ORDINARY MEETING OF COUNCIL

MINUTES

26 NOVEMBER 2024

TABLE OF CONTENTS

1 DECLARATION OF OPENING 2
2 ACKNOWLEDGEMENT OF COUNTRY 2
3 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE 2
4 DISCLOSURE OF INTERESTS 3
5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE 3
6 PUBLIC QUESTION TIME 4
7 APPLICATIONS FOR LEAVE OF ABSENCE 8
8 PETITIONS, DEPUTATIONS 9
9 CONFIRMATION OF MINUTES 9
10 ANNOUNCEMENTS BY THE CHAIR AND PRESENTATIONS 10
11 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS 12
12 REPORTS OF COMMITTEES AND OFFICERS 13
12.1 REPORTS OF DEVELOPMENT SERVICES 13
DS050 OLIVE STREET RESERVE HOUSING PROJECT 13
DS051 LEASE – REGIONAL SOUNDS INCORPORATED 21
12.2 REPORTS OF COMMUNITY AND CULTURE 27
12.3 REPORTS OF CORPORATE SERVICES 28
CS168 GERALDTON HOTROD & COUNTRY CLUB INC. (GERALDTON CITY SPEEDWAY) – REQUEST FOR DONATION TO COVER RATES 28
CS169 2025 COUNCIL MEETING SCHEDULE 33
CS170 SHORE LEAVE FESTIVAL SPONSORSHIP 2025 39
CS171 STATEMENT OF FINANCIAL ACTIVITY AND STATEMENT OF FINANCIAL POSITION FOR THE PERIOD ENDED 31 OCTOBER 2024 43
12.4 REPORTS OF INFRASTRUCTURE SERVICES 47
IS317 GERALDTON JETTY 47
12.5 REPORTS OF OFFICE THE CEO 54
12.6 REPORTS TO BE RECEIVED 55
RR65 REPORTS TO BE RECEIVED – NOVEMBER 55
13 MOTIONS BY MEMBERS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN 59
14 QUESTIONS FROM MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN 59
15 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING 59
16 MEETING CLOSED TO PUBLIC 60
CS175 RFT 2425 15 COMMERCIAL WATER TANK RENEWALS 60
IS318 RFT 2425 16 NANGETTY-WALKAWAY BRIDGE REPLACEMENT - CONSTRUCTION 64
17 CLOSURE 71
APPENDIX 1 – ATTACHMENTS AND REPORTS TO BE RECEIVED 72

CITY OF GREATER GERALDTON

ORDINARY MEETING OF COUNCIL
HELD ON TUESDAY, 26 NOVEMBER 2024 AT 5.00PM
CHAMBERS, CATHEDRAL AVENUE

M I N U T E S

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

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

1 DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5pm.

2 ACKNOWLEDGEMENT OF COUNTRY

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

3 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Present:
Mayor J Clune
Cr S Cooper
Cr J Critch
Cr J Denton
Cr P Fiorenza
Cr A Horsman
Cr S Keemink
Cr M Librizzi
Cr K Parker
Cr V Tanti

Officers:
R McKim, Chief Executive Officer
R Hall, Director of Development Services
F Norling, Director of Community and Culture
N Jane, A/Director of Corporate Services
C Lee, Director of Infrastructure Services
S Moulds, PA to the Chief Executive Officer – Minute Secretary
L Pegler, Executive Support Secretary
T Gray, Coordinator Communications and Tourism
C Edwards, Manager Project Delivery & Engineering
D Melling, Network and System Administrator

Others:
Members of Public: 14
Members of Press: 1

Apologies:
P Radalj, Director of Corporate Services

Leave of Absence:
Cr N Colliver

4 DISCLOSURE OF INTERESTS

Cr A Horsman declared an Impartiality interest in Item No. IS317 Geraldton Jetty as he is an active participant on Facebook page, Jetty for Geraldton and is a Member only, no admin duties or otherwise.

5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

The following questions were Taken on Notice at the Ordinary Meeting of Council held on 29 October 2024:

Sean Hickey, 21 Eastcott Way, Tarcoola Beach 6530

Question
Will Council publish a Suburban recreation allocation map plan (2024) that shows the location and size and linking of the recreational space - applicable to each suburb - and its planned ‘usage’, the accessibility of the amenity by public transport / timetable (Youth accessible).

Question
On the same map show the allocation of ‘Recreation’ space, that for all essential purposes would normally be considered ‘Coastal Conservation” - coastal zoned areas - the defining - Zone allocation.

Question
Provide information on the area/size allocation of land to Sporting Clubs & Grounds - Racing, Golf, Ball Sports (Bowls, Football, Tennis etc.,) compared to public parkland (a shaded map perhaps).

This information package could of course consider and include a map coverage of the allocated / tolerated beach and dune coastal land used activities by 4wd enthusiasts, fishers, Surfers, Walkers.

10% land, I believe is allocated for recreation in each of the suburbs. And as we have picked up of late in the last decade especially, and the Council have had community workshops that links between suburbs are best attained through recreation space and walkability type area. And so that 10% allocation is quite important.

Response
The City maintains a Geographical Information System (GIS) called Intramaps which is publicly accessible from the City website. IntraMaps allows users to search for a wealth of information and provides the ability to search for properties within the City of Greater Geraldton, view aerial photography, property details, and community infrastructure and facility information.

As much of the information you have requested can be found on IntraMaps Public, the City has no plans for publishing the requested map, as the system allows users to display the different types of information requested with new information being continually added, making it easier for the public to access up-to-date information.

The website also contains a link to a user guide providing an overview on how to use Intramaps Public if required. Please find below the link to Intramaps Public on the City's website:

https://maps.cgg.wa.gov.au/Intramaps98/

The response has been provided to Sean Hickey.

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.

Public question time commenced at 5.01pm

Peter Nelson, 17 Forrest Street, Geraldton

Question
Can the council please explain the changes to Council Policy 1.5 Foreshore Use and Development, that were approved on 29th November 2022. Champion Beach Foreshore area designated as a Passive Family

Zone and how this will affect Champion Bay SLSC future aspirations to build on the foreshore.

The changes to the Policy made at the 29 November 2022 Council Meeting are outlined and explained in the attachment to the report. This is the link: 1-ds002a-attachment-comparison-table-council-policy-15-foreshore-use-and-development-(v4).pdf

Response
The Geraldton community values the foreshore, and any proposed changes are of public interest. The Council created the Foreshore Policy in 2015, which is reviewed every two years. There have been no major changes since then. Updates made at the 29 November 2022 Council Meeting are outlined in a report, that is publicly accessible, which we will provide. There were no changes to the Passive Family Zone, which remains as originally planned.

The Champion Bay Surf Life Saving Club raised a similar question at the 31 January 2023 Council meeting. Officers explained that the Foreshore Policy helps guide decisions on requests for the area. The Club has been informed that Council will consider their request for a permanent facility while respecting the policy. Officers also suggested presenting the proposal at a Concept Forum for councillor feedback, as reaffirmed in a recent meeting with Mayor Clune and the CEO.

The City is seeking feedback on its Strategic Community Plan and the foreshore policy is due for review. We encourage you and your club to provide feedback.

Summary of supplementary verbal question from Peter Nelson
The meeting on the 29 November 2022 approved the Policy. Prior to that there are no comments on the policy regarding active or passive areas on the maps that are attached, prior to that 29th.

Response
The City is happy to meet with you any time to discuss these matters. I am assuming that these questions go to your Club, who use the foreshore area.

Summary of supplementary verbal question from Peter Nelson
I can't find any information relating to what's the designation for active or passive.

Response
The City suggests a meeting with you and other Club Members and we can work this through with you.

Mr Nelson agreed to this.

Question
Can the council please explain how these changes to the foreshore policy occurred after the council stated on 22nd November 2022 that they would not change the foreshore policy after a request from Champion Bay to Council to change the policy regarding no more permanent buildings permitted on the foreshore.

Response
The Council Policy was updated and is due again for its regular two-year review. A Council Policy serves as a guiding document and is not legally binding. Proposals for the Foreshore are regularly reviewed by Council. We would appreciate any written comments from your club on the current policy, which will be considered during the next review.

Question
Can the council please explain how item 6 of the foreshore policy. Open and transparent engagement and communication with stakeholders and the community on all significant matters relating to the foreshore. Was applied in relation to the Champion Bay SLSC on this change to the Foreshore Policy.

Response
The Policy explicitly requires engaging with the community and relevant stakeholders on significant foreshore matters in an open and transparent way. The most recent updates were adopted at a public Council meeting and are available on the City's website.

The City is currently seeking feedback on its Strategic Community Plan, and the biennial review of the Foreshore Policy is due. We encourage you and your club members to share your thoughts through these channels. Additionally, the offer to present your plan at a Concept Forum remains open.

Ruth Highman, 13/298 Chapman Rd, Geraldton

Question
The WA State Government owns a large parcel of land east of Verita Rd. Why shouldn't the WA State Government build their own GROH (Government Regional Officer Housing) houses out of their 2-3 billion dollar operating surplus?

Question
If the WA State Government wants to build GROH houses on the Olive St blocks, why doesn't' the WA State Government purchase the land from the City of Greater Geraldton (CGG) and then finance the building and ongoing management costs themselves from their 2-3 billion dollar operating surplus.

Question
When did the provision of housing for WA State Government employees become the responsibility of Local Government?

Shane Van Styn, 51 Gregory Street, Geraldton

Question
CGG has in tonight's agenda included a financial model for the Jetty and a detailed review of the business case. Given the Mayor has publicly stated the Olive Street project yields a 3.5% return and tonight's agenda item the Exec states returns anywhere from 5% to 8%; to provide better transparency we seek that CGG make the financial model for the housing project publicly available, noting it is being kept as a Confidential Attachment. This project is not in any Budget / Long Term Financial Plan

or Community Strategic plan. Given this stands to be one of the largest projects Council will undertake, does Council endorse decision making by media releases and providing business cases confidentially or will it publicly release the confidential information?

Question
All sectors of our economy are struggling to attract and retain workers. Indeed all workers are key workers. Why does CGG believe that singling out State Government employees to be given mini mansions on the beach to be an appropriate use of ratepayers money given the private sector have, in recent times bought such properties as, Batavia Motor Inne, Cameleers Guesthouse and Tarcoola Tavern to house more than 30 of their workers EACH at a combined, far lower cost than the 7 houses proposed by CGG?

Question
CGG was once deeply involved in family day care across the State and as part of refocussing on core Council business, it exited the business in order to rein in rising costs being placed onto ratepayers. This project is unbudgeted and is now presenting itself as the largest project on the Council's project list. What key Council projects will be shelved and / or have scarce project management resources diverted away from them given the sole agreed purpose of the Olive Street project was to make enough money to pay for the remediation of a former informal waste disposal site and not burden ratepayers?

Michael Reymond, 4A Verbena Place, Strathalbyn

Question
The State has committed $1.6m from the Beresford Foreshore project savings. These savings, which were originally $6m are now only $3m. Why has the State not committed all of the $3m if this project is so important; and will these funds have to be returned to the State Govt if the properties are sold? Are there conditions concerning or limiting the sale of these properties in the future? Why doesn't the State Govt just buy the vacant land from Council with their funds and develop the properties themselves given that the provision of public housing is not the remit of Local Government?

Question
Given that this project is unbudgeted and is now presenting itself as the largest project on the Council's project list, what Council projects could possibly be cancelled, further delayed, or deferred by having scarce project management resources diverted from them? The capital budget is notorious for its carry over of projects.

Question
It is disappointing that the financial business case for this project is not being made public given that there will be an adverse impact on ratepayer's funds; for example, interest on reserves will be less, rates on these properties will be foregone and the possible income from the sale of the land is lost. None of this will reduce the pressure on rate increases in the future. When will the financial analysis or business case be available

for ratepayers to review and why does the Council think it can fund, build and rent residential properties more efficiently and profitably than the State Govt who have dedicated housing and accommodation departments who ironically appear be handballing their role and the costs to the Council and even divesting themselves of properties?

These questions will be Taken on Notice

Written responses will be provided to each person and also published in the next Agenda/Minutes for Council.

Public question time concluded at 5.16pm.

7 APPLICATIONS FOR LEAVE OF ABSENCE

Existing Approved Leave

Councillor	From	To (inclusive)	Date Approved
Cr N Colliver	12 November 2024	29 November 2024	30/7/2024

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

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

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

1. APPROVE Leave of Absence for:
   a. Cr S Keemink for the period 17 December 2024 to 24 January 2025;
   b. Cr J Denton for the period 25 January 2025 to 4 February 2025;
   c. Cr J Critch for the period 5 December 2024 to 6 December 2024; and
   d. Cr P Fiorenza for the period 15 December to 18 December 2024.

COUNCIL DECISION
MOVED CR LIBRIZZI, SECONDED CR CRITCH
That Council by Simple Majority pursuant to Section 2.25 of the Local Government Act 1995 RESOLVES to:

1. **APPROVE Leave of Absence for:**
   a. **Cr S Keemink for the period 17 December 2024 to 24 January 2025;**
   b. **Cr J Denton for the period 25 January 2025 to 4 February 2025;**
   c. **Cr J Critch for the period 5 December 2024 to 6 December 2024; and**

d. Cr P Fiorenza for the period 15 December to 18 December 2024.

