	Fremantle Chamber Orchestra	Mayor Jerry Clune
25 August 2025	Northern Country Zone (NCZ) Meeting - Perenjori	Mayor Jerry Clune
25 August 2025	CEO / Mayor / Deputy Mayor Catch Up	Mayor Jerry Clune
25 August 2025	Marketing & Media Regular Catch Up	Mayor Jerry Clune
26 August 2025	Mid West Digital Economy Strategy - Update to Local Government and Government Agency Workshop	Mayor Jerry Clune
26 August 2025	Ordinary Meeting of Council	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

DS072	COUNCIL POLICY 2.8 GERALDTON CITY CENTRE VIBRANCY
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AGENDA REFERENCE:	D-25-086109
AUTHOR:	S McCaughey, Manager Customer and Business Engagement
EXECUTIVE:	R Hall, Director Development Services
DATE OF REPORT:	18 July 2025
FILE REFERENCE:	GO/19/0008
ATTACHMENTS:	Yes (x2)
	A. Draft Council Policy - 2.8 Geraldton City Centre Vibrancy (v5)
	B. Council Policy 2.8 Geraldton City Centre Vibrancy (v5) – Comparison Table

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider Council Policy 2.8 Geraldton City Centre Vibrancy, version 5. The policy has undergone its biennial review with no significant changes proposed.

EXECUTIVE RECOMMENDATION:

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

1. APPROVE Council Policy 2.8 Geraldton City Centre Vibrancy, version 5.

PROPONENT:

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

BACKGROUND:

Council Policy 2.8 Geraldton City Centre Vibrancy was last reviewed by Council on 31 January 2023 - Item No. CS009. This policy supports the ongoing development of Geraldton's city centre as a vibrant, inclusive and well-connected destination with diverse experiences and creative opportunities.

The policy review ensures governance compliance and acknowledges that while some referenced documents may have lapsed, their strategic intent remains relevant.

In summary the proposed changes include:

- Updated branch name and position titles in alignment with Development Services structure in the Policy Details, and Roles and Responsibilities sections.
- Removed reference to Chapman Road Tactical Urbanisation Pilot Project due to project completion.

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

Council Policy 2.8 Geraldton City Centre Vibrancy promotes a safe, inclusive and welcoming city centre that encourages community interaction and celebrates our diversity. By enhancing public spaces and supporting a vibrant atmosphere, the policy contributes to social cohesion, accessibility and connectivity.

Liveable:

The City Centre Vibrancy Policy supports investment in community and recreation infrastructure by committing to the physical delivery of a safe, welcoming and attractive city centre. It also improves transport connectivity and comfort through enhanced public spaces and pedestrian-friendly design. This policy responds to current and future community needs, with no identified adverse impacts.

Thriving:

Council Policy 2.8 Geraldton City Centre Vibrancy creates significant opportunities for economic growth by contributing to a vibrant city centre that attracts visitors, supports existing businesses and encourages redevelopment. It aligns with goals to promote tourism, strengthen innovation and plan for sustainable population growth through improved infrastructure, increased density and enhanced public spaces.

Leading:

The *Local Government Act 1995* requires that Council establish policies and guidelines that uphold principles of good governance. This policy contributes to those principles by outlining guidelines to enhance the vibrancy of the city centre, by supporting transparency, accountability and alignment with strategic planning.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

Council policies are reviewed and endorsed by Council on a regular basis. Council Policy 2.8 Geraldton City Centre Vibrancy was last approved by Council on 31 January 2023 (Item No. CS009).

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Council Member consultation for council policy reviews is not required prior to the Agenda Forum or Ordinary Meetings of Council unless there are significant changes to a policy. There are no significant changes to the intent of the policy proposed and any amendments are administrative in nature, therefore Council consideration is sought via this item.

LEGISLATIVE/POLICY IMPLICATIONS:

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

2.7. Role of council

- (1) *The council —*
- (a) *governs the local government's affairs; and*
 - (b) *is responsible for the performance of the local government's functions.*
- (2) *Without limiting subsection (1), the council is to —*
- (a) *oversee the allocation of the local government's finances and resources; and*
 - (b) *determine the local government's policies.*

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 1	Support existing businesses and attract new investment, contributing to a vibrant CBD and other key activity centres.
Goal 2	Support and champion our diverse mix of industries, encouraging innovation and local employment opportunities.
Goal 3	Plan for the sustainable growth of the City, balancing the needs of current and future populations.
Goal 4	Advocate for and support the development of diverse housing options to meet current needs and future demand.
Goal 5	Support and promote diverse tourism offerings, making the City a destination of choice.

REGIONAL OUTCOMES:

This policy establishes guiding principles for a long-term approach to positioning Geraldton's city centre as a vibrant destination that meets the needs of both the local community and visitors to Greater Geraldton. In doing so, it supports Geraldton's identity as a regional destination City and creative hub, strengthening its role in the Midwest as a vibrant centre for culture, activity and local spirit.

RISK MANAGEMENT:

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

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

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

DS073 ALFRESCO DINING LEASE – GERALDTON PROPERTY PTY LTD

AGENDA REFERENCE:	D-25-092401
AUTHOR:	S Pratt-King, Coordinator Land and Leasing
EXECUTIVE:	R Hall, Director Development Services
DATE OF REPORT:	24 July 2025
FILE REFERENCE:	GO/6/0029-002
ATTACHMENTS:	Yes (x1) Lease Area Plan

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider a proposed lease agreement between the City of Greater Geraldton (the City) and Geraldton Property Pty Ltd for a portion of Lot 51 Foreshore Drive, Geraldton for the purposes of alfresco dining.

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 Geraldton Property Pty Ltd for a 111.1m² portion of Lot 51 on Diagram 21012, Foreshore Drive, Geraldton;
2. SET the proposed conditions as:
 - a. A lease term of ten (10) years commencing from the date of execution;
 - b. An initial annual lease fee of \$19,998.00 (excluding GST);
 - c. Annual lease fee adjustments on the anniversary of the commencement date, in line with the Perth Consumer Price Index (CPI);
3. APPROVE a rent-free period of up to 12 months from the date of execution of the lease, or until an occupancy certificate is issued, whichever occurs first;
4. MAKE the determination subject to:
 - a. An advertising notice period of fourteen (14) days, inviting public submissions;
 - b. All development and regulatory approvals being obtained;
5. ADVISE Geraldton Property Pty Ltd that they are responsible for all costs associated with:
 - a. Relocating the existing bicycle racks to a new location as determined by the City;
 - b. The preparation, execution and registration of the lease;
 - c. All advertising, valuation, survey and lease administration charges;
 - d. Applicable rates and charges; and
6. REFER the matter back to Council for final consideration should any objecting submissions be received.

