

Ordinary Council Meeting

Agenda

10 September 2025

Notice is hereby given of an Ordinary Meeting of Council to be held in Council Chambers, City of Kwinana Administration Centre commencing at 6:00pm. Wayne Jack, Chief Executive Officer

Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. Persons are advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council. Agendas and Minutes are available on the City's website <https://www.kwinana.wa.gov.au/>

Order of Business

1	Opening and Announcement of Visitors	4
2	Welcome to Country and Acknowledgement of Country	4
3	Dedication	4
4	Attendance, Apologies, Leave(s) of Absence (Previously Approved)	5
5	Public Question Time	5
6	Receiving of Petitions, Presentations and Deputations	5
6.1	Petitions	5
6.2	Presentations	6
6.3	Deputations	6
7	Confirmation of Minutes	7
7.1	Minutes of the Ordinary Council Meeting held on 20 August 2025	7
8	Declarations of Interest (Financial, Proximity, Impartiality - both Real and Perceived) by Members and City Officers	8
9	Requests for Leave of Absence	8
10	Items Brought Forward for the Convenience of those in the Public Gallery	8
11	Any Business Left Over from Previous Meeting	8
12	Recommendations of Committees	9
12.1	Minutes of the Boola Maara Aboriginal Consultative Committee Meeting held on 4 August 2025	9
13	Enbloc Reports	11
14	Reports - Community	11
15	Reports - Economic	11
16	Reports - Natural Environment	11
17	Reports - Built Infrastructure	11
17.1	PROPOSED ROAD NAMES FOR LOT 39, TREEBY ROAD- STAGE 1, ANKETELL	12
18	Reports - Civic Leadership	14
18.1	Proposed disposition by way of lease- Suite 12, 11 Stidworthy Way, Kwinana Technology Business Centre with Has Holdings Pty Ltd	14
18.2	Services Over the Christmas and New Year Period 2025/2026	17
18.3	Monthly Financial Report July 2025	20
18.4	Proposed Disposition of Real Property by way of Sale - 44 Bickley Street, Naval Base	23
19	Notices of Motions of which Previous Notice has been Given	26
20	Notices of Motions for Consideration at the Following Meeting if Given during the Meeting	26
21	Late and Urgent Business	26
22	Reports of Elected Members	26

23 Answers to Questions which were Taken on Notice.....26
24 Mayoral Announcements26
25 Confidential Items.....26
26 Close of Meeting26

1 OPENING AND ANNOUNCEMENT OF VISITORS

Presiding Member to declare the meeting open and welcome all in attendance.

Presiding Member to announce that the Ordinary Council Meeting is being live streamed and recorded in accordance with the City's Live streaming and Recording Council Meetings policy.

By being present at this meeting, members of the public consent to the City recording and livestreaming their image and/or voice.

2 WELCOME TO COUNTRY AND ACKNOWLEDGEMENT OF COUNTRY

Deputy Mayor Barry Winmar to present the Welcome to Country:

"Ngullak nyinniny kooralong koora ngullak noitj nidja Nyoongar boodjar. Nyoongar moort djoorapiny nyinniny nidja ngulla quopadok Nyoongar boodjar kooralong.

From the beginning of time to the end, this is Nyoongar Country. Nyoongar people have been graceful keepers of our nation for many, many years.

Djinanginy katatjin djoorapiny nidja weern Nyoongar boodjar ngalla mia mia boorda.

Look, listen, understand and embrace all the elements of Nyoongar Country that is forever our home.

Kaya wandju ngaany koort djoorpiny nidja Nyoongar boodjar daadjaling waankganinyj Nyoongar Boodjar.

Hello and welcome my heart is happy as we are gathered on country and meeting here on Nyoongar Country.

Presiding Member to read the Acknowledgement of Country:

"It gives me great pleasure to welcome you all here and before commencing the proceedings, I would like to acknowledge that we come together tonight on the traditional land of the Nyoongar people and we pay our respects to their Elders past and present."

3 DEDICATION

Councillor Michael Brown to read the dedication:

"May we, the Elected Members of the City of Kwinana, have the wisdom to consider all matters before us with due consideration, integrity and respect for the Council Chamber.

May the decisions made be in good faith and always in the best interest of the greater Kwinana community that we serve."

