



ORDINARY MEETING OF COUNCIL
MINUTES

27 JANUARY 2026

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CITY OF GREATER GERALDTON
ORDINARY MEETING OF COUNCIL
HELD ON TUESDAY, 27 JANUARY 2026 at 5.08pm
At the Conclusion of the Annual Meeting of Electors
CHAMBERS, CATHEDRAL AVENUE

MINUTES

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

The Presiding Member, Mayor J Clune, declared the meeting open at 5.08pm.

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:

Mayor J Clune
Cr N Colliver
Cr J Denton
Cr P Fiorenza ♦
Cr S Giudice
Cr S Keemink
Cr T Milnes
Cr K Parker
Cr S Van Styn

Officers:

R McKim, Chief Executive Officer
H Martin, A/Director of Development Services
N Jane, A/Director of Corporate Services
C Edwards, A/Director of Infrastructure Services
S Moulds, PA to the Chief Executive Officer – Minute Secretary
L Pegler, Executive Support Secretary
L Maldea, Manager Corporate Compliance
A Freers, Manager Geraldton Airport
D Duff, Manager ERP Project
R Ritzinger, ERP Technical Architect
A Salmon, Coordinator Communications & Tourism

Others:

Members of Public: 1
Members of Press: 3

Apologies:

P Radalj, Director of Corporate Services
C Lee, Director of Infrastructure
F Norling, Director of Community and Culture

Leave of Absence:

Cr P Fiorenza ♦ *Noted on approved leave but attended this meeting.*

4 DISCLOSURE OF INTERESTS

There are none.

5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

There are no questions from previous meetings.

6 PUBLIC QUESTION TIME

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

Our Local Laws and the Local Government Act 1995 require questions to be put to the presiding member and answered by the Council. No questions can be put to individual Councillors.

If you would like to ask a question, please complete the Public Question Time form on the City's website, linked below, which also provides the procedures for Public Question Time. [Questions From the Public » City of Greater Geraldton](#). Submit up to 3 questions by 12 noon the day prior to the meeting.

There were none.

7 APPLICATIONS FOR LEAVE OF ABSENCE

Existing Approved Leave

Councillor	From	To (inclusive)	Date Approved
Cr S Keemink	20 December 2025	26 January 2026	25/11/2025
Cr P Fiorenza	14 January 2026	27 January 2026	16/12/2025
Cr K Parker	22 February 2026	13 March 2026	25/11/2025

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

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

EXECUTIVE RECOMMENDATION:

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

1. APPROVE Leave of Absence for:
 - a. Cr S Giudice for the period 6 April to 14 April 2026.

COUNCIL DECISION

MOVED CR DENTON, SECONDED CR COLLIVER

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

1. APPROVE Leave of Absence for:
 - a. Cr S Giudice for the period 6 April to 14 April 2026.

CARRIED 9/0

In accordance with Section 9.3 (2) of the City of Greater Geraldton's Meeting Procedures Local Law 2011 as amended, the motion was passed unopposed.

8 PETITIONS, DEPUTATIONS

There are none.

9 CONFIRMATION OF MINUTES

RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 16 December 2025, as previously circulated, be adopted as a true and correct record of proceedings.

COUNCIL DECISION**MOVED CR COLLIVER, SECONDED CR KEEMINK****RECOMMENDED** that the minutes of the Ordinary Meeting of Council held on 16 December 2025, as previously circulated, be adopted as a true and correct record of proceedings.**CARRIED 9/0***In accordance with Section 9.3 (2) of the City of Greater Geraldton's Meeting Procedures Local Law 2011 as amended, the motion was passed unopposed.*

10 ANNOUNCEMENTS BY THE CHAIR AND PRESENTATIONS*Events attended by the Mayor or designated representative*

DATE	FUNCTION	REPRESENTATIVE
17 December 2025	Triple M Interview - Outcomes of Council	Mayor Jerry Clune
18 December 2025	Filming for Media Release – Mayor’s Christmas Message	Mayor Jerry Clune
18 December 2025	Photo Opportunity – City of Greater Geraldton Officer Donations to Foodbank	Mayor Jerry Clune
18 December 2025	7REGIONAL Interview - State Government Mid-Year Budget	Mayor Jerry Clune
22 December 2025	Queen Elizabeth II Centre (QEII) Thank a Volunteer Morning Tea	Mayor Jerry Clune
23 December 2025	Photo for Media Release - Recipient of CGG Community Project Support Program - Spalding Horse and Pony Club	Mayor Jerry Clune
24 December 2025	ABC Interview – Hire eRideable Fatality in Geraldton	Mayor Jerry Clune
24 December 2025	6PR Interview - Visit Geraldton	Mayor Jerry Clune
24 December 2025	ABC News Interview – Hire eRideable Fatality in Geraldton	Mayor Jerry Clune
29 December 2026	WAPOL Geraldton OIC Selection Panel	Mayor Jerry Clune
5 January 2026	Mayor/CEO/ Deputy Mayor Catch Up	Mayor Jerry Clune
5 January 2026	Marketing & Media Regular Catch Up	Mayor Jerry Clune
5 January 2026	7NEWS Interview – the future of Hire eRideables in Geraldton	Mayor Jerry Clune
5 January 2026	ABC Drive Interview – Discussion on eBikes and the Future of Hire eRideables in Geraldton	Mayor Jerry Clune
8 January 2026	Meeting with Neuron-Beam - Geraldton eRideables	Mayor Jerry Clune
8 January 2026	Photo for Media Release - Europcar Sponsorship of Australia Day Fireworks	Mayor Jerry Clune
10 January 2026	Wave Rally Championships – Coronation Beach	Mayor Jerry Clune
12 January 2026	CEO / Mayor / Deputy Mayor Catch Up	Mayor Jerry Clune
12 January 2026	Marketing & Media Regular Catch Up	Mayor Jerry Clune
12 January 2026	Photo for Media Release - Geraldton first to join the Dignity Council Cares Program	Deputy Mayor Cr Natasha Colliver
12 January 2026	ABC Interview - Mullewa Shooting	Mayor Jerry Clune
13 January 2026	Concept Forum	Mayor Jerry Clune
13 January 2026	ABC Radio Interview - Geraldton first to join Dignity Council Cares Program	Cr Serena Giudice
14 January 2026	ABC Radio Interview – Hire eRideables	Mayor Jerry Clune
14 January 2026	Neu-Friends Coffee Club Support Group Anniversary Celebration	Mayor Jerry Clune
14 January 2026	Photo for Media Release - Jingle through Geraldton - Announcement of Winner	Mayor Jerry Clune
14 January 2026	Filming for Media Release - A Million Reasons to Buy Local	Mayor Jerry Clune
17 January 2026	Latitude Jewellers – Opening of New Showroom	Mayor Jerry Clune

17 January 2026	World Windsurfing Junior Wave Grand Awards Presentation	Mayor Jerry Clune
19 January 2026	CEO / Mayor / Deputy Mayor Catch Up	Mayor Jerry Clune
19 January 2026	Marketing & Media Regular Catch Up	Mayor Jerry Clune
19 January 2026	Regular meeting with Local Member Hon Sandra Carr MLC and City of Greater Geraldton	Mayor Jerry Clune
19 January 2026	Meeting with MGH Energy - Renewable Energy	Mayor Jerry Clune
20 January 2026	ABC Interview - Hire eRideables	Mayor Jerry Clune
20 January 2026	Agenda Forum	Mayor Jerry Clune
21 January 2026	Filming for Promotion of Rotary Club of Geraldton – Seniors' Afternoon Tea and Concert	Mayor Jerry Clune
26 January 2026	Australia Day Celebrations - Mullewa	Mayor Jerry Clune
26 January 2026	Australia Day Citizenship Ceremony and Community Citizens of the Year Awards	Mayor Jerry Clune
26 January 2026	Rotary Club of Geraldton - Senior Citizens Afternoon Tea and Concert	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 was none.

12 REPORTS OF COMMITTEES AND OFFICERS

12.1 REPORTS OF DEVELOPMENT SERVICES

DS088	PROPOSED LOCAL PLANNING SCHEME AMENDMENT – PUBLIC PURPOSES, WOORREE
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AGENDA REFERENCE:	D-26-003004
AUTHOR:	P Wilks, Planning Officer
EXECUTIVE:	H Martin, A/Director Development Services
DATE OF REPORT:	10 November 2025
FILE REFERENCE:	LP/14/0020
ATTACHMENTS:	Yes (x1) Scheme Amendment Report

EXECUTIVE SUMMARY:

The City of Greater Geraldton (the City) has received a Scheme Amendment Report proposing to rezone Lot 277 (No. 351) Eighth Street, Woorree from Rural Residential to the “Public Purposes” local scheme reserve.

This report recommends that Council initiate the amendment and determine that the rezoning is a ‘complex’ amendment.

EXECUTIVE RECOMMENDATION:

PART A

That Council by Simple Majority pursuant to *Part 5, Section 75 of the Planning and Development Act 2005* RESOLVES to:

1. AMEND Local Planning Scheme No. 1 as per Local Planning Scheme Amendment No. 20.

PART B

That Council by Simple Majority, pursuant to Part 5, Division 1, Regulation 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015* RESOLVES to:

1. DETERMINE that the amendment is a ‘complex’ amendment; and
2. MAKES the determination for the following reasons:
 - a. The proposal is inconsistent with the Local Planning Strategy.

PART C

That Council by Simple Majority, pursuant to Part 5, Division 1, Regulation 37 of the *Planning and Development (Local Planning Schemes) Regulations 2015* RESOLVES to:

1. PROCEED to advertise the amendment to the local planning scheme without modification.

PROPONENT:

The proponent is the Hille, Thompson & Delfos Surveyors & Planners acting on behalf of the Department of Biodiversity, Conservation and Attraction.

BACKGROUND:

Local Planning Scheme No. 1 (the Scheme) was gazetted on 11 December 2015.

