



ORDINARY MEETING OF COUNCIL AGENDA

28 OCTOBER 2025

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CITY OF GREATER GERALDTON
ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 28 OCTOBER 2025 AT 5.00PM
CHAMBERS, CATHEDRAL AVENUE

A G E N D A

DISCLAIMER:

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

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

Mayor J Clune declared a Financial Indirect in Item No. DS077 Proposed Renewal of Extractive Industry – Southgates as his farm business is a client of Midwest Sand Supplies and they use this product and service annually.

Cr P Fiorenza declared an Impartiality interest in Item No. DS082 Local Planning Policy Review as he owns an Airbnb.

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
Nil.			

**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 N Colliver for the period 29 October to 3 November 2025; and
 - b. Cr N Colliver for the period 15 November to 20 November 2025.

8 PETITIONS, DEPUTATIONS

There is none.

9 CONFIRMATION OF MINUTES

RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 30 September 2025 and the Special Meeting of Council held on 21 October 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
1 October 2025	Triple M Interview - Outcomes of Council Meeting 2025	Mayor Jerry Clune
1 October 2025	Filming for the Outcome of Council Meeting Videos with the theme "What's your day job?" with Cr Simon Keemink	Mayor Jerry Clune
1 October 2025	Geraldton Family Bike Adventure Event	Mayor Jerry Clune
1 October 2025	Photo for Media Release - 2025 RoadWise Recognised Regional Award & RoadWise Ribbon Status	Mayor Jerry Clune
1 October 2025	Behaviour Complaints Committee	Mayor Jerry Clune
2 October 2025	7NEWS - Firebreaks ride along with the Emergency Team	Mayor Jerry Clune
3 October 2025	Photo for Media Release - First Drive Over Walkaway - Nangetty Bridge	Mayor Jerry Clune
3 October 2025	Australian Citizenship Ceremony	Mayor Jerry Clune
5 October 2025	64th Sunshine Festival Official Opening	Mayor Jerry Clune
5 October 2025	Geraldton Dog Rescue Pet Parade Judging	Mayor Jerry Clune
5 October 2025	64th Sunshine Festival - Awards Presentation for Best Float	Mayor Jerry Clune
6 October 2025	CEO / Mayor / Deputy Mayor Catch Up	Mayor Jerry Clune
6 October 2025	Marketing & Media Regular Catch Up	Mayor Jerry Clune
6 October 2025	Regular Meeting with Local Member Kirrilee Warr MLA and City of Greater Geraldton	Mayor Jerry Clune
7 October 2025	Photo for Media Release - Encouraging Dog and Cat Registrations	Mayor Jerry Clune
7 October 2025	Men's Shed Toolbox Meeting	Mayor Jerry Clune
7 October 2025	Meeting with Newhaul Mullewa	Mayor Jerry Clune
7 October 2025	Geraldton Guardian Interview - Australian Airports Association (AAA) Consultation - Impacts on Regional Airports	Mayor Jerry Clune
7 October 2025	ABC Interview - Australian Airports Association (AAA) Consultation - Impacts on Regional Airports	Mayor Jerry Clune
7 October 2025	Concept Forum 2025	Mayor Jerry Clune
9 October 2025	Photo for Media Release - Seniors Week Committee	Mayor Jerry Clune
9 October 2025	Announcement by the Hon Dr Tony Buti BPE DipEd MIR LLB DPhil MLA - Department of Justice Announcement – Youth Bail Support Services	Mayor Jerry Clune
9 October 2025	CH7 Interview - New Youth Bail Support Services Launched in the Mid West	Mayor Jerry Clune
10 October 2025	Mid West Development Commission (MWDC) Board Meeting	Mayor Jerry Clune
12 October 2025	Geraldton Yacht Club Season Opening Ceremony	Mayor Jerry Clune
13 October 2025	CEO / Mayor / Deputy Mayor Catch Up	Mayor Jerry Clune
13 October 2025	Marketing & Media Regular Catch Up	Mayor Jerry Clune
13 October 2025	Meeting with the Hon Melissa Price MP, Member for Durack - Regional Airport Sustainability	Mayor Jerry Clune
13 October 2025	Meeting with Mid West Chamber of Commerce and Industry (MWCCI) - Building Community Attractions for Locals and Visitors	Mayor Jerry Clune
13 October 2025	ABC Statewide Drive Interview – Top Pet Names 2025	Mayor Jerry Clune
14 October 2025	ABC Radio Interview - Cruise season 2025-2026	Mayor Jerry Clune
14 October 2025	ADA Capital - Update	Mayor Jerry Clune
15 October 2025	Ride2WorkDay Event	Mayor Jerry Clune
15 October 2025	Regional Capitals Australia - Catch up with City of Geraldton	Mayor Jerry Clune

16 October 2025	Kiteboarding WA State Wave Titles 2025 – Expression of Interest Meeting	Mayor Jerry Clune
17 October 2025	Regional Capital Alliance Western Australia (RCAWA) Meeting	Mayor Jerry Clune
19 October 2025	Geraldton Professional Fishermen's Association - Geraldton Blessing of the Fleet	Mayor Jerry Clune
20 October 2025	Mayor / CEO Catch Up	Mayor Jerry Clune
20 October 2025	Marketing & Media Regular Catch Up	Mayor Jerry Clune
21 October 2025	nbn Local - Updates and Introduction to General Manager	Mayor Jerry Clune
21 October 2025	Breast Cancer Morning Tea	Mayor Jerry Clune
21 October 2025	ABC Interview – RoadWise Regional Awards	Mayor Jerry Clune
21 October 2025	The Sisters of St John of God Foundation Day – 90 th Anniversary	Mayor Jerry Clune
21 October 2025	Special Meeting of Council – Swearing In Ceremony	Mayor Jerry Clune
21 October 2025	Agenda Forum	Mayor Jerry Clune
21 October 2025	ABC Interview – RoadWise Regional Awards and Road Safety	Mayor Jerry Clune
22 October 2025	Champion Bay Senior High School Year 12 Valedictory	Mayor Jerry Clune
23 October 2025	Community Grant Recipient Photo's for Media Release	Mayor Jerry Clune
23 October 2025	7-Eleven Geraldton North Store Opening	Mayor Jerry Clune
23 October 2025	Northern Agricultural Catchments Council (NACC) Annual General Meeting	Mayor Jerry Clune
23 October 2025	Geraldton Senior High School Valedictory Ceremony 2025	Mayor Jerry Clune
24 October 2025	Photo for Media Release - Make the Move Campaign	Mayor Jerry Clune
24 October 2025	Introductory Meeting with Hon Maryka Groenewald MLC Member for Western Australia	Mayor Jerry Clune
24 October 2025	Shire of Augusta Margaret River / City of Greater Geraldton - Meet and Greet	Mayor Jerry Clune
24 October 2025	Big Sky Readers and Writers Festival 2025	Mayor Jerry Clune
25 October 2025	Geraldton City Speedway - Mylaps Project Funding Opening	Mayor Jerry Clune
27 October 2025	Mayor / CEO / Deputy Mayor Catch Up	Mayor Jerry Clune
27 October 2025	Marketing & Media Regular Catch up	Mayor Jerry Clune
28 October 2025	Regional Capitals Australia (RCA) Board Meeting	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

DS077	PROPOSED RENEWAL OF EXTRACTIVE INDUSTRY – SOUTHGATES
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AGENDA REFERENCE:	D-25-120147
AUTHOR:	H Martin, A/Director Development Services
EXECUTIVE:	H Martin, A/Director Development Services
DATE OF REPORT:	3 October 2025
FILE REFERENCE:	A65947
ATTACHMENTS:	Yes (x2) A. Southgate Dunes Management and Decommissioning Plan (2025 to 2035) B. Minute Extract - DCS295 - Proposed Extractive Industry - Southgates

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider the approval to renew, for a further five (5) years, the current Extractive Industry (extraction of limesand) development approval (TP16/150) on Lot 2453 Brand Highway, Cape Burney.

Mayor J Clune declared a Financial Indirect in Item No. DS077 Proposed Renewal of Extractive Industry – Southgates as his farm business is a client of Midwest Sand Supplies and they use this product and service annually.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Schedule 2, Part 9, clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES to:

1. GRANT renewal of the development approval for an extractive industry on Lot 2453 Brand Highway, Cape Burney for five (5) years;
2. MODIFY conditions 2 and 3 to reference the *Southgate Dunes Management & Decommissioning Plan (2025 to 2035)* dated September 2025; and
3. PERMIT future renewal requests relating to the Extractive Industry on Lot 2453 Brand Highway, Cape Burney to be determined by City Officers.

PROPONENT:

The proponent is Damien Wilson from Midwest Sand Supplies in conjunction with MP Rogers & Associates Pty Ltd. The owner of the lot is Bayform Holdings Pty Ltd.

BACKGROUND:

There is considerable background surrounding the extractive industry (extraction of limesand) at Lot 2453 Brand Highway, Cape Burney (“the land”). Sand extraction has been occurring on the land for around 30 years.

Development approval was first issued in 2010 as a requirement of a new planning scheme applying to the former Shire of Greenough. That approval required renewal within two (2) years. Renewals were approved until 2016 when a new development approval was sought under the new planning scheme applying to the City of Greater Geraldton.

The proponent is requesting no variation to the conditions and terms of the current approval, except for a renewal time period of five (5) years (as opposed to the previous three (3) year renewal).

A full summary of previous council approvals along with an outline of the application and on-site operations is provided below.

Previous Council Approvals

The initial extractive industry application was approved by Council at the Special Council Meeting held on 13 September 2016 (Item No. DCS295 - Proposed Extractive Industry - Southgates) subject to nine (9) conditions, as detailed in Attachment No. DS077B - Minute Extract - DCS295 - Proposed Extractive Industry - Southgates.

The extractive industry approval was renewed for a further twelve (12) months by Council at its meetings held on 26 September 2017 (Item No. DCS346 - Proposed Renewal of Extractive Industry - Southgates) and 25 September 2018 (Item No. DCS382 - Proposed Renewal of Extractive Industry – Southgates).

In 2019 the proponent applied for renewal of the approval as well as several variations to the initial approval being:

- Extending the existing approved excavation area by an additional 9ha (totalling 32ha);
- A five (5) year renewal period; and
- Replacing the maximum annual volume limit of 110,000m³ (168,000 tonnes) with an average yearly limit of 110,000m³ (168,000 tonnes) over the five (5) year approval period.

At the meeting held on 15 October 2019 (Item No. DCS423 – Proposed Renewal of Extractive Industry - Southgates) Council resolved to refuse the request to extend the approved extraction area, but approve the renewal of the approval for three (3) years and average the maximum annual volume limit to 110,000m³ across the three (3) years.

The most recent three (3) year renewal of the extractive industry was approved by Council at the meeting held on 29 November 2022 (Item No. DS003 - Proposed Renewal of Extractive Industry – Southgates). The renewal added the following condition:

2. *INCLUDE condition 11 to the development approval stating:
“The landowner/proponent is responsible for ensuring that all waste and debris is stored and maintained appropriately on-site at all times and the waste and debris is removed on an as-needs basis, to the satisfaction of the local government”;*

The Application

As highlighted above, sand extraction has been occurring from the land for around 30 years. Sand extraction operations have been limited to the northern portion of the land which is part of a wider area commonly referred to as 'Southgates dune' (or 'Southgates'). The removal of sand is for a range of agricultural and industrial uses, with the volume of sand varying from year to year dictated by demand from farmers and other users.

In accordance with conditions, extraction is limited to an annual amount of 110,000m³ (being 168,000 tonnes) within the approved extraction area of approximately 23 hectares.

Annual volumes of limesand previously extracted have been:

Extraction Year	Extraction Volume Cubic Metres (m³)	Extraction Volume Tonnes(t)
2017	97,124.18m ³	148,599t
2018	76,726.79m ³	117,392t
2019	108,205.22m ³	165,554t
2020	52,204.57m ³	79,873t
2021	79,281.70m ³	121,301t
2022	96,730.06m ³	147,997t
2023	109,942.48m ³	168,212t
2024	85,458.82m ³	130,752t
2025 (to September)	87,832.43m ³	134,383t

As part of the renewal request, the proponent has completed an updated *Southgate Dunes Management & Decommissioning Plan (2025 to 2035)* which is included as Attachment No. DS077.

As part of updating this plan and in accordance with condition 7 of the approval, the proponent engaged a local surveyor in August 2025 to complete a drone survey and capture the height levels of the extraction area. The major contours from this investigation have been overlaid on the extraction plan which is included within Appendix A of the *Southgate Dunes Management & Decommissioning Plan (2025 to 2035)*.