4 ATTENDANCE, APOLOGIES, LEAVE(S) OF ABSENCE (PREVIOUSLY APPROVED)

Apologies:

Unknown at the time of issuing the Agenda.

Leave(s) of Absence (previously approved):

Councillor Sue Kearney

5 PUBLIC QUESTION TIME

In accordance with the *Local Government Act 1995* and the *Local Government (Administration) Regulations 1996*, any person may during Public Question Time ask any question.

In accordance with Regulation 6 of the *Local Government (Administration) Regulations 1996*, the minimum time allowed for Public Question Time is 15 minutes.

A member of the public who raises a question during Question Time is to state his or her name and address.

Members of the public must provide their questions in writing prior to the commencement of the meeting. A public question time form must contain all questions to be asked, include contact details and the form must be completed in a legible form.

Please note that in accordance with Section 3.4(5) of the *City of Kwinana Standing Orders Local Law 2019* a maximum of two questions are permitted initially. An additional question will be allowed by the Presiding Member if time permits following the conclusion of all questions by members of the public.

6 RECEIVING OF PETITIONS, PRESENTATIONS AND DEPUTATIONS

6.1 PETITIONS

A petition must –

- be addressed to the Mayor;
- be made by electors of the district;
- state the request on each page of the petition;
- contain at least five names, addresses and signatures of electors making the request;
- contain a summary of the reasons for the request;
- state the name of the person to whom, and an address at which, notice to the petitioners can be given; and
- be respectful and temperate in its language and not contain language disrespectful to Council.

The only motion which shall be considered by the Council on the presentation of any petition are –

- that the petition be received;
- that the petition be rejected; or
- that the petition be received and a report prepared for Council.

6.2 PRESENTATIONS

In accordance with Clause 3.6 of the *Standing Orders Local Law 2019* a presentation is the acceptance of a gift, grant or an award by the Council on behalf of the local government or the community.

Prior approval must be sought by the Presiding Member prior to a presentation being made at a Council meeting.

Any person or group wishing to make a presentation to the Council shall advise the CEO in writing before 12 noon on the day of the meeting. Where the CEO receives a request in terms of the preceding clause the CEO shall refer it to the presiding member of the Council committee who shall determine whether the presentation should be received.

A presentation to Council is not to exceed a period of fifteen minutes, without the agreement of Council.

6.3 DEPUTATIONS

In accordance with Clause 3.7 of the *Standing Orders Local Law 2019*, any person or group of the public may, during the Deputations segment of the Agenda with the consent of the person presiding, speak on any matter before the Council or Committee provided that the person has requested the right to do so in writing addressed to the Chief Executive Officer by noon on the day of the meeting:

- setting out the agenda item to which the deputation relates;
- whether the deputation is supporting or opposing the officer's or committee's recommendation; and
- included sufficient detail to enable a general understanding of the purpose of the deputation.

A deputation to Council is not to exceed a period of fifteen minutes, without the agreement of Council.

7 CONFIRMATION OF MINUTES

7.1 MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 20 AUGUST 2025

RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held on 20 August 2025 be confirmed as a true and correct record of the meeting.

8 DECLARATIONS OF INTEREST (FINANCIAL, PROXIMITY, IMPARTIALITY - BOTH REAL AND PERCEIVED) BY MEMBERS AND CITY OFFICERS

Section 5.65(1) of the *Local Government Act 1995* states:

A member who has an interest in any matter to be discussed at a council or committee meeting that will be attended by the member must disclose the nature of the interest —

in a written notice given to the CEO before the meeting; or
at the meeting immediately before the matter is discussed.

Section 5.66 of the *Local Government Act 1995* states:

If a member has disclosed an interest in a written notice given to the CEO before a meeting then —

before the meeting the CEO is to cause the notice to be given to the person who is to preside at the meeting; and
at the meeting the person presiding is to bring the notice and its contents to the attention of the persons present immediately before the matters to which the disclosure relates are discussed.

