ORDINARY MEETING OF COUNCIL

AGENDA

27 MAY 2025

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CITY OF GREATER GERALDTON

ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 27 MAY 2025 AT THE CONCLUSION OF THE ANNUAL MEETING OF ELECTORS
CHAMBERS, CATHEDRAL AVENUE

A G E N D A

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

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

1 DECLARATION OF OPENING

2 ACKNOWLEDGEMENT OF COUNTRY

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

3 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Present:

Officers:

Others:
Members of Public:
Members of Press:

Apologies:

Leave of Absence:

4 DISCLOSURE OF INTERESTS

Cr M Librizzi declared a Financial Direct interest in Item No. DS065 Proposed Dedication of Land as Road as he met with Starsite Australia representatives regarding potential involvement in the construction of the project.

Cr J Critch declared a Financial interest in Item No. DS066 Building Regulation Exemptions Former Mullewa Ward as her farm business properties have pools on them and these exemptions will impact their farm business.

Cr J Denton declared an Impartiality interest in Item No. CC030 Request To Write-Off Outstanding Debt – Rover Football Club Inc. as she has close connections to committee members and players of Rover Football Club.

Cr N Colliver declared an Impartiality interest in Item No. IS320 RFT 2425 33 Maitland Park Transport Hub and Green Connect Project – Lead Consultant Services as her employer Geraldton Universities Centre is a minor partner in the Maitland Park Transport Hub and Green Connect Project.

5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

There are no questions from previous meetings.

6 PUBLIC QUESTION TIME

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

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

7 APPLICATIONS FOR LEAVE OF ABSENCE

Existing Approved Leave

Councillor	From	To (inclusive)	Date Approved
Cr N Colliver	4 June 2025	13 June 2025	25/2/2025
Cr P Fiorenza	25 June 2025	20 July 2025	29/4/2025
Cr K Parker	12 July 2025	23 July 2025	28/1/2025
Cr J Critch	18 July 2025	6 August 2025	25/3/2025

**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 M Librizzi for the period 15 August to 16 September 2025.

8 PETITIONS, DEPUTATIONS
There is none.

9 CONFIRMATION OF MINUTES
RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 29 April 2025, as previously circulated, be adopted as a true and correct record of proceedings.

10 ANNOUNCEMENTS BY THE CHAIR AND PRESENTATIONS

Events attended by the Mayor or designated representative.

DATE	FUNCTION	REPRESENTATIVE
30 April 2025	Triple M Phone Interview - Outcomes of Council and Films on the Foreshore	Deputy Mayor Cr Natasha Colliver
30 April 2025	Triple M Interview - Outcomes of Council Meeting 2025	Deputy Mayor Cr Natasha Colliver
30 April 2025	Filming for the Outcome of Council Meeting Videos with the theme "What's your day job?" with Cr S Cooper	Deputy Mayor Cr Natasha Colliver
2 May 2025	Citizenship Ceremony	Deputy Mayor Cr Natasha Colliver
5 May 2025	Deputy Mayor/CEO Catch Up	Deputy Mayor Cr Natasha Colliver
5 May 2025	Marketing & Media Regular Catch up	Deputy Mayor Cr Natasha Colliver
5 May 2025	Regular Meeting with Local Member Kirrilee Warr MLA and City of Greater Geraldton	Deputy Mayor Cr Natasha Colliver
6 May 2025	Retailer Briefing with Western Australia Police Force (WAPOL)	Deputy Mayor Cr Natasha Colliver
6 May 2025	DevelopmentWA (DevWA) Executive Teams and Board – Introductory Meeting	Mayor Jerry Clune
6 May 2025	Public Hearing - Grants Commission	Mayor Jerry Clune
6 May 2025	Office of the Auditor General (OAG) Public Sector Audit Committee Chair Forum – via electronic means	Mayor Jerry Clune
6 May 2025	Concept Forum	Mayor Jerry Clune
7 May 2025	Signing of Pension Documents	Mayor Jerry Clune
7 May 2025	Photo for Media Release - Best Moments on Country	Mayor Jerry Clune
8 May 2025	25 Years of service celebration for Natasha Harradine of ABC Geraldton	Mayor Jerry Clune
9 May 2025	Mullewa Councillor/Mayor Catch Up - Mullewa	Mayor Jerry Clune
10 May 2025	GoSHowcase (GoSH) Hackathon – Midwest – Opening and Presentations	Mayor Jerry Clune
10 May 2025	Revolve Skate Series - Presentations	Deputy Mayor Cr Natasha Colliver
11 May 2025	Radio Mama – Local Matters	Mayor Jerry Clune
12 May 2025	Mayor/CEO/ Deputy Mayor Catch Up	Mayor Jerry Clune
12 May 2025	Marketing & Media Regular Catch up	Mayor Jerry Clune
12 May 2025	YouthCARE Funding Partnership for School Chaplain Training	Mayor Jerry Clune
13 May 2025	Additional Concept Forum	Mayor Jerry Clune
14 May 2025	Meeting with the Hon. Jackie Jarvis MLC, Minister for Mid West – Local Matters - Mullewa	Mayor Jerry Clune
15 May 2025	Meeting with the Hon Reece Whitby MLA, Minister for Police and the Greater Geraldton Crime Prevention Committee	Mayor Jerry Clune
19 May 2025	Mayor/CEO/ Deputy Mayor Catch Up	Mayor Jerry Clune
19 May 2025	Marketing & Media Regular Catch up	Mayor Jerry Clune
20 May 2025	St John of God Ophthalmology Surgical Unit Grand Opening	Mayor Jerry Clune
20 May 2025	Audit Committee Meeting	Mayor Jerry Clune
20 May 2025	Agenda Forum	Mayor Jerry Clune
23 May 2025	Midwest Fijian Community - Australia's Biggest Morning Tea Supporting Cancer	Mayor Jerry Clune

23 May 2025	Reconciliation Action Plan (RAP) Network Group - RAP Network Reconciliation Week Event	Deputy Mayor Cr Natasha Colliver
23 May 2025	Geraldton Regional Art Gallery (GRAG) Exhibition Opening - Art in Conflict and Stitched and Bound	Cr Steve Cooper
24 May 2025	Flotsam and Jetsam Art Exhibition 2025	Mayor Jerry Clune
25 May 2025	Midwest Multicultural Association Celebrating Volunteers Afternoon Tea	Mayor Jerry Clune
25 May 2025	Mayor/CEO/ Deputy Mayor Catch Up	Mayor Jerry Clune
25 May 2025	Marketing & Media Regular Catch up	Mayor Jerry Clune
25 May 2025	Geraldton Volunteer Tour Guides Afternoon Tea - Celebrating 20 Years	Mayor Jerry Clune
25 May 2025	Annual Meeting of Electors and the Ordinary Meeting of Council	Mayor Jerry Clune

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

11 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

There is none.

12 REPORTS OF COMMITTEES AND OFFICERS

12.1 REPORTS OF DEVELOPMENT SERVICES

DS065 PROPOSED DEDICATION OF LAND AS ROAD

AGENDA REFERENCE:	**D-25-048987**
AUTHOR:	**H Martin, Manager City Growth**
EXECUTIVE:	**R Hall, Director Development Services**
DATE OF REPORT:	**29 April 2025**
FILE REFERENCE:	**GO/6/0029-002**
ATTACHMENTS:	**Yes (x1)** **Road Dedication Report**

EXECUTIVE SUMMARY:
The purpose of this report is for Council to consider requesting the dedication of unallocated Crown land as road. The land in question forms part of a closed road adjoining Lot 55 on Plan 134427, Mullewa.

On 10 April 2025, Development Approval 25/047 was issued for the construction of a telecommunications facility on Lot 55. The property does not currently have legal access, so the approval is conditional on legal access being established before development begins.

To meet this condition, Complex Land Solutions on behalf of Starsite Australia proposes reopening a portion of a closed road that ends at the north-east corner of the site. The proposed road dedication would extend an existing unnamed road by 20 metres, creating a 20m x 20m road reserve and providing the site with a legal frontage.

Road dedication requires the approval of the Minister for Planning and Lands however, the Minister will only consider a request once the relevant local government has passed a resolution in support.

The land proposed for dedication was officially closed in 1979. It remains the most practical and logical option for providing legal access to the site. Other access routes would involve traversing adjoining land, which is either privately owned or a Crown reserve (the adjoining Mullewa Transfer Station).

It is recommended that Council support the request to dedicate the land as road.