The survey data will assist the proponent in targeting areas of high elevation to ensure that no extraction occurs below 3mAHD in accordance with condition 9 of the approval.

In requesting this renewal the proponent proposes no change to the current approved extraction area and no variation to the yearly extraction limit of 110,000m³ (being 168,000 tonnes).

The attached Southgate Dunes Management and Decommissioning Plan refers to a 10-year approval period. A five (5) year renewal has been requested on the recommendation of City Officers. This will provide the applicant with ongoing certainty regarding the operations at the site, noting that they have complied with and demonstrate on-going compliance with all conditions of the approval.

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

Connected:

The access road to the beach within the vicinity of the sand extraction is on private freehold land and is not a public road. The landowner and proponent have allowed for continued public access and have maintained the access road to the beach, with no safety incidents reported to the City.

Liveable:

The Southgates dunes system is essentially a large mobile sand sheet that is migrating in a northerly direction through the action of the prevailing southerly winds. Analysis of rectified aerial photography suggests that the northern edge of the dunes moved approximately 100m between 2001 and 2010. This is a rate of around 11m per year to the north.

The dune front to the east and west of the existing extraction area has continued to move to the north, covering parts of the dune access road. The central portion of the northern dune face, influenced by the sand extraction, has been slowed in recent years (2010 to 2015). Without this extraction, it is highly likely that the dune front would be further north than its current position.

The dune front is highly likely to continue moving to the north unless sand is removed. Without sand extraction in the north-east corner of the dunes, windblown sand impacts on Brand Highway and residential properties are expected. Significant volumes of windblown sand can occur up to approximately 100m north of the dune (with detectable levels of windblown material recorded several hundred metres from the dune front).

The adverse impacts of windblown material are therefore likely to be experienced well before the dune front reached Brand Highway or adjacent residential properties.

Thriving:

There is an economic benefit of limesand to the agricultural industry.

The Department of Mines and Petroleum have stated that the Southgate dune is a large long-term, high quality limesand resource supplying agricultural lime to the Mid-West agricultural areas.

Leading:

Prior approvals granted in 2016, 2017 and 2018 were on a yearly basis. This was primarily due to the land being subject to a scheme amendment to rezone the land for urban development however, that amendment was refused by the Minister for Planning in June 2018.

Given the resolution of this outstanding issue and to seek some certainty regarding the operations, in 2019 the proponent applied for a five (5) year approval in which a three (3) year renewal was granted to align with a vegetation removal approval issued by the State.

The proponent continues to seek ongoing certainty regarding the operations at the site. Given they have complied with and demonstrate on-going compliance with all conditions of the approval, they have again requested Council to consider issuing a renewal for five (5) years until 2030.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

Council has renewed the extractive industry four (4) times since the original approval in 2016. The first two (2) were for one (1) year and the next two (2) for three (3) years.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been no Community/Councillor consultation however, the original application went through an extensive consultation process.

The City has received the following formal feedback and reports from the community since the current approval was issued in 2016:

Year	Public Report / Concern	Response / Outcome
2017	Request to cease operations, citing it was “a bad thing for Geraldton.”	Council resolved to renew the development approval in 2017.
2018	Claim of excessive dust in Mount Tarcoola.	Investigated and no evidence found to substantiate claim.
	Allegation of operations outside approved area.	Investigated and found to be incorrect.
2020	Query regarding Aboriginal heritage site and potential impacts of extraction.	Information provided to complainant and no further complaints received.
2021	Concern about safety of beach access via Southgates Road.	Area found to be private property, outside of the proponent’s area of responsibility.

There have been no further public concerns raised since 2021.

LEGISLATIVE/POLICY IMPLICATIONS:

When making a decision under the Planning Scheme, the local government must consider all relevant local planning policies, but only to the extent that they align with the Scheme. The Extractive Industry Local Planning Policy is relevant in this instance.

It is considered that the application to renew the approval is consistent with the primary objective of the policy which is *'to ensure extractive industry occurs with minimal detriment to the local amenity and environment, and in a manner which allows for future use and development consistent with long-term planning intentions for the area.'*

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications, however, should Council refuse the application and the proponent seeks a review of the decision, the City may incur additional costs through its participation in the State Administrative Tribunal process.

INTEGRATED PLANNING LINKS:

Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Goal 3	Manage and protect the City's natural environment, and identify strategies to mitigate climate change.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 1	Support existing businesses and attract new investment, contributing to a vibrant CBD and other key activity centres.
Goal 2	Support and champion our diverse mix of industries, encouraging innovation and local employment opportunities.

REGIONAL OUTCOMES:**Local Planning Strategy**

This Strategy represents the land use planning response to the City's strategic community vision. It guides long-term land use planning and provides the rationale for land use and development controls.

The land has been identified in the Strategy within 'Development Investigation Area 8 (Cape Burney)'. The Strategy considers the ultimate land uses may include urban, a district centre with community and public purposes subject to future rezoning and/or structure planning.

Regarding the coast, one of the key actions from the Strategy is to ensure land use decision making is based on the best available science regarding coastal processes. This has been previously provided by the proponent via the *Southgate Dunes Sediment Feed Analysis* report.

RISK MANAGEMENT:

By not approving the application the proponent may seek a review of the decision from the State Administrative Tribunal.

Given the mobile nature of the dune system, failure to adequately manage the mobility of the dune could result in an increased risk to public safety of Brand Highway road users and nearby residents.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

Refusing the application to renew the development approval was considered however this option is not supported.

Southgates dunes is a highly mobile dune system, moving to the north at approximately 10m per year. The sand dunes are expected to continue to move into the proposed extraction area for the foreseeable future thereby creating a risk for surrounding residents and the Brand Highway.

It is considered that the application is consistent with the primary objective of the Extractive Industry local planning policy which is *'to ensure extractive industry occurs with minimal detriment to the local amenity and environment, and in a manner which allows for future use and development consistent with long-term planning intentions for the area.'*

The proponent has demonstrated compliance with all the conditions of the current development approval including road and safety upgrades. They have provided monthly reports to City Officers and maintained the public road access to the beach. The proponent has completed a detailed aerial survey to identify elevation levels within the extraction area, which will enable targeted extraction while ensuring minimum thresholds are maintained.

The renewal proposes no changes to the current operations.

DS078	OUTCOME OF PUBLIC NOTICE – PROPOSED COMMERCIAL (RETAIL) SUBLEASE REGIONAL SOUNDS INCORPORATED AND REMI FRENCH STREET FOOD
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AGENDA REFERENCE:	D-25-121945
AUTHOR:	S Pratt-King, Coordinator Land and Leasing
EXECUTIVE:	H Martin, A/Director Development Services
DATE OF REPORT:	7 October 2025
FILE REFERENCE:	GO/6/0029-002
ATTACHMENTS:	Yes (x1) Confidential Schedule of Submissions

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider the outcome of the public notice for the proposed sublease between Regional Sounds Incorporated and Remi French Street Food, in accordance with Section 3.58 of the *Local Government Act 1995*, and to seek Council's determination on whether to proceed.

EXECUTIVE RECOMMENDATION:

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

1. APPROVE a commercial retail sublease agreement between Regional Sounds Incorporated and Remi French Street Food for an 80m² portion of Crown Reserve 52016, Lot 2842 (246) Marine Terrace, Geraldton;
2. SET the proposed conditions as:
 - a. Term of one (1) year commencing on the date of execution;
 - b. Two (2) further term options of two (2) years each as mutually agreed;
 - c. Set the commencing lease fee at \$16,000 (excluding GST) per annum, payable to Regional Sounds Incorporated;
 - d. Adjust the lease fee at the start of each further term option based on a market rent assessment;
 - e. Annual contributions towards operating expenses commencing at \$3,600 (excluding GST), payable to Regional Sounds Incorporated;
3. MAKE the determination subject to:
 - a. Regional Sounds Incorporated entering into a lease agreement for a 386m² portion of Crown Reserve 52016 Lot 2842 (246) Marine Terrace, Geraldton;
 - b. Consent from the Minister for Lands;
 - c. All regulatory approvals being obtained;
4. ADVISE Regional Sounds Incorporated that they are responsible for all costs associated with:
 - a. The preparation, execution, and registration of the sublease; and
 - b. All advertising, valuation, survey and sublease administration charges.

PROPONENT:

The proponents are Regional Sounds Incorporated and Remi French Street Food.

BACKGROUND:

On 29 April 2025 (Item No. DS063 – Commercial Retail Sublease: Regional Sounds Incorporated and Remi French Street Food), Council resolved to approve a sublease for a portion of Crown Reserve 52016, subject to specified lease terms and conditions, with the matter to be referred back to Council should any public submissions be received.

Local Public Notice

In accordance with section 3.58 of the *Local Government Act 1995* the proposed sublease was publicly advertised for 15 days, from 6 May 2025 to 21 May 2025.

Local public notice was provided in the following ways:

- Published in the Geraldton Guardian;
- Posted on noticeboards at the City Administration Office, Mullewa District Office and Library; and
- Published on the City's website and social media platforms.

Submissions

At the close of the public notice period, one (1) objection was received, as provided in Confidential Attachment No. DS078 – Schedule of Submissions. The submission raised concerns relating to impacts from additional commercial competition.

City Officers acknowledge the concerns regarding potential commercial competition, however, the City's role is not to restrict competition between businesses, but to manage Crown land to maximise community benefit through activation, diversity and sustainable enterprise.

While some overlap in offerings may occur, such competition is normal in a healthy local economy and can drive innovation, quality and improved customer experience. The proposal represents a balanced outcome that supports small business growth, community activation and the sustainable use of public land.

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

The proposal enhances community engagement by increasing public access to music and cultural programs.

Liveable:

The proposal activates the foreshore through vibrant commercial and social activity, improving the overall public experience.

Thriving:

The proposal generates revenue to support Regional Sounds Incorporated, sustains local arts initiatives and contributes to the local economy.

Leading:

The proposal demonstrates proactive management of public assets to deliver social, cultural and economic benefits.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

On 24 September 2024 Council resolved (Item No. DS046 - Commercial (Retail) Sublease – Geraldton Surf Lifesaving Club) to dispose of an 82m² portion of Crown Reserve 30063, Lot 300 (260) Willcock Drive, Mahomets Flats, by way of commercial retail sublease to Geraldton Surf Lifesaving Club and Renee Doyle.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

In accordance with section 3.58 of the *Local Government Act 1995*, local public notice was provided of the proposed disposal (by lease).

LEGISLATIVE/POLICY IMPLICATIONS:

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

Section 1.7 of the *Local Government Act 1995* outlines the requirements for providing local public notice.

FINANCIAL AND RESOURCE IMPLICATIONS:

All lease administration costs will be recovered from Regional Sounds, ensuring no financial burden on the City and keeping the City's budget cost neutral.

INTEGRATED PLANNING LINKS:

Strategic Theme: Connected	An engaged and diverse community where everyone feels included and safe.
Goal 2	Foster collaborative partnerships to improve community safety, security and social cohesion.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 1	Support existing businesses and attract new investment, contributing to a vibrant CBD and other key activity centres.
Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 6	Ensure high quality governance activities enabling transparency and accountability.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

Prior to executing the proposed sublease agreement, the Proponent must provide evidence of appropriate insurance and be a registered food business with the City of Greater Geraldton.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The following option was considered by City Officers:

1. Not proceed with the proposed sublease. City Officers do not recommend this option as it does not support small businesses, activation of community spaces, or promote innovation within community groups or commercial enterprise.

DS079 SURRENDER AND NEW LEASE – ANTI SLIP WA PTY LTD

AGENDA REFERENCE:	D-25-121604
AUTHOR:	S Pratt-King, Coordinator Land and Leasing
EXECUTIVE:	H Martin, A/Director Development Services
DATE OF REPORT:	8 October 2025
FILE REFERENCE:	GO/6/0029-002
ATTACHMENTS:	Yes (x3) 1 x Confidential
	A. Rest Centre Facilities – August 2025
	B. Minute Extract - SC149 - Lease Portion of Reserve 50100 (Lot 506) - Rest Centre - 2014
	C. Confidential - Lease Agreement

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider a request from Anti Slip WA Pty Ltd, trading as Two Foreshore, to surrender their current Commercial (Retail) Lease for a portion of Lot 506 (No. 250) Marine Terrace, Geraldton, in favour of a new five (5) year lease with a further five (5) year option.