PROPONENT:

The proponent is Geraldton Property Pty Ltd.

BACKGROUND:

Lot 51 on Diagram 21012, Foreshore Drive, Geraldton is owned freehold by the City of Greater Geraldton and forms part of the public footpath within the Geraldton Foreshore area.

On 30 April 2024, Council granted development approval (Item No. DS032) for a Change of Use (Tavern and Associated Alterations and Additions) at Lot 101 (No. 1) Cathedral Avenue, submitted by Harley Dykstra on behalf of Froth Craft Brewery Co. The approved plans included indoor dining areas, a beer garden, and a verandah with alfresco dining, part of which encroached into Lot 51 Foreshore Drive. While the development was approved, the use of the City-owned land (Lot 51) was expressly excluded and remains subject to a separate approval process under a lease arrangement.

Following the development approval, the proponent formally requested a lease over the affected portion of Lot 51 to enable the alfresco dining area. A concept plan was submitted, and through internal consultation, the proposed lease area was refined to 111.1m² to ensure a two-metre clearance from existing tree planters. A Lease Area Plan has been prepared accordingly (Attachment No. DS073 – Lease Area Plan).

The proponent has accepted special conditions for the protection of street trees, with specific terms to be finalised in consultation with the City's Maintenance Operations team. A rent-free period has also been requested until the premises are operational and the alfresco area is in use.

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

The proposal enhances social interaction and a sense of place by creating an inviting alfresco dining area. It supports the City's goal of activating public spaces where people feel welcome and safe.

Liveable:

Utilising the footpath for alfresco dining contributes to a more vibrant and accessible streetscape. It promotes walkability and enhances the visual and functional appeal of the area.

Thriving:

The lease supports local business investment and economic activity within the CBD. It aligns with the City's objective to encourage a diverse and prosperous economy.

Leading:

The proposal demonstrates flexible and proactive land use planning that supports community and business needs. It reflects informed decision-making and good governance in the use of public assets.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

On 23 November 2021 Council resolved (Item No. DCS507) to dispose of a 77m² portion of Lot 53 Foreshore Drive, Geraldton for the purpose of an alfresco dining area.

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* outlines the processes by which the City can dispose of property. For the purposes of this section, a lease is considered a disposal.

The proposed lease aligns with Council Policy 2.8 Geraldton City Centre Vibrancy by activating public space for alfresco dining, creating a more welcoming and attractive streetscape, encouraging social interaction and supporting local business activity. These outcomes contribute directly to the policy's objectives of fostering a lively, engaging and economically resilient city centre.

FINANCIAL AND RESOURCE IMPLICATIONS:

The proposed ground rent was determined by an independent market valuation and aligns with the square metre rate applied to other alfresco dining leases along the Foreshore.

All costs associated with lease preparation, registration, advertising, valuation and relocation of infrastructure will be borne by the proponent, ensuring the arrangement is cost-neutral to the City.

INTEGRATED PLANNING LINKS:

Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 1	Support existing businesses and attract new investment, contributing to a vibrant CBD and other key activity centres.
Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 6	Ensure high quality governance activities enabling transparency and accountability.

REGIONAL OUTCOMES:

Froth Craft Brewery Co. launched Western Australia's first microbrewery in Exmouth in 2017 and has since expanded to Bunbury and Perth's North Beach, demonstrating consistent success in regional and coastal centres. Their proposed investment in Geraldton is expected to support local hospitality and tourism activity, drive small-scale economic benefits and complement the City's role as a central service hub for the Midwest.

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:

The following alternative was considered by City Officers:

- Decline the proposed lease arrangement. This option would prevent the proponent from formalising the use of the footpath area for alfresco dining. It may limit activation of the streetscape, reduce the business's capacity to attract and retain customers and potentially discourage further private investment in the CBD. The City would also forgo the opportunity to generate income and support broader economic and place-making objectives associated with the development.

DS074	PROPOSED DEDICATION OF LAND AS ROAD – RESERVE 24508
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AGENDA REFERENCE:	D-25-092404
AUTHOR:	S Pratt-King, Coordinator Land and Leasing
EXECUTIVE:	R Hall, Director Development Services
DATE OF REPORT:	23 July 2025
FILE REFERENCE:	GO/6/0029-002
ATTACHMENTS:	Yes (x1) Intersection Modification Plan

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider a proposal to dedicate a portion of Reserve 24508 (Lot 10064 on Deposited Plan 163486) as public road.

The proposed dedication will enable the upgrade of a high-risk intersection identified under the State Black Spot Program, supporting improved road safety.

Under the *Land Administration Act 1997*, road dedication requires Minister for Lands approval, which can only be sought following a formal resolution by the relevant local government authority.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 56 of the *Land Administration Act 1997* RESOLVES to:

1. REQUEST the Minister for Lands, pursuant to section 56(1)(a) of the Land Administration Act 1997 and regulation 8 of the Land Administration Regulations 1998, to dedicate as public road a 7,450.5 square metre area of Reserve 24508 being a portion of Lot 10064 on Deposited Plan 163486; and
2. INDEMNIFY the Minister for Lands, in accordance with the requirements of section 56(4) of the Land Administration Act 1997, against any claim for compensation (not being a claim for compensation in respect of land referred to in section 56(6) of the Land Administration Act 1997) in an amount equal to the amount of all costs and expenses reasonably incurred by the Minister for Lands in considering and granting Council's request.

PROPONENT:

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

BACKGROUND:

The City manages Crown Reserve 24508 under a Management Order for the designated purpose of 'Recreation'. The western portion of the reserve is leased to the Geraldton Softball Association Incorporated, while the remaining area is used for drainage and passive recreation.

Located at the intersection of Eastward Road and Flores Road, Utakarra the reserve adjoins a site that has recorded 11 traffic crashes. As a result, the intersection qualified for funding under the State Black Spot Program, which targets safety improvements at high-risk locations.

The proposed design, outlined in Attachment No. DS074 – Intersection Modification Plan, involves upgrading the existing Y-shaped intersection to a roundabout servicing Alexander Street, Eastward Road and Flores Road, Utakarra. To support this, a 7,450.5m² portion of Reserve 24508 is proposed to be excised and dedicated as road, including space for an upgraded drainage basin. The proposed design does not require any adjustments to the Geraldton Softball Association's lease area.