Since that time, the Department of Biodiversity, Conservation and Attraction (DBCA) has acquired Lot 277 (No. 351) Eighth Street, Woorree and has begun utilising the property as the main DBCA works depot. Prior to this time, the site was used for depot purposes associated with both public and private power suppliers since the 1980's, most recently as part of Oracle Energy's operations.

The current Rural Residential zoning of the site does not accurately reflect the current and historic use of the property and may have future impacts on the operation of the site. As such DBCA wishes to ensure that the site is subject to an appropriate land use zoning while they look to undertake a rationalisation of their facilities.

This amendment proposes to update the scheme maps to rezone the property from Rural Residential to Public Purposes local scheme reserve to reflect the current use of the land.

The purpose of a Public Purposes reserve is to provide for a range of essential physical and community infrastructure, services and facilities.

A copy of the scheme amendment report is included as Attachment No. DS088 – Scheme Amendment Report.

The proposed rezoning to Public Purposes is consistent with the current and historic use of the property.

The site adjoins the Water Corporation Wonthella wastewater treatment plant to the west and the Western Power depot is located opposite. That land is within a "Public Purposes" local scheme reserve. Land to the north and east is zoned Rural Residential and has been developed for low density residential purposes, with lots generally being one hectare and each containing a single dwelling.

Use of the land for the main DBCA depot for the Geraldton area may have an impact on nearby residential landowners and sensitive land uses however, Planning Officers have not been able to locate any complaints or concerns received by the City in regard to DBCA operations from the property. The proposed public advertising process will provide an opportunity for nearby landowners and the broader community to raise any concerns for consideration by Council.

DBCA has the ability to undertake development on the land under a public works exemption, no matter what zoning applies under the Local Planning Scheme. The proposed planning scheme amendment will therefore not change the potential for the site to be developed in a manner that is detrimental to nearby residents. While the proposed planning scheme amendment will have little impact on the development of the land it will bring the site into alignment with the way other such facilities are designated in the planning scheme e.g. wastewater treatment plants, public authority depots, schools. It will also make members of the community considering living in the surrounding area, aware that this facility exists, enabling them to factor this into their decision making.

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

Connected:

The amendment will be advertised to invite community feedback, with any submissions carefully considered as part of the decision making process.

Liveable:

The amendment supports the ongoing provision of DBCA services that enhance community wellbeing and contribute to a safe, healthy and liveable environment.

Thriving:

The amendment will provide appropriate zoning to support the rationalisation and ongoing use of the site as a DBCA works depot, supporting long term operational efficiency.

Leading:

The information provided by the proponent supports Council in making an informed, transparent and responsible decision on the matter.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

There have been 18 previous amendments to the Local Planning Scheme since it was commenced. Local Planning Schemes undergo a major review every 10 years however, they are also amended during the time between those reviews, to ensure that critical issues affecting development are addressed and the document is responding to changing circumstances in a timely manner.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

In accordance with the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*, should Council resolve to initiate the amendment the application is to be referred to the Environmental Protection Authority (EPA) for assessment and to the Minister of Planning (via the Western Australian Planning Commission) for consent to advertise.

At this stage of the process, no consultation has occurred, as this is undertaken through the formal public advertising process only once consent to advertise is granted.

Upon consent to advertising being granted, the application is to be publicly advertised for a period of 60 days in accordance with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

At the conclusion of the public advertising period, the scheme amendment will be returned to Council for consideration. The agenda item will include a schedule of submissions, should any be received. Council will then be required to resolve to either support the amendment, with or without modification, or not support the amendment.

LEGISLATIVE/POLICY IMPLICATIONS:

Planning and Development Act 2005

Part 5, Section 75 of the *Planning and Development Act 2005* provides for a local government to amend a local planning scheme.

Planning and Development (Local Planning Schemes) Regulations 2015

Complex Amendment

Part 5, Division 1, Regulation 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires that the local government resolution must specify whether, in the opinion of the local government the amendment is a basic, standard or complex amendment.

In essence a 'basic' amendment is one that corrects an administrative error in the scheme or rectifies a zoning anomaly.

A 'standard' amendment is one that is consistent with a local planning strategy, would have minimal impact on land in the area and does not result in any significant impacts on the land.

A 'complex' amendment is one that is not consistent with a local planning strategy.

This amendment is therefore considered to be a 'complex' amendment under the above criteria as it is not consistent with the provisions of the Local Planning Strategy.

FINANCIAL AND RESOURCE IMPLICATIONS:

The proponent has paid the required fee, which is expected to cover the costs incurred in processing the proposed planning scheme amendment.

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:

By aligning the local planning scheme with the established use of the site, the amendment supports DBCA's capacity to continue delivering essential services that have positive outcomes not only for the local community, but for the broader Mid West.

RISK MANAGEMENT:

Not initiating the amendment would result in the City's statutory planning framework becoming outdated, reducing its effectiveness in guiding informed and consistent decision-making.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The proposed amendment is considered to be consistent with the local planning framework and reflects both the current and historic use of the property. Initiating the amendment will ensure the scheme maps accurately represent the existing development and use of the site. For these reasons, the option to not support the initiation of the amendment is not recommended.

The option to defer the matter is also not recommended, as sufficient information has been provided to enable Council to make an informed decision.

COUNCIL DECISION

MOVED CR COLLIVER, SECONDED CR GIUDICE

PART A

That Council by Simple Majority pursuant to *Part 5, Section 75 of the Planning and Development Act 2005* RESOLVES to:

- 1. AMEND Local Planning Scheme No. 1 as per Local Planning Scheme Amendment No. 20.**

PART B

That Council by Simple Majority, pursuant to Part 5, Division 1, Regulation 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015* RESOLVES to:

- 1. DETERMINE that the amendment is a 'complex' amendment; and**
- 2. MAKES the determination for the following reasons:**
 - a. The proposal is inconsistent with the Local Planning Strategy.**

PART C

That Council by Simple Majority, pursuant to Part 5, Division 1, Regulation 37 of the *Planning and Development (Local Planning Schemes) Regulations 2015* RESOLVES to:

- 1. PROCEED to advertise the amendment to the local planning scheme without modification.**

CARRIED 9/0

In accordance with Section 9.3 (2) of the City of Greater Geraldton's Meeting Procedures Local Law 2011 as amended, the motion was passed unopposed.

12.2 REPORTS OF COMMUNITY AND CULTURE - NIL

There was none.

12.3 REPORTS OF CORPORATE SERVICES

CS275	DISPOSAL OF LOT 2 AVRO DRIVE, MOONYOONOOKA – TESLA GERALDTON PTY LTD
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AGENDA REFERENCE:	D-26-004530
AUTHOR:	A Gartner, Airport Commercial and Compliance Supervisor
EXECUTIVE:	N Jane, A/Director Corporate Services
DATE OF REPORT:	9 January 2026
FILE REFERENCE:	PM/6/0006-004
ATTACHMENTS:	Yes (x3) 2 x Confidential
	A. Confidential – Valuation Various Airport Technology Park Lots
	B. Confidential – Market Research – Lot 2 Avro Drive
	C. Geraldton Airport Technology Park Map

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to dispose of Lot 2 Avro Drive, Moonyoonooka by private treaty to Tesla Geraldton Pty Ltd.

EXECUTIVE RECOMMENDATION:**PART A**

That Council by Simple Majority pursuant to Sections 3.58, 5.43(d) and 9.49A(4) of the *Local Government Act 1995* RESOLVES to:

1. APPROVE the sale of 4,037m² of land at the Geraldton Airport Technology Park described as Lot 2 Avro Drive, Moonyoonooka to Tesla Geraldton Pty Ltd;
2. SET the proposed conditions of sale as:
 - a. Sale price of \$585,000 (ex GST), accepting that the market valuation is more than six months old and remains a true indication of the value of the proposed disposition;
3. MAKE the determination subject to a local public notice period of not less than 14 days inviting public submissions in accordance with requirements of section 3.58(3); and
4. AUTHORISE the Chief Executive Officer to execute a binding Contract for Sale of Land by Offer and Acceptance.

PART B

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

1. AUTHORISE the following amendments to the 2025-26 Annual Budget:
 - a. Increase Proceeds of Sale by \$585,000; and
 - b. Increase the Transfer to the Major Initiatives Reserve by \$585,000.

PROPONENT:

The proponent is Tesla Geraldton Pty Ltd.

BACKGROUND:

On 24 May 2011 (Item No. CE148 – Lease – Peaking Generator Site Geraldton Airport – Tesla Corporation), Council approved a lease to Tesla Corporation for Lot 2 (formerly part of Lot 101) at the Geraldton Airport to accommodate a peaking electricity generator. The lease was originally due to expire in 2022.

Attachment No. CS275C is a map of Geraldton Airport Technology Park, which highlights the land owned by the City and details the various development stages. Stage 1, marked in orange, represents the land parcels the City of Greater Geraldton is currently disposing of. The below image shows Lot 2 Avro Drive highlighted in red.



The facility on Lot 2 Avro Drive located in the Geraldton Airport Precinct and owned /operated by Tesla Geraldton Pty Ltd consists of 9.9-megawatt (MW) power station, which includes five diesel fuelled self-bunded Caterpillar type 3516B-HD generator sets. The power station is required to provide peak loading capacity (backup power) into the Western Power grid when electricity demand from the grid is high. Tesla Geraldton Pty Ltd has operated the peaking power facility since 2012. The facility is upgrading to a battery system in 2027 charging with low carbon energy and reducing its local carbon and emission footprint to zero.

In October 2018, Tesla requested a 10-year lease extension. At that time, the City was finalising new titles for the Airport Technology Park subdivision, so the request could not progress until titles were issued. Landgate released the new title in 2024.