EXECUTIVE RECOMMENDATION:

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

1. SURRENDER the current registered lease M976552;
2. APPROVE a new lease agreement between the City of Greater Geraldton and Anti Slip WA Pty Ltd for a 86.5m² portion of Lot 506 (No. 250) Marine Terrace, Geraldton;
3. SET the proposed conditions as:
 - a. A lease term of five (5) years commencing on the date of execution;
 - b. A further term option of five (5) years;
 - c. An initial lease fee of \$30,000 (excluding GST);
 - d. Adjust the lease fee annually on the anniversary of the commencement date, in line with the Perth Consumer Price Index (CPI);
 - e. Adjust the lease fee at the commencement of the further term based on a market rent review;
4. MAKE the determination subject to:
 - a. An advertising notice period of fourteen (14) days, inviting public submissions;
 - b. Consent from the Minister for Lands;
5. ADVISE Anti Slip WA Pty Ltd that they are responsible for:
 - a. All advertising and valuation charges;
 - b. Applicable rates and utility charges; and
6. REFER the matter back to Council for final consideration should any submissions be received.

PROPONENT:

The proponent is Anti Slip WA Pty Ltd trading as Two Foreshore.

BACKGROUND:

The Geraldton Foreshore on Crown Reserve 50100, comprises Lots 506 (No. 250) and 511 (No. 292) Marine Terrace, Geraldton. The reserve is vested in the City of Greater Geraldton under Management Order K902529 for the purpose of foreshore management, including the power to lease, subject to approval from the Minister for Lands.

As part of the foreshore redevelopment, the City constructed a purpose-built public Rest Centre on Lot 506 (No. 250) Marine Terrace, adjacent to the playground and water park. The facility was designed to provide clean and safe public amenities for residents and visitors including an accessible shower and toilet facility, parenting lounge, change tables and beach wheelchair hire.

In 2014 the City invited expressions of interests to commercial operators to lease the facility to offset the annual operating costs of approximately \$110,000. Following this process, on 27 May 2014 (Item No. SC149 Lease Portion of Reserve 50100 (Lot 506) - Rest Centre), Council approved a lease to the proponent for a term of five (5) years, with two further five (5) year extension options. The lease is due to expire on 7 August 2029 and includes special clauses to ensure the ongoing provision of accessible public rest centre facilities.

In January 2025, the Proponent requested to surrender the existing lease early and enter into a new five (5) year lease with a further five (5) year option, citing insufficient security of tenure under the current arrangement. No business case or supporting documentation outlining future investment or development plans was provided.

Review of Rest Centre Services

Officers liaised with the Proponent over several months to explore alternatives to a lease surrender and renewal, and to identify matters for consideration should a new lease be supported. This process aimed to ensure that any future agreement reflects the current use of the premises and incorporates appropriate amendments, subject to Council approval.

The review found that the original function of the Rest Centre has changed. Expansion of the commercial café, limited storage and additional indoor dining has reduced visibility and access to the parents' lounge, universal access shower, toilet and change table as identified in Attachment No. DS079 - Rest Centre Facilities – August 2025. The Proponent has since reinstated public access to these areas in line with the conditions of the lease after concerns were raised by Officers.

The review also identified alternative public facilities near the Rest Centre including:

- Universal access toilet and change table directly adjacent to the café;
- Three external showers adjacent to the café;
- Changing Places facility approximately 100m away; and
- Universal access toilet and change table approximately 300m away at Rocks Laneway.

The Proponent has confirmed their support for the Rest Centre facilities to remain open and accessible to the public. To improve functionality, City Officers recommended expanding the lease area to allow for the addition of a small storage space next to the building. This addition would help reduce congestion within the public facilities by providing extra storage capacity. The Proponent did not support that proposal.

Further consideration is required to understand the community's priorities and preferences for the space, including options for commercial activation, continuation of Rest Centre facilities, or a combination of both. Any future decisions will need to carefully balance these community expectations with the operational viability of a commercial operation, ensuring that changes do not inadvertently impact on commercial profitability.

Further Considerations

Under the *Commercial Tenancy (Retail Shops) Agreements Act 1985*, the City cannot recover legal or other costs associated with negotiating, preparing, or executing the lease. These costs are estimated at \$6,000 (excluding GST), were not included in the 2025/26 budget, and do not include the City's administrative expenses incurred to date in reviewing the Proponent's request. A valuation conducted in June 2025 confirmed the current market rent at \$30,000 (excluding GST) per year, representing an increase of \$2,684 (excluding GST) over the existing rent if Council endorses the surrender and new lease.

As the lease does not include a renewal option, section 13B of the *Commercial Tenancy (Retail Shops) Agreements Act 1985* requires the City to notify the lessee of its intentions within 30 days of a renewal request, but only if the request is made within the final 12 months of the lease (after 7 August 2028). The renewal request received in 2025 does not trigger this obligation, providing the City with additional time to consider the future of the Rest Centre facilities and the commercial activation of 250 Marine Terrace, Geraldton, guided by community consultation and engagement.

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

Connected:

The commercial café has contributed to a sense of connection and activity within the Foreshore Precinct. Any changes to the Rest Centre or lease arrangements should be carefully considered to avoid negatively impacting the café and its role in fostering community engagement.

Liveable:

Maintaining the Rest Centre supports safe, clean and accessible public amenities for residents and visitors. Careful management of changes ensures that community access to parenting, accessibility and hygiene facilities is not diminished.

Thriving:

The commercial café contributes to the economic viability of the facility and Foreshore Precinct. Ensuring the café's continued operational viability while balancing public access supports sustainable local business and activation of the foreshore.

Leading:

The City has an opportunity to demonstrate proactive and balanced lease management by considering community needs, commercial sustainability and long-term planning. Decisions on the lease can set a framework for future partnerships that align with best practice in public-private facility management.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

On 1 December 2023, Council resolved (Item No. DS026 – Surrender and New Lease - Cojah Pty Ltd) to approve the surrender of the existing registered lease for the Sunset Caravan Park site between Cojah Pty Ltd and the City of Greater Geraldton, and to enter into a new lease agreement. The Lessee was responsible for all costs associated with the process. The decision supported the sale of the business, enabled capital investment, addressed risks associated with coastal erosion and inundation, and was considered to be of mutual benefit to both the organisation and the community.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Council was briefed on the Proponent's request at the Concept Forum on 7 October 2025.

As community consultation has not been undertaken since the 2014 expression of interest process, future consultation could be conducted to identify current community priorities and expectations for the Rest Centre services along the Geraldton Foreshore. This would help inform the potential renewal of the lease beyond August 2029 and ensure alignment with public interest.

LEGISLATIVE/POLICY IMPLICATIONS:

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

Section 18 of the *Land Administration Act 1997* details the requirement to seek consent from the Minister for Lands for all Crown land transactions.

The *Commercial Tenancy (Retail Shops) Agreements Act 1985* outlines the requirements for commercial tenancy agreements relating to retail businesses.

FINANCIAL AND RESOURCE IMPLICATIONS:

Approving the Executive Recommendation will result in unbudgeted expenditure in 2024/25 which cannot be charged to the Lessee. A modest rent increase is expected to offset these costs within two (2) years.

The café's expansion highlights a need to consider the interaction between the Rest Centre and the commercial viability of the café. Failure to address this dynamic proactively may lead to ongoing strain on City staffing resources.

INTEGRATED PLANNING LINKS:

Strategic Theme: Connected	An engaged and diverse community where everyone feels included and safe.
Goal 1	Provide safe and inviting public spaces for people to enjoy.
Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Goal 5	Invest in community and recreation infrastructure, to support current and future needs.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 1	Support existing businesses and attract new investment, contributing to a vibrant CBD and other key activity centres.
Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 1	Engage with the community to enhance decision-making.

REGIONAL OUTCOMES:

There are no impacts on regional outcomes by endorsing the Executive Recommendation.

RISK MANAGEMENT:

Entering a new 10 years lease without a transparent process to understand the communities' priorities for Rest Centre services poses a reputational risk to the City and may signal a lack of responsiveness to evolving public needs and expectations.

There is also a risk of inadvertently disadvantaging any future commercial operator by committing to a lease that may not align with community needs. If public amenity provisions remain a priority despite declining community demand, this could potentially limit the operator's ability to adapt or grow. A balanced approach is essential to ensure commercial activation complements, rather than competes with, public amenity, and that both community and business needs are sustainably supported.

There are no identified risks of legislative non-compliance associated with endorsing the Executive Recommendation or any of the alternative options. All proposed actions are consistent with the relevant provisions of the lease and the *Commercial Tenancy (Retail Shops) Agreement Act*.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The following options were considered by City Officers:

- Not support the Proponent's request and consider the renewal of the lease 12 months prior to the expiry in accordance with the lease and legislative requirements:
 1. DECLINE the request from Anti Slip WA Pty Ltd, trading as Two Foreshore, to surrender the current registered Commercial (Retail) Lease M976552 over a portion of Lot 506 (No. 250) Marine Terrace, Geraldton and enter into a new five (5) year lease with a further five (5) year option.

This option would not place any financial burden on the City and complies with both the lease terms and the *Commercial Tenancy (Retail Shops) Agreement Act 1985*. This option is not recommended as it fails to resolve the uncertainty surrounding the community's priorities for Rest Centre services along the Foreshore.

- Delay a decision on the Proponent's request to enable a review of community priorities regarding Rest Centre services, commercial activation, or a combination of both at the property. This approach supports informed decision-making and reflects Council's commitment to aligning actions with community needs and the responsible use of public resources.
 1. DEFER a decision on the request from Anti Slip WA Pty Ltd, trading as Two Foreshore, to surrender the current registered Commercial (Retail) Lease M976552 over a portion of Lot 506 (No. 250) Marine Terrace, Geraldton and enter into a new five (5) year lease with a further five (5) year option;
 2. RECOGNISE the need to further consider community priorities and expectations for the future use of the Rest Centre facility, including options for commercial activation, continuation of public amenities, or a combination of both;
 3. COMMIT to undertaking community consultation and engagement to identify community priorities prior to any future renewal of the Commercial (Retail) Lease with Anti Slip WA Pty Ltd; and
 4. CONSIDER the renewal of the Commercial (Retail) Lease with Anti Slip WA Pty Ltd prior to 1 August 2026 inline with the *Commercial Tenancy (Retail Shops) Agreements Act 1985*.

Delaying the decision would allow the City to better understand and respond to evolving community priorities. This option is not supported, as the Proponent has requested a decision on their request to maintain the current lease terms for a further 10 years.

DS080	CIVIC CENTRE WALL PANELLING REPLACEMENT AND MASTER PLANNING
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AGENDA REFERENCE:	D-25-121926
AUTHOR:	H Martin, Acting Director Development Services
EXECUTIVE:	H Martin, Acting Director Development Services
DATE OF REPORT:	8 October 2025
FILE REFERENCE:	GO/6/0029-002
ATTACHMENTS:	Yes (x2) 1 x Confidential
	A. Civic Centre Floorplan
	B. Confidential - Civic Concrete Panels Condition Assessment

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to replace the external precast concrete cladding panels on the south wing of the Civic Centre and to undertake master planning for its redevelopment.

EXECUTIVE RECOMMENDATION:**PART A**

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

1. INSTRUCT the CEO to take any necessary action to:
 - a. Replace the precast concrete panels on the south wing of the Civic Centre to a maximum value of \$750,000; and
 - b. Engage a consultant to prepare a masterplan and cost estimate for the redevelopment of the Civic Centre to a maximum value of \$150,000.

PART B

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

1. AUTHORISE the following amendments to the 2025-26 Annual Budget:
 - a. Decrease the capital bridge infrastructure expenditure budget by \$300,000 for the Walkaway-Nangetty Bridge Construction project;
 - b. Increase the capital building expenditure budget by \$750,000 for the Civic Centre cladding project;
 - c. Increase the operating budget for materials and contracts by \$150,000 Civic Centre master planning;
 - d. Decrease the transfer from Asset Renewal Reserve for the Walkaway-Nangetty Bridge project by \$300,000; and
 - e. Increase the transfer from Asset Renewal Reserve for the Civic Centre cladding project by \$750,000.

PROPONENT:

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

BACKGROUND:**Civic Centre Concrete Panel Cladding**

The Civic Centre on Cathedral Avenue was constructed in two phases, the first completed in 1967 and the second in 1987. The building is clad externally with precast concrete architectural panels. Due to their age and prolonged exposure to the elements, many panels, particularly those installed in 1967 on the South Wing, are beginning to show significant corrosion of the embedded steel reinforcement.

The City engaged Flow Consulting Engineers to assess the condition of the cladding panels on the building. Their report identified several key findings:

- Approximately 30% of the panels installed in 1967 (South Wing) show corrosion of the reinforcing steel.
- The panels have reached end of design life and are beyond repair.
- Scaffolding installation above the courtyard was recommended to protect pedestrians - this has since been implemented by the City.
- Full replacement recommended for the 1967 (South Wing) panels.
- Ongoing monitoring of the remaining panels advised.