CARRIED 10/0

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

8 PETITIONS, DEPUTATIONS

There is none.

9 CONFIRMATION OF MINUTES

RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 29 October 2024, as previously circulated, be adopted as a true and correct record of proceedings.

COUNCIL DECISION
MOVED CR TANTI, SECONDED CR CRITCH
RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 29 October 2024, as previously circulated, be adopted as a true and correct record of proceedings.

CARRIED 10/0

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

10 ANNOUNCEMENTS BY THE CHAIR AND PRESENTATIONS

Events attended by the Mayor or designated representative

30 October 2024	Triple M Interview - Outcomes of Council Meeting 2024	Mayor Jerry Clune
30 October 2024	Filming for the Outcome of Council Meeting and "what's your day job?" Video's with Deputy Mayor Cr Natasha Colliver	Mayor Jerry Clune
30 October 2024	Triple M Interview - Outcomes of Council Meeting – Proposed Demolition of Heritage Listed Building Mullewa, Geraldton Youth Centre and Regional Roads Group (RRG) Funded Projects	Mayor Jerry Clune
30 October 2024	Geraldton Guardian Interview – Mayor's First Year	Mayor Jerry Clune
30 October 2024	Meeting with Department of Local Government, Sport and Cultural Industries (DLGSC) - Director General Lanie Chopping	Mayor Jerry Clune
30 October 2024	DLGSC Mid West Sundowner	Mayor Jerry Clune
31 October 2024	Mayor and Councillor Mullewa Catch Up	Mayor Jerry Clune
31 October 2024	Heritage Advisory Committee (HAC) Meeting	Mayor Jerry Clune
1 November 2024	Meeting with Karen Wheatland, Candidate for Durack – Introductory Meeting	Mayor Jerry Clune
1 November 2024	YouthCARE School Chaplains Introductory Meeting	Mayor Jerry Clune
2 November 2024	Midwest Multicultural Association - Festival of Lights	Mayor Jerry Clune
3 November 2024	Blessing of the Fleet - Dunking Machine	Mayor Jerry Clune
4 November 2024	Mayor/Deputy Mayor/CEO Regular Catch up	Mayor Jerry Clune
4 November 2024	Marketing & Media Regular Catch up	Mayor Jerry Clune
4 November 2024	Queen Elizabeth Inaugural Visit and Plaque Exchange	Mayor Jerry Clune
4 November 2024	SHINE Sponsors Day	Deputy Mayor Cr Natasha Colliver
5 November 2024	Meeting with HMAS Sydney II Memorial Warden Spike Jones	Mayor Jerry Clune
5 November 2024	Concept Forum 2024	Mayor Jerry Clune
6 November 2024	Rotary Club of Greater Geraldton Guest Speaker	Mayor Jerry Clune
6 November 2024	Passport to Employment (P2E) 2024 Program Graduation Day	Mayor Jerry Clune
6 November 2024	Regional Drought Resilience Plan (RDRP) Planning Advisory Group (PAG) Meeting	Mayor Jerry Clune
7 November 2024	Bikes for Humanity (B4H) Introductory Meeting	Mayor Jerry Clune
7 November 2024	Batavia Coast Marine 2 (BCM2) Steering Group Quarterly Meeting	Mayor Jerry Clune
7 November 2024	Geraldton Clontarf Academy 20 Year Anniversary Dinner	Mayor Jerry Clune
8 November 2024	Lotterywest Grant Certificate Presentation for the Youth Centre Refurbishment with Lara Dalton MLA Member for Geraldton	Mayor Jerry Clune
9 November 2024	Midwest Multicultural Concert for Opening of Seniors Week	Mayor Jerry Clune
11 November 2024	Mayor's Mystery Morning Tea	Mayor Jerry Clune
11 November 2024	Mayor/Deputy Mayor/CEO Regular Catch up	Mayor Jerry Clune
11 November 2024	Marketing & Media Regular Catch up	Mayor Jerry Clune
11 November 2024	Remembrance Day Service	Cr Aaron Horsman
12 November 2024	Geraldton Guardian Interview - Mid West Sports Awards	Mayor Jerry Clune
12 November 2024	Geraldton Flexible School - Blessing and Opening	
12 November 2024	Regional Capitals Australia Board Meeting	Mayor Jerry Clune
13 November 2024	Geraldton Seniors Week Walk & Breakfast	Mayor Jerry Clune
13 November 2024	Introductory Meeting - Mayoral Discretionary Fund Expression of Interest - 2029 Bicentennial Project-People of WA Ghost Towns - Geraldton Family Society	Mayor Jerry Clune
14 November 2024	Mid West Development Corporation (MWDC) Board Visit – Working Lunch and Presentations	Mayor Jerry Clune

14 November 2024	MWDC Board Tour - Meru Transfer Facility Tour	Mayor Jerry Clune
14 November 2024	MWDC Board Dinner with City of Greater Geraldton Council Members and Executives	Mayor Jerry Clune
15 November 2024	MWDC Board - Mullewa Town Tour and Lunch	Mayor Jerry Clune
15 November 2024	Geraldton and Districts Seniors Action Group – Christmas Luncheon	Mayor Jerry Clune
16 November 2024	Diwali Festival of Lights	Mayor Jerry Clune
18 November 2024	ABC Radio Interview – Community Strategic *Plan*	Mayor Jerry Clune
18 November 2024	Mayor/Deputy Mayor/CEO Regular Catch up	Mayor Jerry Clune
18 November 2024	Marketing & Media Regular Catch up	Mayor Jerry Clune
18 November 2024	Regular Meeting with Lara Dalton MLA Member for Geraldton – Matters in Common	Mayor Jerry Clune
18 November 2024	Rangeway Primary School Excursion to Council Chambers - Role of Local Government	Mayor Jerry Clune
18 November 2024	Interview for Podcast by Geraldton Christian College Student Project	Mayor Jerry Clune
18 November 2024	Agenda Forum	Mayor Jerry Clune
19 November 2024	Triple M Interview – Community Strategic Plan	Mayor Jerry Clune
19 November 2024	HMAS Sydney II Memorial – Meeting with the Geraldton Voluntary Tour Guides	Mayor Jerry Clune
19 November 2024	Meeting with Ian Holthouse, State President Naval Association of Australia (NAA) WA	Mayor Jerry Clune
19 November 2024	Meeting with Kirrilee Warr, Nations WA Candidate for Geraldton – Local Issues and Update on Projects	Mayor Jerry Clune
19 November 2024	HMAS Sydney II & HSK Kormoran Afternoon Tea	Mayor Jerry Clune
19 November 2024	HMAS Sydney II - 83rd Commemorative Sunset Service	Mayor Jerry Clune
20 November 2024	Meeting with Shane Love, Leader of the Opposition; Leader of The Nationals WA, Member for Moore – Discussion on Funding for Headworks Projects	Mayor Jerry Clune
20 November 2024	All Ability Day Event 2024	Mayor Jerry Clune
20 November 2024	Cut Throat Conversations – Shave for a Cause	Mayor Jerry Clune
21 November 2024	Official Unveiling of the Yellow Submarine New Location	Mayor Jerry Clune
21 November 2024	Local Government Road Safety Vanguard – Meeting with Participants	Mayor Jerry Clune
21 November 2024	Photo for Media Release – Funding for New Fridge - Pollinators Geraldton	Mayor Jerry Clune
23 November 2024	6PR Perth Interview – Yellow Submarine	Mayor Jerry Clune
23 November 2024	Woorree Scout Group Awards	Mayor Jerry Clune
23 November 2024	Geraldton Scout Group Annual Awards Night	Mayor Jerry Clune
23 November 2024	Mid West Chamber of Commerce and Industry (MWCCI) Business Excellence Awards	Cr Peter Fiorenza
24 November 2024	Community Strategic Plan – Platform Markets	Mayor Jerry Clune
24 November 2024	Radio Mama Interview – Council Item Geraldton Jetty	Mayor Jerry Clune
25 November 2024	Strategic Community Plan – Community Workshop	
25 November 2024	Northern Country Zone Meeting - Mingenew	Mayor Jerry Clune
25 November 2024	Meeting with Western Power – Matters in Common	Mayor Jerry Clune
25 November 2024	MWDC Audit Committee Meeting	Mayor Jerry Clune
26 November 2024	Mayor/Deputy Mayor/CEO Regular Catch up	Mayor Jerry Clune
26 November 2024	Marketing & Media Regular Catch up	Mayor Jerry Clune
26 November 2024	Ordinary Meeting of Council	Mayor Jerry Clune

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

11 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

There is none.

12 REPORTS OF COMMITTEES AND OFFICERS

12.1 REPORTS OF DEVELOPMENT SERVICES

DS050 OLIVE STREET RESERVE HOUSING PROJECT

AGENDA REFERENCE:	**D-24-147139**
AUTHOR:	**R Hall, Director Development Services**
EXECUTIVE:	**R Hall, Director Development Services**
DATE OF REPORT:	**23 October 2024**
FILE REFERENCE:	**GO/15/0016**
ATTACHMENTS:	**Yes (x2) Confidential** **A. Financial Model** **B. Intention to Lease**

EXECUTIVE SUMMARY:

The City has a unique opportunity to construct seven (7) high-quality, four-bedroom homes on fully serviced, City-owned residential lots in Mahomets Flats.

This project, in partnership with the State Government, directly supports the community by addressing the shortage of suitable housing for essential workers — such as teachers, healthcare professionals and emergency responders — who provide vital services.

Beyond meeting local housing needs, this initiative strengthens our economy through local job creation, skill development and enhanced economic resilience.

The ‘rent-then-sell’ model over 13 years is anticipated to generate an annual return of 5% to 8%, providing the City with an estimated $3 million to $5 million in total returns.

This income stream will help alleviate pressure on ratepayers by supplementing City revenues.

The City’s net contribution to this project is expected to be approximately $2.3 to $3 million, with the State Government contributing $1.6 million from unspent funds associated with the Beresford Foreshore Development.

This investment reflects the City’s commitment to long-term community benefits, reduced ratepayer reliance and strengthened economic stability.

EXECUTIVE RECOMMENDATION:

PART A

That Council by Absolute Majority pursuant to Sections 3.58 and 6.8 of the *Local Government Act 1995* RESOLVES to:

1. ENDORSE a rent then sell model and APPROVE that on disposal of the properties the net proceeds are transferred into Cash Reserves to support future major initiatives;

2. AMEND the 2024-25 Annual Budget to recognise $1,600,000 contribution from the State Government;
3. ENDORSE and in conjunction with the future awarding of the contract to construct, COMMIT to AUTHORISING expenditure in the 2024-25 Annual Budget based on the value of the contract and any other ancillary costs; and
4. NOTE that the City's contribution to the project will be funded from the Major Initiatives Cash Reserves.

PART B

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

1. AUTHORISE the CEO to call for tenders on the Olive Street Housing Project.

PART C

That Council by Simple Majority pursuant to Section 5.41 of the *Local Government Act 1995* ENDORSES the CEO to execute a Letter of Intent with Department of Communities for the Government Regional Officer Housing Program for:

a. Lot 287 (99) McAleer Drive, Mahomets Flats;
b. Lot 291 (97) McAleer Drive, Mahomets Flats;
c. Lot 294 (251) Willcock Drive, Mahomets Flats;
d. Lot 295 (253) Willcock Drive, Mahomets Flats;
e. Lot 296 (255) Willcock Drive, Mahomets Flats;
f. Lot 294 (257) Willcock Drive, Mahomets Flats; and
g. Lot 301 (265) Willcock Drive, Mahomets Flats.

On the following terms:

a. An initial term of 10 years, commencing on the practical completion of the construction of each home;
b. Set the commencing rent based on a market rent valuation as confirmed by an independent valuer;
c. Review the rent annually on each anniversary of the commencement date in accordance with the Perth Consumer Price Index (CPI), except on dates when a market rent review is scheduled;
d. Conduct a market rent review on the third, sixth and ninth anniversaries of the commencement date, allowing for potential rent increases or decreases; and
e. Each party will bear their own costs in relation to the preparation, negotiation, execution and registration of the Residential Tenancy Lease Agreement.

PROPONENT:

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

BACKGROUND:
Communities across Australia face a significant national housing shortage, expected to worsen in the coming years. The Real Estate Institute of WA (REIWA) projects an estimated shortfall of 22,000 homes over the next four years due to insufficient construction levels. Local governments and industries are exploring innovative solutions to address the issue as demand continues to outpace supply.

In 2012, the City developed the Olive Street Reserve, which included the creation of fifteen residential lots adjacent to the reserve. These newly established, serviced, freehold (green title) lots were marketed for sale, with eight lots successfully sold to help offset a portion of the development costs. However, seven (7) lots remain unsold and have since been retained by the City, with the land remaining vacant.