Tesla reaffirmed its request in March 2019, which was approved by Council on 23 April 2019 (Item No. DCS407 – Tesla Corporation – Extension to Lease Term). The extended lease now expires on 31 January 2032. The current lease fee is \$35,995 per annum (inc. GST). The lease fee is subject to annual CPI increases and a market revaluation every triennium.

In April 2024, Tesla enquired about purchasing the leased land. A licenced valuation was completed on 11 March 2025 (Confidential Attachment No. CS275A). The City advised Tesla of the valuation for Lot 2, and in June 2025 Tesla confirmed its interest in purchasing the land at the assessed value, subject to banking arrangements.

Despite various lengthy delays occurring due to Landgate titling issues, Tesla remains interested and committed to investing in the region.

Settlement is anticipated to occur between mid-February and early March 2026, dependant on Council approval and the public notice obligations under Section 3.58(3) of the *Local Government Act 1995* being met.

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

Connected:

Ownership enables Tesla to invest confidently in infrastructure that strengthens the region's energy network, keeping the community connected during high demand periods.

Liveable:

A secure, well maintained generator site helps prevent outages and supports essential services, improving overall community liveability.

Thriving:

Selling the land gives Tesla long term certainty to keep providing reliable peak-load power, supporting local industry and economic growth.

Leading:

Selling the land enables the City to support a modern, strategically valuable energy facility that contributes to regional resilience. It positions the community as a leader in supporting reliable energy infrastructure and encourages future investment in innovative or cleaner technologies.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

The City disposes of freehold vacant land from time to time when economic and market conditions suit. Council resolved on the 28 September 2021 (Item No. DCS502 – Disposal of Vacant Land Assets) to dispose of various vacant land assets including the subject land Lot 2 Avro Drive, Moonyoonooka, of which the proponent holds a current lease. Council resolved the following:

1. *DISPOSE* of Lots 286, 287, 289, 290 and 291 McAleer Drive, Mahomets Beach and Lots 294, 295, 296, 297, 298, 299, 300, 301, 302 and 303 Willcock Drive, Mahomets Beach;
2. *DISPOSE* of Lots 92, 93, 99, Marri Court, Rangeway and Lot 98 Utakarra Road, Rangeway;
3. *DISPOSE* of Lots 58, 60, 61, 62 Craine Place, Spalding, Lot 59 Tamblyn Street, Spalding and Lot 54 Mitchell Street, Spalding;
4. *DISPOSE* of Lot 231 Bonamia Road, Utakarra;
5. *DISPOSE* of Lot 56 Pass Street, Wonthella;
6. *DISPOSE* of Lots 1, 2, 4, 5, 6, 7, 8, 9, 11, 12, 13 and 9001 Avro Drive, Moonyoonooka (Airport Technology Park) and Lots 14, 15, 17, 18, 19 and 20 Anson Link, Moonyoonooka (Airport Technology Park); and
7. *DELEGATE* authority to the Chief Executive Officer to set the reserve price.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Should Council approve the proposed disposition, the City must give local public notice for not less than 14 days inviting public submissions.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 3.58(3) of the *Local Government Act 1995* (Act) details the process for disposing of property by methods other than by auction or public tender (the proposed disposal method is by private treaty).

Pursuant to Section 3.58(3)(a) of the Act, the City must give local public notice of the proposed disposition, and consider any submissions received.

Section 5.43(d) of the Act details the limits on delegations to the CEO. A local government cannot delegate to a CEO any of the following powers or duties –

- (d) acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government.

Pursuant to sections 3.58 and 5.43(d), the City's Delegations Register 2025 – 2026 1.2.20 provides the follow delegation to the CEO to dispose of property:

- Authority to dispose of property by private treaty only in accordance with section 3.58(3) and prior to the disposal, to consider any submissions received following the giving of public notice [s3.58(3)].
- Disposal of land or building assets is limited to either matters specified in the Annual Budget or by Council resolution.
- Value of property that may be disposed under this delegation for any single project or where not part of a project, but part of a single transaction shall not exceed \$500,000 including plant and assets with a depreciated value not exceeding \$500,000, in accordance with the provisions of section 5.43(d) of the *Local Government Act 1995*.

FINANCIAL AND RESOURCE IMPLICATIONS:

Pursuant to Section 3.58(4)(c)(i) and (ii) of the *Local Government Act 1995*, the disposal amount must be ascertained by a valuation carried out not more than 6 months of the proposed disposition; or; as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value.

A market valuation was conducted on the 11 March 2025 (10 months prior to the proposed disposition), which determined the market value to be \$585,000 (ex GST).

City Officers have completed market research (Confidential Attachment No. CS275B), which shows that industrial land values in Geraldton, Moonyoonooka and surrounding general industrial areas have remained stable since early 2025, with no evidence of significant price increases. Current comparable listings in Utaarra, Narngulu and Meru range between \$115 and \$165 per m², placing Lot 2's assessed value of \$585,000 (\$145 per m²) well within the prevailing market range. On this basis, there is no strong market justification to increase the sale price above the March 2025 valuation unless Council seeks an updated official market valuation. Seeking an updated market valuation will delay the sale process and incur an additional cost.

INTEGRATED PLANNING LINKS:

Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Goal 2	Improve maintenance and connectivity of the City's transport network, including expanded active transport opportunities.
Goal 5	Invest in community and recreation infrastructure, to support current and future needs.
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.

REGIONAL OUTCOMES:

Selling the leased land to Tesla supports regional energy reliability by securing the long term operation of essential peak-load generation infrastructure, strengthening energy resilience for industry and communities across the Mid West while enabling continued private investment that benefits the broader regional economy.

RISK MANAGEMENT:

The proposed disposal of Lot 2 Avro Drive mitigates key risks for the City by providing long term tenure certainty for essential energy infrastructure, supporting continued investment in the peaking generator, and reducing administrative and land use conflict risks associated with ongoing lease management. Approving the sale carries minor risks, including perceptions of undervaluation due to the age of the market valuation and reduced future

flexibility. However, these are manageable given the site's established long term industrial purpose.

Not approving the sale introduces more significant risks, including reduced regional energy reliability, uncertainty for the tenant that may jeopardise critical infrastructure, and the loss of a guaranteed financial return that could otherwise be reinvested into community priorities.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

An alternative option would be to retain Lot 2 Avro Drive under the current lease. City Officers do not support this approach as ongoing lease tenure creates uncertainty for long term investment in the peaking generator system, which may limit its ability to reliably support the Community and wider region.

Council may decide to approve the sale on the condition that an updated market valuation reflects the current sale price. City Officers do not support this approach as market research shows no evidence of significant price increases. Deciding to obtain a market valuation will delay the sale and incur an additional cost.

COUNCIL DECISION

MOVED CR COLLIVER, SECONDED CR PARKER

PART A

That Council by Simple Majority pursuant to Sections 3.58, 5.43(d) and 9.49A(4) of the *Local Government Act 1995* RESOLVES to:

1. **APPROVE** the sale of 4,037m² of land at the Geraldton Airport Technology Park described as Lot 2 Avro Drive, Moonyoonooka to Tesla Geraldton Pty Ltd;
2. **SET** the proposed conditions of sale as:
 - a. Sale price of \$585,000 (ex GST), accepting that the market valuation is more than six months old and remains a true indication of the value of the proposed disposition;
3. **MAKE** the determination subject to a local public notice period of not less than 14 days inviting public submissions in accordance with requirements of section 3.58(3); and
4. **AUTHORISE** the Chief Executive Officer to execute a binding Contract for Sale of Land by Offer and Acceptance.

PART B

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

1. **AUTHORISE** the following amendments to the 2025-26 Annual Budget:
 - a. Increase Proceeds of Sale by \$585,000; and
 - b. Increase the Transfer to the Major Initiatives Reserve by \$585,000.

CARRIED BY ABSOLUTE MAJORITY 9/0

Time: 5:16 PM

Not Voted: 0

No Votes: 0

Yes Votes: 9

Name	Vote
Mayor Clune	YES
Cr. Colliver	YES
Cr. Denton	YES
Cr. Fiorenza	YES
Cr. Giudice	YES
Cr. Keemink	YES
Cr. Milnes	YES
Cr. Parker	YES
Cr. Van Styn	YES

CS276	MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2025
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AGENDA REFERENCE:	D-26-003305
AUTHOR:	C Cabugas, A/Senior Management Accountant/Analyst
EXECUTIVE:	N Jane, A/Director Corporate Services
DATE OF REPORT:	8 January 2026
FILE REFERENCE:	FM/17/0017
ATTACHMENTS:	Yes (x1) Monthly Financial Report for period ended 31 December 2025

EXECUTIVE SUMMARY:

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

COUNCIL DECISION

MOVED CR KEEMINK, SECONDED CR VAN STYN

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 December 2025 incorporating the Statement of Financial Activity and Statement of Financial Position.**

CARRIED 9/0

In accordance with Section 9.3 (2) of the City of Greater Geraldton's Meeting Procedures Local Law 2011 as amended, the motion was passed unopposed.

12.4 REPORTS OF INFRASTRUCTURE SERVICES

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

12.5 REPORTS OF OFFICE THE CEO**CEO140 ECONOMIC REGULATION AUTHORITY – AA6 SUBMISSION**

AGENDA REFERENCE:	D-25-156982
AUTHOR:	R McKim, Chief Executive Officer
EXECUTIVE:	R McKim, Chief Executive Officer
DATE OF REPORT:	5 January 2025
FILE REFERENCE:	GO/6/0029-002
ATTACHMENTS:	Yes (x2)
	A. ERA Issues Paper
	B. City of Greater Geraldton Submission

EXECUTIVE SUMMARY:

The Economic Regulation Authority (ERA) conducts periodic reviews of Western Power's Access Arrangement (AA), which sets out the terms for using the electricity network, including pricing, service standards, and investment plans. The sixth access arrangement (AA6) will cover the period July 2028 to June 2032. Western Power is scheduled to submit its AA6 proposal in February 2027, and the ERA will publish its final decision by March 2028.