Tree removal has been carefully considered as part of the planning process. Several trees are identified for removal due to poor health, limited lifespan, classification as an exotic weed species or to ensure safe sightlines for road users. All vegetation removed under an approved clearing permit will be offset through replanting with Western Australian native species to enhance the site's long-term environmental and cultural value.

In accordance with section 56(2) of the *Land Administration Act 1997*, section 8 of the *Land Administration Regulations 1998*, and section 1.7 of the *Local Government Act 1995*, the City undertook public consultation on the proposed road dedication, during which no objections were received.

This included:

- Seeking formal comment from public utility providers, the Geraldton Softball Association and other relevant agencies; and
- Issuing local public notice via the Geraldton Guardian, the City's website, public noticeboards at each City office and library and the City's social media channels.

The project is staged to be completed over a number of years. Designs have already been completed, services will be relocated during financial year 2025-26 and construction is planned for financial year 2026-27.

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

Connected:

The proposed road dedication will enable a safer and more efficient intersection, improving traffic flow at a key connection point in Utakarra. It supports better access between residential areas, community facilities and the broader road network.

Liveable:

The proposed upgrade supports a safer and more accessible public environment while protecting and enhancing the natural landscape. Replanting with native species aligns with the City's goals to green public spaces, improve community wellbeing and manage environmental impacts sustainably.

Thriving:

Improved road safety and traffic flow at this key intersection supports freight movement and local accessibility, which are key enablers of economic productivity.

Leading:

The project reflects considered planning and effective coordination with relevant agencies, supported by transparent community engagement.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

On 29 July 2025, Council resolved (Item No. DS071) to request the Minister for Land to dedicate as a public road a 1,010 square metre area of Crown Reserve 23217 and indemnify the Minister for Lands against any claim for compensation in considering and granting Council's request.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Community consultation has been undertaken in accordance with section 56(2) of the *Land Administration Act 1997*, section 8 of the *Land Administration Regulations 1998*, and section 1.7 of the *Local Government Act 1995*.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 56 of the *Land Administration Act 1997* (LA Act) and regulation 8 of the *Land Administration Regulations 1998* (LA Regulations) require the following regarding a request for the dedication of a road:

- Council resolution;
- The City to indemnify the Minister for Lands against any claim for compensation related to the request;
- Copies of any submissions and the City's response to those submissions; and
- Written confirmation that the City has complied with section 56(2) of the LA Act, where section 56(2) of the LA Act requires the City to:

(a) In accordance with the regulations, prepare and deliver the request to the Minister; and

(b) Provide the Minister with sufficient information in a plan of survey, sketch plan, or document to describe the dimensions of the proposed road.

FINANCIAL AND RESOURCE IMPLICATIONS:

The City will bear all costs associated with making and processing the road dedication request. These costs are consistent with the City's operational budget allocations for the 2025/26 budget year and will be managed within existing resources.

INTEGRATED PLANNING LINKS:

Strategic Theme: Connected	<u>An engaged and diverse community where everyone feels included and safe.</u>
Goal 2	Foster collaborative partnerships to improve community safety, security, and social cohesion.
Strategic Theme: Leading	<u>A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.</u>
Goal 1	Engage with the community to enhance decision-making.
Goal 3	Financial sustainability, actively seeking and leveraging external funding to deliver for the community.
Goal 4	Continued focus on strong advocacy to ensure that Federal and State projects, programs, and funding are aligned with our community's priorities.
Goal 6	Ensure high quality governance activities enabling transparency and accountability.

REGIONAL OUTCOMES:

The proposed road dedication supports regional outcomes by improving safety and connectivity at a key intersection within Geraldton's urban network. Aligned with the State Black Spot Program, the project addresses a known crash site, enhancing road safety for both local and regional traffic.

RISK MANAGEMENT:

The proposed roundabout upgrade, located at an identified Black Spot intersection, cannot proceed as designed without the excision and dedication of the portion of Reserve 24508. Delaying this action could perpetuate public safety risks in a high traffic area.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The following alternative was considered by City Officers:

- Not proceed with the road dedication. Retaining the portion of Reserve 24508, would result in the proposed intersection upgrade encroaching on Crown land. This would create legal and asset management complexities for the City and restrict secure access for future infrastructure maintenance. Due to these constraints, this option is not supported.

DS075 INDUSTRIAL LANDS STUDY

AGENDA REFERENCE:	D-25-093417
AUTHOR:	K Elder, Coordinator Strategic Planning
EXECUTIVE:	R Hall, Director Development Services
DATE OF REPORT:	11 August 2025
FILE REFERENCE:	LP/9/0104
ATTACHMENTS:	Yes (x1) Industrial Lands Study Report

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider the endorsement of the City of Greater Geraldton Industrial Lands Study (the Study).

Geraldton has experienced increased interest in renewable and energy-related industrial development particularly targeting its inland agricultural areas. The study involved detailed research and consultation, and provides guidance for Council on how best to support future industrial activity that aligns with community expectations, existing agricultural needs and emerging industries.

The Industrial Lands Study reflects the City of Greater Geraldton's commitment to proactive and responsible planning. Through a detailed technical assessment and extensive engagement with landowners, the Study provides a robust framework to guide the future development of emerging industries in broadacre farming areas. It carefully considers environmental, social and economic factors to ensure new projects deliver lasting benefits in employment, investment and sustainability, while protecting agricultural productivity and landscape values. This work positions the City of Greater Geraldton to manage growth strategically and sustainably, supporting long-term prosperity for the region.

Cr J Critch declared a Proximity Interest in Item No. DS075 Industrial Lands Study as her farm business owns land in the area.

EXECUTIVE RECOMMENDATION:

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

1. ENDORSE the City of Greater Geraldton Industrial Lands Study; and
2. NOTE that the implementation of the City of Greater Geraldton Industrial Lands Study will be presented back to Council to consider commencement of the recommendations.

PROPONENT:

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

BACKGROUND:

The Industrial Lands Study is a strategic project undertaken by the City to shape Council's position on renewable and energy-related industrial development in its broad acre farming areas based on 'farming first' and flexibility for landowners and proponents.

The need for the project arose from increased interest by proponents of industrial development linked to renewable energy initiatives. Existing industrial precincts at Narngulu, Webberton and Airport Technology Park are not able to accommodate the full range of industrial activities due to the lot sizes and airport height restrictions. Alternative locations that may otherwise be suitable are not permissible under the City's current planning framework. For example, while renewable energy infrastructure such as solar panels and wind turbines may be approved in the Rural zone, synergistic land uses like downstream processing facilities are currently not permitted.