Cr M Librizzi declared a Financial Direct interest in Item No. DS065 Proposed Dedication of Land as Road as he met with Starsite Australia representatives regarding potential involvement in the construction of the project.

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

1. SUPPORT the Proponent’s request for the dedication of land as road;

2. REQUEST the Minister for Lands to dedicate a 20m-by-20m section of closed road abutting the north-east corner of Lot 55, P134427 Mullewa as public road; and
3. INDEMNIFY the Minister for Lands against any claims for compensation.

PROPONENT:
The proponent is Complex Land Solutions (the Consultant) on behalf of Starsite Australia (the Development Proponent).

BACKGROUND:
On 10 April 2025, Development Approval 25/047 was granted under delegated authority for the development of a telecommunications facility on Lot 55 on Plan 134427, Mullewa.

During the assessment, it was found that the site does not currently have legal access. As a result, the approval is conditional on legal access being established before development begins.

The nearest access point is an unnamed road extending west from Carnarvon-Mullewa Road. This road ends at the north-east corner of the site but does not cross the site boundary, meaning it does not provide legal access. Beyond this, a former road reserve (now unallocated Crown land) continues across the northern boundary of the site and further west. This road was officially closed in 1979 at the request of neighbouring landowners. Landgate has confirmed that the land was offered for sale to adjoining landowners, but the offer was never taken up. The last contact from Landgate regarding this matter was in 2002. A map showing the site and surrounding roads is included as Attachment No. DS065 – Road Dedication Report.

To create legal access, the Consultant proposes extending the unnamed road 20 metres westward, providing a 20-metre frontage to the site. This would involve reopening a 20m x 20m section of the closed road through a road dedication.

This option is considered the most practical solution for establishing legal access. Other alternatives would require access through privately owned or Crown land. The nearest such property to the east is the Mullewa Transfer Station, a Crown reserve for waste management. Land to the east and south is a large rural property. The shortest alternative access route would cross this property from Carnarvon-Mullewa Road, passing along the southern boundary of the transfer station. This 620-metre route would also require crossing a minor watercourse.

The road proposed to be extended currently has no name. The development site therefore currently has no street address, only a lot on plan description. It is therefore preferrable that the road has a name. This is achieved by the City choosing a preferred name that is consistent with Landgate road naming requirements and submitting it to Landgate for approval. This will be undertaken as a separate process.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
The land adjoining the proposed road dedication to the north is used for rural purposes and would not be detrimentally impacted by the proposal.

Economy:
The proposed road dedication will facilitate the development of the adjoining land for the purposes of a telecommunications facility that will enhance the region's role as an important centre in space communications.

Environment:
Approximately 53% of the section of former road reserve proposed to be reopened is unvegetated with the balance consisting of sparse ground cover.

Leadership:
The City has worked proactively with the Consultant to identify short and long-term access options to enable the development to proceed without unnecessary delay.

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

RELEVANT PRECEDENTS:
There are no relevant precedents.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
There has been no community/Council Member consultation.

There is no legislative requirement that the City undertake consultation prior to submitting a request for a road dedication to the Minister for Planning and Lands. There is no aspect of this proposal that would warrant community consultation. It should be noted that Development Application 25/047 was the subject of community consultation with no submissions being received.

LEGISLATIVE/POLICY IMPLICATIONS:
The report and associated recommendations are consistent with all relevant legislative requirements.

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

INTEGRATED PLANNING LINKS:

Strategic Direction: Economy	**Aspiration: A healthy thriving and resilient economy that provides opportunities for all whilst protecting the environment and enhancing our social and cultural fabric.**
Outcome 2.1	Local business is empowered and supported.
Outcome 2.5	Our competitive advantages are built upon and our business success is celebrated.

Strategic Direction: Environment	**Aspiration: Our natural environment has a voice at the table in all our decisions. We are a leader in environmental sustainability.**
Outcome 3.4	A desirable and sustainable built and natural environment responsive to community aspirations.

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
While there are risks associated with legislative compliance, these have been addressed by ensuring that this report and its recommendations align with all legislative requirements.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
City Officers considered multiple alternative methods for establishing a legal access point to the development site. Although alternatives exist, the proposed approach is preferred because other options would require access through privately owned land or crown reserves, involve significant distances and incur substantial costs for the Development Proponent. The alternatives are therefore not recommended.

DS066 BUILDING REGULATION EXEMPTIONS FORMER MULLEWA WARD

AGENDA REFERENCE:	**D-25-049738**
AUTHOR:	**H Martin, Manager City Growth**
EXECUTIVE:	**R Hall, Director Development Services**
DATE OF REPORT:	**30 April 2025**
FILE REFERENCE:	**GO/6/0029-002**
ATTACHMENTS:	**Yes (x1)** **Mullewa Ward Map**

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider requesting that the Department of Energy, Mines, Industry Regulation and Safety Schedules 4 and 5 of the *Building Regulations 2012* (the Regulations) to remove exemptions applying to land within the former Mullewa Ward.

The Regulations specify areas within local government districts that can be exempt from certain requirements for building permits. The Regulations currently exempt the ‘Mullewa Ward’, other than townsites, from the requirement to obtain a building permit for Class 10 buildings or incidental structures and for the erection of swimming pool barriers.

With the abolition of the Mullewa Ward in 2019, reference to it in the Regulations needs to be either amended, if the exemptions are to be retained, or removed, if the Building Regulations are to be applied consistently across the region.

The Regulations are designed to ensure that buildings and structures meet appropriate standards of safety, health, amenity, accessibility and sustainability. This objective is equally important for the entire City of Greater Geraldton region. It is therefore recommended to amend the Regulations to remove the exemptions for the former Mullewa Ward, ensuring that all residents of the region receive the same level of protection.

Cr J Critch declared a Financial interest in Item No. DS066 Building Regulation Exemptions Former Mullewa Ward as her farm business properties have pools on them and these exemptions will impact their farm business.

EXECUTIVE RECOMMENDATION:

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

1. REQUEST the Department of Energy, Mines, Industry Regulation and Safety amend the *Building Regulations 2012* to remove all references to the ‘Mullewa Ward’ within Schedules 4 and 5; and
2. REQUEST of the Department of Energy, Mines, Industry Regulation and Safety that a transition period of 12 months be applied to these changes.

PROPONENT:

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

BACKGROUND:
The Regulations exempt the former Mullewa Ward, excluding townsites, from needing building permits for Class 10 buildings (e.g. sheds, carports, garages, fences, antennas, retaining walls and swimming pools) and swimming pool barriers. Since the abolishment of the Mullewa Ward in 2019, these references in the Regulations must be amended or removed to ensure consistent application across the region. A map of the former Mullewa Ward is included as Attachment No. DS067 – Mullewa Ward Map.

If the Regulations were applied within the former Mullewa Ward, retrospective building approvals would not be required however, pool barriers would be mandatory for both existing and newly constructed pools. It is recommended to implement a 12-month transition period to allow the community to prepare, particularly those needing to install pool barriers. Surveys and aerial photography indicate there are approximately 30 private swimming pools in the former Mullewa Ward, but it is unknown how many of these currently have pool barriers.

The application of exemptions varies across the state and within the Mid West. In comparing to other nearby Local Governments, the Shire of Chapman Valley and Shire of Northampton do not apply exemptions to Class 10 Building and Pool Barriers, the Shire of Mingenew does not exempt Pool Barriers and the Shire of Irwin does not exempt Class 10 Buildings. The majority of properties within the City of Greater Geraldton do not have any exemptions and the proposal is to normalise the requirements for consistency and to improve safety and minimum standards.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
Applying the Regulations consistently across the region will ensure uniform protection for all residents and visitors. Residents of the former Mullewa Ward will need to obtain building permits for new Class 10 buildings and structures and install swimming pool barriers, which will be inspected every four years. These requirements, already in place for other residents, will promote uniform safety and compliance throughout the region.

Economy:
Residents of the former Mullewa Ward will now need to pay the applicable application fees, which vary based on the cost of the development and cover the costs for the installation and inspection of swimming pool barriers. These requirements ensure uniform safety and compliance costs across the entire region, promoting a safer and more consistent community.

Environment:
There are no adverse environmental impacts.

Leadership:
Consistently applying the *Building Regulations 2012* across the region will demonstrate Council’s commitment to the safety of all residents.

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

RELEVANT PRECEDENTS:
There are no relevant precedents.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
Consultation was undertaken with landowners within the former Mullewa Ward between 28 February 2025 and 30 March 2025. All landowners (216) were sent a letter advising that the City was considering this matter and seeking their feedback. Four submissions were received during the consultation period.