The AA6 process begins with the Framework and Approach stage, which is currently underway. An issues paper was released on 1 December 2025, inviting stakeholder submissions by 6 February 2026. This stage determines which services will be regulated and the incentive mechanisms that will apply. The framework will be finalized by July 2026, providing clarity for Western Power's proposal development. Key challenges flagged for AA6 include maintaining network reliability under climate pressures, integrating renewable energy under the South West Interconnected System (SWIS) Transmission Plan, and managing cost pressures to keep electricity affordable.

The purpose of this report is for the Council to consider lodging a submission in response to the ERA's issues paper (Attachment No. CEO140A)

EXECUTIVE RECOMMENDATION:

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

1. APPROVE Attachment No. CEO140B as the City of Greater Geraldton's submission to the Economic Regulation Authority's AA6 issues paper, and;
2. DIRECT the Chief Executive Officer to provide the submission to the local Federal and State members for their consideration.

PROPONENT:

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

BACKGROUND:

The South West Interconnected System (SWIS) is Western Australia's main electricity network, serving over one million customers across the south west region. Its operation involves several key entities, each with distinct responsibilities.

The Economic Regulation Authority (ERA) Western Australia's independent economic regulator. With respect to the electricity industry, the ERA ensures electricity services are delivered in the long term interests of consumers. It sets and enforces the regulatory framework for network access under the Electricity Networks Access Code, approves Western Power's five year Access Arrangements, and monitors compliance with service standards and pricing.

PoweringWA is a State Government initiative established to coordinate the delivery of new electricity infrastructure required to decarbonise and future proof the SWIS. Its focus is on planning and implementing transmission upgrades to connect renewable energy sources to homes, businesses, and industry. PoweringWA works closely with government agencies and industry stakeholders to ensure the grid can accommodate the transition to low emission energy and meet growing demand.

Synergy is the State owned electricity retailer and generator for the SWIS. It purchases electricity from generators (including its own power stations) and sells it to residential and business customers. Synergy also manages billing and customer service, and its retail tariffs for most customers are set by the State Government. In addition to retailing, Synergy operates major generation assets and increasingly invests in renewable energy projects to support WA's energy transition.

Western Power is the State owned network operator responsible for building, maintaining, and operating the SWIS transmission and distribution infrastructure. This includes powerlines, substations, and control systems that transport electricity from generators to end users. Western Power also manages network reliability, undertakes upgrades, and implements innovations such as undergrounding and standalone power systems to improve resilience. Its revenue and investment plans are regulated by the ERA through periodic Access Arrangement reviews. In summary:

- Synergy generates and buys electricity and sells it to customers.
- Western Power transports electricity across its network to homes and businesses.
- The ERA sets the rules for network access, pricing, and service standards, ensuring fairness and accountability.
- PoweringWA coordinates infrastructure upgrades to integrate renewable energy and meet future demand.

The fifth access arrangement (AA5), which runs from July 2022 to June 2027, set ambitious targets for reliability, safety, and investment. The ERA monitors Western Power's performance annually and publishes progress reports.

Updates on progress toward the AA5 targets are available on the ERA's website.

The City of Greater Geraldton's draft submission to the Economic Regulation Authority (ERA) for the AA6 review emphasises the critical need for improved electricity infrastructure and service delivery across the Mid West region. The submission (CEO140B) advocates for Enhanced Regional Power Reliability; Reduced Western Power Response Times on Development projects, Extension of the 330kV SWIS Transmission Line from Three Springs to Geraldton; Modernised Local Power Solutions and Islanding capacity; and Improved Street Lighting Services.

The City acknowledges that some issues raised may fall outside the strict scope of the AA6 review. However, as an advocacy piece, highlighting these regional concerns is critical.

CONNECTED, LIVEABLE, THRIVING, LEADING ISSUES:

Connected:

The ERA's AA6 review provides an opportunity to advocate for improved regional power reliability and faster Western Power response times for new connections. These measures directly support the City's goal of being a well connected community, both physically and digitally. Reliable electricity infrastructure underpins essential services, transport systems, and emerging technologies such as electric vehicle charging and smart lighting. By prioritising the extension of the 330kV SWIS transmission line to Geraldton, the City ensures stronger integration with the State's energy network, reducing outages and supporting seamless connectivity for residents and businesses.

Liveable:

Energy reliability and resilience are fundamental to liveability. The AA6 review process allows the City to advocate for infrastructure that supports safe, sustainable communities such as improved street lighting and backup generation for towns like Mullewa. These initiatives enhance public safety, reduce vulnerability during extreme weather events, and enable the adoption of renewable energy solutions. A dependable power supply also supports housing developments and urban design improvements, which are central to creating vibrant, attractive neighbourhoods that align with community aspirations for a protected and enhanced environment.

Thriving:

Economic growth in Geraldton depends on reliable energy to underpin industry, tourism, and emerging sectors. By engaging in the AA6 review, the City can influence investment in infrastructure that unlocks the Mid West's economic potential, including support for local businesses and major projects such as the Geraldton Port and airport. Addressing curtailment issues and planning for future energy demand ensures that businesses can operate efficiently, attracting investment and creating jobs. This aligns with the City's vision for a diverse and prosperous economy while maintaining its coastal lifestyle.

Leading:

Participation in the AA6 review positions the City as a proactive regional leader advocating for equitable service delivery and long term sustainability. By highlighting gaps in agency coordination and pushing for clearer delineation of responsibilities between Western Power, Synergy, and PoweringWA, the City demonstrates leadership in policy engagement and strategic planning. This approach not only benefits Geraldton but sets a precedent for other regional communities.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

The City of Greater Geraldton regularly participates in Australian Government and State Government consultation processes. The proposed submission to the 2026 Federal review into local government's financial sustainability submission on this current agenda is an example.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

No direct community consultation has occurred in creating this report. However, the recent bushfire emergency provided good insight into the local community's concerns associated with electricity reliability in the Mid West. Copies of the attached submission were provided to Council Members via email with their views incorporated in the attached submission.

LEGISLATIVE/POLICY IMPLICATIONS:

It is hoped that the Economic Regulation Authority will consider this submission and develop a framework for Western Power that improves energy reliability in the regions and creates a power network that supports regional growth.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications resulting from the preparation of this submission.

INTEGRATED PLANNING LINKS:

Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Goal 6	Support the community by advocating to State and Federal Government for better access to programs and services that improve community health and wellbeing.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 1	Support existing businesses and attract new investment, contributing to a vibrant CBD and other key activity centres.
Goal 3	Plan for the sustainable growth of the City, balancing the needs of current and future populations.

Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 4	Continued focus on strong advocacy to ensure that Federal and State projects, programs and funding are aligned with our community's priorities.

RISK MANAGEMENT:

By not lodging a submission, the Council risks reputational damage through not advocating for the region on a very important issue that will impact the region's future growth and wellbeing.

REGIONAL OUTCOMES:

The entire Mid West is suffering from unreliable energy and from a system at its limits. By making a submission, it is hoped that the State will recognise the region's concerns and accelerate action to address them.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The Council may determine to not provide a submission or determine to submit an amended submission.

COUNCIL DECISION**MOVED CR VAN STYN, SECONDED CR COLLIVER**

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

- 1. APPROVE Attachment No. CEO140B as the City of Greater Geraldton's submission to the Economic Regulation Authority's AA6 issues paper, and;**
- 2. DIRECT the Chief Executive Officer to provide the submission to the local Federal and State members for their consideration.**

CARRIED 9/0

In accordance with Section 9.3 (2) of the City of Greater Geraldton's Meeting Procedures Local Law 2011 as amended, the motion was passed unopposed.

CEO141 FINANCIAL SUSTAINABILITY OF LOCAL GOVERNMENT SECTOR – SUBMISSION TO SECOND INQUIRY

AGENDA REFERENCE:	D-26-000270
AUTHOR:	R McKim, Chief Executive Officer
EXECUTIVE:	R McKim, Chief Executive Officer
DATE OF REPORT:	5 January 2026
FILE REFERENCE:	GO/6/0029-003
ATTACHMENTS:	Yes (x3) A. Minister invitation to make a submission - 21 November 2025 B. Legislative Cost Burdens C. 2026 Draft Submission

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval of the attached draft submission to the House of Representatives Standing Committee on Regional Development, Infrastructure and Transport's Inquiry into Local Government Funding and Fiscal Sustainability.

EXECUTIVE RECOMMENDATION:

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

1. APPROVE Attachment No. CEO141C as the City of Greater Geraldton's submission to the House of Representatives Standing Committee on Regional Development, Infrastructure and Transport inquiry into Local Government Funding and Fiscal Sustainability; and
2. DIRECT the Chief Executive Officer to provide the submission to the local Federal and State members for their consideration.

PROPONENT:

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

BACKGROUND:

In March 2024, the House of Representatives Standing Committee on Regional Development, Infrastructure and Transport (The Committee) inquired into local government financial sustainability. This inquiry had a focus on:

- The financial sustainability and funding of local government.
- The changing infrastructure and service delivery obligations of local government.
- Any structural impediments to security for local government workers and infrastructure and service delivery.
- Trends in the attraction and retention of a skilled workforce in the local government sector, including impacts of labour hire practices.
- The role of the Australian Government in addressing issues raised in relation to the above.

The City of Greater Geraldton submitted (Item No. CEO118 – 30 April 2024) and participated in the in person hearing held in Perth.

On the 21 November 2025 a letter was received from The Hon Kristy McBain MP, Federal Minister for Emergency Management, Regional Development, Local Government and Territories and Eden-Monaro (Attachment No. CEO141A) advising that the Federal Government's investigation into this matter will continue with a new Inquiry into Local Government Funding and Fiscal Sustainability, with the terms of reference to have a sharper focus on:

- the Financial Sustainability of the sector;
- the interactions between levels of government; and
- the impact and effectiveness of those resources.