For these reasons, on 26 September 2023, Council resolved (Item No. DS020) to support actions aimed at determining the need for, and potential location of, additional industrial land within the City of Greater Geraldton.

In February 2024, the City engaged consultant LK Advisory to deliver the Industrial Lands Study, which was conducted using a robust and detailed methodology. This included industrial stakeholder engagement and feedback, spatial data analysis, a multicriteria assessment and landowner consultation.

The Study has now been completed and includes detailed findings from all research and engagement activities, summarised as follows:

- The Study confirms that industrial development linked to renewable energy has specific land, location and infrastructure needs that currently cannot be met in existing industrial areas.
- The technical research identified 128,000 hectares of land as suitable for renewable energy and, under certain conditions, energy-related industrial development.
- A survey of landowners in these areas identified that 68% of respondents could support industrial and green energy development in identified areas to coexist with broadacre farming subject to appropriate conditions and requirements being in place;
- The City has a valuable opportunity to strengthen its framework to better support energy-related industrial development. By providing clearer guidance for proponents, landowners, and development standards, the City can position itself as a proactive leader in facilitating sustainable growth.

The Study recommends the City take the following actions to support future implementation:

- Amend the City's Local Planning Strategy to reflect the outcomes of the Study.
- Amend the City's Local Planning Scheme to enable renewable and energy-related industrial development in preferred locations, ensuring potential impacts are identified and managed.
- Develop a Local Planning Policy to guide decision-making for renewable and energy-related industrial proposals.
- Advocate for the essential infrastructure needed to support renewable and energy-related industrial development

If endorsed, City Officers will begin implementing the Study's recommendations, including engaging with the Department of Planning, Lands and Heritage on the planning framework updates. Any future changes to the framework will be brought back to Council for consideration, will involve further community consultation, and require final approval from the State.

A copy of the Geraldton Industrial Lands Study has been provided as Attachment No. DS075 - Industrial Lands Study.

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

Connected:

The Study included a thorough and inclusive engagement process, where the views of landowners who were identified as having highly suitable land were actively sought and included in the Study, including an in-person landowner session held in Moonyoonooka which was well attended.

Liveable:

The Study report provides guidance on how agricultural and rural amenity can sustainably coexist with renewable and energy-related industries and makes recommendations on how this can be achieved.

Thriving:

The study was specifically undertaken with a focus on “farming first” to ensure productive agricultural land is not unduly displaced by renewable and energy related industries.

Leading:

This study report offers Council a significant leadership opportunity to proactively shape a position on potential growth whilst retaining community and environmental values.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

On 26 September 2023, Council resolved (Item No. DS020) to commence the Industrial Lands Study.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

City Officers provided briefing papers and presented at multiple Council Briefing Sessions to inform Council Members of the study's progress and findings, the most recent being on 5 August 2024.

As part of the Study, targeted consultation with landowners located within the investigation areas was undertaken. A full summary of the consultation and outcomes is included within the study report.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative or policy implications in endorsing the study report.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications in endorsing the study report.

INTEGRATED PLANNING LINKS:

Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 2	Support and champion our diverse mix of industries, encouraging innovation and local employment opportunities.
Goal 3	Plan for the sustainable growth of the City, balancing the needs of current and future populations.

REGIONAL OUTCOMES:

The Study assists to provide guidance on renewable and energy related industrial development in the broad acre farming areas. The Study supports and aligns with regional initiatives like the Oakajee Strategic Industrial Area and strengthens the case for coordinated infrastructure investment to support future economic growth.

RISK MANAGEMENT:

There is growing interest in renewable and energy related industrial development in the City's Rural zones, particularly in the eastern agricultural areas. Without clear direction, the City risks potential suboptimal development or missing opportunities to support emerging industries.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers.

12.2 REPORTS OF COMMUNITY AND CULTURE – Nil

There are none.

12.3 REPORTS OF CORPORATE SERVICES**CS240 BUDGET AMENDMENTS 2025-26**

AGENDA REFERENCE:	D-25-092913
AUTHOR:	J McLean, Senior Management Accountant/Analyst
EXECUTIVE:	P Radalj, Director Corporate Services
DATE OF REPORT:	6 August 2025
FILE REFERENCE:	FM/6/0039
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval of proposed amendments to the 2025-26 Budget.

Council around August/September each year review and endorse amendments to the Budget that bring into account any unspent grant funds as at 30th June and funded expenditure items (commenced and in-progress projects not completed at year end carried over from the previous financial year).

Final year-end accounting information for 2024-25 was not available at the time of formulation and adoption of the 2025-26 Budget, hence the requirement (as is the case every financial year) to integrate brought forward funds and expenditure items into the Budget as early as is practicable after adoption of the budget and commencement of the financial year.

This annual process also enables Council, if required, to make amendments to its Budget to correct any minor errors or omissions in budget detail discovered after the budget process, incorporate any emergent works and adjustments to budget allocations based on information received post budget adoption.

EXECUTIVE RECOMMENDATION:

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

1. APPROVE the proposed budget amendments and AUTHORISE any unauthorised expenditure and revenue details in Tables 1, 2, 3 and 5 of this Council Item;
2. APPROVE and AUTHORISE the following additional Reserves transfer from Reserve 280 – Unexpended Capital Works & Restricted Grants - \$4,062,707; and
3. APPROVE and AUTHORISE the following additional Reserves transfer from Reserve 270 – Major Initiatives - \$161,498.

PROPONENT:

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

BACKGROUND:

The following tables separately list new (Table 1) and renewal (Table 2) capital projects that were not completed and/or invoiced in 2024-25 and the unspent portion and/or the required budgeted expenditure allocation has been carried over into 2025-26. Table 3 lists the associated non-operating grants not recognised in 2024-25 required to be carried over into 2025-26. Table 4 summarises the Capital Revenue and Expenditure to be carried over to 2025-26 and the required transfer from Reserves as a result.