The following is a summary of the points made in submissions and Officer comments:

Submission Points	Officer Comments
Submitters sought evidence that dangerous structures were being built and the removal of the exemption was therefore warranted.	The proposal to remove the building exemptions is not in response to the identification of unsafe structures. It is being proposed so that there is a consistent approach to ensuring community safety across the region.
New constructions come with engineered plans and designs. There is no benefit in the City interfering in the process.	The building regulations exists to provide an independent check that structures are being designed and constructed appropriately.
Will the City fence river and beach fronts to keep the community safe.	Pools create a greater risk of drowning for children than rivers and beaches as there is a greater chance of a child being unsupervised at home than if they were within the vicinity of a river or beach.
Support the need to install pool barriers.	Support noted.
Don't support the rate increase associated with pool inspections.	Legislation requires that all swimming pool barriers be inspected once every four years to ensure they remain compliant. The City has chosen to collect the associated fee through a special charge on the rates of properties containing a pool. The current charge is $58.45 per year.

These seem like a revenue raising exercise.	Removing the exemption would require landowners in the former Mullewa Ward to pay building permit application fees and swimming pool barrier inspection fees to the City. These fees may cover the City's costs for assessing applications and inspecting pool barriers, but the travel costs for rural area inspections are unlikely to be recouped.
Swimming pools on rural properties do not create a public risk.	Property owners and their visitors are the greatest beneficiaries of a pool barrier.
The building issues relating to impacts of construction on neighbours are not relevant in rural areas.	A range of matters are considered in the assessment of a building application. Some matters, such as those relating to impacts on neighbours, will not be as relevant in a rural area however, other matters such as method of construction, are equally relevant in urban and rural areas.
The impost on rural residents in terms of time, money and compliance for every fence etc erected would be excessive given the large size of properties and the number of structures installed regularly.	Building approval is not required for all types of Class 10 buildings and structures. Typical farm fencing for example, does not require a building approval.

LEGISLATIVE/POLICY IMPLICATIONS:
Removing the Mullewa Ward exemptions would create a more cohesive and standardised regulatory environment, benefiting the entire community by ensuring the *Building Regulations 2012* apply to all land within the City of Greater Geraldton region.

FINANCIAL AND RESOURCE IMPLICATIONS:
Applying the *Building Regulations 2012* to all land within the region will increase the workload for City Officers however, the additional workload is expected to be manageable within the current resources.

INTEGRATED PLANNING LINKS:

Strategic Direction: Community	**Aspiration: Our Culture and heritage is recognised and celebrated. We are creative and resilient. We can all reach our full potential.**
Outcome 1.4	Community safety, health and well-being is paramount.

Strategic Direction: Environment	**Aspiration: Our natural environment has a voice at the table in all our decisions. We are a leader in environmental sustainability.**
Outcome 3.1	A City that is planned, managed and maintained to provide for environmental and community well being.

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
Landowners will be provided 12 months' notice of the changes, providing ample time to prepare. This ensures affected landowners have sufficient time to comply with the change in regulations.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
The alternative options considered were:

1. Retaining one of the exemptions; or
2. Retaining both exemptions.

Neither option was recommended, as the need for building approval and the construction of pool barriers are equally important for all community members in the City of Greater Geraldton region.

12.2 REPORTS OF COMMUNITY AND CULTURE

CC030	REQUEST TO WRITE-OFF OUTSTANDING DEBT – ROVER FOOTBALL CLUB INC.

AGENDA REFERENCE:	**D-25-050313**
AUTHOR:	**M Adams, Manager Sport and Leisure**
EXECUTIVE:	**F Norling, Director Community and Culture**
DATE OF REPORT:	**01 May 2025**
FILE REFERENCE:	**GO/6/0029-002**
ATTACHMENTS:	**Yes (x4) Confidential** **A. Confidential - RFC Letter Change Room Upgrade Project – 31 January 2025** **B. Confidential - CRSFF Agreement - Original** **C. Confidential - CSRFF Agreement – Variation** **D. Confidential - Draft Repayment Schedule**

EXECUTIVE SUMMARY:
The purpose of this report is to seek Council consideration of the request received from Rover Football Club Inc. (RFC) to write-off their outstanding debt amounting to $48,717.80.

Cr J Denton declared an Impartiality interest in Item No. CC030 Request To Write-Off Outstanding Debt – Rover Football Club Inc. as she has close connections to committee members and players of Rover Football Club.

EXECUTIVE RECOMMENDATION:
That Council by Absolute Majority pursuant to Section 6.12.(1)(c) of the *Local Government Act 1995* RESOLVES to:

1. NOT APPROVE the write off of the outstanding debt for Rover Football Club Inc. amounting to $48,717.80;
2. REQUIRE Rover Football Club Inc to repay the amount of $48,717.80; and
3. DELEGATE to the CEO authority to finalise the formal written repayment plan subject to:
   a. The full amount being repaid;
   b. Initial payment required in 2026;
   c. A ten year repayment period; and
   d. A maximum 4% interest rate.

PROPONENT:
The proponent is the Rover Football Club Inc.

BACKGROUND:
On 27 September 2022, Council resolved to support (Item No. IS266 CSRFF Forward Planning Grant Application & Self-Supporting Loan – Rover Football Club (Inc.) a CSRFF grant application from the RFC, to upgrade the current change rooms and canteen at Greenough Oval. The total cost of the project was $730,763 (excluding GST).

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

1. *SUPPORT the Rover Football Club Inc. Community Sporting and Recreation Facilities Fund (CSRFF) Forward Planning Grant application for $243,588 (excluding GST);*
2. *MAKE PROVISION in the FY2023-24 Annual Budget for this project subject to a successful State Government funding outcome of this application; and*
3. *ADVISE the Rover Football Club Inc. that any shortfall for the project is the Club's responsibility to fund.*

PART B
That Council by Absolute Majority pursuant to Section 6.8(1) and Section 6.20(1)-(2) of the Local Government Act 1995 RESOLVES to:

1. *SUPPORT provision to Rover Football Club Inc. of a Self-Supporting Loan for *$136,364 (excluding GST) to be repaid over seven years subject to a successful State Government funding outcome of this application; and*
2. *DIRECT the CEO to include provision of the Self-Supporting Loan in the 2023-24 budget.*

In February 2023, the State Government approved funding for that project.

On 9 November 2023 RFC entered into a funding agreement with the City. The agreement stated the funding was awarded for “costs associated with the redevelopment of the change rooms and kitchen at Rover Football Club.” The terms and conditions within the agreement (extract 6) states the following:

On the occasion that the Project is cancelled, for whatever reason, the Recipient will advise the City in writing of the cancellation of the Project as soon as practicable giving details for the decision. All funds already paid to the Recipient will be required to be returned to the City. The Recipient and the City, may by negotiation decide:

1. *To allow for the funds to be used towards the rescheduled Project, given that it will be held within 12 months of the original planned date; or*
2. *For the recipient to return a portion of the funding to the City.*

In October 2023 RFC received $2,993 from the Mayoral Discretionary Fund to cover the cost of planning and building applications. These monies are believed to have been used to pay for RFC Town Planning application App No. 23/181 for the change rooms project. The expiry date for the application is 5 April 2026. RFC may request an extension to this date in writing to the City prior to the expiry date. These monies are not required to be repaid to the City.

City grant payments to RFC were aligned to the State grant agreement that contained three (3) milestone payments. The first payment was to be 25% of the total grant upon the signing of a major works contract in respect to the project.

By November 2023 RFC had spent significant monies on project related expenses, including design, engineering and tendering. These costs were paid from club savings as RFC were ineligible to receive the first grant milestone payment as they had not yet signed a major works contract. Following a request to the City a contract variation was approved and in December 2023 RFC received their first milestone payment of $48,717 (20% of the City's total grant allocation to the project).

The project encountered significant delays primarily due to major changes in the design that diverged from the original approved scope. These changes triggered the need for further review and input from multiple stakeholders, including the City, DLGSC and WA Football Commission. Unfortunately, the RFC did not revise the proposal to adequately reflect or address this feedback. In addition, RFC was unable to provide a revised, itemised budget with confirmed funding sources, which further impacted the project's ability to progress.

On 4 November 2024 DLGSC advised RFC that the CSRFF grant for their change rooms project had been withdrawn and they could submit a funding application in the future. No other monies either grant or self-supporting loan were paid to RFC.