Council resolved on 28 May 2024 (Item No. CEO121) to:

1. *NOTE the attached initial business case drafted by City Officers on the Olive Street Housing Project; and*
2. *DIRECT the Chief Executive Officer to arrange a meeting with the Minister for Planning; Lands; Housing; Homelessness (Hon John Carey MLA) to gauge State Government interest in partnering with the City to progress the project.*

Following Council's resolution, Mayor Clune and the City's Director of Development Services met with the Hon. John Carey MLA, Minister for Planning; Lands; Housing; Homelessness, to present the Olive Street Reserve Housing Project concept and explore the potential for a State Government partnership to advance the initiative. The Minister responded positively, recognising the need to consult with the Hon. Donald Punch MLA, Minister for Regional Development, on the possibility of reallocating surplus funds from the Beresford Foreshore Project.

City Officers subsequently engaged with the Mid West Development Commission to provide information on the Project. On 29 October 2024, the Cook Government announced a $1.6 million commitment from the State Government to support the Olive Street Housing Project for key worker housing in Geraldton.

The Housing Authority, who operate within the Department of Communities (the Department), provide housing for essential government employees such as teachers, healthcare workers and police officers via the Government Regional Officer Housing (GROH) Program.

City Officers met with the Department to assess their housing needs and representatives confirmed the high demand for this type of housing who endorsed the Project as a suitable and attractive solution.

If Council supports the Project, it is recommended that the City execute a Letter of Intent outlining the lease terms, before construction begins, followed by a formal Agreement for Lease (AFL). Upon project completion, a Residential Tenancy Agreement will be established based on the agreed terms under the AFL. This will give the Council a guaranteed revenue stream over a 10 year period.

Providing additional quality homes to the GROH program will not only help sustain essential services and ensure they remain accessible in the region, but it also represents an astute economic prospect that will make a positive financial return on investment for Council.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
The availability of suitable accommodation has been a significant challenge within the community. This project aims to alleviate some of this pressure by contributing additional housing for key workers. Furthermore, it presents a valuable opportunity to support the local building industry through training and employment for local workers, enhancing skill development and economic resilience within the community.

Economy:
Access to suitable housing is crucial for the economic development of the region. Ongoing projects such as the redevelopment of the Geraldton Health Campus, and the Geraldton Port Maximisation Project aimed at increasing port capacity, underscore the growing demand for housing. Additionally, developments like the Oakajee project and local expansions further highlight the necessity for adequate accommodation to support the workforce driving these initiatives.

Environment:
There are no adverse environmental impacts.

Leadership:
This project provides Council with two key leadership opportunities: to actively contribute to addressing the current housing crisis and to work collaboratively with the State. Through this initiative, Council can play a pivotal role in supporting the community's housing needs while strengthening the intergovernmental partnerships for lasting regional impact.

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

RELEVANT PRECEDENTS:
The City has previously developed land for residential housing and the sale of vacant residential land. The City has previously converted leasehold land in Cape Burney, into freehold residential lots, generating a positive financial return. Recently, the City constructed a three-bedroom home in Mullewa for the Mullewa District Office manager and is refurbishing the residence for the Mullewa Doctor. Additionally, the City is currently conducting preliminary design, cost estimation and a business case for an accommodation project at Mahomets Flats. The City also manages the Point Moore Cottages, which consist of 174 homes currently leased to the local community.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
Previously, Council Members were consulted on a report recommending that various City-owned land parcels be placed on the market for sale, which was subsequently approved. The concept to construct housing on the land adjacent to the Olive Street Reserve was introduced at the 7 May 2024 Concept Forum, followed by a confidential item presented to the Council Meeting on 28 May 2024. Further discussion on this proposal occurred during the General Business segment of the 5 November 2024 Concept Forum.

LEGISLATIVE/POLICY IMPLICATIONS:
In addition to Section 3.57, local governments are also guided by Regulation 11 of the *Local Government (Functions and General) Regulations 1996*. Regulation 11 provides detailed rules for the tendering process, including the thresholds for tendering, the required procedures for advertising tenders and the conditions under which tenders can be awarded.

FINANCIAL AND RESOURCE IMPLICATIONS:
Housing stocks are seen as a sound and good long-term investment providing guaranteed annual dividends. With the past twelve-month medium price growth in Geraldton being approximately 20% and current indicators suggesting strong growth in the region over the next 10 years, this type of proposed investment is low risk with attractive returns. The attached updated business case provides both the alternative case modelling and detailed financial overview which includes the land value, construction estimates and administrative expenses for scoping, procurement, project management, recurrent operating costs and legal requirements. It also allows for capital renewal prior to any disposal.

The modelling attached to the business case assumes a 13 year period for the investment and final disposal of all properties, to allow for flexibility in the timing of disposal of properties in relation to the prevailing market conditions at that time.

INTEGRATED PLANNING LINKS:

Strategic Direction: Community	**Aspiration: Our Culture and heritage is recognised and celebrated. We are creative and resilient. We can all reach our full potential.**
Outcome 1.6	Community capacity, innovation and leadership is encouraged.

Strategic Direction: Economy	**Aspiration: A healthy thriving and resilient economy that provides opportunities for all whilst protecting the environment and enhancing our social and cultural fabric.**
Outcome 2.4	A desirable place to live, work, play, study, invest and visit
Strategic Direction: Environment	**Aspiration: Our natural environment has a voice at the table in all our decisions. We are a leader in environmental sustainability.**
Outcome 3.1	A City that is planned, managed and maintained to provide for environmental and community well being.
Strategic Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well informed decision-making.**
Outcome 4.4	Healthy financial sustainability that provides capacity to respond to change in economic conditions and community priorities.
Outcome 4.9	Collaboration and strategic alliances with Local Government partners delivers results for common aspirations.

REGIONAL OUTCOMES:
As outlined in this report, the housing crisis is a national issue. Recent Regional Capital Australia meetings have underscored this, with housing consistently identified as the top priority on recent agendas.

RISK MANAGEMENT:
Officers have conducted investigations into the Project's procurement requirements, financial and leasing. The $1.6 million commitment by the State Government significantly mitigates the financial risk. The City's Intention to Lease proposal has been discussed with the Department of Communities, identifying mutually beneficial terms. Should Council approve this project the next step would be to enter the intention to lease on the agreed terms. The procurement and construction phase risks have been identified through a risk assessment and are mitigated with strategies including a clear scope and project definition, oversight by a dedicated project supervisor and a Project Leadership Team.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
There are several options associated with this initiative which include:

1. The Council may choose not to proceed, as housing provision is not a core local government responsibility and it may prefer to allocate its limited project management resources to other Council initiatives;
2. The Council may opt to place the vacant land back on the market for sale; and
3. The Council may choose to scale down the project by developing a lesser number of homes.

These options were considered and are not recommended due to the severity of the housing challenge being experienced locally and that there is underutilised land that can be used to make a positive financial return for Council.

COUNCIL DECISION
MOVED MAYOR, SECONDED CR TANTI

PART A
That Council by Absolute Majority pursuant to Sections 3.58 and 6.8 of the *Local Government Act 1995* RESOLVES to:

1. **ENDORSE a rent then sell model and APPROVE that on disposal of the properties the net proceeds are transferred into Cash Reserves to support future major initiatives;**
2. **AMEND the 2024-25 Annual Budget to recognise $1,600,000 contribution from the State Government;**
3. **ENDORSE and in conjunction with the future awarding of the contract to construct, COMMIT to AUTHORISING expenditure in the 2024-25 Annual Budget based on the value of the contract and any other ancillary costs; and**
4. **NOTE that the City's contribution to the project will be funded from the Major Initiatives Cash Reserves.**

PART B
That Council by Simple Majority pursuant to Section 3.57 of the *Local Government Act 1995* RESOLVES to:

1. **AUTHORISE the CEO to call for tenders on the Olive Street Housing Project.**

PART C
That Council by Simple Majority pursuant to Section 5.41 of the *Local Government Act 1995* ENDORSES the CEO to execute a Letter of Intent with Department of Communities for the Government Regional Officer Housing Program for:

a. **Lot 287 (99) McAleer Drive, Mahomets Flats;**
b. **Lot 291 (97) McAleer Drive, Mahomets Flats;**
c. **Lot 294 (251) Willcock Drive, Mahomets Flats;**
d. **Lot 295 (253) Willcock Drive, Mahomets Flats;**
e. **Lot 296 (255) Willcock Drive, Mahomets Flats;**
f. **Lot 294 (257) Willcock Drive, Mahomets Flats; and**
g. **Lot 301 (265) Willcock Drive, Mahomets Flats.**

On the following terms:

a. **An initial term of 10 years, commencing on the practical completion of the construction of each home;**
b. **Set the commencing rent based on a market rent valuation as confirmed by an independent valuer;**

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

CARRIED BY ABSOLUTE MAJORITY 9/1

Time: 5:37 PM
Not Voted: 1
No Votes: 1
Yes Votes: 9

Name	Vote
Mayor Clune	YES
Cr. Colliver	NOT PRESENT
Cr. Cooper	YES
Cr. Critch	YES
Cr. Denton	YES
Cr. Fiorenza	YES
Cr. Horsman	YES
Cr. Keemink	NO
Cr. Librizzi	YES
Cr. Parker	YES
Cr. Tanti	YES

DS051 LEASE – REGIONAL SOUNDS INCORPORATED

AGENDA REFERENCE:	**D-24-147155**
AUTHOR:	**R Hall, Director Development Services**
EXECUTIVE:	**R Hall, Director Development Services**
DATE OF REPORT:	**6 November 2024**
FILE REFERENCE:	**GO/6/0029**
ATTACHMENTS:	**Yes (x1)** **Lease Diagram**

EXECUTIVE SUMMARY:
The purpose of this report is for Council to consider a proposed lease agreement between Regional Sounds Incorporated and the City of Greater Geraldton for a 386 m^2 portion of Crown Reserve 52016, Lot 2842 on Deposited Plan 185298 being 246 Marine Terrace, Geraldton, to deliver performance-focused music programs. The lease area is demonstrated in Attachment No. DS051 - Lease Diagram.

EXECUTIVE RECOMMENDATION:
That Council by Simple Majority pursuant to Section 3.58(5)(d) of the *Local Government Act 1995* RESOLVES to:

1. APPROVE a lease agreement between the City of Greater Geraldton and Regional Sounds Incorporated for a 386 m^2 portion of Crown Reserve 52016, Lot 2842 on Deposited Plan 185298 being 246 Marine Terrace, Geraldton;
2. MAKE the determination subject to consent from the Minister for Lands;
3. SET the proposed conditions as:
   a. Term of five (5) years with a further term option of five years (5), commencing on the date of execution;
   b. Set the lease fee in accordance with the City of Greater Geraldton Schedule of Fees and Charges reviewed annually;
4. ADVISE Regional Sounds Incorporated that they are responsible for paying:
   a. All applicable rates, taxes, insurances and other utilities; and
   b. Legal, administrative and survey expenses associated with the preparation, execution and registration of the lease documentation.

PROPONENT:
The proponent is Regional Sounds Incorporated (Regional Sounds).

BACKGROUND:
Crown Reserve 52016, comprising Lot 2842 (No. 246) Marine Terrace, Geraldton, is managed by the City of Greater Geraldton under Management Order O531540. The reserve is designated for heritage, community, and for purposes ancillary or beneficial to the designated purpose, including the power to lease.

Crown Reserve 52016

Reserve 52016 is home to the Original Railway Station (1878-1893), a key part of the first government railway in Western Australia. It is the first of an identical pair of railway stations in the state and has historical significance as a pioneering structure in WA's rail history. Listed on the State Register of Heritage Places by the Heritage Council of Western Australia in 1998, the listing highlights the station's significant social contribution to the local community's sense of place. Initially recognised for its role in transport, the station later served recreational and educational purposes as a public library and museum.

Regional Sounds is a not-for-profit organisation based in Geraldton, dedicated to fostering growth and creating pathways for developing regionally based musicians through skills-focused programs. Since January 2022 Regional Sounds have successfully conducted popular music and entertainment activities from the Original Railway Station after Council resolved on 27 July 2021 (Item No. DCS495) to approve a non-exclusive licence.

Regional Sounds showcases and supports local musicians, artists and performers in Geraldton and the Mid West region of WA, offering a platform for regional talent, including:

- Organising live music events, concerts and festivals like the Regional Sounds Music Festival;
- Offering workshops and skill-building programs for local artists;
- Encourages collaboration between regional artists and provides networking opportunities; and
- Elevating the region's unique cultural identity through art and music, raising the profile of Geraldton's creative scene both locally and beyond the region.

Council resolved on 31 May 2022 (Item No. DCS527) to approve a further licence term of two (2) years, which expired on 15 September 2024. Regional Sounds currently occupy the property through the holding-over clause of the license. Since the start of their non-exclusive licence in January 2022, Regional Sounds has been the sole user of the building. This exclusive use over the past two and a half years demonstrates that a non-exclusive licence does not align with the current arrangement, making a lease the more appropriate mechanism for formalising the agreement.

Regional Sounds has expressed interest in an exclusive lease agreement for a portion of Reserve 52016. Remi French Street Food has expressed interest in subleasing the servery at the rear of the building, overlooking the courtyard, which would contribute to further activating the space. Remi French Street Food is aware that the servery area does not include food preparation facilities. Should Council approve this lease proposal, Regional Sounds will negotiate sublease terms with Remi French Street Food which would be presented to Council for consideration at a future meeting when ready.