The new inquiry builds on the previous 2024 Inquiry, which lapsed at the May 2025 election. Written submissions are due by 3 February 2026. The revised Terms of Reference sharpen focus on interactions between levels of governments, funding sources, and the impact/effectiveness of those sources. The attached draft submission updates the City's 2024 submission and incorporates the new specific items included in the 2026 Inquiry.

CONNECTED, LIVEABLE, THRIVING, LEADING ISSUES:

Connected:

For the Mid West to reach its potential, the support of the Federal and State Governments is required. Funding of basic infrastructure headworks to facilitate industry locating to the region is essential to the development of a connected Mid West.

Liveable:

By securing reliable funding from the Federal and State Governments, the City could deliver upgrades to community infrastructure, and maintain recreational spaces to a higher standard, making Geraldton a more attractive and liveable community for everyone.

Improving financial sustainability through the submission would enable Geraldton to better invest in essential services, public amenities, and social programs that directly enhance residents' quality of life.

Thriving:

A financially sustainable thriving local government has the capacity to fund and deliver local initiatives and projects built by members of the local community, critical to ensuring the Mid West continues to be a liveable regional community.

Leading:

The Council is demonstrating leadership by advocating for the sector to the Federal and State Governments.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

The City of Greater Geraldton regularly participates in Federal Government and State Government consultation processes. This includes the 2024 Federal review into Local Government Financial Sustainability, and the AA6 Economic Regulation Authority's submission on this agenda.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Conducting the submission period in December has limited consultation opportunities. However, the draft submission builds on the previous Council approved 2024 submission which included feedback from Council Members and Officers.

LEGISLATIVE/POLICY IMPLICATIONS:

It is hoped that the Federal Government Inquiry will result in government decisions and legislative reform that ensures the local government sector's financial sustainability into the future.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications resulting from the preparation of this submission.

INTEGRATED PLANNING LINKS:

Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
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.

REGIONAL OUTCOMES:

Contributing to the long term financial sustainability of the local government sector is critical to achieving thriving and liveable communities across Australia.

RISK MANAGEMENT:

The local government sector as a whole is grappling with the issue of Financial Sustainability on a daily basis. The community's expectations are rising, but their capacity and willingness to pay is diminishing. Not providing a professional, well considered submission into this inquiry when the opportunity has been presented, may make it difficult to seek Australian Government and State Government support in the future.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The Council may determine to not provide a submission to the inquiry or determine to submit an amended submission.

COUNCIL DECISION**MOVED CR COLLIVER, SECONDED CR DENTON**

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

- 1. APPROVE Attachment No. CEO141C as the City of Greater Geraldton's submission to the House of Representatives Standing Committee on Regional Development, Infrastructure and Transport inquiry into Local Government Funding and Fiscal Sustainability; and**
- 2. DIRECT the Chief Executive Officer to provide the submission to the local Federal and State members for their consideration.**

CARRIED 9/0

In accordance with Section 9.3 (2) of the City of Greater Geraldton's Meeting Procedures Local Law 2011 as amended, the motion was passed unopposed.

CEO142 COUNCIL POLICY 4.14 PAYMENTS TO EMPLOYEES IN ADDITION TO CONTRACT OR AWARD

AGENDA REFERENCE:	D-26-002247
AUTHOR:	N Jane, A/Director Corporate Services
EXECUTIVE:	R McKim, Chief Executive Officer
DATE OF REPORT:	7 January 2026
FILE REFERENCE:	GO/19/0008
ATTACHMENTS:	Yes (X2)
	A. Draft Council Policy 4.14 Payments to Employees in Addition to Contract or Award (v5)
	B. Comparison Table - Council Policy 4.14 Payments to Employees in Addition to Contract or Award

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval for Council Policy 4.14 Payments to Employees in Addition to Contract or Award, version 5. The policy has undergone its biennial review with changes proposed as detailed in the attached comparison table (Attachment No. CEO142B).

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 5.50 of the *Local Government Act 1995* RESOLVES to:

1. APPROVE Council Policy 4.14 Payments to Employees in Addition to Contract or Award, version 5.

PROPONENT:

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

BACKGROUND:

Council Policy 4.14 Payments to Employees in Addition to Contract or Award was last reviewed by the Council on 30 January 2024 - Item No. CEO117.

The objective of this policy is to ensure compliance with the *Local Government Act 1995* section 5.50, which requires all local governments to adopt a policy relating to payments in addition to those paid under a contract of employment or award.

The purpose of the policy is to set out the circumstances when an employee who is ceasing employment with the City may be paid an amount in addition to their entitlements under an award, contract of employment, industrial instrument, or as ordered by a Court or Tribunal, and the manner of assessment of the additional amount.

The policy provides payments to employees who commenced their employment prior to 1 July 2011 and continues with provisions that were made by the Shire of Mullewa and City of Geraldton-Greenough.

The proposed amendments include a Confidential Deed of Settlement provision, subject to CEO approval. This recommendation follows a review of comparable policies from other Councils and is intended to ensure compliance by outlining specific circumstances in which the City may consider initiating an additional payment.

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

Connected:

The policy supports transparency of the City's operations in relation to additional payments to employees when ceasing employment.

Liveable:

There are no adverse impacts.

Thriving:

There are no adverse impacts.

Leading:

It is a legislative requirement that a local government prepare and adopt a Payments to Employees in Addition to Contract or Award policy.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

Council policies are reviewed and endorsed by Council on a regular basis. Council Policy 4.14 Payments to Employees in Addition to Contract or Award was last approved by Council on 30 January 2024 (Item No. CEO117).

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Council Members were consulted via a Briefing Note circulated on 19 December 2025. No requests for amendments were received.

LEGISLATIVE/POLICY IMPLICATIONS:

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

2.7. Role of council

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

Section 5.50 of the *Local Government Act 1995* requires the Council to develop a policy for this purpose and, once adopted, publish it on the local government's official website.

5.50. Payments to employees in addition to contract or award

- (1) A local government is to prepare a policy in relation to employees whose employment with the local government is finishing, setting out —
- (a) the circumstances in which the local government will pay an employee an amount in addition to any amount to which the employee is entitled under a contract of employment or award relating to the employee; and
 - (b) the manner of assessment of the additional amount.

FINANCIAL AND RESOURCE IMPLICATIONS:

At the time of the review, 56 employees were potentially eligible for payments under section 2 of the policy.

INTEGRATED PLANNING LINKS:

Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 5	Provide the community with clear and accessible information about the City's programs, services and decisions.
Goal 6	Ensure high quality governance activities enabling transparency and accountability.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

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

This policy ensures compliance with the requirements of section 5.50 of the *Local Government Act 1995* and provides clear guidance as to how any additional amounts will be calculated and when they will be paid.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

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

COUNCIL DECISION**MOVED CR KEEMINK, SECONDED CR COLLIVER**

That Council by Simple Majority pursuant to Section 5.50 of the *Local Government Act 1995* RESOLVES to:

1. **APPROVE Council Policy 4.14 Payments to Employees in Addition to Contract or Award, version 5.**

CARRIED 9/0

Time: 5:23 PM

Not Voted: 0

No Votes: 0

Yes Votes: 9

Name	Vote
Mayor Clune	YES
Cr. Colliver	YES
Cr. Denton	YES
Cr. Fiorenza	YES
Cr. Giudice	YES
Cr. Keemink	YES
Cr. Milnes	YES
Cr. Parker	YES
Cr. Van Styn	YES

CEO143 HIRE eRIDEABLE AGREEMENT

AGENDA REFERENCE:	D-26-006026
AUTHOR:	R McKim, Chief Executive Officer
EXECUTIVE:	R McKim, Chief Executive Officer
DATE OF REPORT:	14 January 2025
FILE REFERENCE:	GO/6/0029-003
ATTACHMENTS:	Yes (x4) 3 x Confidential
	A. Confidential - Current Agreement
	B. Confidential - Beam Report January 2026
	C. Proposed new safety requirements
	D. Confidential – Hire Company Response

EXECUTIVE SUMMARY:

The purpose of this report is to seek a Council decision on the future of the hire eRideable agreement in the City of Greater Geraldton (the City).

Following a Concept Forum presentation and an Expression of Interest (EOI), in 2022, a trial of hire E-Scooters commenced in Geraldton. At its Ordinary Meeting of 19 December 2023, Council approved a two year extension of the BEAM eRideable arrangement expiring on 1 January 2026 (Item No. CEO114). With the expiry of the current arrangement, this report is seeking a decision on how to proceed.

EXECUTIVE RECOMMENDATION:

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

1. EXTEND the current hire eRideable agreement for six months or until a new agreement can be determined;
2. APPROVE undertaking an Expression of Interest (EOI) process seeking interest from eRideable hire companies to operate in Geraldton;
3. APPROVE the Chief Executive Officer, in consultation with Council Members and a potential hire businesses, negotiate feasible enhanced safety requirements in keeping with Attachment No. CEO143C;
4. REQUIRE shortlisted applicants to present to Council Members at a future Concept Forum;
5. REQUIRE a report to Council upon conclusion of the EOI process including details on each applicant's eRideable specifications, proposed safety enhancements, geofence details including slow and no go zones and user charges; and
6. DIRECT the Chief Executive Officer to write to the State Government encouraging a determination on their Inquiry into eRideables.

PROPONENT:

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

BACKGROUND:

Following a Concept Forum presentation and an EOI, in September 2022, a trial of hire E-Scooters (Item No. CEO097 E-Scooter Hire Expression of Interest) was commenced in Geraldton. On conclusion of the trial, a community consultation process was undertaken. The community survey was open for two weeks from 20 November to 4 December 2023. It was promoted via a media release, social media campaign and weekly newspaper advertisements that provided the link to the online survey and stated where paper copies were available. The survey was also promoted at the QEII Centre during Seniors Week. The City received 1,996 responses. The majority of respondents said council should allow hire eRideables to operate (66 percent to 34 percent). At its Ordinary Meeting of 19 December 2023, Council approved a two year extension of the BEAM eRideable arrangement for the period 1 January 2024 to 1 January 2026 (Item No. CEO114). The Chief Executive Officer subsequently extended the agreement for one month to allow this report to be considered by Council.