Table1 - New Capital

Project Title – New Capital	Project Description	Budget carried over to 2025-26
Airport Microgrid Project	Adjustment to carryover amount for the Geraldton Microgrid project	\$177,932
Pigeon Control Program	Installation of Ovi feeding station	\$15,000
Wicherina & Casuarina Water Tanks	New water tanks (\$159,840 funded by DWER post original budget adoption)	\$249,738
*Waldeck St Path Upgrade	Finalise design of upgraded footpath on Waldeck St	\$1,200
*Webber Rd Bus Shelter	Bus shelter at end of Webber Rd	\$40,000
Community Civic Centre Precinct Development	Complete concept design	\$63,000
Airport Technology Park	Subdivision costs	\$15,000
Olive Street Housing	Adjustment to carryover amount for the Olive Street housing project	\$74,764
*Old Mullewa Daycare Building Demolition	Complete landscaping of Mullewa Swimming Pool surrounds	\$6,000
Foreshore Changeroom	Adjustment to the carryover amount of the Foreshore changeroom	\$60,000
*Glenfield Beach Drive Pathway	Complete new concrete path	\$20,000
*Olive Street Pathway	Complete new concrete path	\$8,000
*River Valley Road Pathway	Complete new concrete path	\$2,300
Northern Foreshore Shade Shelters	Complete installation of additional shade shelters and seating	\$27,027
Nursery Tree Farm	Adjust previous carryover amount	(\$23,000)
Gas Flaring Infrastructure	Complete electrical works	\$28,000

Project Title – New Capital	Project Description	Budget carried over to 2025-26
*Place Rd-Hibbertia St Intersection Upgrade	Complete design	\$10,500
George Rd & Eastern Road Intersection	Removal of 2025-26 project due to Main Roads State Black Spot Funding not being approved	(\$18,000)
*Youth Centre	Complete Geraldton Youth Centre upgrade	\$65,837
Meru Cell 1-4 Capping & Cell 6 Design	Complete design	\$35,226
Meru New Liquid Waste Pond Facility	Complete business case and detailed design	\$24,711
Wonthella Oval Public Access Road	Realign access road from the Wonthella Oval carpark to the clubrooms	\$196,307
*CBD Revitalisation	Complete design development for CBD revitalisation	\$42,000
Maitland Park Precinct	Adjustment to carryover amount for the detailed design of the Maitland Park precinct redevelopment	\$126,628
Mullewa Truck Stop	Complete design	\$87,000
Intersection Flores Rd & Eastward Rd	Complete design & commence construction of new roundabout	\$144,179
Total New Capital Carryover		\$1,479,349

*An asterisk denotes projects completed at the time of reporting.

Table 2 - Renewal Capital

Project Title – Renewal Capital	Project Description	Budget carried over to 2025-26
Greenough Airport Terminal	Greenough Terminal redesign	\$91,792
Greenough Airport Terminal	External and internal repainting	\$112,056
Main Aircraft Apron	Asphalt replacement	\$11,000
Airport Checked Baggage Screening Equipment	Increase in cost of X-Ray screening equipment. This is offset by reduction in cost of Nangetty-Walkaway Bridge Rd renewal project.	\$425,000
Mullewa Roadside Ablution Block	Design of Gray St ablution block replacement	\$75,250
*Fitzgerald St	Complete design of section of road pavement renewal	\$3,000
Fleet Replacements	Carryover of fleet renewals	\$428,623

Project Title – Renewal Capital	Project Description	Budget carried over to 2025-26
Nangetty-Walkaway Road	Complete design work	\$10,000
*Chapman Rd Bus Shelter	Replace bus shelter	\$35,000
CCTV Infrastructure	Replacement of CCTV infrastructure	\$140,000
Building Maintenance Shed	Complete minor renewal works	\$10,000
Stock St Drainage	Replace manhole cover and concrete surround	\$3,000
Carnarvon-Mullewa Rd – Major Culvert	Complete installation of double headwall and concrete	\$10,000
Mingenew-Mullewa Rd – Minor Culvert	Complete installation of minor culvert	\$30,000
Carnarvon-Mullewa Rd Cattle Grid	Cattle grid replacement	\$52,354
*Arthur Rd	Gravel re-sheet	\$7,981
*Lawley St Drainage	Replace manhole cover and concrete surround	\$6,900
*Shenton St Drainage	Replace pit	\$15,358
*Christie St Drainage	Replace pit	\$14,932
Casuarina CI Drainage	Sump renewal	\$32,360
Vincent St Drainage	Sump infrastructure renewal	\$14,849
*Crowther St Pathway	Complete renewal of path segment	\$3,000
*Durlacher St Pathway	Complete renewal of path segment	\$15,000
*Marine Tce Pathway	Complete renewal of path segment	\$3,000
*Assen St Pathway	Complete renewal of path segment	\$1,000
Cecily St Pathway	Path realignment (LRCIP Phase 4 Variation to be confirmed)	\$35,277
Foreshore Youth Precinct	Complete design of youth precinct	\$141,686
*Muir Park Ablutions	Complete construction of ablutions	\$95,000
*Hall Rd Bus Shelter	Replace bus shelter	\$45,000
Messina Bore Line	Messina Bore to Mullewa Recreation Ground	\$44,475
Batavia Marina Well	Replace electrical system and surround	\$30,000
Batavia Marina	Irrigation electrical cabinet	\$31,158
Clematis Park	Irrigation electrical cabinet	\$32,113
GMC Function Room Equipment	Replace public address system	\$4,435

Project Title – Renewal Capital	Project Description	Budget carried over to 2025-26
Eadon Clarke Sports Lighting	Design for new sports lighting on the soccer fields	\$36,100
*Foreshore Drive	Wall and step replacement	\$9,300
Nangetty-Walkaway Bridge	Adjustment to carryover amount for the Nangetty-Walkaway Rd Bridge renewal project (approx. \$500k less than original total project budget)	\$1,104,250
Point Moore Managed Retreat	Carpark infrastructure	\$10,000
Point Moore Managed Retreat	Parks infrastructure	\$10,000
McCartney Rd Convict Bridge	Design and cost estimate	\$19,423
IT Network Re-Design	Renewal of network assets	\$145,630
Meeting Room Equipment	Replacement of audio visual equipment	\$37,099
Surface Hub Equipment	Replacement of mobile surface hubs in function room and Mullewa	\$60,020
Birdwood House	Repoint masonry at front entrance	\$52,611
Timber Floor Sanding Projects	Timber floor sanding renovation at Walkaway Hall, Walkaway Recreation Centre, Mullewa Town Hall and Mullewa Recreation Centre	\$17,620
*Meru Liquid Waste Pond A	Complete installation of receival infrastructure to liquid waste pond A	\$4,500
*Old Walkaway Public Hall	Complete ablution renewal	\$2,884
Greenough Museum	Completion of roofing works (funded by Mayley's Bequest)	\$27,493
Wonthella Oval	Complete water tank installation	\$35,283
Mullewa Doctor's House	Complete building refurbishment of residence at 35 Mills St, Mullewa	\$45,000
*Sanford St	Complete asphalt replacement	\$16,000
Major Culvert Replacements	Carryover design of Carnarvon-Mullewa Rd, Yuna-Tenindewa Rd, Weir Rd and Wongoondy-Tardun Rd culvert replacements	\$312,943
*Eastward Rd Roundabout	Complete design work	\$5,823
Sign Machine	Replace sign printing and cutting machine	\$50,000
Total Renewal Capital Carryover		\$4,012,578

*An asterisk denotes projects completed at the time of reporting.