Should Council approve the proposed lease, Officers will collaborate with the City's Heritage Advisor to ensure that the heritage significance is preserved and enhanced. This collaboration will help support and accommodate the needs of Regional Sounds with best practices for the ongoing care of the building, ensuring that the site's historical value is respected. The building is in good condition and the Lessee is responsible for maintaining it to the current standard. An ingoing property condition report will document the property's condition at the start of the lease.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:

Supporting a lease for Regional Sounds will enrich the local cultural landscape by promoting music and the arts, creating valuable opportunities for community members to engage in creative projects. As a unique hub in the Mid-West region, Regional Sounds provides dedicated spaces and programs for musicians and creatives to collaborate, develop and highlight their work.

Economy:

Events and programs by Regional Sounds attract visitors and participants, which can benefit local businesses, increase foot traffic and support the local economy. The venue's activities contribute to a lively community atmosphere, making the area a more attractive destination.

Environment:
There are no adverse environmental impacts.

Leadership:
Active lease management is essential for demonstrating good governance.

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

RELEVANT PRECEDENTS:
Council resolved on 27 July 2021 (Item No. DCS495) to approve a licence for a three-month term with a further two-month option to Regional Sounds to use the Original Railway Station at a licence fee of $1.00 per annum.

Council resolved on 31 May 2022 (Item No. DCS527) to approve a licence for a twelve-month term with a further twelve-month option for Regional Sounds to use the Original Railway Station at a licence fee of $1.00 per annum.

Council resolved on 22 September 2022 (Item No. DCS470) to approve a lease for 21 years to Geraldton City Band Incorporated over a portion of Crown Reserve 30845 being Lot 550 (63) Cathedral Avenue, Geraldton.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
Council Members were consulted on the future possibilities for this site at the 3 September 2024 Concept Forum.

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

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

Section 30 of the *Local Government (Functions and General) Regulations 1996* details dispositions of property excluded from Section 3.58 of the *Local Government Act 1995*.

The management order for Reserve 52016 allows the power to lease subject to Ministerial consent.

FINANCIAL AND RESOURCE IMPLICATIONS:
The lease fees will be in accordance with the City of Greater Geraldton Schedule of Fees and Charges for Sporting and Community Groups, reviewed and adopted by Council annually.

Leasing this property would allow the City to save on the current scheduled maintenance costs – estimated at just over $11,000 including GST per annum for services such as air conditioning, elevator, fire equipment and pest control. These costs would typically be the responsibility of the Lessee. Additionally, there is a mutual benefit in the potential sublease by Regional Sounds to Remi French Street Food which could help offset these maintenance expenses, creating a more financially sustainable model for everyone involved.

Regional Sounds may be eligible for heritage grant funding from government entities and organisations that support cultural heritage preservation. Eligibility may require a minimum term of three (3) years tenure prior to eligibility. Such funding could assist in the conservation and restoration of the building.

INTEGRATED PLANNING LINKS:

Strategic Direction: Community	**Aspiration: Our Culture and heritage are recognised and celebrated. We are creative and resilient. We can all reach our full potential.**
Outcome 1.1	Enhanced lifestyle through spaces, places, programs, and services that foster connection and inclusion.
Outcome 1.3	Pride in place and a sense of belonging is commonplace.
Outcome 1.10	A place where people have access to, engage in and celebrate arts, culture, education, and heritage.
Strategic Direction: Economy	**Aspiration: A healthy thriving and resilient economy that provides opportunities for all whilst protecting the environment and enhancing our social and cultural fabric.**
Outcome 2.4	A desirable place to live, work, play, study, invest and visit
Outcome 2.6	A diverse and globally recognised regional capital.

REGIONAL OUTCOMES:
There are no adverse impacts on regional outcomes.

RISK MANAGEMENT:
There are no consequent risks inherent in approving – or not approving – the recommendation.

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

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

1. Not support the proposed lease and advertise an Expression of Interest to not-for-profit organisations. Regional Sounds has successfully activated the Original Railway Station, by contributing to options for community activity and enriching diversity in the West End. If their request is denied, they would lose a dedicated space, which could limit their ability to offer community activities, cultural engagement and skill development. Regional Sounds may then struggle to maintain consistent programming, impacting their efforts to engage youth, nurture local talent and enhance the local economy.
2. Support a continued non-exclusive licence arrangement. This option would permit Regional Sounds to use the space while allowing for shared access with other community groups. Managing a multi-user centre presents operational challenges. Competing demands for space and scheduling may lead to conflicts, limiting the effectiveness of user group programs. Additionally, shared access may reduce each organisation’s ability to personalise the space and develop consistent programming, affecting long-term planning and community engagement.

COUNCIL DECISION
MOVED CR TANTI, SECONDED CR LIBRIZZI
That Council by Simple Majority pursuant to Section 3.58(5)(d) of the *Local Government Act 1995* RESOLVES to:

1. **APPROVE a lease agreement between the City of Greater Geraldton and Regional Sounds Incorporated for a 386 m^2 portion of Crown Reserve 52016, Lot 2842 on Deposited Plan 185298 being 246 Marine Terrace, Geraldton;**
2. **MAKE the determination subject to consent from the Minister for Lands;**
3. **SET the proposed conditions as:**
   a. **Term of five (5) years with a further term option of five years (5), commencing on the date of execution;**
   b. **Set the lease fee in accordance with the City of Greater Geraldton Schedule of Fees and Charges reviewed annually;**
4. **ADVISE Regional Sounds Incorporated that they are responsible for paying:**
   a. **All applicable rates, taxes, insurances and other utilities; and**
   b. **Legal, administrative and survey expenses associated with the preparation, execution and registration of the lease documentation.**

CARRIED 10/0
Time: 5:39 PM
Not Voted: 1
No Votes: 0
Yes Votes: 10

Name	Vote
Mayor Clune	YES
Cr. Colliver	NOT PRESENT
Cr. Cooper	YES
Cr. Critch	YES
Cr. Denton	YES
Cr. Fiorenza	YES
Cr. Horsman	YES
Cr. Keemink	YES
Cr. Librizzi	YES
Cr. Parker	YES
Cr. Tanti	YES

12.2 REPORTS OF COMMUNITY AND CULTURE

There are none.

12.3 REPORTS OF CORPORATE SERVICES

CS168	GERALDTON HOTROD & COUNTRY CLUB INC. (GERALDTON CITY SPEEDWAY) – REQUEST FOR DONATION TO COVER RATES

AGENDA REFERENCE:	**D-24-147480**
AUTHOR:	**J McLean, Senior Management Accountant/Analyst**
EXECUTIVE:	**N Jane, A/Director Corporate Services**
DATE OF REPORT:	**28 October 2024**
FILE REFERENCE:	**FM/19/0006**
ATTACHMENTS:	**Yes (x2)** **A. Letter Requesting Donation** **B. CCS446 - Previous Council Item Request for Donation to Cover Rates**

EXECUTIVE SUMMARY:
The Geraldton Hotrod & Country Club Inc. (Geraldton City Speedway) has approached the City of Greater Geraldton (the City) with an updated request that Council continue to reimburse the rates levied on their property at Lot 2 (6) Bernie Clune Drive, Moonyoonooka by way of an annual donation. The previous resolution expired 2023-24. The purpose of this report is to seek Council approval to grant this annual donation for a further five (5) year term.

Council is required to impose rates on this land under the *Local Government Act 1995* as it does not satisfy the provisions to be non rateable. An annual donation arrangement is considered the best governance option as Council is not exempting the land from being rated or providing a concession.

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

1. AUTHORISE an annual donation to the Geraldton Hotrod & Country Club Inc. (Geraldton City Speedway) equivalent to the rates levied on Lot 2 (6) Bernie Clune Drive, Moonyoonooka, subject to the condition that the property in question continues to be used for its current purpose; and
2. MAKE the determination to grant this donation for a further period of five (5) years from 1 July 2024 to 30 June 2029.

PROPONENT:
The proponent is the Geraldton Hotrod & Country Club Inc. (Geraldton City Speedway).

BACKGROUND:
At the Ordinary Meeting of Council on 15 October 2019 (Item No. CCS446) the following was resolved:

1. *AUTHORISE an annual donation to the Geraldton Hotrod & Country Inc. (Geraldton City Speedway) equivalent to the rates levied on Lot 2 (6) Bernie Clune Drive Moonyoonooka, subject to the condition that the property in question continues to be used for its current purposes and remains vested to Geraldton Hotrod & Country Inc (Geraldton City Speedway); and*
2. *MAKE the determination to grant this donation for a period of five (5) years, commencing from July 2019.*

The majority of sporting and community groups are exempt from rates under a Council Decision dated 27 March 2001, which was effective from 1 July 2001, and states:

> *"That Council cease to rate community and sporting clubs occupying Council or DOLA lease land as at the beginning of the 2001-2002 year".*

In the adoption of the 2007-08 Budget (Item No. CS015, 14 August 2007), Council resolved to:

> *"Not provide any concession or relief to any privately owned sporting or recreational grounds, however Council will consider by way of a donation an amount equivalent to the rates levied".*

The property is primarily used for the following purposes:

- Speedway activities; and
- Go-karting.

The Midwest Kart Club lease a portion of land from the Geraldton Hotrod & Country Club Inc. The amount of the lease is around $1,600 per annum with these funds going towards maintaining the surrounds – firebreaks and fencing.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
The land is used by two sporting clubs which not only adds to and provides infrastructure that supports the City's strong sporting culture but also brings strong patronage to the City through national and state series and titles.

Economy:
There are no adverse economic impacts.

Environment:
There are no adverse environmental impacts.

Leadership:
Council is required to impose rates on this land under the *Local Government Act 1995* as it does not satisfy the provisions to be non rateable. An annual donation arrangement is considered the best governance option as Council is not exempting the land from being rated or providing a concession.

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

RELEVANT PRECEDENTS:
This proposed donation arrangement has relevance to Council's previous resolutions relating to the Geraldton Hotrod & Country Inc. annual donation (Item No. CCS446 – 15 October 2019) and Geraldton Greenough Rifle Club annual donation (Item No. CS119 – 30 April 2024).

Council's previous resolution exempting the majority of sporting and community groups from rates also has relevance to the proposed donation (City of Geraldton Item No. AF586 – 27 March 2001).

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

LEGISLATIVE/POLICY IMPLICATIONS:
Section 6.26(2) of the *Local Government Act 1995* defines land that is not rateable land. The land in question does not satisfy any of the provisions of section 6.26(2) of the Act and is therefore rateable land. Council is therefore obliged to impose rates on the land.

Section 6.47 of the Act empowers a Council to waive rates or grant other concessions:

> ***Section 6.47 Concessions***
> *Subject to the Rates and Charges (Rebates and Deferments) Act 1992, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive* a rate or service charge or resolve to grant other concessions in relation to a rate of service charge.*
>
> **Absolute majority required.*

However, section 6.48 of the *Local Government Act 1995* and regulation 69A of the *Local Government (Financial Management) Regulations 1996* restricts the exercise of this power:

> ***Section 6.48 Regulation of grant of discounts and concessions***
> *Regulations may prescribe circumstances in which a local government is not to exercise a power under section 6.46 or 6.47 or regulate the exercise of the power.*
>
> ***Regulation 69A When concession under Act s. 6.47 can not be granted***
> *A local government is not to exercise a power to grant a concession in relation to a rate or service charge under section 6.47 of the Act in circumstances where the concession is based on whether or not, or to the extent to which, the land in respect of which the rate or service charge is imposed is occupied by a person who owns the land.*

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

FINANCIAL AND RESOURCE IMPLICATIONS:
The levied rates on the property in 2024-25 (A61064) is $1,153. There are no financial or resource implications as the existing budget and Long-Term Financial Plan make provision for this annual donation.

INTEGRATED PLANNING LINKS:

Strategic Direction: Community	**Aspiration: Our Culture and heritage is recognised and celebrated. We are creative and resilient. We can all reach our full potential.**
Outcome 1.6	Community capacity, innovation and leadership is encouraged.
Outcome 1.8	Active living and recreation is encouraged.

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
As there are similar donation arrangements in place with other community groups on freehold land, the issue and perception of parity should form part of the consideration of this matter.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
No alternative options were considered by Officers due to the legislative restrictions surrounding the granting of rates concessions. However, Council may decide to not authorise a donation to the Geraldton Hotrod & Country Club Inc., this is a matter for Council.

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

1. NOT AUTHORISE an annual donation to the Geraldton Hotrod & Country Club Inc. (Geraldton City Speedway) equivalent to the rates levied on Lot 2 (6) Bernie Clune Drive, Moonyoonooka; and
2. MAKE the determination based on the following reason/s:
   a. To be determined by Council.