There are approximately 300 hire eRideables in Geraldton with an additional 50 with seats. There is currently no financial arrangement between the Council and the hire business. The hire business provides the City with a monthly usage report which indicates approximately 20,000 kilometres per month usage over approximately 2,500 monthly trips.

The City has partnered with the State Government to fund an Active Travel Officer, who works diligently with the local community and schools on increasing active travel in the local community and safe use of scooters and bicycles. However the State Government has advised that funding for this program will cease in the next few months with advocacy to extend the program unsuccessful.

Hire eRideables vs Private eRideables

Hire eRideables have safety features that are not present on privately owned eRideables. These include:

- Geofencing technology to manage where eRideables operate (location available by downloading the Beam App).
- Reduced Speed Zones within the Geofence area where maximum speeds are reduced (foreshore, CBD).
- No ride zones within the Geofence area where scooters will not operate.
- 'Rider Check' reaction tests to check riders' ability to safely operate the vehicle.
- The three strike policy where users are banned if they offend on 3 occasions.
- Regular servicing and inspections.

Benefits of hireable eRideables:

- The introduction of hire eRideables has created local employment.
- Geraldton has limited public transport options, particularly outside peak hours and in outer suburbs. Hire eRideables provide an alternative transportation option.

- eRideables contribute to carbon emission reduction by replacing car trips.
- They support tourism by offering a fun and efficient way for visitors to explore the City.
- Usage data can inform infrastructure improvements, such as identifying high demand corridors for future upgrades.
- Greater capacity for addressing associated risks than private eRideables.

Disadvantages and risks of hireable eRideables:

- Injuries and fatalities have occurred.
- Helmet compliance, age compliance, doubling, speeding and poor rider behaviour are occurring (however there are more options to address these issues with hireable eRideables than for private eRideables).
- Other pathway users raise concerns, particularly in high traffic or shared use areas.
- Hire eRideables are left across pathways creating issues for other users.

A more detailed analysis on the benefits and disadvantages of eRideables is presented in the State Government inquiry documents available on their website.

CONNECTED, LIVEABLE, THRIVING, LEADING ISSUES:**Connected:**

The hire eRideable arrangement contributes to a connected Geraldton community by providing an alternate transport option. The scheme enables residents and visitors to move between key destinations such as the foreshore, shopping precincts, and local attractions.

In the last six months of 2025, the City's customer service team received five calls and one front counter enquiry regarding eRideables:

Phone calls:

1. Are they allowed in skateparks?
2. Where can they be parked?
3. Card had been charged when customer had not ridden.
4. Multiple scooters parked in private carpark.
5. How can I get helmets collected?

Front Counter in person:

1. How to report them in the ocean?

Additional written communications have been received through the City's general email address with the author aware of two pieces of correspondence being received recently and sent to Council Members.

The hire business has a customer service system with City Officers either referring the customer to the hire business or contacted the hire company and providing the advice to the customer. City officers have found the hire company responds to the issues raised.

Liveable:

The hire eRideable scheme enhances Geraldton's liveability by offering a transport alternative. This supports improved air quality and reduced road traffic. eRideables encourage active lifestyles by promoting outdoor movement and recreation. Negative impacts include concerns around safety, increased demand for infrastructure maintenance, and the need for effective regulation and community education.

Thriving:

The eRideable agreement assists Geraldton thrive by boosting the local economy and has created local employment.

Leading:

By making a decision on the hire eRideable arrangement, Council is actively demonstrating leadership.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

As detailed within the body of this report, hire eRideables have been available in Geraldton since 2022. Different local governments across the country have made different decisions on introducing and continuing hire schemes.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

As detailed within the body of this report, a formal community consultation process was undertaken in December 2023. The local media has covered the topic on many occasions, and the City has received feedback from individual community members on their thoughts. The subject was also discussed with Council Members at the January 2026 Concept Forum.

LEGISLATIVE/POLICY IMPLICATIONS:

The first legalisation of eRideables in Western Australia occurred in December 2021. This was achieved through amendments to the Road Traffic Code 2000, which provides the legal framework for vehicles and devices on WA roads. The new rules were introduced by the WA Road Safety Commission and State Government, using powers under the *Road Traffic Act 1974*. It sets out speed limits, age limits, permitted locations and device specifications. The WA Government's safety guidance notes state that "all road laws that apply to vehicles apply to eRideables unless expressly excluded". Other Australian States have also approved the use of eRideables. The core rules applying to eRideables across different states are similar (speed limits, age, use of helmets).

Injuries and deaths in WA triggered the State Government to undertake an Inquiry into the laws associated with the use of eRideables. The City and other local governments participated in the inquiry process. The resulting report was tabled in State Parliament on 4 December 2025 and is available on their website.

Local Governments do not hold general enforcement powers under the *Road Traffic Act 1974*. Enforcement of WA's road laws, including speeding, licencing, dangerous driving, vehicle compliance and other offences rests with the WA Police. Local Governments can collect data, manage road environments, set parking rules, and advocate, but all statutory road traffic enforcement rests with the WA Police. What Local Governments can do is licence hire eRideable businesses to utilise City owned or controlled land to park / operate their eRideables. Local Governments have no authority to approve or manage privately owned eRideables. However, local governments are on the front line of this issue as they largely operate on footpaths, shared paths and local roads. As a result, across the nation there have been a variety of responses from local governments associated with hire eRideable businesses.

FINANCIAL AND RESOURCE IMPLICATIONS:

There is currently no financial benefit received from the hire business. The number of public enquiries received by customer service officers is minimal and detailed within this report. There is a reasonable amount of City Officer time consumed in preparing and undertaking the Expression of Interest process, preparing Council reports and responding to media enquiries.

The City could require the hire company make a financial contribution to the City annually, based on the number of eRideables, a condition of a future agreement. Funds raised could go towards path maintenance and maintenance and public safety media campaigns.

INTEGRATED PLANNING LINKS:

Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Goal 2	Improve maintenance and connectivity of the City's transport network, including expanded active transport opportunities.
Goal 5	Invest in community and recreation infrastructure, to support current and future needs.
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 5	Support and promote diverse tourism offerings, making the City a destination of choice.

REGIONAL OUTCOMES:

A hire eRideable arrangement enhances the region by increasing transport options for locals and visitors, potentially attracting more people to the CBD and key activity centres.

RISK MANAGEMENT:

There are significant risks associated with the operation of eRideables that need to be carefully considered. Safety concerns are paramount, as increased use, poor rider behaviours and inappropriate infrastructure may lead to more accidents, injuries and fatalities involving both riders and other road users. Attachment No. CEO143C identifies proposed new safety requirements that are recommended to be incorporated in any future agreement with an eRideable hire company. These enhanced safety requirements may assist minimise incidents in the future.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The options available to Council include not endorsing an eRideable arrangement, approving an arrangement with different conditions to those suggested, deferring the decision and undertaking a further community engagement activity, deferring the decision until the State Government's Inquiry determination.

COUNCIL DECISION**MOVED CR VAN STYN, SECONDED CR FIORENZA**

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

1. **EXTEND** the current hire eRideable agreement for six months or until a new agreement can be determined;
2. **APPROVE** undertaking an Expression of Interest (EOI) process seeking interest from eRideable hire companies to operate in Geraldton;
3. **APPROVE** the Chief Executive Officer, in consultation with Council Members and a potential hire businesses, negotiate feasible enhanced safety requirements in keeping with Attachment No. CEO143C;
4. **REQUIRE** shortlisted applicants to present to Council Members at a future Concept Forum;
5. **REQUIRE** a report to Council upon conclusion of the EOI process including details on each applicant's eRideable specifications, proposed safety enhancements, geofence details including slow and no go zones and user charges; and
6. **DIRECT** the Chief Executive Officer to write to the State Government encouraging a determination on their Inquiry into eRideables.

CARRIED 8/1

Time: 5:34 PM

Not Voted: 0

No Votes: 1

Yes Votes: 8

Name	Vote
Mayor Clune	YES
Cr. Colliver	YES
Cr. Denton	YES
Cr. Fiorenza	YES
Cr. Giudice	YES
Cr. Keemink	YES
Cr. Milnes	NO
Cr. Parker	YES
Cr. Van Styn	YES

12.6 REPORTS TO BE RECEIVED**RR79 REPORTS TO BE RECEIVED - DECEMBER**

AGENDA REFERENCE:	D-26-006012
AUTHOR:	R McKim, Chief Executive Officer
EXECUTIVE:	R McKim, Chief Executive Officer
DATE OF REPORT:	16 December 2026
FILE REFERENCE:	GO/6/0029
ATTACHMENTS:	Yes (x3)
	A. DSDD039 - Delegated Determinations and Subdivision Applications for Planning Approval
	B. CS277 – List of Accounts Paid Under Delegation – December 2025
	C. CS278 - List of Payments by Employees via Purchasing Cards – December 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. DSDD039 - Delegated Determinations and Subdivision Applications for Planning Approval.

PART B

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

1. RECEIVE the following appended reports:
 - a. Reports – Corporate Services:
 - i. CS277 – List of Accounts Paid Under Delegation – December 2025; and
 - ii. CS278 - List of Payments by Employees via Purchasing Cards – December 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:

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

Liveable:

There are no adverse impacts.

Thriving:

There are no adverse impacts.

Leading:

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

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

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

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been no community/Council Member consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

There are no risks to be considered.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers.