Replacement of the panels will require the following steps:

1. Undertake investigations to fully understand what will be involved in the removal and replacement of the panels;
2. Design replacement panels;
3. Remove the existing panels (South Wing only); and
4. Install the new panels.

Final costs cannot be confirmed until Steps 1 and 2 are completed however, early estimates suggest a maximum of \$750,000 to complete all four steps.

Civic Centre Master Planning

Compounding the safety problem with the failing panels, the Civic Centre building is now beginning to show its age and is no longer capable of accommodating the number of staff that are being employed by the City. Since the second phase of the Civic Centre was completed in 1987, the building has undergone several internal reconfigurations to accommodate the amalgamations with two neighbouring Shires to form the City of Greater Geraldton, as well as ongoing changes over the years to the quantum and nature of services being delivered by the City for the community.

Officers recently submitted a grant funding application to the regional Precincts and Partnerships (rPPP) to develop a Business Case to jointly create a civil and cultural precinct with Yamatji Southern Regional Corporation (YSRC), placing local government services and cultural facilities in the heart of the CBD. The funding submission was unsuccessful and the City is now seeking to engage suitably qualified and experienced consultants to prepare a return brief for an indicative masterplan and cost estimate for the redevelopment of the Civic Centre, in its current location, due to the age and condition of the existing facility.

The scope will be based on the provision of a set of qualitative and quantitative ambitions and requirements, established through stakeholder consultation and a review of current and future staffing levels and service provision, to reconfigure the Civic Centre and meet the needs of the City, both now and into the future.

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

Connected:

Advancing the proposed designs marks the first step in addressing future safety risks for both City staff and Civic Centre visitors, by replacing the deteriorating external precast concrete cladding panels. This upgrade will not only improve the working environment for staff but also enhance the building's appearance, fostering civic pride and strengthening community connection.

Liveable:

Investing in the Civic Centre is an investment in community infrastructure that supports a safe, functional and welcoming environment, enabling the City to continue delivering essential services.

Thriving:

Reviewing the City's current and future needs and preparing a masterplan for the Civic Centre redevelopment is essential to ensure the facility continues to meet the evolving needs of the community, now and into the future.

Leading:

Effective leadership is demonstrated through early action to address safety risks and through considered planning to ensure the Civic Centre continues to support efficient and quality service delivery.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

On 19 October 2010, Council considered accommodation matters (Item No. CS253 – Civic Accommodation Alternatives), specifically in relation to the Civic Centre site.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been no community consultation. Council members were provided with a tour of the Civic Centre in August 2025 to familiarise themselves with the current condition of the building.

Officers from Infrastructure Services and Development Services have worked collaboratively to explore potential solutions and identify the most appropriate course of action to address the issues.

Further consultation with Council Members will occur prior to finalising the details for the replacement cladding panels.

LEGISLATIVE/POLICY IMPLICATIONS:

The Civic Centre is listed as a building of local heritage significance. The Statement of Significance states:

“The Geraldton-Greenough Civic Centre and Library has considerable local social significance as both the centre for local Government in the city and an important community resource for the residents. Together with the adjacent Queens Park Theatre, the buildings form an important civic precinct in a prominent location on the main entrance road into Geraldton.”

Development approval is typically required for alterations to a local heritage place however, as the works are being carried out by the City and classified as public works, they are exempt from this requirement.

It is intended that two design options be developed: one that is sympathetic to the building's heritage values and another that reflects a more contemporary architectural approach.

FINANCIAL AND RESOURCE IMPLICATIONS:

The Walkaway-Nangetty Bridge construction project has been delivered with savings. It is proposed to reallocate these savings as follows:

- \$100,000 to Eastward Road / Pass Street Roundabout project (Item No. IS325 - RFT 2526 06 Eastward Road / Pass Street Roundabout Construction); and
- \$300,000 to Civic Centre Wall Panelling Replacement and Master Planning project (this item).

The bridge construction project was partially funded by a transfer from the Asset Renewal Reserve. Therefore, it is proposed that the transfer from the reserve for this purpose is reduced by \$400,000 and transfers of \$100,000 for the Eastward Road / Pass Street Roundabout project and \$750,000 for the Civic Centre cladding project be utilised to enable these projects to be delivered. This is in line with the purpose of the reserve which is:

“to fund infrastructure renewal. Any funds that are unspent from the annual asset renewal program are to be disbursed into this reserve for future renewal programs, unbudgeted emergent and/or emergency renewal.”

The net overall increase to capital expenditure is \$450,000 which is being offset and funded by the same net increase from cash reserves.

The closing balance on 30 June 2025 of the Asset Renewal Reserve was \$10,719,564 with the current budget allowing for transfers out of \$4,428,952. The proposed amendment will increase transfers out to \$4,878,952.

The current operating budget deficit is \$1,318,975. This proposed amendment will increase the deficit to \$1,468,975. Officers will be seeking to identify savings during the mid-year budget review process to reduce and offset this increase to the deficit.

INTEGRATED PLANNING LINKS:

Strategic Theme: Connected	An engaged and diverse community where everyone feels included and safe.
Goal 1	Provide safe and inviting public spaces for people to enjoy.
Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Goal 5	Invest in community and recreation infrastructure, to support current and future needs.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 3	Plan for the sustainable growth of the City, balancing the needs of current and future populations.
Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 2	Efficiently and effectively deliver community services and projects, through optimal use of our resources.

REGIONAL OUTCOMES:

There are no impacts on regional outcomes.

RISK MANAGEMENT:

Replacing the 1967 (South Wing) cladding will remove the risk of falling debris, thereby protecting staff, community members and property from potential harm or damage.

Removing and replacing the cladding may create a risk to City Officers entering and leaving the south-wing of the Civic Centre while work is being undertaken. Management of this risk may require the temporary relocation of south-wing staff. This will be fully assessed and taken into consideration when planning for this work is undertaken.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The following options were considered by City Officers:

1. City Officers considered repairing the existing cladding, but based on advice from Flow Consulting Engineers, replacement was deemed the more suitable option.
2. City Officers assessed alternative staff accommodation options, including the Bankwest and Mercantile Club buildings, but identified the Civic Centre redevelopment as the preferred solution to support co-location and operational efficiency.

DS081	NOMINATIONS FOR THE REGIONAL JOINT DEVELOPMENT ASSESSMENT PANEL
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AGENDA REFERENCE:	D-25-122432
AUTHOR:	H Martin, A/Director Development Services
EXECUTIVE:	H Martin, A/Director Development Services
DATE OF REPORT:	10 October 2025
FILE REFERENCE:	GO/6/0029
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The purpose of this report is for Council to consider the nominations for membership to the Regional Development Assessment Panel (RDAP) for the term ending 26 January 2028.

The current appointments of all local government Development Assessment Panel members are set to expire on 26 January 2026. The former Council was represented by Mayor Jerry Clune and Deputy Mayor Natasha Colliver, with Councillor Simon Keemink and Councillor Michael Librizzi serving as alternate members.

Due to the local government elections on 18 October 2025, and in advance of the current term's expiry, the City is required to nominate four (4) members for appointment to the DAP by the Minister for Planning for the new term ending 26 January 2028.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Regulation 25 of the *Planning and Development (Development Assessment Panels) Regulations 2011* RESOLVES to:

1. ADVISE the Minister for Planning of the following nominations as the City of Greater Geraldton's local government representatives on the Regional Development Assessment Panel for the term ending 26 January 2028:
 - a. Mayor Jerry Clune; and
 - b. ;
2. ADVISE the Minister for Planning of the following nominations as alternate local government representatives on the Regional Development Assessment Panel:
 - a. ; and
 - b.

PROPONENT:

The proponent is the Development Assessment Panel who reports directly to the Minister for Planning.

BACKGROUND:

On 1 July 2011, Development Assessment Panels (DAP) came into operation to determine development applications that meet a certain threshold value.

Recent reforms to the DAP system have removed mandatory thresholds for DAP determinations. For development applications with an estimated cost of over \$2M, applicants may opt-in to have their application determined by a DAP. Applications under \$2M are generally assessed by the local government, unless specific provisions apply (e.g. community housing providers). This opt-in model provides greater flexibility for applicants and streamlines the planning process in line with the State Government's planning reform agenda.

Each DAP comprises five members: three specialist members (including a Presiding Member) and two local government Council members.

The current appointments of local government DAP members are due to expire on 26 January 2026, following the last round of appointments under the State Government's planning reform agenda.

Council is requested to nominate four (4) elected members to the Regional Development Assessment Panel (RDAP), two (2) local government representatives and two (2) alternate members, in accordance with the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Nominations are to be submitted to the DAP Secretariat by 21 November 2025, with final appointments to be made by the Minister for Planning for a term ending 26 January 2028.

As part of the State Government's OnBoardWA initiative to improve diversity on boards and committees, including increasing the number of women appointed, Council is encouraged to consider diversity when nominating members to the RDAP.

All appointed local members will be added to the local government member register and notified of DAP training details. Under the DAP regulations, training is mandatory before members can participate in decision-making, unless they have previously completed the required training.

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

Council Member representation on the RDAP brings valuable local knowledge to planning decisions, ensuring outcomes are better aligned with community needs.

Liveable:

Council Member representation ensures local environmental values are reflected in planning decisions, reinforcing the City's commitment to sustainability and a liveable community.

Thriving:

Development applications play a vital role in supporting economic growth, fostering a resilient local economy and creating opportunities for all, while balancing environmental protection and cultural enrichment.

Leading:

Council Member representation reflects strong local leadership, community engagement and informed decision-making through effective partnerships.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

Council has maintained representation on the Development Assessment Panel (DAP) since 2011. At its meeting on 31 October 2023, Council resolved (Item No. DS021 – Nominations for the Regional Joint Development Assessment Panel) to confirm the current representatives and their alternates.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been no community/Council Member consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

Part 11A of the *Planning and Development Act (2005)* introduced Development Assessment Panels into the Act and this is supported by the *Planning and Development (Development Assessment Panels) Regulations 2011*.

These regulations outline the structure, operation and responsibilities of DAPs, including member appointments, application procedures and decision-making processes.

As part of the WA Government's planning reform agenda, the *Planning and Development Amendment Act 2023* introduced significant changes to the DAP system, effective from 1 March 2024.

Key reforms include:

- Reducing the number of panels from five to three (Metro Inner, Metro Outer, and Regional) to improve consistency;
- Appointing full-time, fixed-term specialist members, supported by a pool of sessional members, to reduce perceived conflicts of interest;
- Removing mandatory thresholds, making the DAP pathway opt-in for developments over \$2M, excluding single houses and ancillary structures; and
- Allowing community housing providers to opt into the DAP pathway regardless of project size or value.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial and budget implications. DAP members are entitled to be paid for their attendance at DAP training and at RDAP meetings.

INTEGRATED PLANNING LINKS:

Strategic Theme: Connected	An engaged and diverse community where everyone feels included and safe.
Goal 1	Provide safe and inviting public spaces for people to enjoy.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 1	Support existing businesses and attract new investment, contributing to a vibrant CBD and other key activity centres.
Goal 2	Support and champion our diverse mix of industries, encouraging innovation and local employment opportunities.
Goal 3	Plan for the sustainable growth of the City, balancing the needs of current and future populations.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

If Council does not nominate elected members, the Minister for Planning may appoint eligible local government representatives with relevant experience. By nominating members, Council ensures it retains a direct role in planning decisions and strengthens local representation on the RDAP.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The option not to nominate elected members is not supported, as Regulation 25 of the *Planning and Development (Development Assessment Panels) Regulations 2011* requires the City to do so, and failure to nominate may result in the Minister appointing members from outside of the City of Greater Geraldton.

The option to defer is not supported, as nominations have been requested by the Development Assessment Panels secretariat to be received by 21 November 2025.

DS082 LOCAL PLANNING POLICY REVIEW

AGENDA REFERENCE:	D-25-122816
AUTHOR:	H Martin, A/Director Development Services
EXECUTIVE:	H Martin, A/Director Development Services
DATE OF REPORT:	10 October 2025
FILE REFERENCE:	GO/6/0029-002
ATTACHMENTS:	Yes (x3) A. Local Planning Policy Review Status B. Proposed Local Planning Policies C. Local Planning Policy Comparison Table

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to commence the statutory process to modify five existing Local Planning Policies and replace three existing local planning policies with a new local planning policy.

Cr P Fiorenza declared an Impartiality interest in Item No. DS082 Local Planning Policy Review as he owns an Airbnb.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* RESOLVES to:

1. AMEND the following Local Planning Policies so as to take the form as identified in Attachment No. DS082B:
 - a. Design Guidelines – Beresford Beachfront Mixed Use;
 - b. Geraldton Airport Special Control Area;
 - c. Itinerant Traders;
 - d. Shipping Containers;
 - e. Stormwater Management;
2. MAKE a new Local Planning Policy, titled Short-Term Accommodation Local Planning Policy, in the form identified in Attachment No. DS082, which will replace the following existing policies:
 - a. Bed and Breakfast;
 - b. Holiday Houses; and
 - c. Low Impact Rural Tourism.