Table 3 - Capital Revenue

Capital Revenue - Non-Operating Grants, Subsidies & Contributions	Carried over/Adjusted to 2025-26
Dept of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts – Regional Precincts and Partnerships Program – Adjustment to carryover funding amount for Maitland Park precinct redevelopment	\$82,420
Main Roads WA – Strategic Infrastructure Fund and Bridge Renewal Program – Adjustment to carryover funding amount for the Nangetty-Walkaway Rd bridge renewal	\$776,856
Dept of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts – Local Roads and Community Infrastructure (LRCI) Program – Phase 4 – Variation to carryover unspent funds towards pathway projects (to be confirmed)	\$96,106
Main Roads WA – State Black Spot Funding – Eastward Rd roundabout & Eastward Rd/Flores Rd intersection	\$94,669
Main Roads WA – State Black Spot Funding – George Rd/Eastern Rd intersection design not approved	(\$12,000)
Dept of Fire & Emergency Services (DFES) – Disaster Ready Fund – Adjustment to carryover funding for the Geraldton Airport microgrid	\$16,434
Sailors & Soldiers Memorial Institute – Birdwood House – Carryover of grant funding (funded by Dept of Planning, Lands & Heritage)	\$25,905
Geraldton Heritage Society – Balance of Mayley's Bequest funding for the Greenough Museum roofing works	\$27,492
Dept of Water and Environment Regulation (DWER) – Wicherina and Casuarina water tanks (Approved post original budget adoption)	\$159,840
Total Non-Operating Income to Carryover/Adjust:	\$1,267,722

All the expenditure items detailed in Tables 1 and 2 are supported by cash backed reserve funds held by the City as at 30 June 2025 and secured grant funding. The following details the reserve transfers that fund and match the total carryover amounts for new and renewal capital in Table 4:

Table 4 – Reserve Transfer Amendments

Carryovers New	\$1,479,349
Carryovers Renewal	<u>\$4,012,578</u>
Total Capital Project Carryover Amount	\$5,491,927
<i>Less Non-Operating Grants Associated with Carryovers</i>	<u><i>(\$1,267,722)</i></u>
Transfer from Reserve 280 – Unexpended Capital	\$4,062,707
Transfer from Reserve 270 – Major Initiatives	\$ 161,498

The following amendments to the 2025-26 Budget are also proposed in Table 5:

Table 5 – Other Budget Amendments

Project Description	New Budget Allocation
<i>Operating Revenue:</i>	
Fees and Charges – Provision of building surveying services to the City of Karratha	\$ 185,000
Operating Grant – Dept of Planning, Lands & Heritage – Local Government Heritage Consultancy Grants Program – Heritage Review (Timing adjustment related to revenue recognition)	\$ 20,000
Fees and Charges – Rubbish Collection Fees – Annual billing adjustment	\$ 37,184
General Rates – Adjustment associated with approved rates exemption for Murchison Region Aboriginal Corporation (MRAC) – ref Council Item No. CS224	(\$ 36,824)
<i>Total Operating Revenue</i>	\$ 205,360
<i>Operating Expenditure:</i>	
Employment Expenses – additional positions associated with the Provision of building surveying services to the City of Karratha – Building Surveyor (1FTE) & Building Services Administration Officer (0.6FTE)	\$127,431
Reclassification of CBD multideck carpark business case from capital to operating expenditure	\$ 72,500
<i>Total Operating Expenditure</i>	\$ 199,931
NET OPERATING ADJUSTMENT (Decrease to deficit)	\$ 5,429
<i>Profit/(Loss) on Asset Disposals (Non-Cash):</i>	
Profit on Disposal of Fleet Vehicles	\$ 33,170
Loss on Disposal of Fleet Assets	(\$ 20,400)
<i>Net Profit/(Loss) on Asset Disposals</i>	\$ 12,770
<i>Capital Revenue:</i>	
Proceeds on Disposal (Adjustment for Carryover of Fleet Disposals)	\$ 290,500
Council Loan Principal Income – Rover Football Club Inc	\$ 5,413
<i>Capital Expenditure (Asset Class Reclassification):</i>	
Increase in New Road Infrastructure Expenditure - Kultown Dr bus shelter upgrades	\$ 44,500
Decrease in Pathway Infrastructure Renewal Expenditure – Kultown Dr pathway renewal	(\$ 44,500)

The net operating change is \$5,429 bringing the budgeted operating deficit to \$1,308,047.

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

Connected:

The proposed budget amendments include completion of projects that provide safe and inviting spaces for people to enjoy including CCTV infrastructure, maintenance of public halls, and design of the Foreshore Youth Precinct.

Liveable:

Community and recreation infrastructure projects will be completed under the proposed budget amendments including pathways, parks, and facilities.

Thriving:

There are no adverse impacts.

Leading:

Formal endorsement of budget amendments promptly when identified ensures optimal use of our resources and financial sustainability. It also enables transparency and accountability.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

Post financial-year-end adjustments to succeeding year Council budgets are necessary every financial year. Annual timing of the budget process, before the end of each preceding financial year, means that year-end accruals have not been transacted and final end-of-year accounting figures are not available at the time of framing and adopting the next budget. Therefore, the determination of any unspent grant monies or project carry-overs cannot be accurately stated in the budget process for the succeeding year. As well, amendments to budget details may be necessary to recognise any recent changes that impact on proposed revenue streams and/or expenditure levels.

Precedent practice is to identify unspent grant funds and funded project carryovers, and any minor budget amendment requirements, as early as is practicable after commencement of the new financial year, to enable council to integrate them into its adopted Budget.

Last financial year Council considered the following budget amendments:

- Item No. CS145 Budget Amendments 2024-25 – 27 August 2024.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been no community/Council Member consultation.