**COUNCIL DECISION
MOVED CR COLLIVER, SECONDED CR VAN STYN**

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. DSDD039 - Delegated Determinations and Subdivision Applications for Planning Approval.**

PART B

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

- 1. RECEIVE the following appended reports:**
 - a. Reports – Corporate Services:**
 - i. CS277 – List of Accounts Paid Under Delegation – December 2025; and**
 - ii. CS278 - List of Payments by Employees via Purchasing Cards – December 2025.**

CARRIED 9/0

In accordance with Section 9.3 (2) of the City of Greater Geraldton's Meeting Procedures Local Law 2011 as amended, the motion was passed unopposed.

13 MOTIONS BY MEMBERS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

NM40	POINT MOORE COTTAGE REFURBISHMENT
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AGENDA REFERENCE:	D-25-157025
AUTHOR:	Deputy Mayor Cr N Colliver
EXECUTIVE:	R McKim, Chief Executive Officer
DATE OF REPORT:	15 December 2025
FILE REFERENCE:	GO/6/0008
APPLICANT /PROPONENT:	Council
ATTACHMENTS:	No

COUNCIL MEMBER COMMENT:

The purpose of this motion is to seek the support of Council to advance the refurbishment of the Point Moore cottage located at 189 Monsoon Lane by including the necessary funds in the upcoming mid-year budget review. I am aware that new officers recruited to Geraldton are struggling to find accommodation. By renewing this cottage, the City of Greater Geraldton (the City) will be providing one more accommodation option in the current extremely tight rental market and housing crisis.

This investment would support staff retention and recruitment by providing short term housing for employees relocating to Geraldton, whilst utilising an existing unused asset. By providing transitional housing, we are reducing the risk of losing skilled employees which can lead to higher recruitment costs and service disruptions.

The refurbishment of the cottage will maintain and potentially increase the property's value, ensuring it remains a viable asset for Council. In the future, should Council determine that transitional housing is no longer required, the refurbished cottage could be sold at a significantly higher value recouping the financial investment and potentially generating surplus funds. As well as not making the cottage available for use, leaving the property in its current condition risks further deterioration, increased maintenance costs, and potential liability issues.

EXECUTIVE COMMENT:

The City of Greater Geraldton became the owner of the Point Moore Cottage at 189 Monsoon Lane in 2023 (deceased estate). Officers obtained estimates to repair the cottage so that it is inhabitable. Two options are provided depending on the extent of asbestos removal preferred. The quotes were obtained early in 2024 and given price escalations and contingencies, officers would recommend Council provide \$80,000 for option A or \$180,000 for option B (please refer to table below for details).

189 Monsoon Lane, West End – Renewal (early 2024)

Item	Estimate (\$)
Kitchen	3,000
Clothesline	300
Doors/locks	700
Internal Doors	650
Security doors/windows	3,017
Flooring	6,835
Window Treatments	2,080
Painting – internal	15,389
Plumbing	1,793
Electrical	11,580
Security monitoring	3,960
Sub Total:	\$49,304

Option A: Asbestos Treatment:

Treat (Paint) the roof, eaves and fence:	\$11,632
General Repair Sub-Total (from above):	\$49,304
Contingency (25%)	\$15,234
Total (rounded):	\$80,000

Option B: Asbestos Removal:

Remove asbestos roof, eaves and fence:	\$22,000
Reinstate roof, eaves and fence with suitable material:	\$60,000
General Repair Sub-Total (from above):	\$49,304
Contingency (25%)	\$32,826
Price Escalations:	\$15,000
Total (rounded):	\$180,000

Currently the approved buildings minor works program is on track to be completed by June 2026. There are other additional projects that have been considered for inclusion including:

- Potential Veteran’s Grant fund for renewal of Birdwood House.
- Lighthouse Keepers Cottage – renewal in preparation for the 150-year anniversary.
- Wonthella Oval West Kiosk asbestos removal.

Hence, it is likely that there is capacity to deliver option A by June 2026, and option B by the end of the 2026 calendar year.

Alternate Options would include:

- Make no repairs and lease the property on the open market as per the City’s standard lease conditions until 2039.
- Consider the project in the 2026-27 capital works.
- Undertake Option A and lease the property on the open market as per the City’s standard lease conditions until 2039.
- Undertake Option B and lease the property on the open market as per the City’s standard lease conditions until 2039.

Cottages on standard leases expiring in 2039 with no guarantee of extension are currently selling for approximately \$150,000-\$200,000 depending on their condition and location.

INTEGRATED PLANNING LINKS:

Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 4	Advocate for and support the development of diverse housing options to meet current needs and future demand.
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.

COUNCIL MEMBER MOTION:

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

1. DIRECT the Chief Executive Officer to include \$180,000 in the 2025-26 mid year budget review to complete Option B Asbestos Removal;
2. DIRECT the Chief Executive Officer to lease the cottage as per the City of Greater Geraldton's standard lease conditions for Point Moore until 2039, prioritising short-term lease to new City of Greater Geraldton Officers; and
3. MAKES the determination on the following grounds:
 - a. Australians are desperate to find accommodation for themselves and their families.

During the debate, Cr Van Styn foreshadowed a motion different from the Executive Recommendation, should the motion be lost, as follows:

1. *DIRECT the Chief Executive Officer to dispose of 189 Monsoon Lane, West End as soon as possible without undertaking any renewal or improvement works, utilising the City of Greater Geraldton's standard lease conditions for Point Moore until 2039; and*
2. *DIRECT that any lease entered into with the purchaser of 189 Monsoon Lane, include requirements that:*
 - a. *the dwelling be lawfully occupied for residential purposes within 365 days of the commencement of the lease.*

COUNCIL DECISION**MOVED CR COLLIVER, SECONDED CR KEEMINK**

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

1. **DIRECT** the Chief Executive Officer to include \$180,000 in the 2025-26 mid year budget review to complete Option B Asbestos Removal;
2. **DIRECT** the Chief Executive Officer to lease the cottage as per the City of Greater Geraldton's standard lease conditions for Point Moore until 2039, prioritising short-term lease to new City of Greater Geraldton Officers; and
3. **MAKES** the determination on the following grounds:
 - a. Australians are desperate to find accommodation for themselves and their families.

LOST BY ABSOLUTE MAJORITY 2/7

Time: 5:53 PM

Not Voted: 0

No Votes: 7

Yes Votes: 2

Name	Vote
Mayor Clune	NO
Cr. Colliver	YES
Cr. Denton	NO
Cr. Fiorenza	YES
Cr. Giudice	NO
Cr. Keemink	NO
Cr. Milnes	NO
Cr. Parker	NO
Cr. Van Styn	NO

As the motion was lost, Cr Van Styn's foreshadowed motion became the substantive motion.

COUNCIL DECISION**MOVED CR VAN STYN, SECONDED CR PARKER**

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

1. **DIRECT** the Chief Executive Officer to dispose of 189 Monsoon Lane, West End as soon as possible without undertaking any renewal or improvement works, utilising the City of Greater Geraldton's standard lease conditions for Point Moore until 2039; and
2. **DIRECT** that any lease entered into with the purchaser of 189 Monsoon Lane, include requirements that:
 - a. the dwelling be lawfully occupied for residential purposes within 365 days of the commencement of the lease.

CARRIED 8/1

Time: 5:59 PM

Not Voted: 0

No Votes: 1

Yes Votes: 8

Name	Vote
Mayor Clune	YES
Cr. Colliver	NO
Cr. Denton	YES
Cr. Fiorenza	YES
Cr. Giudice	YES
Cr. Keemink	YES
Cr. Milnes	YES
Cr. Parker	YES
Cr. Van Styn	YES

REASON FOR VARIATION TO EXECUTIVE RECOMMENDATION: That Council get the property on the market earlier and reduce the City's capital expenditure.

14 QUESTIONS FROM MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

There was none.

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

There was 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.

No confidential discussion was required.

CS279	RFT 2526 12	TECHNOLOGYONE IMPLEMENTATION AND CONFIGURATION SERVICES
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AGENDA REFERENCE:	D-25-155245
AUTHOR:	D Duff, Manager ERP Project
EXECUTIVE:	N Jane, A/Director Corporate Services
DATE OF REPORT:	18 December 2025
FILE REFERENCE:	FM/25/0363
ATTACHMENTS:	Yes (x1) Confidential Confidential - RFT 2526 12 Tender Evaluation Report

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to accept RFT 2526 12 TechnologyOne Implementation and Configuration Services to the preferred tenderer. The project to implement the TechnologyOne ERP (Enterprise Resource Planning) system is known as IBIS.

EXECUTIVE RECOMMENDATION:

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

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

1. ACCEPT the tender submission for Tender No. RFT 2526 12 TechnologyOne Implementation and Configuration Services, received from _____, named as Tenderer 6 in the Evaluation Panel Report recommendation detailed in Confidential Attachment No. CS279 as the most advantageous, for the total estimated contract value of \$_____, excluding GST.

PROPONENT:

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

BACKGROUND:

RFT 2526 12 sought tender submissions for suitably qualified and experienced contractors to perform configuration and facilitate the implementation of the Compliance modules for TechnologyOne CiA One Council ERP (IBIS), including post go-live hyper care (temporary but highly focused support phase following go-live that includes immediate, high priority support, proactive monitoring, and real time issue resolution to ensure a smooth transition and reduce operational risks). These compliance modules predominately support Development Services functions:

- Regulatory Services (Rangers, Health, Emergency Management, Compliance) includes management of animal registrations, infringements, applications, registrations and inspections for health and pools.
- City Growth (Planning and Building) includes whole lifecycle of applications (assessment, inspections and management).
- Property Services (Leasing) full lifecycle of lease management.
- Climate Environment & Waste (Waste) waste service management.

RFT 2526 12 was advertised in The West Australian on Saturday 14 November 2025 and the Geraldton Guardian on Friday 13 November 2025. The RFT was also advertised on the City's TenderLink e-Tendering Portal. Twelve (12) suppliers registered to receive copies of the tender. Six (6) submissions were received.