COUNCIL DECISION
MOVED CR CRITCH, SECONDED CR KEEMINK
That Council by Absolute Majority pursuant to Section 6.8 of the *Local Government Act 1995* RESOLVES to:

1. **AUTHORISE an annual donation to the Geraldton Hotrod & Country Club Inc. (Geraldton City Speedway) equivalent to the rates levied on Lot 2 (6) Bernie Clune Drive, Moonyoonooka, subject to the condition that the property in question continues to be used for its current purpose; and**
2. **MAKE the determination to grant this donation for a further period of five (5) years from 1 July 2024 to 30 June 2029.**

CARRIED BY ABSOLUTE MAJORITY 10/0
Time: 5:41 PM
Not Voted: 1
No Votes: 0
Yes Votes: 10

Name	Vote
Mayor Clune	YES
Cr. Colliver	NOT PRESENT
Cr. Cooper	YES
Cr. Critch	YES
Cr. Denton	YES
Cr. Fiorenza	YES
Cr. Horsman	YES
Cr. Keemink	YES
Cr. Librizzi	YES
Cr. Parker	YES
Cr. Tanti	YES

CS169 2025 COUNCIL MEETING SCHEDULE

AGENDA REFERENCE:	**D-24-142522**
AUTHOR:	**P Bennett, PA to Director Corporate Services**
EXECUTIVE:	**N Jane, A/Director Corporate Services**
DATE OF REPORT:	**6 September 2025**
FILE REFERENCE:	**GO/6/0029**
ATTACHMENTS:	**No**

EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval of the proposed Council Meeting Schedule for the 2025 calendar year. The *Local* Government *Act 1995* (Act) and associated regulations require the CEO to publish the meeting details for ordinary council meetings, and committee meetings that are required under the Act to be open to members of the public, before the beginning of the year in which they are to be held.

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

1. APPROVE the 2025 Council Meeting Schedule as follows:

2025	**CONCEPT FORUM** 1st Tuesday (Closed to the public)	**AGENDA FORUM** Tuesday before OMC * unless otherwise indicated	**ORDINARY MEETING OF COUNCIL** Last Tuesday of month * unless otherwise indicated
JAN	No Concept Forum	21 January 2025	28 January 2025
FEB	4 February 2025	18 February 2025	25 February 2025
MARCH	4 March 2025	18 March 2025 ** MULLEWA at 1:30pm	25 March 2025
APRIL	1 April 2025	22 April 2025	29 April 2025
MAY	6 May 2025	20 May 2025	27 May 2025
JUNE	3 June 2025	17 June 2025	24 June 2025
JULY	1 July 2025	22 July 2025 ** WALKAWAY at 5:30pm	29 July 2025
AUGUST	5 August 2025	19 August 2025 ** MULLEWA at 1:30pm	26 August 2025
SEPT	2 September 2025	23 September 2025	30 September 2025
OCT	7 October 2025	21 October 2025	28 October 2025
NOV	4 November 2025	18 November 2025	25 November 2025
DEC	2 December 2025	* 9 December 2025	* 16 December 2025
	Commencing 5:00 PM in the Civic Centre Function Room	Commencing 5:00 PM in Chambers, Cathedral Avenue, Geraldton ** unless otherwise indicated	

2. NOTE that meetings of the Behaviour Complaints Committee will be held in The Greenough Room, Cathedral Avenue, Geraldton, and scheduled as required.

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

BACKGROUND:
Section 5.3 of the Act allows Council to hold ordinary and special meetings. It further requires ordinary meetings to be held not more than three (3) months apart.

Regulation 12 of the *Local Government (Administration) Regulations 1996,* requires the CEO to publish on the City's website the meeting details (date, time and place) for ordinary council meetings and committee meetings required or proposed to be open to the public.

5.23. Meetings generally open to public

(1) Subject to subsection (2), the following are to be open to members of the public —

(a) all council meetings; and

(b) all meetings of any committee to which a local government power or duty has been delegated.

The meeting details must be published before the beginning of the year in which the meetings are to be held, with any change to the meeting details published as soon as practicable after the change is made.

12. Publication of meeting details (Act s. 5.25(1)(g))

(1) In this regulation —
***meeting details**, for a meeting, means the date and time when, and the place where, the meeting is to be held.*

(2) The CEO must publish on the local government's official website the meeting details for the following meetings before the beginning of the year in which the meetings are to be held —

(a) ordinary council meetings;

(b) committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public.

(3) Any change to the meeting details for a meeting referred to in subregulation (2) must be published on the local government's official website as soon as practicable after the change is made.

Ordinary Council Meetings
City Officers propose that the following meetings be held in 2025:

- Concept Forum on the first Tuesday of the month commencing at 5:00pm in the Civic Centre Function Room, Cathedral Avenue, Geraldton.
- Agenda Forum on the Tuesday before the Ordinary Meeting of Council commencing at 5:00pm in Council Chambers, Cathedral Avenue, Geraldton.

- Ordinary Meeting of Council on the last Tuesday of the month commencing at 5:00pm in Council Chambers, Cathedral Avenue, Geraldton.

Variations to the above meetings include:

- No Concept Forum to be held January 2025, due to the Christmas / New Year holiday period.
- March and August Agenda Forums to be held in Mullewa, commencing at 1:30pm.
- July Agenda Forum to be held in Walkaway, commencing at 5:30pm.
- December Agenda Forum and Ordinary Meeting of Council brought forward by two weeks due to the Christmas / New Year holiday period.

Committee Meetings
Council delegated powers to the Behaviour Complaints Committee on 25 June 2024 as recorded in the 2024-2025 Delegation Register (Item No. CS133).

The delegation to the Behaviour Complaints Committee provides the Committee with powers under the *Local Government (Model Code of Conduct) Regulations 2021* to manage complaints received under Division 3 of the Council Policy 4.2 Code of Conduct for Council Members, Committee Members and Candidates.

Behaviour Complaints Committee meetings are only held when required to deal with formal complaints, therefore dates cannot be determined in advance. As per the Committee Terms of Reference, meetings will be scheduled as required by the CEO or Behaviour Complaints Officer in consultation with the Committee Presiding Member. Meeting details of the Behaviour Complaints Committee will be published on the City's website as soon as practicable.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
The City is committed to engaging with its community and recognises that providing opportunities for the community to attend council meetings will result in more informed and engaged residents.

Economy:
There are no adverse economic impacts.

Environment:
There are no adverse environmental impacts.

Leadership:
It is a requirement under regulation 12 of the *Local Government (Administration) Regulations 1996* for the meeting details of ordinary council meetings and committee meetings required under the Act to be open to the public, to be published before the beginning of the year in which they are to be held.

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

RELEVANT PRECEDENTS:
The 2024 Meeting Schedule was approved by Council on 25 October 2022 (Item No. CS072 – 2024 Council Meeting Schedule).

COMMUNITY/COUNCIL MEMBER CONSULTATION:
Council Members were provided with the proposed meeting schedule for 2025 via Briefing Note on 29 October 2024.

LEGISLATIVE/POLICY IMPLICATIONS:
Regulation 12 of the *Local Government (Administration) Regulations 1996* requires the CEO to publish on the local government's official website the meeting details of certain meetings before the beginning of the year in which the meetings are to be held.

FINANCIAL AND RESOURCE IMPLICATIONS:
There are no financial or resource implications as the regulations now only require publication on the City's official website.

INTEGRATED PLANNING LINKS:

Strategic Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership and well informed decision-making.**
Outcome 4.2	Decision making is ethical, informed and inclusive.
Outcome 4.6	A community that is genuinely engaged and informed in a timely and appropriate manner.
Outcome 4.7	Council understands its roles and responsibilities and leads by example.

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
It is a legislative requirement under regulation 12 of the *Local Government (Administration) Regulations 1996* to publish the meetings details for 2025 before the beginning of the year.

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

COUNCIL DECISION
MOVED CR CRITCH, SECONDED CR KEEMINK
That Council by Simple Majority pursuant to Section 5.20 of the *Local Government Act 1995* RESOLVES to:

1. **APPROVE the 2025 Council Meeting Schedule as follows:**

2025	CONCEPT FORUM 1st Tuesday (Closed to the public)	AGENDA FORUM Tuesday before OMC * unless otherwise indicated	ORDINARY MEETING OF COUNCIL Last Tuesday of month * unless otherwise indicated
JAN	No Concept Forum	21 January 2025	28 January 2025
FEB	4 February 2025	18 February 2025	25 February 2025
MARCH	4 March 2025	18 March 2025 ** MULLEWA at 1:30pm	25 March 2025
APRIL	1 April 2025	22 April 2025	29 April 2025
MAY	6 May 2025	20 May 2025	27 May 2025
JUNE	3 June 2025	17 June 2025	24 June 2025
JULY	1 July 2025	22 July 2025 ** WALKAWAY at 5:30pm	29 July 2025
AUGUST	5 August 2025	19 August 2025 ** MULLEWA at 1:30pm	26 August 2025
SEPT	2 September 2025	23 September 2025	30 September 2025
OCT	7 October 2025	21 October 2025	28 October 2025
NOV	4 November 2025	18 November 2025	25 November 2025
DEC	2 December 2025	* 9 December 2025	* 16 December 2025
	Commencing 5:00 PM in the Civic Centre Function Room	Commencing 5:00 PM in Chambers, Cathedral Avenue, Geraldton ** unless otherwise indicated	

2. **NOTE that meetings of the Behaviour Complaints Committee will be held in The Greenough Room, Cathedral Avenue, Geraldton, and scheduled as required.**

CARRIED 10/0
Time: 5:42 PM
Not Voted: 1
No Votes: 0
Yes Votes: 10

Name	Vote
Mayor Clune	YES
Cr. Colliver	NOT PRESENT
Cr. Cooper	YES
Cr. Critch	YES
Cr. Denton	YES
Cr. Fiorenza	YES
Cr. Horsman	YES
Cr. Keemink	YES

Cr. Librizzi	**YES**
Cr. Parker	**YES**
Cr. Tanti	**YES**

CS170 SHORE LEAVE FESTIVAL SPONSORSHIP 2025

AGENDA REFERENCE:	**D-24-148815**
AUTHOR:	**P Radalj, Director Corporate Services**
EXECUTIVE:	**N Jane, A/Director Corporate Services**
DATE OF REPORT:	**11 November 2024**
FILE REFERENCE:	**GS/1/0053**
ATTACHMENTS:	**No**

EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval to commit to providing financial support ($110,000) to the 2025 Shore Leave Festival.

Advice recently received is that Tourism WA will sponsor Tourism Geraldton Mid West (TGMW) to deliver all elements of the Shore Leave Festival. The timing of the festival will still be around the ANZAC Day long weekend.

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

1. AUTHORISE expenditure in the 2024-25 Annual Budget of $110,000 for the 2025 Shore Leave Festival;
2. DELEGATE authority to the Chief Executive Officer to negotiate an Agreement with Tourism Geraldton Mid West regarding expenditure of the above funds in consideration of applying the following conditions:
   a. City funding to be only applied to community centric events located within our municipal boundary and not to support ticketed events;
   b. 2025 Festival to put a greater focus on whole of community activities; and
   c. Festival Procurement Plan to prioritise local service providers to deliver event related goods and services.

PROPONENT:
The proponent is Tourism Geraldton Mid West (TGMW).

BACKGROUND:
While the festival will still include events like the Abrolhos Long Table Lunches, greater focus will be applied to the community-centric elements of the festival (e.g. Beach Price Markets, entertainment, Food Marketplace etc.). TGMW have indicated that they are very conscious of past concerns from sponsors that their funding has been subsidising the more exclusive elements of the event and insufficient focus was applied to building the whole of community element of the festival.

The intent moving forward over the next few years is to make improvements to community accessibility, local content and open opportunities for better local training/upskilling outcomes.

Previously, Project 3, a Perth based event management company were contracted on behalf of TGMW to organise and deliver the festival. In 2025, Tourism WA will fund a position to support TGMW who will have responsibility to organise (including funding management) and deliver the festival. Mid West Development Commission have also indicated they will provide a resource to work across the various agencies and provide direct assistance to TGMW in the development and planning phases.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
Regional events provide the opportunity to bring communities together in a fun and friendly atmosphere and also, showcases the unique historical and cultural based elements of our community.

Economy:
Regional tourism and events play an important part in supporting local jobs, promoting the region through the associated marketing and value adds to attracting visitation to the area.

Environment:
There are no adverse environmental impacts.

Leadership:
There are no adverse leadership impacts.

RELEVANT PRECEDENTS:
The City was an inaugural sponsor of the festival and has annually supported the festival over the last three (3) years.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
A Briefing Note was provided to Council Members at the November Concept Forum and the matter of continuation of support for the festival was discussed during the forum.

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

FINANCIAL AND RESOURCE IMPLICATIONS:
At the adoption of the 2024-25 Annual Budget financial provision was made to sponsor the 2025 Festival. This council item seeks to now formally commit to and authorise the expenditure thus there is no impact to the current budget.

INTEGRATED PLANNING LINKS:

Strategic Direction: Community	**Aspiration: Our Culture and heritage is recognised and celebrated. We are creative and resilient. We can all reach our full potential.**
Outcome 1.1	Enhanced lifestyle through spaces, places, programs and services that foster connection and inclusion.
Strategic Direction: Economy	**Aspiration: A healthy thriving and resilient economy that provides opportunities for all whilst protecting the environment and enhancing our social and cultural fabric.**

Outcome 2.1	Local business is empowered and supported.
Outcome 2.4	A desirable place to live, work, play, study, invest and visit
Outcome 2.6	A diverse and globally recognised regional capital.