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.

FINANCIAL AND RESOURCE IMPLICATIONS:

The budgeted operating deficit will decrease by \$5,429 to \$1,308,047.

INTEGRATED PLANNING LINKS:

Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 2	Efficiently and effectively deliver community services and projects, through optimal use of our resources.

Goal 3	Financial sustainability, actively seeking and leveraging external funding to deliver for the community.
Goal 6	Ensure high quality governance activities enabling transparency and accountability.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

Undertaking regular assessments of budgets and improving budget amendments addresses the risk of unauthorised transactions. Adjustments and actions can be formulated in response, reducing the risk to the City's financial sustainability.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

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

1. APPROVE the proposed budget amendments detailed in Tables 1, 2, 3 and 5 of this Council Item and AUTHORISE any unauthorised expenditure and revenue but with the following changes:
 - a. To be determined by Council;
2. APPROVE and AUTHORISE the following additional transfers from Reserve but with the following changes:
 - a. To be determined by Council; and
3. MAKE the determination based on the following reason/s:
 - a. To be determined by Council.

CS241	MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDED 31 JULY 2025
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AGENDA REFERENCE:	D-25-093377
AUTHOR:	J McLean, Senior Management Accountant/Analyst
EXECUTIVE:	P Radalj, Director Corporate Services
DATE OF REPORT:	8 August 2025
FILE REFERENCE:	FM/17/0017
ATTACHMENTS:	Yes (x1) Monthly Financial Report for period ended 31 July 2025

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with a comprehensive report on the City's finances to 31 July 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 Financial Report for the period ended 31 July 2025 incorporating the Statement of Financial Activity and Statement of Financial Position.

PROPONENT:

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

BACKGROUND:

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

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

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

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

Liveable:

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

Thriving:

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

Leading:

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

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

Council is provided with financial reports each month.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been no community/Council Member consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

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

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

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

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

FINANCIAL AND RESOURCE IMPLICATIONS:

As detailed in this item and attached report.

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

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

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers.

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**RR74 REPORTS TO BE RECEIVED - JULY**

AGENDA REFERENCE:	D-25-095479
AUTHOR:	R McKim, Chief Executive Officer
EXECUTIVE:	R McKim, Chief Executive Officer
DATE OF REPORT:	15 August 2025
FILE REFERENCE:	GO/6/0029
ATTACHMENTS:	Yes (x5)
	A. DSDD034 - Delegated Determinations and Subdivision Applications for Planning Approval
	B. CS242 – Corporate Business Plan 2024-25 - Quarter Four Reporting
	C. CEO135 - WALGA State Council Agenda – 5 September 2025
	D. CS243 – List of Accounts Paid Under Delegation – July 2025
	E. CS244 - List of Payments by Employees via Purchasing Cards – July 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. DSDD034 - Delegated Determinations and Subdivision Applications for Planning Approval;
 - b. Reports – Corporate Services:
 - i. CS242 – Corporate Business Plan 2024-25 - Quarter Four Reporting; and
 - c. Reports – Office of the CEO:
 - i. CEO135 - WALGA State Council Agenda – 5 September 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. CS243 – List of Accounts Paid Under Delegation – July 2025; and

- ii. CS244 - List of Payments by Employees via Purchasing Cards – July 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.

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

There are no adverse impacts.

Liveable:

There are no adverse impacts.

Thriving:

There are no adverse impacts.

Leading:

There are no adverse 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 Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 6	Ensure high quality governance activities enabling transparency and accountability.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

There are no risks to be considered.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers.

13 MOTIONS BY MEMBERS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

There are none.

14 QUESTIONS FROM MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

There are none.

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

There is none.

16 MEETING CLOSED TO PUBLIC

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

Livestreaming will be turned off if required.

CS245	RFT 2425 36 GERALDTON AIRPORT CHECKED BAGGAGE SCREENING EQUIPMENT REPLACEMENT
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AGENDA REFERENCE:	D-25-091988
AUTHOR:	A Freers, Manager Geraldton Airport
EXECUTIVE:	P Radalj, Director Corporate Services
DATE OF REPORT:	1 August 2025
FILE REFERENCE:	FM/25/0353
ATTACHMENTS:	Yes (x1) Confidential
	Confidential – RFT 2425 36 Evaluation Report

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to award RFT 2425 36 Geraldton Airport Checked Baggage Screening (CBS) Equipment Replacement, which is an integral component of the overall screening platform for mandatory aviation security screening at Geraldton Airport, to a qualified contractor. The tender includes:

- Removal and disposal of existing end of life MVXR5000 CBS Machine (15 years old and end of life).
- Modification of Baggage Handling System to suit new Standard 3 RTT CBS machine.
- Supply, install and commission of new Standard 3 RTT CBS machine.

The contract is for supply, installation and commissioning over a 12 month period, with an estimated commencement date of 1 September 2025.

The new Service Level Agreement (SLA) will be for an initial five-year term with a further five-year term extension at the City's discretion.

EXECUTIVE RECOMMENDATION:

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

1. ACCEPT the tender submission for Tender No. RFT 2425 36 – Geraldton Airport Checked Baggage Screening Equipment Replacement, received from Rapiscan Systems Pty Ltd for the following considerations:
 - a. Supply, installation and commissioning at a contract value of \$1,940,186 excluding GST; and
 - b. Five (5) year term Service Level Agreement at an initial estimated total value of \$722,552 with an option to extend for a further five (5) years.

PROPONENT:

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

BACKGROUND:

Tender RFT 2425 36 Geraldton Airport Checked Baggage Screening Equipment Replacement including provision for maintenance of the system for five years post commissioning with an optional extension of a further five years. was advertised in:

- The West Australian on Saturday 26 May 2025.
- The Geraldton Guardian on Friday 25 May 2025.
- The City's TenderLink e-Tendering Portal.

The RFT closed on 10 July 2025.

Eight (8) interested parties registered to receive copies of the tender and one (1) tender submission was received.

Geraldton Airport, classified as a Category 3 (Tier 2) security-controlled airport, is dedicated to upholding the security standards for passengers, aircraft and the general public accessing and utilising the airport facilities.

The ownership and operation of Geraldton Airport rests with the City of Greater Geraldton. As the designated Screening Authority for Geraldton Airport, the City is bound by mandatory statutory obligations. The consistent provision of Regular Public Transport (RPT) services along the Perth-Geraldton route relies on QantasLink and Nexus Airlines (for Geraldton-Perth and inter-regional flights) utilising 74 to 180 seat aircraft, with a key dependency on the implementation of passenger and baggage screening services for each outbound flight.