Six (6) submissions were deemed compliant against the City's compliance criteria. Complying submissions were then assessed against the following qualitative criteria;

- A. Relevant Experience (20%)
- B. Key Resources and Availability (20%)
- C. Proposed Methodology (10%)
- D. Price (50%)

RFT 2526 12 is offered as a twenty one (21) month time and materials contract. The estimated contract price is based on the daily rate for an eight (8) hour workday multiplied by the estimated effort in days, without the optional one-year extension.

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

Connected:

A modern ERP system enhances connectivity by integrating data across departments, enabling timely and coordinated responses that make public spaces safer, services more inclusive, and residents more engaged.

Liveable:

A modern ERP promotes a more liveable City through improved service delivery and an expansion of online services.

Thriving:

The modules to be implemented through this RFT directly support the strategic and statutory planning services that plan for sustainable growth of the City.

Leading:

An ERP makes Council operations more transparent, accountable, and data driven, ensuring decisions reflect community priorities and resources are used wisely.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

Council awarded RFT 2122 03 ERP Software Replacement to TechnologyOne at the Ordinary Meeting of Council on 29 March 2022 (Item No. CCS682).

COMMUNITY/COUNCIL MEMBER CONSULTATION:

A Briefing Note was circulated to Council Members on 1 December 2025, and they were briefed on RFT 2526 12 at the Concept Forum on 13 January 2026. The intention to tender for implementation and configuration services for the Compliance modules of the ERP Project was provided in a project update to the Audit Committee at its meeting on 30 September 2025.

LEGISLATIVE/POLICY IMPLICATIONS:

The *Local Government Act 1995* and City's Procurement policy were observed when preparing and recommending the award of this tender.

FINANCIAL AND RESOURCE IMPLICATIONS:

The approved project budget for subject matter experts and TechnologyOne consulting services to implement the Compliance modules in 2025-26 and projections for 2026-27 were used as a baseline for this tender. There is not expected to be any material changes to these budgets as a result of awarding this tender.

Although external consultants are being engaged for configuration and implementation services, internal resources from impacted areas are required to be involved for decision making, data cleansing/validation, testing and training.

Contractors for the Compliance and Revenue data migration portion were engaged via RFQ in March 2025 and, at present, data cleansing, mapping, and migration is underway.

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 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 risk this tender addresses is resourcing the ERP Compliance modules implementation. By outsourcing to suitably qualified and experienced consultants, the challenges with internal and supplier resourcing and the risk it poses to project delivery are mitigated.

The current ERP application, Synergysoft, is a decades old system that has not kept pace with technology or customer expectations. Replacing the ERP with a modern, cloud based, and customer accessible product ensures the Council keeps pace with those expectations whilst improving its operations.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

City Officers engaged internal teams early to begin backfilling arrangements. Despite some early success, backfilling arrangements presented as an ongoing risk to project delivery as well as to operational teams. A six-month delay was approved by the Executive Management Team while alternative options were investigated. RFT 2526 12 is the alternative option to resourcing the implementation of the Compliance modules.

NOTE - Council inserted the successful tender name when moving the motion.

COUNCIL DECISION

MOVED CR COLLIVER, SECONDED CR VAN STYN

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 2526 12 TechnologyOne Implementation and Configuration Services, received from Setonix Digital named as Tenderer 6 in the Evaluation Panel Report recommendation detailed in Confidential Attachment No. CS279 as the most advantageous, for the total estimated contract value of \$744,520.70, excluding GST.**

CARRIED 9/0

Time: 6:03 PM

Not Voted: 0

No Votes: 0

Yes Votes: 9

Name	Vote
Mayor Clune	YES
Cr. Colliver	YES
Cr. Denton	YES
Cr. Fiorenza	YES
Cr. Giudice	YES
Cr. Keemink	YES
Cr. Milnes	YES
Cr. Parker	YES
Cr. Van Styn	YES

IS330	RFT 2526 11 ALLANOOKA SPRINGS ROAD WIDENING
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AGENDA REFERENCE:	D-25-156617
AUTHOR:	C Edwards, Manager Project Delivery and Engineering
EXECUTIVE:	C Lee, Director Infrastructure Services
DATE OF REPORT:	8 January 2026
FILE REFERENCE:	FM/25/0362
ATTACHMENTS:	Yes (x1) Confidential Confidential - RFT 2526 11 Tender Evaluation Report

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to award RFT 2526 11 Allanooka Springs Road Widening from the intersection of Nangetty-Walkaway Road, extending south towards the City's southern boundary for approximately 14.5 kilometres, to the preferred tenderer. The project is fully funded by the State Government.

EXECUTIVE RECOMMENDATION:

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

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

1. ACCEPT the tender submission for Tender No. RFT 2526 11 Allanooka Springs Road Widening received from _____, named as Tenderer 4 in the Evaluation Panel Report recommendation detailed in Confidential Attachment No. IS330 as the most advantageous, for the contract value of \$_____, excluding GST.

PROPONENT:

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

BACKGROUND:

Main Roads has been delivering the Regional Road Safety Program (RRSP) on State Roads since 2020. So far, they have successfully upgraded approximately 9,000 kilometres of the State Road network with various safety treatments, such as shoulder widening and sealing, as well as the installation of audible edge and centre lines.

The focus has shifted to the Regional Road Safety Program for Local Roads, which aims to reduce the most common crash types on regional roads, namely run-off-road and head-on crashes, which often result in fatalities and serious injuries. To achieve this, Main Roads has developed a draft road list based on 12 years of crash history, seal width data and traffic volumes. This list identifies sections of high-speed sealed local roads with the highest potential for crash reduction.

The program is planned to be delivered in multiple tranches over the next five (5) years. The City was asked to nominate Allanooka Springs Road, identified as a priority road, for consideration under Tranche 1 of the program. In response, the City prepared the necessary design documentation, submitted the nomination and successfully secured grant funding for the construction works.

The City sought tenders from suitably experienced, qualified and resourced contractors to undertake widening works on Allanooka Springs Road from the intersection of Nangetty-Walkaway Road, including associated audible line marking and signage.

The Request for Tender (RFT) was advertised in The West Australian on 15 November 2025 and the Geraldton Guardian on 14 November 2025. The RFT was also published on the City's TenderLink e-Tendering Portal, with a closing date of 12 December 2025.

A total of 21 suppliers registered to receive the Request for Tender and four (4) conforming submissions were received.

The tender assessment was undertaken by an evaluation panel comprising four (4) officers, including three (3) voting members and one (1) non-voting mandatory compliance representative.

The Regional Price Preference discount in terms of Council Policy 4.11 was applied to all tenderers.

All four (4) submissions were deemed compliant and progressed for assessment against the following qualitative and price criteria:

- a. Price (50%);
- b. Tenderer's relevant experience and key resources (25%); and
- c. Demonstrated understanding, including tender programme and written methodology (25%).

The above selection criteria were adopted to select the most advantageous tenderer.

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

Connected:

The road works on Allanooka Springs Road will deliver improvements to the City's transport infrastructure improving safe connectivity in the community.

Liveable:

The project will improve the functionality and connectivity of the City's transport network through targeted investment in community infrastructure to support current and future needs.

Thriving:

Awarding the tender is expected to result in a significant proportion of City funding flowing into the local economy through the engagement of local subcontractors and suppliers for the project.

Leading:

The project demonstrates leadership in financial sustainability by leveraging external funding from the Regional Road Safety Program to deliver the proposed road safety upgrade.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

On 28 October 2025, Council awarded tender Item No. IS325 RFT 2526 07 - Regional Road Group (RRG) Funded Projects, to the preferred tenderer.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Council Members were consulted when Item No. CS251 Monthly Financial Report for the period ended 30 September 2025 sought approval of a budget amendment for the project, which was adopted on 30 September 2025.

Community consultation has not yet been undertaken for this project; however, consultation will occur prior to the commencement of construction activities on site.

LEGISLATIVE/POLICY IMPLICATIONS:

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

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial implications for proceeding with this project. The approved budget for the construction phase, as endorsed by Council, is \$3,280,123 excluding GST and the recommended tender award is within the available budget. The project is fully funded through the Main Roads Western Australia Regional Road Safety Program. The City has the necessary resources in place to effectively manage the delivery of the contract.

INTEGRATED PLANNING LINKS:

Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Goal 2	Improve maintenance and connectivity of the City's transport network, including expanded active transport opportunities.
Goal 5	Invest in community and recreation infrastructure, to support current and future needs.

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.
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 6	Ensure high quality governance activities enabling transparency and accountability.

REGIONAL OUTCOMES:

Facilitating the development and maintenance of a functional and safe road network throughout the City contributes to improved comfort and safety for the broader regional community and road users.

RISK MANAGEMENT:

The successful tenderer will be engaged under an amended form of the AS 4000 General Conditions of Contract, which provides industry-standard provisions for the allocation and management of construction risk. Due diligence has been undertaken as part of the tender evaluation process to confirm that the successful tenderer has the demonstrated capability, capacity and experience to undertake the works.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers.

NOTE - Council inserted the successful tender name when moving the motion.

COUNCIL DECISION**MOVED CR COLLIVER, SECONDED CR PARKER**

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:

- ACCEPT** the tender submission for Tender No. RFT 2526 11 Allanooka Springs Road Widening received from Safe Roads WA Pty Ltd, named as Tenderer 4 in the Evaluation Panel Report recommendation detailed in Confidential Attachment No. IS330 as the most advantageous, for the contract value of \$1,974,019.90 excluding GST.

CARRIED 9/0

Time: 6:05 PM

Not Voted: 0

No Votes: 0

Yes Votes: 9

Name	Vote
Mayor Clune	YES
Cr. Colliver	YES

Cr. Denton	YES
Cr. Fiorenza	YES
Cr. Giudice	YES
Cr. Keemink	YES
Cr. Milnes	YES
Cr. Parker	YES
Cr. Van Styn	YES

17 CLOSURE

There being no further business the Presiding Member closed the Council meeting at 6.04pm.

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/>