PROPONENT:

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

BACKGROUND:

The *Planning and Development (Local Planning Schemes) Regulations 2015* provide Council with the ability to prepare a Local Planning Policy (LPP) to provide guidance on matters relevant to the assessment of development applications.

The City has 27 LPPs. Most of those policies were prepared between 2007 and 2014 and the balance were prepared between 2016 and 2019. As previously reported to Council (27 August 2024 - Item No. DS045, 17 December 2024 - Item No. DS052 and 29 April 2025 - Item No. DS062) a review of the policies has commenced.

The intent of the review is to:

1. Reduce the number of LPPs so that they are manageable to maintain and administer;
2. Ensure the content is current, clear and provides certainty;
3. Ensure consistency with best practice;
4. Reflect the City of Greater Geraldton's values and strategic direction; and
5. Reduce 'red-tape' and the cost of doing development.

Consultants, Element Advisory, have been engaged to deliver the review. The consultants have been considering small batches of four or five policies each month, in consultation with City Officers.

Once a policy is reviewed, Council has three options under the relevant legislation:

1. Retain the policy without change;
2. Retain the policy with modifications; or
3. Revoke the policy.

The *Planning and Development (Local Planning Schemes) Regulations 2015* identifies the steps that must be taken to implement those decision options. Those steps include undertaking community consultation where a policy is proposed to be created or modified.

The original 52 policies have now been reviewed with 25 having already been revoked by Council, leaving 27 still to be finalised. Of those 27, 22 policies are recommended for retention with modifications and five are to be consolidated into two new policies. The full list of policies and recommended treatment is included as Attachment No. DS082A - Local Planning Policy Review Status.

This report considers 5 of the policies proposed to be retained with modifications and three proposed to be consolidated into one, being:

Policies being retained with modifications:

- Design Guidelines – Beresford Beachfront Mixed Use.
- Geraldton Airport Special Control Area.
- Itinerant Traders.
- Shipping Containers.
- Stormwater Management.

Policies being consolidated into the new Short-Term Accommodation LPP:

- Bed and Breakfast.
- Holiday Houses.
- Low Impact Rural Tourism.

Attachment No. DS082B – Proposed Local Planning Policies, includes copies of the five revised policies and the new policy.

Attachment No. DS082C – Local Planning Policy Comparison Table outlines the intent of each existing and proposed policy, along with a description of the changes being recommended.

It is recommended that Council formally resolve to commence the statutory process to amend the five existing policies and consolidate three into a single new policy. The first step will be to invite community feedback on the proposed changes. All submissions will be presented to Council, along with recommendations on whether to adopt the policies as proposed or make further modifications based on the feedback received.

The remaining policies will be brought to Council for consideration in batches over the coming months.

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

Local Planning Policies form part of the City's broader planning framework, guiding development decisions from a local perspective. The 'Connected' theme within the Strategic Community Plan supports a local community that is inclusive and safe. Managing stormwater in a manner that ensures the community is not put at risk is a primary objective of the proposed Stormwater Management Local Planning Policy.

Liveable:

The planning framework shapes how we live, work and move through our city, with a focus on supporting community health and wellbeing. The 'Liveable' theme of the Strategic Community Plan focuses on creating healthy, inclusive places to live. The proposed Local Planning Policies for the Beresford Beachfront Mixed Use area, Geraldton Special Control Area and Stormwater Management aim to ensure future development promotes community health and wellbeing.

Thriving:

The Geraldton Airport is vital to the Mid West's economic growth and diversity. The Geraldton Airport Special Control Area Local Planning Policy seeks to ensure that development within the vicinity of the airport does not compromise its ongoing operation.

Leading:

The City is demonstrating leadership by providing clear guidance through the proposed Local Planning Policies on how development should address planning matters.

The process for modifying existing and creating new Local Planning Policies will include stakeholder consultation, ensuring that Council members are fully informed when deciding whether they should be adopted.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

Council has previously made decisions in relation to the creation, amendment and revocation of local planning policies, the most recent being the revocation of twelve (12) local planning policies on 29 April 2025 (Item No. DS062 - Local Planning Policy Review).

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Council Members have been kept informed about the progress of the Local Planning Policy Review via briefings throughout the process.

The next step in reviewing the policies is to seek community feedback, with all comments to be reported to Council at the end of the consultation period.

LEGISLATIVE/POLICY IMPLICATIONS:

The process for amending and making Local Planning Policies is set down in the *Planning and Development (Local Planning Scheme) Regulations 2015*. The review process ensures that all legislative requirements will be met.

Local Planning Policies identify Council's policy position on planning related matters to ensure that related decisions are consistent with Council's intent.

FINANCIAL AND RESOURCE IMPLICATIONS:

The Planning Policy Review aims to improve efficiency within the planning system and optimise the use of Council resources in its administration. Those efficiencies will translate into improved application assessment timeframes and cost savings to anyone seeking to undertake development.

INTEGRATED PLANNING LINKS:

Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 1	Support existing businesses and attract new investment, contributing to a vibrant CBD and other key activity centres.
Goal 3	Plan for the sustainable growth of the City, balancing the needs of current and future populations.
Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 1	Engage with the community to enhance decision-making.
Goal 6	Ensure high quality governance activities enabling transparency and accountability.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

Local planning policies guide decision making in relation to development matters.

If these policies are not amended, the planning system may remain unnecessarily complex and inefficient, raising development and administration costs and potentially discouraging investment.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

Retaining the policies in their existing form was considered as an alternative however, doing so would be inconsistent with the intent of the review to:

1. Reduce the number of LPPs so that they are manageable to maintain and administer;
2. Ensure the content is current, clear and provides certainty;
3. Ensure consistency with best practice;
4. Reflect the City of Greater Geraldton's values and strategic direction; and
5. Reduce 'red-tape' and the cost of doing development.

12.2 REPORTS OF COMMUNITY AND CULTURE**CC031 PROPOSED TRANSFER OF OWNERSHIP OF THE EDITH COWAN STATUE**

AGENDA REFERENCE:	D-25-107352
AUTHOR:	T Cornish, Manager Libraries, Heritage and Gallery
EXECUTIVE:	F Norling, Director Community and Culture
DATE OF REPORT:	10 September 2025
FILE REFERENCE:	GO/6/0029-002
ATTACHMENTS:	Yes (x1) Draft Artwork Agreement - Edith Cowan Statue

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval for the City of Greater Geraldton (the City) to accept by Deed of Gift, the offer of ownership transfer of the *Edith Cowan Statue* from the Geraldton Voluntary Tour Guides Association Incorporated (GVTG) to the City, with the City accepting all future responsibility for the care and maintenance of this artwork.

The statue commemorates Edith Dircksey Cowan (nee Brown, 2 August 1861 – 09 June 1932) and has been commissioned and funded by the GVTG for creation by Smith Sculptors (the Artists). The statue is anticipated to be installed in November 2025 in Edith Cowan Square, directly opposite the Courthouse, as previously endorsed by Council in December 2023 when the original request was received from GVTG.

EXECUTIVE RECOMMENDATION:

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

1. APPROVE the ownership transfer of the *Edith Cowan Statue* from the Geraldton Volunteer Tour Guide Association Incorporated to the City of Greater Geraldton;
2. APPROVE the following conditions associated with Council's support for the ownership transfer;
 - a. A Deed of Gift form is completed by the proponent on behalf of the Geraldton Voluntary Tour Guide Association Incorporated and lodged with the City of Greater Geraldton;
 - b. Formalise an Artwork Agreement between the Artists, the Geraldton Voluntary Tour Guide Association Incorporated and the City of Greater Geraldton, which specifies any ongoing maintenance requirements, lifetime of the artwork, copyright obligations, public safety and contingencies around the possible future relocation or decommissioning of the artwork; and
3. ACKNOWLEDGE the achievement of the Geraldton Volunteer Tour Guide Association Incorporated in securing the Edith Cowan statue for Geraldton and thank them for generously donating the statue to the City of Greater Geraldton.

PROPONENT:

The proponent is the President, on behalf of Geraldton Voluntary Tour Guides Association Incorporated (GVTG).

BACKGROUND:

In August 2023 the City received a written request from the GVTG, seeking support from the City for the GVTG to commission and install a statue commemorating Edith Dircksey Cowan (née Brown; 02 August 1861 – 09 June 1932). The request identified Edith Cowan Square, a small park located immediately opposite the Geraldton Courthouse, bordered by Marine Terrace, Forrest Street and Foreshore Drive, as the preferred location for the proposed installation.

Edith Cowan was born on 02 August 1861 at Glengarry Station. She was the second child of Kenneth Brown, pastoralist and his first wife Mary Eliza Dircksey Wittenoom, a teacher and the daughter of the colonial chaplain, J. B. Wittenoom. Cowan's mother died in childbirth in 1868 when Cowan was only seven (7) years of age. Her adolescence was shattered in 1876 by the ordeal of her father's trials and hanging for the murder, that year, of his second wife. Cowan went on to become the first woman to be elected to an Australian Parliament. She was committed to social reforms which enhanced women's dignity and responsibility which secured proper care for mothers and children.

Two (2) years after her death, the Edith Cowan Memorial Clock was unveiled at the entrance to Perth's Kings Park. Her portrait featured on an Australian postage stamp in 1975, as part of a six-part "Australian Women" series. Australia Post honoured Cowan again in 2021, for the centenary of her election as Australia's first woman parliamentarian. In 1984, the federal Division of Cowan was created and named after her and in January 1991 the Western Australian College of Advanced Education was renamed Edith Cowan University (ECU). Cowan's portrait appears on the Australian 50 dollar note. In 2022 Lara Dalton MLA established the Edith Dircksey Cowan Achievement Award for Geraldton primary and secondary students. In 2023 during Heritage Week, the Geraldton Regional Library hosted talks by Hilary Silbert, founder of the Edith Dircksey Cowan Commemoration.

There are currently two (2) commemorative elements in Edith Cowan Square, a small plaque commemorating the 150th Anniversary of the birth of Cowan and celebrated in 2011, as well as park signage in a format which mirrors similar commemorative signage at nearby Batavia Park, installed by the City in July 2023. In addition to these, there is a virtual memorial to Edith Cowan on the Geraldton Regional Library's heritage webpages.

Accompanying the request received from GVTG was a proposal by Smith Sculptors. This referenced bronze installations previously undertaken by Smith Sculptors in Geraldton, namely the *Waiting Woman* at the HMAS Sydney II Memorial and *Monsignor John Hawes and Dominie* at the St Francis Xavier Cathedral complex. It was proposed that the Smith Sculptors create the *Edith Cowan* sculpture, following a similar commission they had in place with the City of Perth. The Artists have provided an indicative value of the statue at \$245,000.

At the Ordinary Meeting of Council held on 19 December 2023, Councillors resolved to approve in-principle Item No. CC008 – Proposed Community Project: Edith Cowan Statue.



Artist's impression of Edith Cowan Statue in situ, Edith Cowan Square, Geraldton.



Location of Edith Cowan Square, directly opposite the Geraldton Courthouse. Area marked in red shows the location of existing interpretation signage commemorating Edith Cowan and intended site for the statue.

The GVTG was successful in its application for funding through the 2023-24 City Community Grants Program - Round 30 for an amount of \$20,000. Following further fundraising efforts, the GVTG advised the City in December 2024 that they were close to reaching their required project target of \$120,000.

At this time the GVTG also requested that the 2023-24 Community Grants Program Conditions of Funding be revised, transferring all responsibility for the ongoing maintenance and repairs of the Edith Cowan Memorial Statue from the GVTG to the City. In May 2025 the GVTG advised City Officers that they had amassed the full amount required through fundraising and grant applications to proceed to commission the *Edith Cowan Memorial Statue* for future installation in Edith Cowan Square.

Officers have drafted an Artwork Agreement Attachment No. CC031 between the Artists, the GVTG and the City, which specifies any ongoing maintenance requirements, lifetime of the artwork, copyright obligations, public safety and contingencies around the possible future relocation or decommissioning of the artwork. The statue would be added to the City's Public Art Register on acceptance of transfer of ownership from GVTG to the City by Deed of Gift.

The statue is projected to be completed in late November 2025 and the GVTG are currently seeking quotes for transport from the artist studio in Perth to Geraldton. Temporary storage of the statue is likely to be required at a transport depot prior to delivery to the site for installation at the appropriate time. All transport and related insurance costs will be covered by the GVTG.