REGIONAL OUTCOMES:
A regional event provides the opportunity to market and raise the profile of Geraldton to visitors across the state and more broadly can deliver ongoing significant local economic benefits, particularly for the tourism, hospitality and retail/services sectors.

RISK MANAGEMENT:
There are numerous risks associated with Event Management. The major event risks include not meeting budget, safety related incidents and risks to corporate image if the event is not well received by the community. The short time frame within which TGMW now has to deliver the 2025 event will also be challenging.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
The alternate options are:

1. NOT SUPPORT the 2025 Shore Leave Festival; and
2. Make the determination based on the following reason/s:
   a. To be determined by Council.

Or

1. SUPPORT the 2025 Shore Leave Festival but to a lesser agreed value; and
2. Make the determination based on the following reason/s:
   a. To be determined by Council.

COUNCIL DECISION
MOVED CR COOPER, SECONDED CR CRITCH
That Council by Absolute Majority pursuant to Section 6.8 of the *Local Government Act 1995* RESOLVES to:

1. **AUTHORISE expenditure in the 2024-25 Annual Budget of $110,000 for the 2025 Shore Leave Festival;**
2. **DELEGATE authority to the Chief Executive Officer to negotiate an Agreement with Tourism Geraldton Mid West regarding expenditure of the above funds in consideration of applying the following conditions:**
   a. **City funding to be only applied to community centric events located within our municipal boundary and not to support ticketed events;**
   b. **2025 Festival to put a greater focus on whole of community activities; and**
   c. **Festival Procurement Plan to prioritise local service providers to deliver event related goods and services.**

CARRIED BY ABSOLUTE MAJORITY 10/0

Time: 5:48 PM
Not Voted: 1
No Votes: 0
Yes Votes: 10

Name	Vote
Mayor Clune	**YES**
Cr. Colliver	**NOT PRESENT**
Cr. Cooper	**YES**
Cr. Critch	**YES**
Cr. Denton	**YES**
Cr. Fiorenza	**YES**
Cr. Horsman	**YES**
Cr. Keemink	**YES**
Cr. Librizzi	**YES**
Cr. Parker	**YES**
Cr. Tanti	**YES**

CS171 STATEMENT OF FINANCIAL ACTIVITY AND STATEMENT OF FINANCIAL POSITION FOR THE PERIOD ENDED 31 OCTOBER 2024

AGENDA REFERENCE:	**D-24-147613**
AUTHOR:	**J McLean, Senior Management Accountant, Analyst**
EXECUTIVE:	**N Jane, A/Director Corporate Services**
DATE OF REPORT:	**6 November 2024**
FILE REFERENCE:	**FM/17/0015**
ATTACHMENTS:	**Yes (x1)** **Monthly Management Report for period ended 31 October 2024**

EXECUTIVE SUMMARY:
The purpose of this report is to provide Council with a comprehensive report on the City's finances to 31 October 2024.

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

1. RECEIVE the monthly Statement of Financial Activity for the period ended 31 October 2024, as attached; and
2. RECEIVE the monthly Statement of Financial Position as at 31 October 2024, as attached.

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

BACKGROUND:
The financial performance and position at the end of October 2024 is detailed in the attached report.

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

Operating Income	$	526,846	0.7%	over YTD Budget	☑
Operating Expenditure	$	632,861	1.9%	under YTD Budget	☑
Net Operating	$	1,159,707	2.9%	under YTD Budget	☑
Capital Expenditure	$	4,081,836	39.4%	under YTD Budget	☑
Capital Revenue	$	92,847	28.9%	under YTD Budget	☒

Cash at Bank – Municipal	$13,661,401
Cash at Bank – Reserve	$ 22,754
Current Investments	$75,375,200
Current Rates Collected to October 2024	72.51%
Current Rates Collected to October 2023	74.29%

Rates Arrears Collected to October 2024	28.23%
Rates Arrears Collected to October 2023	26.94%

The attached report provides explanatory notes for items greater than 10% or $50,000. This commentary provides Council with an overall understanding of how the finances are progressing in relation to the budget. The financial performance presented in the October financials show a YTD positive variance of $1,159,707 in the net operating surplus/(deficit) result.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
There are no adverse community impacts.

Economy:
There are no adverse economic impacts.

Environment:
There are no adverse environmental impacts.

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

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

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

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

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

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

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

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

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

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

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

COUNCIL DECISION
MOVED CR LIBRIZZI, SECONDED CR COOPER
That Council by Simple Majority pursuant to Regulation 34 and 35 of the *Local Government (Financial Management) Regulations 1996* RESOLVES to:

1. **RECEIVE the monthly Statement of Financial Activity for the period ended 31 October 2024, as attached; and**
2. **RECEIVE the monthly Statement of Financial Position as at 31 October 2024, as attached.**

CARRIED 10/0
Time: 5:49 PM
Not Voted: 1
No Votes: 0
Yes Votes: 10

Name	**Vote**
Mayor Clune	**YES**
Cr. Colliver	**NOT PRESENT**
Cr. Cooper	**YES**

Cr. Critch	**YES**
Cr. Denton	**YES**
Cr. Fiorenza	**YES**
Cr. Horsman	**YES**
Cr. Keemink	**YES**
Cr. Librizzi	**YES**
Cr. Parker	**YES**
Cr. Tanti	**YES**

12.4 REPORTS OF INFRASTRUCTURE SERVICES

IS317 GERALDTON JETTY	
AGENDA REFERENCE:	**D-24-148217**
AUTHOR:	**C Lee, Director Infrastructure Services**
EXECUTIVE:	**C Lee, Director Infrastructure Services**
DATE OF REPORT:	**04 November 2024**
FILE REFERENCE:	**GO/6/0029**
ATTACHMENTS:	**Yes (x1)** **Geraldton Jetty Business Case – Options Analysis**

EXECUTIVE SUMMARY:
The purpose of this report is for Council to consider undertaking a detailed financial analysis on the cost implications of a potential public jetty development in the City of Greater Geraldton.

The analysis, based on the Geraldton Jetty Business Case, is to consider the associated impacts on the City's Long Term Financial Plan and to assist with determining the City's appetite for proceeding to a further stage of consultation, studies, investigations and design development of a project.

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

1. RECEIVE the Geraldton Jetty Business Case Options Analysis;
2. DIRECT the CEO as part of annual review of the City's Long Term Financial Plan to undertake detailed modelling in relation to financial capacity and cost implications to fund the options put forward; and
3. CONTINUE to investigate the appetite from the State and Commonwealth to financially support this proposed initiative.

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

BACKGROUND:
A petition was received by Council Item No. CS076 Petition – Funding for Preliminary Study of Jetty for Geraldton Project on 28 November 2023, which requested Council to consider committing funding of $200,000 for preliminary studies into the construction of a Jetty at Midalia Beach, Geraldton.

Subsequently, Council within Item No. IS297 Geraldton Jetty on 19 December 2023 resolved to:

1. ENDORSE funding of $50,000 to undertake a business case for the possible construction of a Jetty in Geraldton, with the business case to consider as a minimum:
   a. the economic *impacts of the project on the local community and local community infrastructure;*

b. the capital and maintenance cost impacts on the Council budget for various Jetty configurations having different cost implications;
c. the impact on the City's capacity to fund other priority projects;

2. *CONFIRM this funding allocation as part of the upcoming mid-year budget review; and*
3. *DIRECT the CEO to write to the Federal and State Governments to ascertain their level of interest in financially supporting the project.*

REASON FOR VARIATION TO EXECUTIVE RECOMMENDATION: Council to not be responsible to commit significant City funds and resources on the project until the business case is complete. Council can then consider the site selection study and initial design.

The City engaged Remplan, an independent consultancy specialising in developing detailed business cases and cost benefit analysis, to undertake an assessment of potential options and the associated costs and benefits for the construction of a public recreational jetty to be located at Midalia Beach in Geraldton.

Remplan are supported by subconsultants MP Rogers & Associates, a renowned coastal and port engineering company, to develop concept plans including a layout plan sketch, indicative sections and opinion of probable construction cost estimates.

For the purposes of comparison, a 125-metre-long option was developed across all locations considered on the basis that this is a reasonably "typical" jetty length used throughout the state and that a typical unit rate / linear metre could be easily calculated and applied to estimate costs of a longer structure if required.

In the development of the options, consideration was given to the following key elements:

- the best location for a jetty in Geraldton, if any;
- the best jetty configuration and structure, if any;
- the economic impacts of the project on the local community and local infrastructure;
- the capital and maintenance cost implications for Council; and
- the impact on the City's capacity to fund other priority projects.

Based upon the above, the study considered three (3) potential jetty locations in Geraldton including:

1. A Spur Breakwater Jetty extending 125-metres North-West from the existing southern rock wall at Midalia Beach;
2. The Midalia Beach Jetty configuration as proposed by the Jetty for Geraldton group; and
3. A 125-metre Jetty extension of the existing Durlacher Street Groyne structure near Dome Café.

Development of the options took into consideration the best whole of life outcomes including construction techniques and materials. Load allowances (pedestrians & maintenance vehicles) and wave loads, both horizontal and vertical and included that the Jetty design reflects Australian Standard design elements being a steel pile & concrete deck construction with a jetty deck height of 4.5 metres above water (to address wave uplift load) and a lower deck at height of 1.5 metres above water.

Estimated construction, maintenance and end of life demolition costs for all three (3) options are as set out below:

	Option 1 Spur Breakwater Jetty	Option 2 Midalia Beach Jetty	Option 3 Durlacher Street Groyne Jetty
Preliminary construction cost (incl. contingencies)	$11.9M	$24.1M	$11.9M
Maintenance cost over a 10-year period	$1.5M	$3.1M	$1.5M
End of life demolition costs (preliminary)	$2.5M	$5.0M	$2.5M

Using the costs tabled above, a preliminary cost-benefit analysis (CBA) was conducted for each option over a 20-year period. The analysis concluded that:

Option 1 – At an estimated construction cost of $11.9M the Spur Breakwater Jetty provides a net benefit of $4.8M with a cost to benefit ratio of 1.00:1.37.

Option 2 - At an estimated construction cost of $24.1M the Midalia Beach Jetty, while larger in scale, is the least viable, with a net benefit of -$8.6M and a cost to benefit ratio of 1.00:0.66.

Option 3 - At an estimated construction cost of $11.9M the Durlacher Street Groyne Jetty provides a net benefit of $9.0M and a cost to benefit ratio of 1.00:1.71.

In summary, the business case report indicates a poor financial return on investment due to a lack of revenue stream associated with the capital outlay, which is reflective of projects with a primary purpose of community and social benefit.

The City has fulfilled the previous recommendation and now completed the Business Case and distributed the City's Midwest Regional Projects 'wish list' (which includes details of funding for the next stage of jetty investigations, studies and design) to Hon Roger Cook MLA, Premier of Western Australia and Hon Melissa Price MP, Federal Member for Durack WA in an attempt to seek early interest in potential funding contributions.

This report now recommends undertaking a detailed financial analysis on the implications of the capital, operational and decommissioning costs of the proposed project on its long-term financial planning, determine Council's position and appetite to proceed further with this project and continue to pursue external funding contribution opportunities accordingly.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
There are no adverse community impacts as the Executive Recommendation is to undertake a detailed financial assessment of the implications of the project on the City's Long Term Financial Plan prior to proceeding any further with the project.

Economy:
There are no adverse economic impacts associated with undertaking a detailed financial analysis as recommended.

Environment:
There are no adverse environmental impacts associated with undertaking a detailed financial analysis as recommended.

Leadership:
The Executive Recommendation is in alignment with Council Policy 4.5 Asset Management demonstrating Council's commitment to undertaking the required due diligence prior to consideration of any new major projects.

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

RELEVANT PRECEDENTS:
There are no relevant precedents.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
Council was provided with a summary of the draft Remplan Report at the November 2024 Council Concept Forum meeting and the lead petitioner was formally advised that the Business Plan has been completed and is being presented to Council during the November 2024 round of meetings.

In addition, the City maintains its 'Midwest Regional Projects' document that is used to promote priority projects in the region and advocate for funding where appropriate. This document identifies the jetty project and seeks funding to assist with further business case, investigations, studies, detailed design and cost estimate development and was distributed to the Hon Roger Cook MLA, Premier of Western Australia, the Hon Melissa Price MP, Federal Member for Durack WA and 21 other Ministers in 2024.

LEGISLATIVE/POLICY IMPLICATIONS:
The Executive Recommendation is in accordance with Council Policy 4.5 Asset Management.

FINANCIAL AND RESOURCE IMPLICATIONS:
The Executive Recommendation commits officer time only towards undertaking a detailed financial analysis of the potential impacts to the City's Long Term Financial Plan.

Key elements of the analysis would include consideration of funding requirements from reserves and or loans for the capital cost of construction (with and without external funding contributions) and the potential rating implications required to fund the annual maintenance costs and provision of an adequate sinking fund for demolition at the end of useful life.