On 30 January 2025 RFC wrote to the City and advised that RFC:

- Were not in a financial position to complete the project;
- Did not require the Self-Supporting Loan;
- Did not have the ability to repay the $48,717.80 to the City;
- Had expended the City funds on design, tender and engineering;
- Will supply all invoices that have been paid towards the project;
- The building drawings and engineering will be able to be used in the future;
- Requested the City to waive the repayment of $48,717.80 already spent on the project; and
- Negotiate a reasonable settlement to these outstanding monies.

RFC's rationale to request the waiver included that the project was still a priority, the project's design drawing and plans could be used in the future and that they could supply invoices for all spent monies.

It should be acknowledged that sporting clubs play a vital role in the social and cultural fabric of the community, serving as hubs for community engagement and social connection as well as fostering health and wellbeing through physical activity. Sporting clubs provide inclusive spaces where individuals of all ages and backgrounds can connect, build relationships and develop a sense of belonging. In acknowledgment of this important role in community, the City provides significant ongoing support to sporting clubs, including financial support.

At Greenough Oval, RFC has benefitted from City support that has included:

- Maintenance of the playing surfaces (irrigation systems, turf replacement, water costs, line marking, mowing, fertilisation);
- Peppercorn lease for clubroom buildings;
- Financial contribution to State government CSRFF grant upgrade projects – expenditure by the City of over $500,000 for lighting infrastructure in 2019; and

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
The outcome of this proposal is that the community will not see upgraded club/changeroom facilities delivered by RFC at Greenough Oval in the near future. Should there be longer term negative impacts on RFC resulting from this situation, there could be associated impacts on local sporting participation opportunities.

Economy:
There are no adverse economic impacts.

Environment:
There are no adverse environmental impacts.

Leadership:
This proposal seeks a situation-specific solution to a challenging issue that requires sound leadership to determine an appropriate and satisfactory resolution for involved parties.

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

RELEVANT PRECEDENTS:
Council has previously supported community and sporting organisations through the provision of a self-supporting loan facility. Additionally, where appropriate Council has authorised the write-off of debts where there is minimal chance of recovering the debt.

Item No. IS227 Self-Supporting Loan Geraldton Amateur Basketball Association (GABA) 23 February 2021;

Item No. IS260 Self-Supporting Loan Geraldton Clay target Club 31 May 2022;
Item No. CS090 – Write Off Outstanding Debt – Pindan Projects - 30 January 2024; and

Item No. CS100 – Write Off Outstanding Debt – Virgin Australia Regional Airlines - 27 February 2024.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
A confidential Briefing Note was circulated to Council Members on 05 November providing an update on the status of the RFC project.

LEGISLATIVE/POLICY IMPLICATIONS:
Section 6.12(1)(c) of the *Local Government Act 1995*:

6.12. Power to defer, grant discounts, waive, or write off debts

(1) Subject to subsection

(2) and any other written law, a local government may —

(a) when adopting the annual budget, grant a discount, or other incentive for the early payment of any amount of money; or*

(b) waive or grant concessions in relation to any amount of money; or

(c) write off any amount of money,

which is owed to the local government.

** Absolute majority required.*

Council Policy 4.22 Fraud Control, Write-Off Debts, Waive Fees and Charges:

2.4 Any writing off of debts over $ 10,000 must be approved by Council.

FINANCIAL AND RESOURCE IMPLICATIONS:
RFC submitted invoices to support project expenditure to the value of $62,489 for redesign work, initial tender and contract document preparation.

In response to Officers' requests for additional substantiating information, RFC provided uncertified profit and loss statements and a balance sheet to 15 March 2025 which indicates RFC currently has limited capacity to repay the funds. The financial information provided was uncertified and raised a series of further questions which have not been answered by RFC, making it difficult to be certain of RFC's true financial position.

The original Council resolution was to provide a self-supporting loan to RFC over a period of seven (7) years. Applying a similar model to the repayment of the debt, the current applicable interest rate if the funds were borrowed from WA Treasury Corporation would be in the vicinity of 4.2%. Should Council prefer, an alternative repayment period or a different interest rate could be applied, noting that the current Fees and Charges Schedule stipulates a 6% interest rate on overdue debts.

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:
A requirement for RFC to immediately repay the City's funding allocation in full may create a significant financial burden impacting on the financial viability of RFC, which in turn may have implications for local football participation opportunities and the Great Northern Football League (GNFL), of which RFC is a member.

RISK MANAGEMENT:
Should a write-off be approved, it could potentially pose a risk in terms of precedent for other clubs/organisations seeking similar support. Additionally, should interest not be applied to the amount repayable, it is equivalent to an interest free loan which also potentially sets a precedent for other organisations.

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

Option1:
- APPROVE the write off of the outstanding debt for Rover Football Club Inc, for the amout of $48,717.80.

Option 2:
- APPROVE the write off of 50% of the outstanding debt for Rover Football Club Inc, amounting to $24,358.90; and
- APPROVE a repayment plan of equal payments over three years for the amout of $24,358.90 due on 30 September 2025, 2026 and 2027.

Option 3:
- NOT APPROVE the write off of the outstanding debt for Rover Football Club Inc. amounting to $48,717.80;
- REQUIRE Rover Football Club Inc to repay the amount of $48,717.80; and
- DELEGATE to the CEO to negotiate and determine the period and payment schedule for the repayment of the amount in full plus interest of (to be determined) with a maximum term of (to be determined) years.

12.3 REPORTS OF CORPORATE SERVICES

CS213	RATES 2025-26 NOTICE OF INTENTION
AGENDA REFERENCE:	**D-25-056294**
AUTHOR:	**P Radalj, Director Corporate Services**
EXECUTIVE:	**P Radalj, Director Corporate Services**
DATE OF REPORT:	**12 May 2025**
FILE REFERENCE:	**FM/6/0039**
ATTACHMENTS:	**Yes (x1)** **Statement of Objects and Reasons 2025-26**

EXECUTIVE SUMMARY:
The purpose of this report is to seek Council endorsement to give local public notice of its intention to impose proposed differential rates and minimum payments for the 2025-26 financial year that form part of the adopted budget. To equitably manage the impacts of the new GRV property valuations that will take effect from 1 July 2025, it is Council's intention to apply and separately differential rate GRV Residential properties and GRV Non-Residential (Commercial and Industrial) properties.

This public notice is mandatory under section 6.36 of the *Local Government Act 1995*, before imposing any differential general rates or a minimum payment via the Annual Budget.

Such notice is to be published within a period of two (2) months preceding the commencement of the new financial year, inviting public submissions on the proposed rates or minimum payments.

An elector or ratepayer has 21 days from the date of public notice to make submissions in respect of the proposed rates and minimum payments and any related matters. Council is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.

Council may resolve to impose rates or minimum payments different from those published in the public notice and if it does so, is obliged to publish the reasons for doing so, as part of its formally adopted budget.

EXECUTIVE RECOMMENDATION:
That Council by Simple Majority pursuant to Section 6.36 of the *Local Government Act 1995* RESOLVES to:

1. ENDORSE the proposed differential rates and minimum payments for the 2025-26 financial year as detailed in Table 2 of this report, for the purpose of giving local public notice of its intention to impose differential general rates and minimum payments for the 2025-26 financial year; and
2. INVITE submissions from electors and ratepayers on the proposed rates and minimum payments and any related matters.

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

BACKGROUND:
Definitions:

Gross Rental Value (GRV) - is the total annual rent a property might reasonably be expected to earn each year if it was rented out. This includes associated rates, taxes, charges, insurances and other outgoings. For non-residential properties, GST is also included**.** Revaluations of GRV properties occur every three (3) years.

Unimproved Value (UV) – is the value of land only. It does not include the value of your home, other structures or improvements.

A local government may impose on any rateable land in its district a **minimum payment** which is greater than the general rate which would otherwise be payable on that land. The purpose of the imposition of a minimum payment is generally to ensure that every ratepayer makes a reasonable contribution to the rate burden.

Rates Levied - the proportion each ratepayer pays is calculated using a property valuation supplied by the Valuer General, the Gross Rental Value (GRV) or the Unimproved Value (UV), then multiplying by the rate in the dollar which is set by Council at the annual budget meeting.

Rural properties have their Unimproved Value updated by the Valuer General every year. Urban properties have their Gross Rental Value revalued by Landgate, on behalf of the Valuer General, every three (3) years.