Mandated by legislation, security screening of departing passengers, hand luggage and checked baggage on all RPT flights must adhere to the *Aviation Transport Security Act 2004*, the *Aviation Transport Security Regulations 2005*, and the Geraldton Airport Transport Security Program approved by the Department of Home Affairs.

The Geraldton Airport existing Standard 2 technology - Checked Baggage Screening (CBS) is 15 years old, at end of life and this Standard 2 equipment technology is being discontinued with support being gradually phased out. This current system is now consistently failing requiring regular parts replacement and servicing, putting at risk the provision of a RPT Service.

Regional Airports have historically hesitated upgrading CBS equipment to Standard 3 technology because of the significant cost, but this has changed in past 12 months with adoption of new technology accelerating due to:

- end of lifecycle support / availability of Standard 2 technology
- regulatory deadlines
- technological improvements
- future proofing security screening operations.

A single tender proposal was received, submitted by Rapiscan Systems Pty Ltd. The evaluation of tenders was conducted by a panel comprising four Officers, with three voting members and one non-voting member. The recommended tenderer possesses extensive experience in aviation security screening equipment, familiar with Geraldton Airport, supplying and maintaining 85% of screening equipment.

Confidential Attachment No. CS245 outlines the methodology applied to assess the price, compliance and qualitative criteria to determine the recommended successful tenderer.

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

Connected:

There are no adverse impacts as long as security screening services are in effect. The absence of such a service would result in the discontinuation of RPT services, leading to adverse social connectivity consequences for businesses, individuals, as well as patients seeking medical services in Perth.

Liveable:

There are no adverse impacts as long as security screening services are in effect. The absence of the security screening service would result in the discontinuation of RPT services, causing reduced access to healthcare and education and increased isolation for residents.

Thriving:

There are no adverse impacts provided that security screening equipment services are in effect. The absence of such a service would result in the discontinuation of RPT services, causing adverse effects for business travellers and the tourism sector.

Leading:

There are no adverse impacts.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

Council Item No. CE61 – Installation of Security Hardware Greenough Terminal on 25 August 2009.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been no community/Council Member consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

Regulatory compliance under *Aviation Transport Security Act 2004*, the *Aviation Transport Security Regulations 2005* and Geraldton Airport's Transport Security Plan.

FINANCIAL AND RESOURCE IMPLICATIONS:

Rapiscan Systems Pty Ltd tender submission price schedule for Geraldton Airport Checked Baggage Screening Equipment Replacement is in the amount of \$1,940,186 excluding GST.

Notably, the total price of tender submission \$1,940,186 excluding GST requires additional capital in the amount of \$415,186 excluding GST as there has been a significant price increase in this type of security system equipment over the past 12 months. This has been attributed to the following items:

1. There has been a significant increase in Standard 3 CBS supply, installation and commissioning price of \$333,319 excluding GST from budget estimate due to a number of reasons including:
 - global instability and rapid growth in airport infrastructure across Australia has seen significant price increases across the board.
 - This type of Standard 3 Technology is new to regional airports with tenderer adding additional support measures to support regional areas.
 - Critical spares located on site.
 - Airport personnel - Supervisor and Maintainer training.
 - Enhanced image operator training.
 - Administration Workstation with Operator Analysis Workstation capabilities for redundancy.
2. Integration of Baggage Handling System and new Standard 3 CBS technology is complex and requires works to be undertaken by Daifuku (different supplier). The decision was made to include in a single tender ensuring seamless integration of systems under lead contract which led to price underestimate of \$58,842 excluding GST at capital submission stage.
3. Removal and Disposal of existing end of life Rapiscan CBS machine cannot be undertaken locally due to component radiation source complications not foreseen at time of estimate, adding additional \$28,025 excluding GST to project.

The City's current 2025-26 Capital Budget makes provision for a total cost for this security screening equipment replacement project in the amount of \$1,525,000 excluding GST. As part of the Budget Amendment Item (No. CS240) it is proposed to redirect Reserve Funds - identified savings from Nangetty-Walkaway Bridge Project to supplement this budget shortfall.

The City's Operational Budget and Long-Term Financial Plan currently makes provision for a Service Level Agreement. At Mid-Year Budget Review an adjustment to this allocation will be required based on the new cost per this tender. This annual service agreement cost is recovered through and forms part of a security screening fee applied to all outbound RPT passengers that is monthly charged to carriers.

INTEGRATED PLANNING LINKS:

Strategic Theme: Connected	An engaged and diverse community where everyone feels included and safe.
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Goal 1	Provide safe and inviting public spaces for people to enjoy.
Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Goal 2	Improve maintenance and connectivity of the City's transport network, including expanded active transport opportunities.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 3	Plan for the sustainable growth of the City, balancing the needs of current and future populations.
Goal 5	Support and promote diverse tourism of offerings, making the City a destination of choice.
Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 2	Efficiently and effectively deliver community services and projects, through optimal use of our resources.

REGIONAL OUTCOMES:

Geraldton Airport is committed to ensuring that aviation checked baggage screening services are provided for all departing passengers on screened air services, in compliance with the Cyber and Infrastructure Security Centre (CISC) under the *Aviation Transport Security Act 2004*, *Aviation Transport Security Regulations 2005*, current *Aviation Security Notice (No 2) 2025* and amendments.

The provision of screening equipment enhances regional outcomes through confidence in regional airline travel.

RISK MANAGEMENT:

Demonstrated understanding of the Act and Regulations, the formal guidance instruments from Home Affairs and the technical screening processes and procedures, is fundamental for this contract. Screening equipment must be certified by the Australian Government to ensure it meets performance standards for detecting prohibited items. Operating without certified equipment or an approved TSP is a breach of federal law.

Standard 3 (requested in tender scope and offered in sole tenderer's response) refers to the latest mandated screening technology for checked baggage in Australia. It uses Computed Tomography (CT) technology, similar to medical CT scans, to provide 3D imaging of baggage contents. Standard 3 represents a significant leap forward in aviation security technology and its implementation is a key compliance milestone for Australian airports, future proofing the facility against federal regulatory changes / aligning with international standards (e.g. EU and US TSA).

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

City Officers did not consider alternative options due to the highly specialised nature of aviation security screening equipment. There are only three suppliers of this proprietary equipment within Australia and only one - Rapiscan Systems Pty Ltd was able to submit a compliant tender response.

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/>