INTEGRATED PLANNING LINKS:

Strategic Direction: Community	**Aspiration: Our Culture and heritage is recognised and celebrated. We are creative and resilient. We can all reach our full potential.**
Outcome 1.1	Enhanced lifestyle through spaces, places, programs, and services that foster connection and inclusion.
Strategic Direction: Economy	**Aspiration: A healthy thriving and resilient economy that provides opportunities for all whilst protecting the environment and enhancing our social and cultural fabric.**
Outcome 2.4	A desirable place to live, work, play, study, invest and visit
Strategic Direction: Leadership	**Aspiration: A strong local democracy with an engaged community, effective partnerships, visionary leadership, and well-informed decision-making.**
Outcome 4.2	Decision making is ethical, informed, and inclusive.

REGIONAL OUTCOMES:
There are no impacts to regional outcomes associated with Executive Recommendation at this stage.

RISK MANAGEMENT:
The Executive Recommendation provides a process to mitigate future financial risk by undertaking a detailed financial analysis. Completion of the above will provide for greater certainty regarding capital and operational cost implications that will be required to support any grant funding opportunities that may present.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
The following two (2) options were considered by City Officers:

1. Council may choose to allocate additional funding towards progressing with the necessary investigations, studies, consultation, design and cost estimate development. Subject to the preferred location being identified these costs are currently estimated to be in the order of $0.8M - $1.6M however these costs could be staged over consecutive fiscal years.
2. Council may choose not to proceed any further with the project given the estimated Business Case Cost Benefit Ratio's, the requirement for

significant capital investment (subject to funding assistance) and the budget implications for other council priority projects.

Cr A Horsman declared an Impartiality interest in Item No. IS317 Geraldton Jetty as he is an active participant on Facebook page, Jetty for Geraldton and is a Member only, no admin duties or otherwise, therefore remained in Chambers.

Cr Horsman moved a motion different from the Executive Recommendation to defer Item No. IS317 Geraldton Jetty:

1. *DEFER item IS317 to the Ordinary meeting of Council in April of 2025;*
2. *DIRECT the CEO to write to the Member for Geraldton Lara Dalton, for a written response on her position as to funding the Jetty for Geraldton;*
3. *DIRECT the CEO to write to Member for Durack Melissa Price for a written response on her position as to funding the Jetty for Geraldton; and*
4. *FORWARD a copy of the Jetty for Geraldton Business Case Study to both members for their consideration.*

During the debate, Cr Librizzi proposed an amendment to the motion to add two points noted in the Executive Recommendation to:

- *RECEIVE the Geraldton Jetty Business Case Options Analysis; and*
- *DIRECT the CEO as part of annual review of the City's Long Term Financial Plan to undertake detailed modelling in relation to financial capacity and cost implications to fund the options put forward.*

And requested to add:

- *DIRECT the CEO to report back to Council at their April 2025 meeting.*

These amendments were approved by the Mover and Seconder.

During the debate, Cr Critch proposed an amendment to the motion to write to all State and Federal Candidates in the seats of Geraldton and Durack for a written response on their position as to funding the Jetty for Geraldton.

This amendment was approved by the Mover and Seconder.

These updates were added to the substantive motion.

COUNCIL DECISION
MOVED CR HORSMAN, SECONDED CR KEEMINK
That Council, by Simple Majority, pursuant to section 5.20 of the Local Government Act 1995 RESOLVES to:

1. **RECEIVE the Geraldton Jetty Business Case Options Analysis;**
2. **DIRECT the CEO to write to all State and Federal Candidates in the seats of Geraldton and Durack for a written response on their position as to funding the Jetty for Geraldton;**
3. **FORWARD a copy of the Jetty for Geraldton Business Case Study to all State and Federal Candidates in the seats of Geraldton and Durack for their consideration;**

4. **DIRECT the CEO as part of annual review of the City's Long Term Financial Plan to undertake detailed modelling in relation to financial capacity and cost implications to fund the options put forward; and**
5. **DIRECT the CEO to report back to Council at their April 2025 meeting.**

CARRIED 7/3
Time: 6:19 PM
Not Voted: 1
No Votes: 3
Yes Votes: 7

Name	Vote
Mayor Clune	NO
Cr. Colliver	NOT PRESENT
Cr. Cooper	YES
Cr. Critch	YES
Cr. Denton	YES
Cr. Fiorenza	YES
Cr. Horsman	YES
Cr. Keemink	YES
Cr. Librizzi	YES
Cr. Parker	NO
Cr. Tanti	NO

REASON FOR VARIATION TO EXECUTIVE RECOMMENDATION:
Directive 3 of the motion passed 8/3 at the December 2023 Ordinary Meeting of Council for the CEO to write to Members for their positions on funding a Jetty for Geraldton has not been satisfied. The inclusion of the Jetty project on a "Wishlist" of projects for the Midwest region has not been specific enough to encourage a tangible response in writing by said members for Council Members to make an informed decision on whether the project has potential for external funding from State and Federal grants. The timing of an election year for State and Federal government has potential for definite commitment opportunities from State and Federal funding, if time is allowed to further investigate those sources.

12.5 REPORTS OF OFFICE THE CEO

There are none.

12.6 REPORTS TO BE RECEIVED

RR65 REPORTS TO BE RECEIVED – NOVEMBER	
AGENDA REFERENCE:	**D-24-151125**
AUTHOR:	**R McKim, Chief Executive Officer**
EXECUTIVE:	**R McKim, Chief Executive Officer**
DATE OF REPORT:	**14 November 2024**
FILE REFERENCE:	**GO/6/0029**
ATTACHMENTS:	**Yes (x5)** **A. DSDD025 – Delegated Determinations and Subdivision Applications for Planning Approval** **B. CS172 - 2023-24 Corporate Business Plan 2024-25 - Quarter One Reporting** **C. CEO128 – WALGA State Council Agenda – 6 December 2024** **D. CS173 – List of Accounts Paid Under Delegation – October 2024** **E. CS174 – List of Payments by Employees via Purchasing Cards – October 2024**

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. DSDD025 - Delegated Determinations and Subdivision Applications for Planning Approval.
   b. Reports – Corporate Services:
      i. CS172 - 2023-24 Corporate Business Plan 2024-25 - Quarter One Reporting;
   c. Reports – Office of the CEO:
      i. CEO128 - WALGA State Council Agenda – 6 December 2024.

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. CS173 – List of Accounts Paid Under Delegation – October 2024; and
ii. CS174 - List of Payments by Employees via Purchasing Cards – October 2024.

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

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

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

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
There are no adverse community impacts.

Economy:
There are no adverse economic impacts.

Environment:
There are no adverse environmental impacts.

Leadership:
There are no adverse leadership impacts.

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

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

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

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

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

INTEGRATED PLANNING LINKS:

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

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

RISK MANAGEMENT:
There are no risks to be considered.

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

COUNCIL DECISION
MOVED CR LIBRIZZI, SECONDED CR COOPER
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. **DSDD025 - Delegated Determinations and Subdivision Applications for Planning Approval.**
   b. **Reports – Corporate Services:**
      i. **CS172 - 2023-24 Corporate Business Plan 2024-25 - Quarter One Reporting;**
   c. **Reports – Office of the CEO:**
      i. **CEO128 - WALGA State Council Agenda – 6 December 2024.**

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. **CS173 – List of Accounts Paid Under Delegation – October 2024; and**
      ii. **CS174 - List of Payments by Employees via Purchasing Cards – October 2024.**

CARRIED 10/0
Time: 6:20 PM
Not Voted: 1
No Votes: 0
Yes Votes: 10

Name	Vote
Mayor Clune	YES
Cr. Colliver	NOT PRESENT
Cr. Cooper	YES
Cr. Critch	YES
Cr. Denton	YES
Cr. Fiorenza	YES
Cr. Horsman	YES
Cr. Keemink	YES
Cr. Librizzi	YES
Cr. Parker	YES
Cr. Tanti	YES

13 MOTIONS BY MEMBERS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

There are none.

14 QUESTIONS FROM MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

There are none.

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

There are 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.

Confidential discussion was not required.

CS175 RFT 2425 15 COMMERCIAL WATER TANK RENEWALS

AGENDA REFERENCE:	**D-24-147597**
AUTHOR:	**C Bryant, Coordinator Procurement, B Pearce, Manager Corporate Compliance and Safety**
EXECUTIVE:	**N Jane, A/Director Corporate Services**
DATE OF REPORT:	**21 October 2024**
FILE REFERENCE:	**FM/25/0329**
ATTACHMENTS:	**Yes (x1) Confidential Confidential – RFT 2425 15 Evaluation Report**

EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval to award tender RFT 2425 15 Commercial Water Tank Renewals separable portions to the recommended tenderer.

The contracts are to run for a period of two years for the delivery of budgeted commercial water tank renewals.

The initial contracts will be in place from 6 December 2024 to 5 December 2026 with the option for a one-year extension exercisable at the discretion of the Principal.

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

1. AWARD the contract RFT 2425 15 Commercial Water Tank Renewals separable portions to the recommended tenderer; and
2. RECORD the estimated annual contract values in the minutes.

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

BACKGROUND:
Tender RFT 2425 15 Commercial Water Tank Renewals (RFT) was advertised in The Geraldton Guardian on 30 August 2024, in The West Australian on 31 August 2024, and the City's TenderLink e-Tendering Portal. The RFT closed on 10 October 2024.

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

The RFT has a two-year duration commencing from 6 December 2024 and has a one-year extension option at the absolute discretion of the City. The City has adopted a two-year supply contract period for a variety of goods and services used in it's maintenance programs.

There have previously been multiple short term minor contracts via Request for Quote (RFQ) and a tender RFT 2324 06 for commercial grade Zincalume and Colourbond tanks. There have also been multiple short term minor contracts via RFQ including VP342188 and VP380279 for commercial grade poly water tanks.

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
Well maintained irrigated public open spaces support the community by enabling public open spaces to be enjoyed.

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

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

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

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

RELEVANT PRECEDENTS:
The City awarded RFT 2324 06 Commercial Water Tank Renewals for one commercial grade Zincalume and one commercial grade Colourbond water tank in October 2023. As detailed above there has not been a two-year supply contract tendered previously for these works, however there are City precedents for procurement processes approaching tender threshold to be assessed and issued as public requests for tender. Such examples are RFT 2223 05 Bulldozer Wet Hire for Gravel Pits and RFT 2223 06 Cleaning of BBQ's, Fish Cleaning Stations and Street Furniture.

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

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

FINANCIAL AND RESOURCE IMPLICATIONS:
The approximate expenditure on Commercial Water Tank Renewals for both separable portions is $283,174 (excluding GST) per annum (no traffic management required for this contract). Assuming all extension periods are exercised, the estimated total contract value over three years is $849,522 (excluding GST). These funds are sourced primarily from the Maintenance Operations and Project Delivery and Engineering operational and capital budgets, and any cost movement will be accounted for, and adjustments will be made in both Annual Budgets and the Long-Term Financial Plan (LTFP).

INTEGRATED PLANNING LINKS:

Strategic Direction: Community	**Aspiration: Our Culture and heritage is recognised and celebrated. We are creative and resilient. We can all reach our full potential.**
Outcome 1.1	Enhanced lifestyle through spaces, places, programs and services that foster connection and inclusion.
Strategic Direction: Economy	**Aspiration: A healthy thriving and resilient economy that provides opportunities for all whilst protecting the environment and enhancing our social and cultural fabric.**
Outcome 2.1	Local business is empowered and supported.
Strategic Direction: Environment	**Aspiration: Our natural environment has a voice at the table in all our decisions. We are a leader in environmental sustainability.**
Outcome 3.1	A City that is planned, managed and maintained to provide for environmental and community well being.

REGIONAL OUTCOMES:
There are no impacts to regional outcomes.

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

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

1. Call for individual quotations and tenders for specific commercial water tank renewals. This option is not supported and was discounted due to the volume of administrative effort required, and the potential to have higher costs through multiple small purchases.