The City's Heritage Services team will work with the GVTG to create an interpretive sign to be installed in the garden bed, immediately adjacent to the statue. This will include biographical information about Edith Cowan and acknowledgement of the Artists and all sponsors. The construction of this sign will be an in-kind contribution by the City towards this project.

The Artists have provided the City with engineering drawings and instructions for the installation and these will form the basis of a Request for Quote by the City for the site preparation works and installation of the statue by an external contractor, which will be funded by GVTG. In accordance with the City's standard public art commissioning process, it is anticipated that the Artists will be in attendance to assist with overseeing the installation.

An unveiling ceremony will be planned to be held following installation, with GVTG leading on the organisation and collaboration by the City to provide in-kind support for the launch.

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

Connected:

Edith Dircksey Cowan is a notable woman in the history of Western Australia and Australian politics and has rightfully been recognised for her contributions. Cowan's politics extended across all cultural backgrounds and she was a staunch advocate for the rights of women and children. As a local born individual, acknowledgment such as the proposed installation at Edith Cowan Square in Geraldton would be appropriate.

Liveable:

Public Art contributes to beautification of public spaces with the statue consuming a minimal footprint and to be located in a developed area.

Thriving:

Public art contributes to the economy of the region by providing art assets which are attractive to tourists and are promoted via the City's Public Art Trail.

Leading:

All relevant governance aspects, including installation, ownership, future maintenance requirements and contingencies such as potential relocation or decommissioning, have been taken into consideration by Officers to ensure formalisation of any applicable City documents, including completion of an Artwork Agreement and Deed of Gift.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

A curriculum vitae of the Smith Sculptors and interim costings for the HMAS *Sydney II* Memorial and elements, including the bronze figure of the *Waiting Woman*, were first presented by Glenys McDonald on behalf of the Rotary Club of Geraldton as a community-led project to Mayor Phil Cooper, City of Geraldton on 1 December 1999. This was followed by a similar approach for the same project to the Shire of Greenough on 14 December 1999. The result was the ownership transfer of the *Waiting Woman* along with other elements of the HMAS *Sydney II* Memorial to the City.

In 2024, following restoration by the Rotary Club of Batavia Coast (the Club), the *Yellow Submarine* was gifted by the Club to the City for public display.

COMMUNITY/COUNCILLOR CONSULTATION:

Consultation with Councillors was undertaken at Concept Forum held 14 November 2023, with the original request from the GVTG presented to the Ordinary Meeting of Council, 19 December 2023. Updates on the project were presented to the meetings of the City's Geraldton Regional Art Advisory Committee held 8 August 2025 and the Heritage Advisory Committee held 28 August 2025.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

Based on a similar statue commissioned by City of Perth, the Edith Cowan Statue commissioned by GVTG has an estimated value of \$245,000, with the procurement cost met by the GVTG.

The GVTG has been the successful recipient of \$20,000 in the 2023-24 City Community Grants Program - Round 30. Other than that contribution by the City, GVTG has funded the commissioning itself through fund raising and seeking donations.

The statue will be transported from the Artists' studio to Geraldton, then to the site for installation, with associated costs and insurance funded by GVTG. The installation of the sculpture will require in-kind support by Maintenance Operations Officers to procure suitable external contractors and ensure compliance with City requirements, including public safety aspects, during the installation. GVTG has agreed to fund the cost of external contractor support.

The assumption of ownership of the sculpture will incur future maintenance costs, within the parameters agreed to within the Artwork Agreement. The artwork is expected to remain free from material degradation for a minimum of 12 months or incur damage due to environmental conditions for at least two (2) years. The City would reserve the right to either extend this timeframe or decommission the artwork during this time if required.

In the event of the work being relocated or de-installed, the City would endeavour through all means practical, to contact the Artists and GVTG to advise of the intended relocation or de-installation and consult on any alternative locations. During the lifespan of the work, the City would venture to contact and consult with the Artists regarding any repairs that may be required.

Following installation, it is anticipated that minimal cost will be incurred regarding the care and maintenance regime for the statue, which will be absorbed through routine operating budgets. Any damage to the statue will be the responsibility of the City to address, with the statue being included on the City's Insurance Schedule as an individual asset. The City will conduct regular site inspections of the statue to check for signs of environmental wear or surface contamination. A full clean (using simple, gentle dishwashing soap) and re-waxing of the statue (using Saddle Wax) should take place at least once every six (6) months.

INTEGRATED PLANNING LINKS:

Strategic Theme: Connected	An engaged and diverse community where everyone feels included and safe.
Goal 1	Provide safe and inviting public spaces for people to enjoy.
Goal 3	Support and celebrate the City's diverse community through programs, initiatives and events, that build social connections.
Goal 4	Be an inclusive City by promoting and celebrating the full diversity of our community, including cultures, identities, backgrounds and abilities.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 5	Support and promote diverse tourism offerings, making the City a destination of choice.

In addition, this proposal aligns with the Aims and Actions contained in the City's Geraldton Heritage Strategy 2023-2028 and the Public Art Masterplan 2025-2030.

REGIONAL OUTCOMES:

There are no specific impacts to regional outcomes. However, the significance of Edith Cowan's story and the celebration of this within the context of the State and country's political history will contribute to a broader appreciation of the role that the regions have played in the development of this State.

RISK MANAGEMENT:

Risks inherent in approving this request might include the demand on availability of future operational funds to care and maintain the statue. Risks associated with potential damage and graffiti, as well as wear and tear of a bronze statue, may trigger irregular and unscheduled maintenance requirements for the City. It is anticipated this will be managed through regular inspections as part of the existing public art management regime.

The risks in not approving the request are that the City could be perceived to be discouraging community-led initiatives, potentially impacting on relationships with external community groups and inciting negative community feedback.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The following alternative options were considered by City Officers:

1. NOT SUPPORT the request for the transfer of ownership of the *Edith Cowan* at Edith Cowan Square and recommend that this offer not be accepted by the City.

Option one (1) is not recommended as, in the view of Officers, commemoration of the significant contribution by Edith Cowan to the State's history is warranted and the City has well-established processes in place for the care and maintenance of the existing public art collection. Furthermore, Council has previously provided in-principle support to the proposal and the proposed location at Edith Cowan Square is considered the most appropriate site.

12.3 REPORTS OF CORPORATE SERVICES**CS251 MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2025**

AGENDA REFERENCE:	D-25-121780
AUTHOR:	J McLean, Senior Management Accountant/Analyst
EXECUTIVE:	P Radalj, Director Corporate Services
DATE OF REPORT:	3 October 2025
FILE REFERENCE:	FM/17/0017
ATTACHMENTS:	Yes (x1) Monthly Financial Report for period ended 30 September 2025

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with a comprehensive report on the City's finances to 30 September 2025 including proposed budget amendments relating to recently approved additional roads grant funding.

EXECUTIVE RECOMMENDATION:**PART A**

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

1. RECEIVE the Monthly Financial Report for the period ended 30 September 2025 incorporating the Statement of Financial Activity and Statement of Financial Position.

PART B

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

1. AUTHORISE the following amendments to the 2025-26 Annual Budget:
 - a. Increase non-operating grant income by \$3,280,123 to incorporate a successful grant funding application by Main Roads WA; and
 - b. Increase the capital road infrastructure expenditure budget by \$3,280,123 for the Allanooka Springs road widening project.

PROPONENT:

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

BACKGROUND:

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

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

An additional budget amendment is required following recent notification of the following successful grant application:

Regional Road Safety Program – Local Roads

Main Roads WA have confirmed that the City's submission under the first tranche of the Regional Road Safety Program – Local Roads has been successful. The approved project involves fourteen kilometres of road widening on Allanooka Springs Road, which will enhance safety and better accommodate heavy vehicles along this key section of restricted access vehicle network. The total estimated cost of the project is \$3,280,123 ex GST, which is to be fully funded by Main Roads.

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

Connected:

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

Liveable:

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

Thriving:

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

Leading:

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

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

Council is provided with financial reports each month.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been no community/Council Member consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

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

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

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

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

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

FINANCIAL AND RESOURCE IMPLICATIONS:

As detailed in this item and attached report.

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

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

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers.

CS255 THE SWEARING IN OF A NEW COUNCIL MEMBER

AGENDA REFERENCE:	D-25-127992
AUTHOR:	M Jones, Coordinator Governance and Risk
EXECUTIVE:	P Radalj, Director Corporate Services
DATE OF REPORT:	20 October 2025
FILE REFERENCE:	GO/8/0007-004
ATTACHMENTS:	No

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council confirmation that the declaration of office for Council Member Timothy Milnes elected at the ordinary election held on 18 October 2025, has been made in accordance with the provisions of the *Local Government Act 1995* (the Act).

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to sections 2.28 and 2.29 of the *Local Government Act 1995* RESOLVES to:

1. AFFIRM that a declaration under the provisions of section 2.29 of the *Local Government Act 1995* (*Declaration*) by a Council Member, before acting in the office, has been made:
 - a. City of Greater Geraldton District – Cr Timothy Milnes for a four (4) year term (expiring 20 October 2029).

PROPONENT:

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

BACKGROUND:

A local government is required by the provisions of the *Local Government Act 1995* (the Act), section 4.5, to hold an ordinary election every two years.

The term of office of a mayor or councillor begins on the day after the election (section 2.28) and a person elected as a mayor or councillor must make a declaration of office before acting in the office (section 2.29).

Local Government Act 1995**4.5 Frequency of ordinary elections**

A local government is to hold ordinary elections every 2 years.

2.28 Days on which terms begin and end

- (1) *The days on which the term of a person holding an office on a council begins and ends depend on the nature of the office and the circumstances in which the person is elected to hold the office.*
- (2) *The days are to be determined in accordance with the Table to this section.*

Table to section 2.28 Terms of office

Item	Kind of office	How elected	Term begins	Term ends
4.	<i>Elector mayor or president OR councillor</i>	<i>Elected at an ordinary election not dealt with in item 4A</i>	<i>On the day after the ordinary elections day</i>	<i>On the third Saturday in October in the fourth year after the year in which the term began (but note sections 2.14 and 2.30)</i>

2.29 Declaration

- (1) *A person elected as an elector mayor or president or as a councillor has to make a declaration in the prescribed form before acting in the office.*
- (2) *A person elected by the council as mayor, president, deputy mayor or deputy president has to make a declaration in the prescribed form before acting in the office.*
- (3) *A declaration required by this section is to be taken or made before a prescribed person.*
- (4) *A person who acts in an office contrary to this section commits an offence.*

Penalty for this subsection: imprisonment for 12 months and a fine of \$12 000.

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

Connected:

The role of a councillor is to represent the interests of the electors, ratepayers, and residents of the district, and facilitate communication between the community and the council. Councillors must make a declaration of office before acting in the office.

Liveable:

There are no adverse impacts.

Thriving:

There are no adverse impacts.

Leading:

The role of council is to lead and represent their communities. Councillors do so by engaging with their community, making decisions and setting the local government's strategic direction.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

Item No. CS250 – The Election of the Deputy Mayor and the Swearing in of the Deputy Mayor and Councillors (21 October 2025).

Item No. CS068 - The Election of the Deputy Mayor and the Swearing In of the New Mayor and Councillors (23 October 2023).

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been no community/Council Member consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

Local Government Act 1995 sections 2.28, 2.29.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:

The ordinary election of council to fill the vacant offices of councillor and deputy mayor, and the making of declarations of office will ensure that the Council is adequately resourced to achieve positive regional outcomes, in its role as the governing body of the local government.

RISK MANAGEMENT:

It is a statutory requirement under section 2.29 of the Act for councillors to make a declaration of office before acting in the office. A person who acts in an office contrary to section 2.29 commits an offence under the provisions of the *Local Government Act 1995*.

Compliance with these legislative provisions reduces the City's risk of regulatory non-compliance and reputational damage.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

Ordinary elections must be conducted in accordance with the provisions of the *Local Government Act 1995*. There were no alternative options considered.

12.4 REPORTS OF INFRASTRUCTURE SERVICES

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

12.5 REPORTS OF OFFICE THE CEO**CEO136 WALGA NORTHERN COUNTRY ZONE – APPOINTMENT OF COUNCIL DELEGATES**

AGENDA REFERENCE:	D-25-126042
AUTHOR:	R McKim, Chief Executive Officer
EXECUTIVE:	R McKim, Chief Executive Officer
DATE OF REPORT:	17 October 2025
FILE REFERENCE:	GO/6/0029-002
ATTACHMENTS:	Yes (x1) WALGA Elected Member Prospectus

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to appoint a Council Delegate and Deputy Delegate to the Northern Country Zone (NCZ) until their representation expires at the next ordinary election day being 16 October 2027 or as directed by the WA Local Government Association (WALGA).