The following tables detail the current 2024-25 and the proposed 2025-26 differential ‘rates-in-the-dollar’ (RID) and minimum payments:

Table 1:
Current General Rates & Minimum Payments (2024-25)

Differential Rate Types	Rate-in-the-dollar (Cents)	Minimum Payments $
CGG GRV	13.8611	$1,050
CGG UV	0.4828	$1,050

Table 2:
Proposed Differential General Rates & Minimum Payments (2025-26)

Differential Rate Types	Rate-in-the-dollar (Cents)	Minimum Payments $
CGG Residential	10.3896	$1,300
CGG Non-Residential	12.9171	$1,300
CGG UV	0.4433	$1,300

Rates Modelling:
The proposed rates model in 2025-26 forms part of a response to both Gross Rental Value (GRV) and Unimproved Value (UV) property new valuations that will take effect from 1 July 2025 and a recent internal review of the City's applied rating methodology. In addition, consideration is given to cost pressures and rises associated with labour, goods and services costs.

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

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

The proposed GRV rates-in-the dollar have been adjusted down to achieve the proposed revenue growth for 2025-26. Note: There may be a requirement to adjust the RID's at final budget to achieve the proposed revenue percentage movements due to adjustments in the rates ledger prior to final modelling.

It is also proposed to return to the same GRV differential rating model that had been applied prior to the 2022-23 financial year. This will result in separate rating categories for residential and non-residential (commercial and industrial) properties as denoted in Table 2.

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

The tables below provide a snapshot summarising the following:

- Localities that on average who will have the most positive financial impact (pay less) due to lower valuation increases (Table 3); and
- Localities that on average who will have the most negative financial impact (pay more) due to being on the higher spectrum of valuation increases (Table 4).

Table 3: Localities Paying Less

Suburb	% Movement Valuation	No Properties
CAPE BURNEY	31.92	273
DEEPDALE	29.07	441
MAHOMETS FLATS	30.84	419
STRATHALBYN	22.67	439
WALKAWAY	21.85	74
WEST END	20.47	227
WONTHELLA	33.07	826
WOORREE	23.90	546

Table 4: Localities Paying More

Suburb	% Movement Valuation	No Properties
BEACHLANDS	44.78	677
KARLOO	63.04	240
MULLEWA	72.39	220
RANGEWAY	49.43	906
TARCOOLA BEACH	40.38	633
UTAKARRA	55.70	736
WAGGRAKINE	44.79	1055
WANDINA	41.53	1824

What these above tables highlight is that in a GRV revaluation year whatever Council does in relation to rates revenue and associated adjustment to the rate-in-the dollar (RID), if there is not consistent valuation movement across all suburbs the end result is that there will be ratepayers who will benefit and those who will not, mainly dependent if your property sits well below or above the average percentage movement.

This challenge of inconsistency with valuations movements is further accentuated under the City's current rating methodology whereby GRV properties are rated under one category which also includes both residential and non-residential (commercial and industrial) properties. In this instance you are not only dealing with inconsistent valuation movement between localities for residential but also inconsistent valuation movement per land use.

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

- Residential (excluding vacant land) – 39.18%.
- Commercial (excluding vacant land) – 10.31%.
- Industrial (excluding vacant land) – 20.90%
- Vacant land – 41.68%.

In analysing the above valuation movements per land use, the residential average valuation movement is significantly higher than both commercial and industrial. On the basis of a 3.9% increase to GRV rates revenue in 2025-26 and applying the same rating methodology as applied in 2024-25 where all GRV properties valuations are multiplied by the same rate-in-the-dollar, this would mathematically and on average result in the following:

- Residential properties on average would pay $240 more in rates.
- Industrial properties on average would pay $530 less in rates.
- Commercial properties on average would pay $1,290 less in rates.

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

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

The result of this decision would mean that Council could apply a lower rate-in-the-dollar (RID) for residential properties and higher rate-in-the-dollar for non-residential properties based on the average valuation movements. Per the RID's proposed in Table 2, this would have the following impact on rates levied when compared to the current rating methodology applied:

- Reduce the average increase residential properties (excluding minimums) would pay in rates from $240 to $75.
- Industrial properties on average would go from paying $530 less to paying $696 more in rates.
- Commercial properties on average would go from paying $1,290 less to paying $255 more. Under this proposed separate non-residential rating category, 64% of commercial properties would pay the same or less in rates in 2025-26.
- GRV to derive to same overall GRV revenue increase.

Table 5: $ Range Movement in Rates comparing Models

	Current GRV Rating Category		Separate Residential Rating Category	
Rates $ Range	**No of Properties**	**% of Properties**	**No of Properties**	**% of Properties**
Less than or equal to $0	1,653	10.40%	4,608	29.43%
$0 to $100	1,953	12.28%	2,758	17.61%
$101 to $200	1,773	11.15%	4,102	26.19%
$201 to $300	3,323	20.90%	2,976	19.00%
$301 to $400	3,690	23.21%	974	6.22%
$401 to $500	2,456	15.45%	109	0.70%
Greater than $501	1,052	6.62%	133	0.85%
Total	**15,900**	**100%**	**15,660**	**100.00%**

Summary Table 5:

- The above table analyses all residential properties excluding minimums.
- Under the current GRV rating model 10.40% of properties will pay the same or less in rates. 66.18% of properties will have an increase of $200 or more.
- Under a separate residential rating category rating model 29.43% of properties will pay the same or less in rates. 26.77% of properties will have an increase of $200 or more due to the variable movement in property new valuations.

Minimums:
The proposed rates modelling to be applied in 2025-26 includes increasing minimum payments from $1,050 to $1,300. Over the last 10 years minimum payments have only increased overall by 4%. As the table below indicates our current minimums are significantly lower when compared to other regional centres. It is Council's intention to equalise relative to GRV percentage revenue movements over the last 10 years and including the movement for 2025-26. The proposed increase to $1,300 would still see the City being at the lower end of the scale in the setting of minimums when compared to other regional centres.

Table 6: Minimum Rate Comparison as at 2024-25

	Minimum GRV Payment	Minimum UV Payment
Geraldton	$1,050	$1,050
Albany	**$1,222**	**$1,316**
Bunbury	**$1,522**	**N/A**
Busselton	**$1,623**	**$1,771**
Carnarvon	**$1,322**	**$1,322**
Broome	**$1,344**	**$1,344**
Esperance	**$1,431**	**$1,464**
Kalgoorlie	**$1,132**	N/A
Karratha	**$1,724 to $1,750**	N/A

UV (Rural):
An exercise was undertaken to review the rating applied to properties adjoining the boundaries on either side of the City of Greater Geraldton and relevant Shires. The purpose of this analysis was to ensure that data could accurately assess the rate-in-the-dollar against valuations on a like for like basis in consideration of the level of taxing applied by each local government.

Table 7 – UV Rate-in-the-dollar LG's

Rate in $ for 2024/25	RID
CGG	**0.004828**
Chapman Valley	**0.006683**
Murchison	**0.09325**
Yalgoo	**0.07115**
Morawa	**0.018932**
Mingenew	**0.008203**
Irwin	**0.01089**

Table 8 – UV Rate-in-the-dollar LG's

Rate in Dollar Comparison to CGG	Difference Higher %
Chapman Valley	38.42%
Murchison	1831.44%
Yalgoo	1373.70%
Morawa	292.13%
Mingenew	69.90%
Irwin	125.56%

What the above tables indicate is that CGG's UV Taxing rate is substantially lower than adjoining Shires. Land values on average are higher in the adjoining Shires of Chapman Valley and Shire of Irwin and these values at a minimum and from the data available, are comparable with the Shires of Mingenew and Morawa.

Rural properties in the City are paying on average significantly lower rates than their counterparts in the adjoining municipalities. Council proposes to increase UV revenue by 10%. Applying this increase would result in the City still having a significantly lower UV rate than adjoining shires.

UV new valuations that will take effect from 1 July 2025 on average have increased by around 20%. The proposed rate-in-the dollar has been adjusted down to achieve the proposed revenue growth for 2025-26. Including minimums, UV properties will pay on average $420 more in 2025-26.