COUNCIL DECISION
MOVED CR COOPER, SECONDED CR LIBRIZZI
That Council by Simple Majority pursuant to Sections 3.57 and 5.20 of the *Local Government Act 1995* RESOLVES to:

1. **AWARD the contract RFT 2425 15 Commercial Water Tank Renewals separable portions to the recommended tenderer being:**
   a. **Separable Portion A – Supply, Delivery and Installation of Commercial Grade Zincalume or Colourbond Tanks of Varying Sizes - Midwest Turf Supplies;**
   b. **Separable Portion B – Supply and Delivery of Commercial Grade Poly Water Tanks of Varying Sizes - Midwest Turf Supplies;**
2. **RECORD the estimated annual contract values in the minutes being:**
   a. **Separable Portion A – Supply, Delivery and Installation of Commercial Grade Zincalume or Colourbond Tanks of Varying Sizes - $221,507 excluding GST (no Traffic management required for this contract); and**
   b. **Separable Portion B – Supply and Delivery of Commercial Grade Poly Water Tanks of Varying Sizes - $61,667 excluding GST (no Traffic management required for this contract).**

CARRIED 10/0
Time: 6:22 PM
Not Voted: 1
No Votes: 0
Yes Votes: 10

Name	Vote
Mayor Clune	YES
Cr. Colliver	NOT PRESENT
Cr. Cooper	YES
Cr. Critch	YES
Cr. Denton	YES
Cr. Fiorenza	YES
Cr. Horsman	YES
Cr. Keemink	YES
Cr. Librizzi	YES
Cr. Parker	YES
Cr. Tanti	YES

IS318	RFT 2425 16 NANGETTY-WALKAWAY BRIDGE REPLACEMENT - CONSTRUCTION
AGENDA REFERENCE:	**D-24-144344**
AUTHOR:	**C Edwards, Manager Project Delivery and Engineering**
EXECUTIVE:	**C Lee, Director Infrastructure Services**
DATE OF REPORT:	**31 October 2024**
FILE REFERENCE:	**GO/6/0029**
ATTACHMENTS:	**Yes (x1) Confidential Confidential – RFT 2425 16 Tender Evaluation Report**

EXECUTIVE SUMMARY:
The purpose of this report is to seek Council approval to award RFT 2425 16 Nangetty-Walkaway Bridge Replacement – Construction to the preferred tenderer.

EXECUTIVE RECOMMENDATION:
That Council by Absolute Majority pursuant to Section 3.57 and 6.8 of the *Local Government Act 1995* RESOLVES to:

1. ENDORSE the outcome of the evaluation panel's assessment in relation to RFT 2425 16 Nangetty-Walkaway Bridge Replacement – Construction;
2. RECORD the name of the preferred tenderer, the conforming and alternative tendered sums;
3. APPROVE the following 2024/25 budget amendment;
   a. Increase the budget for the project by $1.4M from $7,595,573 to $8,995,573;
   b. Increase the transfer from Asset Renewal Reserve by $1.4M from $2M to $3.4M;
4. DELEGATE to the CEO the authority to enter into negotiations with the preferred tender to value manage, to the extent necessary, to reduce the contract value with agreed value engineering options; and
5. ADVISE Council with an outcome of the negotiations and the final agreed contract sum.

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

BACKGROUND:
The Nangetty-Walkaway Road Bridge was constructed over 60 years ago circa 1963 and is located on an important route that services grain harvest, lime-sand, sand mining and other commodity freight operations providing an important link to the Geraldton Port via the Geraldton-Mount Magnet Road.

Three (3) years ago, in February 2021 Main Roads WA (MRWA) undertook a Level 3 Condition Inspection of the bridge which found that it needed significant repair, was no longer fit for purpose and was nearing the end of its useful life. The City investigated a number of short, medium and long-term solutions to

mitigate further deterioration and renew the asset. Traffic management was introduced on the bridge to reduce vehicle speeds to limit further damage and a decision was made to proceed with the replacement of the bridge.

In consultation with MRWA, the City engaged ARUP Consulting Engineers in 2021 to prepare a 5% concept design and estimate of cost as a basis for a grant application to the Bridges Renewal Program (BRP). The BRP was established to provide funding to State, Territory and Local Governments to upgrade and replace bridges to enhance access for local communities and facilitate higher productivity through improving vehicle movement.

In March 2022, City Officers submitted a BRP grant application to replace the Nangetty-Walkaway Bridge at a total estimated cost of $8,040,575 which was based on the 5% concept design. The BRP grant application was successful with the maximum funding of $5,539,307 received and endorsed by Council in October 2022.

Consultants Wallbridge Gilbert Aztec (WGA) were successful in their tender for the design component of the Nangetty-Walkaway Bridge Replacement along with site-based technical support during the construction phase of the project. Site supervision and quality control by the consultant is required as the necessary experience in bridge construction is not available in-house.

WGA completed 100% Issued for Tender designs, design report and supporting documentation inclusive of a pre-tender estimate for the construction component of the project totalling $7,030,939.55.

Request for Tender 2223 18 was advertised on 29 June 2024 seeking tender pricing to replace the existing Nangetty-Walkaway Bridge. 26 tenderers registered to receive copies of the tender and three (3) tender submissions were received. The tender submissions were evaluated. One (1) tender was rejected as non-compliant with the two (2) compliant tenders significantly over budget.

An assessment was undertaken by WGA to determine if there were any obvious anomalies, justification for the high prices, or opportunity for negotiation was undertaken. It was agreed that the City's best course of action would be to undertake value engineering where possible and to retender the project.

RFT 2425 16 Nangetty-Walkaway Bridge Replacement – Construction was re-advertised on 31 August 2024.

27 tenderers registered to receive copies of the tender and three (3) tender submissions were received. The three (3) tenderers were the same three (3) tenderers who provided submissions in the previous release. Two (2) of the three (3) tenderers provided conforming and alternative tender prices. All tenders were assessed by the Evaluation Panel.

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. Technical guidance was also provided by WGA Consultants.

All three (3) tenderers are not local businesses but nominated details of materials, labour, goods and services that were to be sourced locally which made them all eligible for the maximum Regional Price Preference. As all three (3) were eligible this was not applied as there would be no difference to the outcome.

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

(a) Tenderers Key Resources and Experience (including Personnel and Plan) (25%);
(b) Demonstrated Understanding including the ability to undertake and complete the works within the time period specified (25%); and
(c) Price (50%).

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

COMMUNITY, ECONOMY, ENVIRONMENT AND LEADERSHIP ISSUES:

Community:
Replacement of the Nangetty-Walkaway Bridge will ensure that this key transportation route that services grain harvest, lime-sand, sand mining and other commodity freight operations as well as the local community, will remain serviceable for many years to come. The proposed increased height of the bridge will also ensure that the impacts of flooding will be reduced in the future and the safe passage of vehicles and pedestrians over waterways will be maintained.

Economy:
Awarding this tender will result in a proportion of the project funding flowing into the local economy through the employment of local businesses and contractors such as traffic controllers, surveyors, civil contractors, suppliers, accommodation and hire. Renewal of the bridge will reduce the ongoing maintenance and would eliminate the ongoing traffic control requirements currently in place. Renewal of the bridge will also ensure that the transport link for the various industries using the route will be secured into the future.

Environment:
All works contained within the scope for RFT 2425 16 Nangetty-Walkaway Bridge Replacement – Construction will be undertaken with environmental controls implemented as part of the contract. Liaison with the Department of Planning, Lands and Heritage (DPLH), Yamatji Southern Regional Corporation Ltd (YSRC) will supply Aboriginal Heritage Monitors during any ground disturbance works as per Aboriginal Cultural Heritage approvals and Department of Water and Environmental Regulation (DWER) have issued a permit for works within the river bed or river banks.

Leadership:
Council approval of the Executive Recommendation will ensure works align with the objectives of Council Policy 4.5 Asset Management.

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

RELEVANT PRECEDENTS:
In June 2021 Council resolved to award the contract for Item No. IS236, Aquarena 50m Outdoor Pool Upgrade Construction to the preferred tenderer and delegate to the CEO the authority to enter into negotiations with the preferred tenderer to value manage, to the extent necessary, to reduce the contract value to within the amount of the available funds.

COMMUNITY/COUNCIL MEMBER CONSULTATION:
Affected community and businesses were consulted in a series of community consultation sessions in mid-2021 regarding the condition of the existing bridge and the possible management and remediation solutions available. They have since been advised that the City has been successful in obtaining grant funding to replace the bridge.

Council was consulted in a Briefing Note and Concept Forum in June 2021 regarding the condition of the existing Nangetty-Walkaway Road Bridge. Council was also consulted with Item No. IS268 Bridges Renewal Program Grant – Nangetty-Walkaway Road Bridge at their meeting of 25 October 2022, when they resolved to enter into an agreement with the Department of Infrastructure, Transport, Regional Development, Communications and the Arts for grant funding to replace the bridge.

Council were further consulted with Item No. IS283 RFT 2223 17 Nangetty-Walkaway Bridge Replacement – Design when they resolved to award the design tender to the preferred tenderer.

A further Briefing Note and Concept Forum Item was presented in November 2024 regarding the tender process that has been undertaken for the Nangetty-Walkaway Bridge Replacement project.

The Community will be further consulted after this tender process with a drop-in information session to be scheduled for early to mid December regarding the proposed works and upcoming detours.

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, Environmental Management and Cultural Heritage Management in line with legislative requirements will be observed as part of the delivery of the contract.

FINANCIAL AND RESOURCE IMPLICATIONS:
The project successfully received funding contributions of $5,539,307 from the BRP Program and MRWA Strategic Initiative Fund with the City's contribution of $2,501,268 providing a total project funding of $8,040,575. With costs incurred and committed to date less supervision, traffic management and overhead costs the available budget for this tender is $6,736,633.

The financial implication to the City proceeding with this recommendation will depend on the outcome of the technical review of the Tenderer's proposed value engineering options. If none of the options proposed are acceptable, there will be a budget shortfall on the project of $1.4M. If all of the value engineering options proposed in the Tenderer's alternative tender are acceptable, there will be a budget shortfall of $330,186.

City Officers have capacity and will undertake the contract management aspects of the project. The design consultant, WGA, has been engaged to provide full time, onsite technical support during the life of the project. The preferred Tenderer has indicated that they have resources available to begin work on the project within the time envisaged by the tender documentation.

INTEGRATED PLANNING LINKS:

Strategic Direction: Community	**Aspiration: Our Culture and heritage is recognised and celebrated. We are creative and resilient. We can all reach our full potential.**
Outcome 1.4	Community safety, health and well-being is paramount.
Strategic Direction: Economy	**Aspiration: A healthy thriving and resilient economy that provides opportunities for all whilst protecting the environment and enhancing our social and cultural fabric.**
Outcome 2.2	Efficient and accessible intrastate and interstate connectivity.
Strategic Direction: Environment	**Aspiration: Our natural environment has a voice at the table in all our decisions. We are a leader in environmental sustainability.**
Outcome 3.1	A City that is planned, managed and maintained to provide for environmental and community well being.

REGIONAL OUTCOMES:
Maintaining a functional and safe road and drainage/floodway network through the City of Greater Geraldton enhances the comfort and safety of the local businesses, the community and road users.

RISK MANAGEMENT:
The replacement of the bridge mitigates the risk of further deterioration, ongoing maintenance and the possible failure of the existing Nangetty-Walkaway Road Bridge. The successful Tenderer will be engaged under an amended AS4000 General Conditions of Contract providing industry standard mechanisms for managing risk during the construction process.

The City has procured WGA Consultants to assist in providing specialist value engineering review, technical and quality assurance support during the construction phase of the project which will mitigate any risks and ensure quality control is maintained.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:
The evaluation panel explored the alternative of rejecting all tenders and not proceeding with the project due to financial implications. This alternative is not supported on the following basis:

1. The bridge is already in a dilapidated state and no longer fit for purpose and requires urgent works to ensure continued safety and access;
2. Costs are being accrued daily with traffic management onsite to reduce vehicle speeds and limit further damage to already sensitive structure;
3. The funding received is the maximum funding available through the Bridges Renewal Program (BRP);
4. Breach of Contract with BRP Funding Agreement or risk of losing the funding;
5. The budget estimate prepared for the funding application and council contribution was completed in 2022 with the pre-tender estimate prepared in early 2023. Over the last 18 months, the City has continued to see an increase in costs on materials, labour and services which are comparable with global trends;
6. City Officers have already released the tender on two (2) separate occasions which has caused unnecessary time delays and costs.

COUNCIL DECISION
MOVED CR TANTI, SECONDED CR COOPER
That Council by Absolute Majority pursuant to Section 3.57 and 6.8 of the *Local Government Act 1995* RESOLVES to:

1. **ENDORSE the outcome of the evaluation panel's assessment in relation to RFT 2425 16 Nangetty-Walkaway Bridge Replacement – Construction;**
2. **RECORD the name of the preferred tenderer being Fortec Australia Pty Ltd, the conforming and alternative tendered sums being $8,106,834.54 excluding GST and $7,016,817.30 excluding GST;**
3. **APPROVE the following 2024/25 budget amendment;**
   a. **Increase the budget for the project by $1.4M from $7,595,573 to $8,995,573;**
   b. **Increase the transfer from Asset Renewal Reserve by $1.4M from $2M to $3.4M;**
4. **DELEGATE to the CEO the authority to enter into negotiations with the preferred tender to value manage, to the extent necessary, to reduce the contract value with agreed value engineering options; and**
5. **ADVISE Council with an outcome of the negotiations and the final agreed contract sum.**

CARRIED BY ABSOLUTE MAJORITY 10/0

Time: 6:25 PM
Not Voted: 1
No Votes: 0
Yes Votes: 10

Name	Vote
Mayor Clune	**YES**
Cr. Colliver	**NOT PRESENT**
Cr. Cooper	**YES**
Cr. Critch	**YES**
Cr. Denton	**YES**
Cr. Fiorenza	**YES**
Cr. Horsman	**YES**
Cr. Keemink	**YES**
Cr. Librizzi	**YES**
Cr. Parker	**YES**
Cr. Tanti	**YES**

17 CLOSURE

There being no further business the Presiding Member closed the Council meeting at 6.25pm.

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/