EXECUTIVE RECOMMENDATION:

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

1. RE-ESTABLISH representation to the WALGA Northern Country Zone; and
2. APPOINT the following elected members to represent Council at the Northern Country Zone of WA Local Government Association:
 - a. Council Member Mayor Jerry Clune as delegate;
 - b. Council Member _____ as deputy delegate; and
 - c. Chief Executive Officer as a deputy delegate.

PROPONENT:

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

BACKGROUND:

In order to ensure that Council's position on different aspects of its business is understood, Council appoints delegates to external groups. These delegates are to represent Council's views on relevant topics and to report back to Council on the outcomes of meetings held. When making decisions on behalf of Council at these meetings, members are to give regard to Council's Strategic Community Plan, Long Term Financial Plan, Corporate Business Plan and policies.

The WALGA Northern Country Zone represents local government views for their region which can then be communicated to the State Council decision making table. Delegates are appointed to represent their Local Government on the Zone and make decisions at a regional level.

Northern Country Zone member Councils include:

- Shire of Carnamah.
- Shire of Chapman Valley.
- Shire of Coorow.
- Shire of Irwin.
- Shire of Morowa.
- Shire of Mingenew.
- Shire of Northampton.
- Shire of Perenjori.
- Shire of Three Springs.

Each member Local Government on the NCZ is entitled to appoint two voting Delegates and as many Deputy Delegates. Traditionally the City has appointed one voting delegate and one deputy. It is recommended that the Chief Executive Officer be appointed as an additional Deputy Delegate where it may be beneficial, to ensure that representation from each member Local Government can always be achieved at Zone meetings.

WALGA have requested that they be advised of Council's Zone delegates by 5pm on Thursday 30 October 2025. Refer to Attachment No. CEO136 'Guide to becoming a Zone Delegate or WALGA State Councillor – 2025'.

The NCZ currently meet on the fourth Monday of the month (in February, April, June, August and November) at 10:00am. Hosting of NCZ meetings have recently rotated between each member Local Government to provide an opportunity to showcase their area. The City hosted a NCZ meeting on 25 August 2025.

The next meeting of the Northern Country Zone is on Monday, 24 November at 10:00am hosted by the Shire of Three Springs.

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

Connected:

The re-establishment of representation to the WALGA Northern Country Zone provides social benefits to the community.

Liveable:

By attending these meetings, connections and information sharing occurs with our surrounding Shires, WALGA and other stakeholders.

Thriving:

By attending these meetings, connections and information sharing occurs with our surrounding Shires, WALGA and other stakeholders.

Leading:

Zone delegates are elected to represent the City of Greater Geraldton and make decision on behalf of Council, at a regional level.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

Council appointed representatives to this Committee on 31 October 2023 (Item No. CEO109). Mayor J Clune was appointed the delegate, Cr J Critch as the deputy delegate.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been no community/Council Member consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative requirements on representation to external boards, committees and groups. Council Policy 4.4. Operation of Advisory Committees Section 9 references the role of Council when appointed to external bodies. Section 11.2 states that current sitting Council Members may remain on external committees, should they wish to continue as a delegate, but new appointments require a Council Resolution:

11.2. Representation on External Committees may remain unless there is a change in Elected Member. New appointments will require a Council Resolution.

FINANCIAL AND RESOURCE IMPLICATIONS:

Boards, committees and groups representation by Council may require allocation of Officer resources, for secretariat support, coordination and for preparation of necessary reports. There are minor travel cost implications in the appointment of delegates to external boards, committees and groups.

INTEGRATED PLANNING LINKS:

Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 4	Continued focus on strong advocacy to ensure that Federal and State projects, programs and funding are aligned with our community's priorities.
Goal 6	Ensure high quality governance activities enabling transparency and accountability.

REGIONAL OUTCOMES:

Appointing delegates to the WALGA Northern Country Zone provides a regional voice on matters relating the region and the State.

RISK MANAGEMENT:

Not appointing delegates will alienate Council having an input on matters of importance affecting the region and the State.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers.

12.6 REPORTS TO BE RECEIVED**RR76 REPORTS TO BE RECEIVED - SEPTEMBER**

AGENDA REFERENCE:	D-25-125217
AUTHOR:	R McKim, Chief Executive Officer
EXECUTIVE:	R McKim, Chief Executive Officer
DATE OF REPORT:	16 October 2025
FILE REFERENCE:	GO/6/0029
ATTACHMENTS:	Yes (x4)
	A. Delegated Determinations and Subdivision Applications for Planning Approval
	B. CS252 - Audit Committee Meeting Minutes – 30 September 2025
	C. CS253 – List of Accounts Paid Under Delegation – September 2025
	D. CS254 - List of Payments by Employees via Purchasing Cards – September 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. DSDD035 - Delegated Determinations and Subdivision Applications for Planning Approval; and
 - b. Reports – Corporate Services:
 - i. CS252 - Audit Committee Meeting Minutes – 30 September 2025 incorporating Report No. AC167 – Audit Committee Annual Report to Council, which is a summary of Audit Committee activities for the period 1 July 2023 to 30 June 2025.

PART B

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

1. RECEIVE the following appended reports:
 - a. Reports – Corporate Services:
 - i. CS253 – List of Accounts Paid Under Delegation – September 2025; and
 - ii. CS254 - List of Payments by Employees via Purchasing Cards – September 2025.

PROPONENT:

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

BACKGROUND:

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

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

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

There are no adverse impacts.

Liveable:

There are no adverse impacts.

Thriving:

There are no adverse impacts.

Leading:

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

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

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

COMMUNITY/COUNCIL MEMBER CONSULTATION:

There has been no community/Council Member consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

There are no risks to be considered.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers.

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.

IS323 RFT 2526 04 MERU LANDFILL CELL 6 CONSTRUCTION	
AGENDA REFERENCE:	D-25-117336
AUTHOR:	C Edwards, Manager Project Delivery and Engineering
EXECUTIVE:	C Lee, Director Infrastructure Services
DATE OF REPORT:	30 September 2025
FILE REFERENCE:	FM/25/0354
ATTACHMENTS:	Yes (x1) Confidential
	RFT 2526 04 Tender Evaluation Report

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to award RFT 2526 04 Meru Landfill Cell 6 Construction to the preferred tenderer.

EXECUTIVE RECOMMENDATION:

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

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

1. ACCEPT the conforming tender submission for Tender No. RFT 2526 04 Meru Landfill Cell 6 Construction, received from _____, named as Tenderer 7 in the Evaluation Panel Report recommendation detailed in Confidential Attachment No. IS323 as the most advantageous, for the estimated annual contract value of \$_____ excluding GST.

PROPOSER:

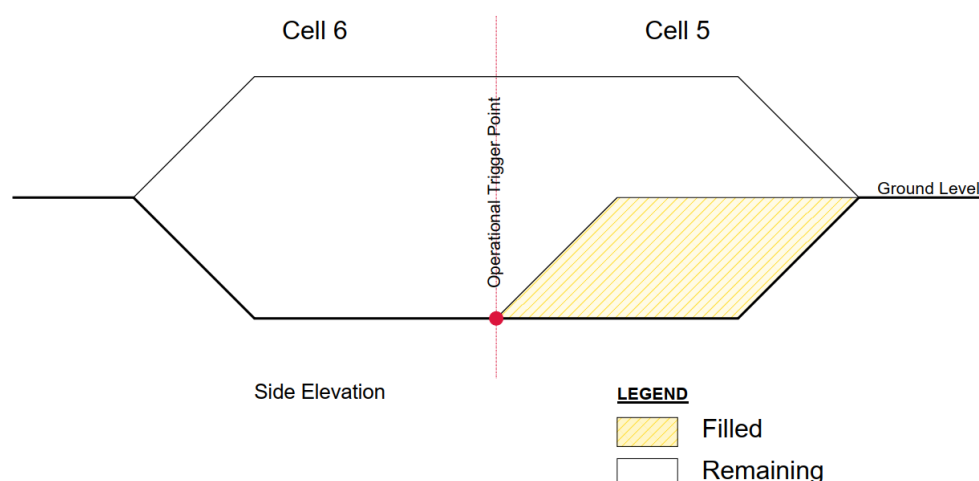
The proponent is the City of Greater Geraldton (the City).

BACKGROUND:

Landfill Cell 5 at the Meru Waste Disposal Facility was completed in 2019, with landfilling operations commencing later that year. While Cell 5 has remaining airspace, its full design capacity can only be utilised once Cell 6 is constructed. The two (2) cells are engineered to function as a connected unit, with shared infrastructure such as access roads, drainage and leachate management systems. The construction of Cell 6 will enable the final filling and optimal shaping of Cell 5, allowing its full design capacity to be realised as intended.

Cell 5 has reached the operational trigger point to necessitate the construction of Cell 6. This will allow Cell 5 to be filled to its intended capacity and ensure continuity of waste disposal operations. The development of Cell 6 forms part of the ongoing infrastructure upgrades necessary to support long-term waste management at the Meru Facility.

Landfill Cell 6 was designed by Talis Consultants as an extension to Landfill Cell 5 as proposed in the Meru Waste Disposal Facility Masterplan. Constructing Cell 6 will allow for the completion of landfilling within Cell 5, while ensuring continued operations for an additional fourteen to sixteen years at the current fill rate. The construction of Cell 6 in this financial year is a key priority to meet long-term landfill requirements, optimise operational efficiency and comply with the City's Department of Water and Environmental Regulation (DWER) Licence.



The City sought tenders from suitably experienced, qualified and resourced contractors to construct Landfill Cell 6, including associated works such as the perimeter road, boundary fencing and drainage, at the Meru Waste Management Facility.

The RFT was advertised in The West Australian on 5 July 2025 and the Geraldton Guardian on 4 July 2025. The RFT was also advertised on the City's Tender Link e-Tendering Portal with the closing date of 29 August 2025.

50 suppliers registered to receive the tender and seven (7) submissions were received.

The tender assessment was undertaken by a panel of four (4) Officers, consisting of three (3) with voting rights and the mandatory compliance representation without.

The Council Policy 4.11 Regional Price Preference (RPP) was not applied as it would have no impact on the price ranking. All seven (7) submissions qualified for the maximum RPP given the local content was over \$1M for each submission.

All seven (7) submissions were deemed compliant and progressed for assessment against the following qualitative and price criteria:

- (a) Price (50%);
- (b) Tenderer's Relevant Experience and Key Resources (25%); and
- (c) Demonstrated Understanding including tender programme and written methodology (25%).

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

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

Connected:

The construction of Landfill Cell 6 and associated works will enable the City to continue to provide support to the community and to business into the future and will contribute to the well-being of the region and the community.

Liveable:

The construction of Landfill Cell 6 in accordance with DWER's requirements represents an investment in critical community infrastructure that will enable the City to continue providing compliant waste management services to the community.

Thriving:

Awarding the tender to a local contractor will result in a large proportion of the City funding flowing into the local economy through local subcontractors and suppliers being used for the project. The new Landfill Cell 6 will continue to support the growth of the City into the future.

Leading:

The construction of Landfill Cell 6 will enable the City to deliver the vital community service of waste management into the future. The Cell also enables the City to continue to comply with the terms and conditions of its DWER Licence for the facility.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

On 23 October 2018, Council Members awarded Item No. IS182 RFT 02 1819 – Construction of Cell 5 and Associated Civic Works at Meru Landfill.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

The construction of Landfill Cell 6 was included in the draft Capital Works Program Report which was shared with Council Members for feedback via email on 29 April 2025. The Capital Works Program 2025-26 was later endorsed by Council as part of Item No. CS225 City of Greater Geraldton Budget 2025-26 on 24 June 2025. The project was also discussed at Concept Forum as a part of the 2025-2026 Budget and Long-term Financial Plan, presented via Briefing Note on 3 June 2025.

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. The terms and conditions of Meru Licence – L9127-2018-1 and all related legislative requirements will be implemented during delivery of the contract. 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 approved budget for this construction phase of the project, as endorsed by Council through Item No. CS225 City of Greater Geraldton Budget 2025-26, is \$5,374,000 excluding GST and the tender award is within the available budget. The provision of a compliant waste management facility enables the City to accept waste from the region and continue to generate a revenue stream for the City. The City has the required resource to effectively manage the delivery of the contract.

INTEGRATED PLANNING LINKS:

Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Goal 4	Improve waste management and recycling opportunities to support a sustainable future.
Goal 5	Invest in community and recreation infrastructure, to support current and future needs.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 3	Plan for the sustainable growth of the City, balancing the needs of current and future populations.
Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 2	Efficiently and effectively deliver community services and projects, through optimal use of our resources.
Goal 6	Ensure high quality governance activities enabling transparency and accountability.