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

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

Table 9: Rates Revenue Comparison

Local Governments	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Overall Increase
Chapman Valley	$2,867,970	$2,864,496	$2,946,952	$3,051,734	$3,181,495	$3,379,967	**17.85%**
Irwin	$5,360,772	$5,384,429	$5,679,064	$5,985,947	$6,839,653	$6,981,937	**30.24%**
Carnarvon	$5,703,085	$5,509,932	$6,107,514	$6,679,100	$6,955,265	$7,311,553	**28.20%**
Northampton	$4,709,139	$4,726,214	$4,630,284	$4,820,333	$5,151,019	$5,407,071	**14.82%**
Bunbury	$39,729,386	$39,776,267	$40,676,117	$43,007,394	$46,316,206	$49,752,268	**25.23%**
Albany	$38,433,958	$38,808,041	$39,891,924	$42,197,194	$44,166,950	$46,387,060	**20.69%**
Kalgoorlie	$26,054,113	$26,384,319	$27,517,466	$28,954,743	$30,637,622	$34,108,622	**30.91%**
Karratha	$42,115,888	$44,298,154	$45,601,161	$49,061,054	$54,760,778	$57,404,202	**36.30%**
Busselton	$51,997,844	$52,646,781	$54,785,774	$57,470,528	$60,898,902	$66,333,179	**27.57%**
Geraldton	$46,589,662	$45,601,602	$47,900,551	$50,145,028	$52,011,677	$54,264,065	**16.47%**

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
Revenue from rates supports provision of social infrastructure required by the broader community. The annual review of rates and associated forward planning of revenue requirements form a significant part of the LTFP process to assess resourcing requirements to achieve strategic objectives and ensure future financial sustainability of the City.

Economy:
Councils raise revenue from rates to deliver, maintain and renew as necessary, key economic and social infrastructure and services required to support the local economy.

Environment:
There are no adverse environmental impacts.

Leadership:
Complying with section 6.36 of the *Local Government Act 1995* in relation to the requirements to give notice on the Council's intention to impose differential general rates and minimum payments for the forthcoming financial year.

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

RELEVANT PRECEDENTS:
Each year, as noted under legislative implications below, Councils are required to give local public notice of intent to impose differential general rates and minimum payments. This is an annual statutory obligation. On 27 April 2021, Council endorsed Item No. CCS591 – Rates 2021-22 Notice of Intention.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
City of Greater Geraldton Council Members have been and will continue to be engaged through a series of forums, conducted through February to June of 2025. These forums address the Capital Works Program, 2025-26 Budget Operating Revenue and Expenditure and resetting the LTFP. This year the forums included a Rates Revenue review.

LEGISLATIVE/POLICY IMPLICATIONS:
Statutory requirements for differential general rates and minimum payments are broadly set out in sections 6.33 through to 6.36 of the *Local Government Act 1995* (the Act). As well, particular matters associated with those provisions of the Act are prescribed in the *Local Government (Financial Management) Regulations 1996*.

Section 6.36 of the Act requires all Council's, before imposing any differential general rates or minimum payments, to give local public notice of its intention to do so and invite submissions from electors and ratepayers.

Such notice may be published within a period of two (2) months preceding the commencement of the new financial year (that is during May or June) and must provide at least 21 days for submissions.

The Act requires Councils to consider any submission received, before imposing differential general rates and minimum payments. Councils may adopt the rates and minimum payments as published in local public notices or may modify and adopt differential rates or minimum payments different from those published – in which event the Council must include the reasons for doing so, as part of its formal annual budget, when adopted.

FINANCIAL AND RESOURCE IMPLICATIONS:
Based on the proposed rates modelling, $57.30M is the current estimate for the amount of rates to be levied and raised in 2025-26. This estimate includes a growth figure to the City's rate base of around 0.5% - interim rating.

INTEGRATED PLANNING LINKS:

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

Outcome 4.6	A community that is genuinely engaged and informed in a timely and appropriate manner.

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
Associated risk would be a failure to comply with section 6.36 of the *Local Government Act 1995* in relation to the requirements to give notice on the Council's intention to impose differential general rates and minimum payments for the forthcoming financial year. This report mitigates that risk.

ALTERNATIVE OPTIONS CONSIDERED:
The proposed model of differential general rates and minimum payments gives consideration to both delivering infrastructure and services to the community in a financially sustainable and affordable manner.

Alternative options and/or rate models may be developed and reviewed as part of Council's final budget deliberation process.

CS214 STATEMENT OF FINANCIAL ACTIVITY AND STATEMENT OF FINANCIAL POSITION FOR THE PERIOD ENDED 30 APRIL 2025

AGENDA REFERENCE:	**D-25-053405**
AUTHOR:	**J McLean, Senior Management Accountant / Analyst**
EXECUTIVE:	**P Radalj, Director Corporate Services**
DATE OF REPORT:	**5 May 2025**
FILE REFERENCE:	**FM/17/0015**
ATTACHMENTS:	**Yes (x1)** **Monthly Management Report for period ended 30 April 2025**

EXECUTIVE SUMMARY:
The purpose of this report is to provide Council with a comprehensive report on the City's finances to 30 April 2025.

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

1. RECEIVE the monthly Statement of Financial Activity for the period ended 30 April 2025, as attached; and
2. RECEIVE the monthly Statement of Financial Position as at 30 April 2025, as attached.

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

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

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

Operating Income	$	9,860	0.0%	under YTD Budget	☒
Operating Expenditure	$	846,886	1.1%	under YTD Budget	☑
Net Operating	$	837,026	9.3%	under YTD Budget	☑
Capital Expenditure	$	2,919,463	9.2%	under YTD Budget	☑
Capital Revenue	$	127,118	2.4%	under YTD Budget	☒

Cash at Bank – Municipal	$ 4,659,610
Cash at Bank – Reserve	$ 5,083,549
Current Investments	$54,590,650

Current Rates Collected to April 2025	95.44%
Current Rates Collected to April 2024	95.15%
Rates Arrears Collected to April 2025	53.72%
Rates Arrears Collected to April 2024	48.32%

The attached report provides explanatory notes for items greater than 10% or $50,000. This commentary provides Council with an overall understanding of how the finances are progressing in relation to the budget. The financial performance presented in the April financials show a YTD positive variance of $837,026 in the net operating surplus/(deficit) result.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
There are no adverse community impacts.

Economy:
There are no adverse economic impacts.

Environment:
There are no adverse environmental impacts.

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

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

RELEVANT PRECEDENTS:
Council is provided with financial reports each month.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
There has been no community/Council Member consultation.

LEGISLATIVE/POLICY IMPLICATIONS:
Section 6.4 of the *Local Government Act 1995* and Regulation 34 of the *Local Government (Financial Management) Regulations 1996* require the local government to prepare a statement of financial activity, reporting on the revenue and expenditure as set out in the adopted annual budget.

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

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

FINANCIAL AND RESOURCE IMPLICATIONS:
As disclosed in the attached report.

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

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

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

12.4 REPORTS OF INFRASTRUCTURE SERVICES

Refer to *'Meeting Closed to Public'* for IS320 RFT 2425 33 Maitland Park Transport Hub And Green Connect Project – Lead Consultant Services.

12.5 REPORTS OF OFFICE THE CEO

CEO133 FORMALISE APPOINTMENT OF COMMITTEE PRESIDING MEMBERS AND DEPUTY PRESIDING MEMBERS

AGENDA REFERENCE:	**D-25-044559**
AUTHOR:	**S Moulds, PA to the Chief Executive Officer**
EXECUTIVE:	**R McKim, Chief Executive Officer**
DATE OF REPORT:	**15 April 2025**
FILE REFERENCE:	**GO/6/0029-002**
ATTACHMENTS:	**No**

EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval to formalise the appointments of the current presiding members and a deputy presiding members to Council Committees, as per section 5.12(1)–(2) of the *Local Government Act 1995.*

EXECUTIVE RECOMMENDATION:
That Council by Absolute Majority pursuant to Section 5.12(1)–(2) of the *Local Government Act 1995* RESOLVES to:

1. APPOINT a presiding member and deputy presiding member to the following Council Committees:
    a. CEO Performance Review Committee:
        i. Mayor J Clune, Presiding Member;
        ii. Deputy Mayor Cr Natasha Colliver, Deputy Presiding Member;
    b. City of Greater Geraldton Audit Committee:
        i. Mayor J Clune, Presiding Member;
        ii. Deputy Mayor Cr N Colliver, Deputy Presiding Member;
    c. Greenough Bush Fire Advisory Committee:
        i. Mayor J Clune, Presiding Member;
        ii. Cr K Parker, Deputy Presiding Member;
    d. Mullewa Bush Fire Advisory Committee:
        i. Mayor J Clune, Presiding Member;
        ii. Cr M Librizzi, Deputy Presiding Member;
    e. Greater Geraldton Crime Prevention Committee:
        i. Deputy Mayor Cr N Colliver, Presiding Member;
        ii. Cr J Critch, Deputy Presiding Member;
    f. Greater Geraldton Community Grants Committee:
        i. Cr S Keemink, Presiding Member;
        ii. Cr J Critch, Deputy Presiding Member;
    g. Geraldton Regional Art Advisory Committee:
        i. Cr S Cooper, Presiding Member;
        ii. Cr J Denton, Deputy Presiding member;
    h. Queen Elizabeth II Seniors and Community Centre Advisory Committee:
        i. Cr J Denton, Presiding Member;
        ii. Deputy Mayor Cr N Colliver, Deputy Presiding Member;
    i. Heritage Advisory Committee:

        i. Deputy Mayor Cr N Colliver, Presiding Member;
        ii. Cr K Parker, Deputy Presiding Member;
    j. Behaviour Complaints Committee:
        i. Mayor J Clune, Presiding Member;
        ii. Deputy Mayor Cr N Colliver, Deputy Presiding member;
2. APPROVE these appointments up to 18 October 2025, after which all Council Committees will dissolve; and
3. AMEND the Committee Book accordingly.

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

BACKGROUND:
Assent was given to the *Local Government Amendment Act 2024* on 6 December 2024 which enabled the delivery of the second tranche of the local government reforms. Several provisions have now commenced resulting in amendments to the *Local Government Act 1995*.

A significant change is the formalisation of the appointments of committee presiding members and deputy presiding members by a council decision.

Previously, these appointments were made by each committee at their first meeting, where members elected a presiding member and a deputy presiding member from among themselves. The current appointments made by the committees will remain unchanged for now.

The appointments are to be formalised as follows:

> ***Presiding members***
> *For each of its existing committees, a local government must make its first appointment of the presiding member under new section 5.12(1)* ***no later than 1 July 2025.***
>
> ***Deputy presiding members***
> *An existing deputy presiding member may continue to be the deputy presiding member of their committee until the* ***end of 30 June 2025****.*

Council Committees will dissolve at the time of a local government ordinary election, which occur every two years. The next local government ordinary election will be held on 18 October 2025. Therefore, these appointments will expire on 18 October 2025.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

<u>Community:</u>
Committees allow the views of community members to be heard on key focus areas.

<u>Economy:</u>
There are no adverse economic impacts.

<u>Environment:</u>
There are no adverse environmental impacts.

<u>Leadership:</u>
The Council is demonstrating leadership and good governance by formalising these appointments as per the *Local Government Act 1995.*

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

RELEVANT PRECEDENTS:
There are no relevant precedents, as this has been introduced as part of the local government reforms. Committee members are appointed by Council after each local government ordinary election; therefore, Council will now be required to appoint the presiding member and may appoint a deputy presiding member at that time.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
Council Members were advised by Briefing Note of committee structures, which noted that this item would come to Council before the prescribed deadline.

LEGISLATIVE/POLICY IMPLICATIONS:
Section 5.12 of the *Local Government Act 1995* requires the local government to appoint a presiding member and deputy presiding member.

5.12. Presiding members and deputies

(1) The local government must appoint a member of a committee to be the presiding member of the committee.*
** Absolute majority required.*

(2) The local government may appoint a member of a committee to be the deputy presiding member of the committee.*
** Absolute majority required.*

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

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
Ensuring that the Council committees are current and supports the role of Council in the effective government of the City of Greater Geraldton.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
No alternative options were considered by City Officers as this a legislative requirement.

12.6 REPORTS TO BE RECEIVED

RR71 REPORTS TO BE RECEIVED – APRIL

AGENDA REFERENCE:	**D-25-056256**
AUTHOR:	**R McKim, Chief Executive Officer**
EXECUTIVE:	**R McKim, Chief Executive Officer**
DATE OF REPORT:	**16 May 2025**
FILE REFERENCE:	**GO/6/0029**
ATTACHMENTS:	**Yes (x5)** **A. DSDD031 – Delegated Determinations and Subdivision Applications for Planning Approval** **B. CS215 – 2024-25 Corporate Business Plan – Quarter Three Reporting** **C. CS216 – City of Greater Geraldton Audit Committee Meeting Minutes – 22 April 2025** **D. CS217 – List of Accounts Paid Under Delegation – April 2025** **E. CS218 – List of Payments by Employees via Purchasing Card – April 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. DSDD031 - Delegated Determinations and Subdivision Applications for Planning Approval.
   b. Reports – Corporate Services:
      i. CS215 - 2024-25 Corporate Business Plan - Quarter Three Reporting
      ii. CS216 - City of Greater Geraldton Audit Committee Meeting Minutes – 22 April 2025; and

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. CS217 – List of Accounts Paid Under Delegation – April 2025; and
ii. CS218 - List of Payments by Employees via Purchasing Cards – April 2025.

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

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

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

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
There are no adverse community impacts.

Economy:
There are no adverse economic impacts.

Environment:
There are no adverse environmental impacts.

Leadership:
There are no adverse leadership impacts.

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

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

COMMUNITY/COUNCIL MEMBER CONSULTATION:
There has been no community/Council Member consultation.

LEGISLATIVE/POLICY IMPLICATIONS:
There are no legislative or policy implications.

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

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
There are no risks to be considered.

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

13 MOTIONS BY MEMBERS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

There is none.

14 QUESTIONS FROM MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

There is none.

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

There is none.

16 MEETING CLOSED TO PUBLIC

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

Livestreaming will be turned off if required.

CS219 RFT 2425 26 WET HIRE – BULLDOZER FOR GRAVEL PITS

AGENDA REFERENCE:	**D-25-053446**
AUTHOR:	**C Bryant, Coordinator Procurement, L Maldea, Manager Corporate Compliance**
EXECUTIVE:	**P Radalj, Director Corporate Services**
DATE OF REPORT:	**28 April 2025**
FILE REFERENCE:	**FM/25/0340**
ATTACHMENTS:	**Yes (x1) Confidential Confidential – RFT 2425 26 Evaluation Report**

EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval to award tender RFT 2425 26 Wet Hire – Bulldozer for Gravel Pits to the recommended tenderer.

The contract is to run for a period of two years for the delivery of budgeted wet hire of bulldozer for gravel pits.

The initial contract is proposed to be in place from 11 July 2025 to 10 July 2027 with the option for two additional one-year extensions exercisable at the discretion of the City.

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

1. AWARD the contract RFT 2425 26 Wet Hire – Bulldozer for Gravel Pits to the recommended tenderer; and
2. RECORD the estimated annual contract value in the minutes.

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

BACKGROUND:
Tender RFT 2425 26 Wet Hire – Bulldozer for Gravel Pits (RFT) was advertised in the Geraldton Guardian on 14 March 2025, in the West Australian on 15 March 2025 and the City's TenderLink e-Tendering Portal. The RFT closed on 4 April 2025.

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

The RFT has a two-year duration commencing from 11 July 2025 and has two additional one-year extension options at the absolute discretion of the City. The City has adopted a two-year supply contract period for a variety of goods and services used in its maintenance programs.

There has previously been a two-year contract for Wet Hire – Bulldozer for Gravel Pits RFT 2223 05.

The gravel that is pushed up in the gravel pits is used for unsealed road renewals and maintenance works.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
Well maintained unsealed roads reduces the likelihood of accidents or injury caused to members of the public and property.

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

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

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

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

RELEVANT PRECEDENTS:
Council awarded a two-year supply contract RFT 2223 05 Wet Hire – Bulldozer for Gravel Pits on 28 June 2022, Item No. CCS702. The initial contract was in place from 11 July 2022 to 10 July 2024, with an extension to contract approved 6 June 2024 to extend the contract until 10 July 2025.

Prior to RFT 21223 05 Wet Hire – Bulldozer for Gravel Pits public tender, there were multiple short term minor contracts via Request for Quote (RFQ) in place for Wet Hire – Bulldozer for Gravel Pits. The latest being under WALGA Panel RFQ VP247679 Wet Hire – Bulldozer for Gravel Pits 2021-2022.

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

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

FINANCIAL AND RESOURCE IMPLICATIONS:
The approximate expenditure on Wet Hire – Bulldozer for Gravel Pits is $263,280 (excluding GST) per annum (no traffic management required for this contract). Assuming all extension periods are exercised, the estimated total contract value over four years is $1,053,120 (excluding GST). These funds are sourced primarily from the Maintenance Operations budget and any cost movement will be accounted for and adjustments will be made in both Annual Budgets and the Long-Term Financial Plan (LTFP).