REGIONAL OUTCOMES:

The construction of the new Landfill Cell 6 at Meru Landfill Facility will allow neighbouring Local Governments to continue to dispose of their general waste into the future.

RISK MANAGEMENT:

The successful tenderer will be engaged under an amended form of the AS4000 General Conditions of Contract which provides industry standard mechanisms for managing risk during construction. Appropriate due diligence has been undertaken to ensure that the preferred tenderer has the necessary capability to undertake the project successfully. The construction of a compliant new Landfill Cell 6 will permit the City to continue to meet the requirements of its DWER Licence.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers.

IS324	RFT 2526 06 EASTWARD ROAD / PASS STREET ROUNDABOUT CONSTRUCTION
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AGENDA REFERENCE:	D-25-118049
AUTHOR:	C Edwards, Manager Project Delivery and Engineering
EXECUTIVE:	C Lee, Director Infrastructure Services
DATE OF REPORT:	9 October 2025
FILE REFERENCE:	FM/25/0356
ATTACHMENTS:	Yes (x1) Confidential
	RFT 2526 06 Tender Evaluation Report

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to award RFT 2526 06 Eastward Road / Pass Street Roundabout Construction to the preferred tenderer.

EXECUTIVE RECOMMENDATION:

That Council by Absolute Majority pursuant to Section 6.8 of the *Local Government Act 1995* and Regulation 18(4) of the *Local Government (Functions and General) Regulations 1996* RESOLVES to:

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

1. ACCEPT the tender submission for Tender No. RFT 2526 06 Eastward Road / Pass Street Roundabout Construction received from _____, named as Tenderer 1 in the Evaluation Panel Report recommendation detailed in Confidential Attachment No. IS324 as the most advantageous, for the contract value of \$_____ excluding GST;
2. APPROVE an amendment to the 2025-26 budget for:
 - a. The reallocation of \$100,000 surplus funds from the Walkaway-Nangetty Bridge Construction project to the Eastward Road / Pass Street Roundabout project; and
 - b. Change the purpose of the transfer from Asset Renewal Reserve of \$100,000 from the Walkaway – Nangetty Bridge project to the Eastward Road / Pass Street Roundabout Project.

PROPONENT:

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

BACKGROUND:

Based on vehicle crash statistics and a Road Safety Audit of the Eastward Road / Pass Street Roundabout, the City applied for and was successful in obtaining State Black Spot Grant Funding to partially fund the detailed design and reconstruction of the roundabout and associated works.

Detailed design was completed in the 2024-25 financial year, with the funding for 2025-26 financial year allocated to modify and reconstruct the roundabout along with associated path, pram ramps, kerbing, drainage and wearing course upgrades to improve safety.

The detailed design formed the basis for a Request For Tender that was advertised in The West Australian on 16 August 2025 and the Geraldton Guardian on 15 August 2025. The RFT was also advertised on the City's Tender Link e-Tendering Portal with the closing date of 12 September 2025.

Twenty-nine suppliers registered to receive the tender and one (1) submission was received.

The tender assessment was undertaken by a panel of four (4) Officers, consisting of three (3) with voting rights and the mandatory compliance representation without.

With only one (1) tender received, there was no need to apply Council Policy 4.11 Regional Price Preference to the submission.

The submission was deemed compliant and progressed for assessment against the following qualitative and price criteria:

- (a) Price (50%);
- (b) Key resources and experience, including personnel, plant and their availability (25%); and
- (c) Demonstrated understanding, including a tender programme and proposed methodology (25%).
- (d) The above selection criteria were adopted to select the most advantageous tenderer.

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

Connected:

Modification and reconstruction of the roundabout along with path, pram ramps, kerbing and drainage associated works will increase community safety by providing improved protection for both vehicles and pedestrians. The project will also add to the City's footpath network providing improved connectivity for the community.

Liveable:

The project represents an investment in community infrastructure that improves the City's road and active transport network. All works will be undertaken with appropriate environmental controls implemented. The project was also designed to retain a well-established tree on Eastward Road.

Thriving:

Awarding the tender to a local contractor will result in a large proportion of the City funding flowing into the local economy through local subcontractors and suppliers being used for the project.

Leading:

The project demonstrates leadership in financial sustainability by leveraging external Black Spot funding to deliver the road safety upgrade.

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

In Item No. IS316 RFT 2425 09 Bosley Street and Chapman Valley Road Roundabout Construction, Council resolved to award the State Black Spot funded project at its Ordinary Meeting held on 29 October 2024.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

Councillors were consulted as part of the process for the approval of the adopted 2025-26 financial year budget. Community consultation has yet to be undertaken for this project; however, this will be carried out before the commencement of construction activities on site. Community consultation will specifically include all nearby stakeholders including community, local businesses, sporting groups and timing of the works will be considered based on the feedback received in an effort to reduce traffic impacts as far as practicable.

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 Executive Recommendation proposes to utilise surplus budget from the Walkaway - Nangetty Bridge Construction project to fund the budget shortfall for the project. City Officers have received confirmation from Main Roads WA that Black Spot funding has been obtained for two thirds of the increase in the project cost. The City has the project management and supervision resources available to administer and manage the contract

INTEGRATED PLANNING LINKS:

Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Goal 2	Improve maintenance and connectivity of the City's transport network, including expanded active transport opportunities.
Goal 5	Invest in community and recreation infrastructure, to support current and future needs.
Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 3	Financial sustainability, actively seeking and leveraging external funding to deliver for the community.

REGIONAL OUTCOMES:

Facilitation of the development and maintenance of a functional and safe road and path connectivity network through the City of Greater Geraldton enhances the comfort and safety of the community, road users and pedestrians. There are no impacts to regional outcomes.

RISK MANAGEMENT:

Proceeding with the project will reduce the risk to road users by improving the geometry of the roundabout and is likely to reduce the number of vehicle accidents at the location.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

City Officers considered rejecting the tender that was received and not proceeding with the project. This was rejected because the project leverages available grant funding to achieve a positive community outcome in reducing risks to road users. Officers also considered retendering the project to seek a greater number of competitive tenders. This was rejected on the basis that the construction rates submitted with the tender compared favourably with tender rates obtained recently for projects with very similar scopes.

IS325	RFT 2526 07 REGIONAL ROADS GROUP (RRG) FUNDED PROJECTS
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AGENDA REFERENCE:	D-25-120991
AUTHOR:	C Edwards, Manager Project Delivery and Engineering
EXECUTIVE:	C Lee, Director Infrastructure Services
DATE OF REPORT:	25 September 2025
FILE REFERENCE:	FM/25/0358
ATTACHMENTS:	Yes (x1) Confidential
	RFT 2526 07 Tender Evaluation Report

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to award RFT 2526 07 RRG Funded Projects to the preferred tenderer.

EXECUTIVE RECOMMENDATION:

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

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

1. ACCEPT the tender submission for Tender No. RFT 2526 Regional Roads Group (RRG) Funded Projects, received from _____, named as Tenderer 3 in the Evaluation Panel Report recommendation detailed in Confidential Attachment No. IS325 as the most advantageous, for the estimated annual contract value of \$_____ excluding GST.

PROPONENT:

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

BACKGROUND:

The Regional Road Group (RRG) assists in funding local road projects identified in the Roads 2030 Regional Strategies for Significant Local Government Roads. Over the past eight (8) financial years, this funding has assisted in the rehabilitation of Goulds Road, Nangetty-Walkaway Road, Flores Road and Place Road

The City has again successfully obtained RRG funds for the 2025-26 financial year to continue these works on Goulds Road and Nangetty-Walkaway Road, which will assist in maintaining both roads to a high standard. Combining the two (2) projects into one (1) tender increases the overall contract price and aims to attract more road construction companies from the market.

The separable portions will be allocated as follows:

- Separable Portion 1 (SP1) – Rehabilitation of the final section of Goulds Road from Single Lane Kilometre (SLK) 0.0 to 0.60, including associated works; and

- Separable Portion 2 (SP2) - Rehabilitation of a section of the Nangetty-Walkaway Road from SLK 2.18 to SLK 3.47, incorporating the intersection with Arthur Road and Allanooka Springs Roads, and a section leading up to the Nangetty-Walkaway Bridge from SLK 0.60 - SLK1.21.

The above SLKs are approximate. The project team will endeavour to maximise the length of road repairs to closely match the approved budgets based on the pricing received in the tender submission. The works have been tendered under a Schedule of Rates contract, allowing the City to scale the works according to the available budget.

Consultation with Main Roads Western Australia (MRWA), as the primary funding source, will be required to proceed with the required adjustments to the project scopes.

The RFT was advertised in The West Australian on 16 August 2025 and the Geraldton Guardian on 15 August 2025. The RFT was also advertised on the City's Tender Link e-Tendering Portal with the closing date of 19 September 2024.

31 suppliers registered to receive the tender and four (4) submissions were received.

The tender assessment was undertaken by a panel of four (4) Officers, consisting of three (3) with voting rights and the mandatory compliance representation without.

All four (4) tenderers either qualified as local suppliers or had sufficient local supplier content to qualify for the maximum limit under Council Policy 4.11 Regional Price Preference and therefore it was not applied to any the submissions in the evaluation process.

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

- (a) Price (50%);
- (b) Key resources and experience, including personnel, plant and their availability (25%); and
- (c) Demonstrated understanding, including the ability to undertake and complete the works within the specified time (25%).

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

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

Providing a well-maintained road network, particularly in regional areas, improves community safety and promotes inclusivity through equitable provision of services for the rural businesses and residents.

Liveable:

Improved maintenance and connectivity of the City's transport network contribute significantly to the community's social well-being, allowing community members to undertake commercial and social activities.

Thriving:

Awarding the tender will result in a large proportion of the City funding flowing into the local economy through local subcontractors and suppliers being used for the project. Well-maintained road networks also reduce tyre and vehicle wear and tear costs for local residences and businesses.

Leadership:

Council approval of the Executive Recommendation promotes financial sustainability, by leveraging external funding to deliver for the community. It also efficiently and effectively delivers community projects, through optimal use of our resources

Disclosure of Interest:

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

RELEVANT PRECEDENTS:

The City has tendered, procured and constructed similar RRG funded projects over the past eight (8) financial years as per the City's Policy 4.9 Procurement of Goods and Services.

COMMUNITY/COUNCIL MEMBER CONSULTATION:

The RRG funded projects form part of the annual road renewals and is identified from the Roads 2030 Regional Strategies for Significant Local Government Roads. Both projects contained within this RFT were adopted by Council in Item No. CS225 City of Greater Geraldton Budget 2025-26. Council Members were consulted as part of the process for the approval of the adopted 2025-26 financial year budget.

Community consultation has yet to be undertaken for this project; however, consultation will be carried out before the commencement of construction activities on each site.

LEGISLATIVE/POLICY IMPLICATIONS:

The Local Government Act 1995 and Council Policy 4.9 Procurement of Goods and Services were observed when preparing and recommending the award of this tender.

Safe work methods and environmental management in line with legislative requirements will be observed as part of the delivery of the contract.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial implications as the contract values of the recommended tenderers are less than the available budget. The City has the project management resources available to administer and manage the contract.

INTEGRATED PLANNING LINKS:

Strategic Theme: Connected	An engaged and diverse community where everyone feels included and safe.
Goal 4	Be an inclusive City by promoting and celebrating the full diversity of our community, including cultures, identities, backgrounds and abilities.
Strategic Theme: Liveable	A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
Goal 2	Improve maintenance and connectivity of the City's transport network, including expanded active transport opportunities.
Goal 6	Support the community by advocating to State and Federal Government for better access to programs and services that improve community health and wellbeing.
Strategic Theme: Thriving	An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
Goal 2	Support and champion our diverse mix of industries, encouraging innovation and local employment opportunities.
Goal 3	Plan for the sustainable growth of the City, balancing the needs of current and future populations.
Strategic Theme: Leading	A progressive City where informed decisions, strong advocacy and an enabling culture drives sustainable regional growth.
Goal 2	Efficiently and effectively deliver community services and projects, through optimal use of our resources.
Goal 3	Financial sustainability, actively seeking and leveraging external funding to deliver for the community.

REGIONAL OUTCOMES:

Facilitation of the development and maintenance of a functional and safe road network through the City of Greater Geraldton enhances the comfort and safety of the community and road users.

RISK MANAGEMENT:

The successful tenderer will be engaged under an amended form of the AS4000 General Conditions of Contract which provides industry standard mechanisms for managing risk during construction. Appropriate due diligence has been undertaken to ensure that the preferred tenderer has the necessary capability to undertake the project successfully. The Schedule of Rates basis of the RFT provides the mechanism to reduce or increase the scope of the contract works to ensure that the available budget is fully expended.

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/>