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

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

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
This RFT was called to ensure compliance with the legislative procurement requirements of the *Local Government Act 1995*. The following alternative was considered in the procurement planning phase prior to calling this tender:

- Call for individual quotations and tenders for specific wet hire – bulldozer for gravel pits works. This option is not supported and was discounted due to the volume of administrative effort required and the potential to have higher costs through multiple small purchases.

IS320 RFT 2425 33 MAITLAND PARK TRANSPORT HUB AND GREEN CONNECT PROJECT – LEAD CONSULTANT SERVICES

AGENDA REFERENCE:	**D-25-052718**
AUTHOR:	**C Edwards, Manager Project Delivery and Engineering**
EXECUTIVE:	**C Lee, Director Infrastructure Services**
DATE OF REPORT:	**8 May 2025**
FILE REFERENCE:	**FM/25/0350**
ATTACHMENTS:	**Yes (x1) Confidential Confidential – Tender Evaluation Report**

EXECUTIVE SUMMARY:
The City of Greater Geraldton (the City) successfully applied for grant funding under Stream One of the Australian Government Regional Precincts and Partnership Program (rPPP), which is a $400M Federally Funded Program offered through the Department of Industry, Science and Resources, to develop a Business Case for the future development of the Maitland Park Transport Hub and Green Connect Project.

The City is grateful that the full amount of the required funding is being provided and the purpose of this report is to seek Council approval to award RFT 2425 33 - Mailtand Park Transport Hub and Green Connect Project – Lead Consultant Services to the preferred tenderer.

Cr N Colliver declared an Impartiality interest in Item No. IS320 RFT 2425 33 Maitland Park Transport Hub And Green Connect Project – Lead Consultant Services as her employer Geraldton Universities Centre is a minor partner in the Maitland Park Transport Hub and Green Connect Project

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

1. AWARD the contract RFT 2425 33 - Mailtand Park Transport Hub and Green Connect Project – Lead Consultant Services to the preferred tenderer; and
2. RECORD the estimated contract value in the minutes.

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

BACKGROUND:
The Geraldton Green Connect Project (the Project) aims to deliver a Triple Bottom Line Business Case, along with detailed designs and documentation. These will be used to seek further funding to transform an underutilised park in the heart of the City of Greater Geraldton's CBD into a multi-use parkland precinct powered by renewable energy. Located between five schools and serving over 3,000 students, the Project proposes an integrated sustainable transport hub that will significantly improve pedestrian safety and traffic congestion.

Request for Tender 2425 33 Maitland Park Transport Hub and Green Connect Project – Lead Consultant Services was advertised in The Geraldton Guardian on 7 March 2025 and The West Australian on the 8 March 2025. The Request sought to engage a suitably qualified lead consultant to manage a multi discipline team of technical specialists and deliver a comprehensive community engagement and co-design program with the rPPP Project Partners, stakeholders and the broader community.

The consultant will be responsible for delivering a Business Case for the Project which demonstrates a clear and compelling Return on Investment in terms of social, environmental and economic benefits of the proposed redevelopment of the Maitland Park Precinct (the Precinct). The Business Case will inform and be informed by, the design optioneering of the concept and detailed designs of the redevelopment of the Precinct to optimise the Return on Investment and will form a persuasive document that can be used to support future State and Federal capital funding applications.

Tenders closed on Friday, 11 April 2025 and the City received three (3) high quality and fully compliant tenders. All tenders were evaluated and two (2) submissions were shortlisted to make presentations via video link, focusing on several issues raised in their submissions. The panel reconvened to discuss the presentations and reached consensus as to the preferred tenderer.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:

The Project seeks to achieve the community principles developed in the Maitland Park Concept Masterplan by providing an inclusive community asset and developing a safe and connected city.

The design will support the principle of developing an Inclusive Community by creating a welcoming and engaging place for all members of the community. It will feature amenities that encourage active use and civic engagement, while also sharing and celebrating Aboriginal language, culture and knowledge with the wider community in the public realm.

The design will support the principle of creating a Safe Connected City by providing safe connections for students and families accessing the local schools, developing better traffic connections through the Precinct in context to the broader CBD road network; and creating efficient and safe public transport infrastructure for the City.

Economy:

The Business Case will be developed to demonstrate a positive return on investment for the redevelopment of the Precinct. This will include the investigation of potential economic returns from the activation of a currently underutilised Public Open Space, developing a governance structure that minimises the ongoing maintenance cost of the Precinct and the investigation of all potential economic opportunities available to the City in the use of the space.

Environment:
Development of the Business Case will fully explore the potential environmental benefits available within the Precinct including the development of a 'green' transport hub featuring water-wise plantings, shade trees and other devices to reduce the urban island heating effect. The design of the covered parking areas will investigate sustainable outcomes including the inclusion of rooftop solar panels and potential electric vehicle charging stations. The bus transport hub could increase bus usage and reduce the number of light vehicles used to transport students to and from the schools in support of sustainable transport. The design will implement best practice urban green space design and explore, assess and implement climate resilience strategies to improve the City's ability to adequately respond to climate change.

Leadership:
Council approval of the Executive Recommendation aligns with the objectives of Council Policy 4.5 Asset Management.

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

RELEVANT PRECEDENTS:
On 28 March 2023, Council resolved to endorse the award of RFT 2223 17 Nangetty-Walkaway Bridge Replacement Design (Item No. IS283).

COMMUNITY/COUNCILLOR CONSULTATION:
Council Members endorsed the Maitland Park Transport Hub Concept Masterplan and directed the Chief Executive Officer to submit an rPPP Stream One Funding Application in September 2023.

The City met with representatives from the Geraldton Croquet Club (the Club) in May 2022 at the start of the concept development process to discuss the Transport Hub. There has been ongoing liaison with the Club to identify the potential relocation options for their facilities.

The City also engaged with the broader community on the Concept Masterplan and asked for feedback on these specific issues and ideas to activate Maitland Park. The community was invited to provide feedback on the Concept Masterplan via online and hard copy surveys over 19 days from 20 July 2023 to 7 August 2023.

82% of respondents supported the Concept Masterplan and its goals. The feedback will be incorporated into the detailed design process should Council endorse the award of this Tender.

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.

FINANCIAL AND RESOURCE IMPLICATIONS:
There are no financial implications associated with the Executive Recommendation as the project is fully funded through Stream One of the rPPP. Project Management will be provided by appropriate in-house City resources.

INTEGRATED PLANNING LINKS:

Strategic Direction: Community	**Aspiration: Our Culture and heritage is recognised and celebrated. We are creative and resilient. We can all reach our full potential.**
Outcome 1.1	Enhanced lifestyle through spaces, places, programs and services that foster connection and inclusion.
Strategic Direction: Environment	**Aspiration: Our natural environment has a voice at the table in all our decisions. We are a leader in environmental sustainability.**
Outcome 3.1	A City that is planned, managed and maintained to provide for environmental and community well being.
Outcome 3.2	Regional leader in adapting to climate change.
Strategic Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well informed decision-making.**
Outcome 4.2	Decision making is ethical, informed and inclusive.
Outcome 4.5	A culture of safety, innovation and embracing change.

REGIONAL OUTCOMES:
The Project will have a positive effect on the region through engaging with the community throughout the co-design process. This will develop project outcomes that benefit all stakeholders and the region. Students from across the region who attend schools in the precinct will benefit from a safer road environment and the educational aspects and initiatives included in the Project. A healthy, safe and vibrant Maitland Park will contribute to the well-being of the City which, in turn, attracts visitors, residents and investors to the region.

RISK MANAGEMENT:
The City will establish a Project Management Team (PMT) responsible for planning and executing the project. Executive oversight will also be provided to the PMT by a Project Leadership Team (PLT) consisting of the City's Executive Management Team. The PMT will be responsible for the successful delivery of the intended project outcomes and the requirements of the funding agreement with the support and guidance of the PLT.

The successful Tenderer will be engaged under an amended AS4122 General Conditions of Contract for Consultants providing industry standard mechanisms for managing risk during the preparation of the Business Case and the design process.

An outcome of the project will be a design that mitigates risk to pedestrians, who are school students, through a reconfiguration of the road network and the inclusion of a transport hub.

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

17 CLOSURE

APPENDIX 1 – ATTACHMENTS AND REPORTS TO BE RECEIVED

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