9 REQUESTS FOR LEAVE OF ABSENCE

10 ITEMS BROUGHT FORWARD FOR THE CONVENIENCE OF THOSE IN THE PUBLIC GALLERY

11 ANY BUSINESS LEFT OVER FROM PREVIOUS MEETING

12 RECOMMENDATIONS OF COMMITTEES

12.1 MINUTES OF THE BOOLA MAARA ABORIGINAL CONSULTATIVE COMMITTEE MEETING HELD ON 4 AUGUST 2025

SUMMARY

The City of Kwinana Aboriginal Consultative Committee is established by the City of Kwinana with the primary purpose of enhancing the relationship between the City and Committee members, while focusing on the dual objectives of environmental guardianship and the wellbeing of the Aboriginal community. This committee recognises the vital role of the Aboriginal community in Kwinana and aims to ensure their perspectives and expertise are integrated into the decision-making processes of the City.

OFFICER RECOMMENDATION

That Council notes the Minutes of the Boola Maara Aboriginal Consultative Committee held on 4 August 2025.

VOTING REQUIREMENT

Simple majority

DISCUSSION

The primary purpose of the Committee is to provide Council with expertise in relevant Aboriginal cultural matters to assist its decision making of the Kwinana Community. The Committee will assist the Council in making culturally appropriate, respectful, and informed decisions pertaining to community matters, particularly those affecting the Aboriginal community and the environment.

STRATEGIC IMPLICATIONS

Outcome:	Leadership / Boordiya Katidjin (Leader of knowledge)
Objective:	Proactive leadership
Action in CBP:	Facilitate the Boola Maara Aboriginal Consultative Committee Meetings

SUSTAINABILITY FRAMEWORK

Sustainability Priority Area

3 - Liveability

4 - Engagement and Social Inclusion

LEGAL/POLICY IMPLICATIONS

No legal/policy implications have been identified as a result of this report or recommendation.

FINANCIAL/BUDGET IMPLICATIONS

There are no financial implications that have been identified as a result of this report or recommendation.

ASSET MANAGEMENT IMPLICATIONS

No asset management implications have been identified as a result of this report or recommendation.

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

No environmental or public health implications have been identified as a result of this report or recommendation.

COMMUNITY ENGAGEMENT

There are no community engagement implications as a result of this report or recommendation.

ATTACHMENTS

1. Minutes - Boola Maara Aboriginal Consultative Committee Meeting - 4 August 2025 [12.1.1 - 12 pages]

13 ENBLOC REPORTS

14 REPORTS - COMMUNITY

Nil

15 REPORTS - ECONOMIC

Nil

16 REPORTS - NATURAL ENVIRONMENT

Nil

17 REPORTS - BUILT INFRASTRUCTURE

Nil

17.1 PROPOSED ROAD NAMES FOR LOT 39, TREEBY ROAD- STAGE 1, ANKETELL

SUMMARY

MNG Survey, the surveying consultant for the Lot 39 Treeby development in Anketell, has submitted details of the proposed road name for the new road being constructed as part of this development. The proposed road name is outlined in the attached document.

MNG Survey is seeking Council’s support for this road name so it can be submitted to the Geographic Names Committee (GNC) for final approval. In addition, they are requesting support for the listed alternative road names, to be used if the GNC does not approve the primary proposal.

The Geographic Names Authority has already provided preliminary validation for the proposed name through their *Request Road Name* portal. The chosen naming theme for this development is “Australian Bee Types”, which is considered appropriate for the development area.

OFFICER RECOMMENDATION	
That Council approve the following road names, for use within Lot 39 Treeby Road development, Anketell, as shown in the attached documents:	
Proposed Names:	Alternative Names:
Trigona Way	Amegilla
	Flower

VOTING REQUIREMENT

Simple majority

DISCUSSION

Before a subdivision developer can submit survey diagrams for approval, all road names must be officially approved and clearly indicated on the survey diagram. The road naming process must comply with the guidelines set by the GNC to ensure adherence to naming conventions and restrictions.

Alternative road names have been proposed for consideration in case any of the initially suggested names fail to receive approval from the GNC. Details about the origin of the alternative names are provided below.

The proposed road names for the Lot 39 Treeby Road development in Anketell are as follows:

Proposed Name and Suffix	Source of information	Background/origin/meaning/justification
Trigona Way	https://en.wikipedia.org/wiki/Trigona	Type of Bee
Amegilla	https://en.wikipedia.org/wiki/Amegilla_dawsoni	Type of Bee

Flower	https://en.wikipedia.org/wiki/Anthophora_plumipes	Type of Bee
---------------	---	-------------

STRATEGIC IMPLICATIONS

There are no strategic implications as a result of this proposal.

LEGAL/POLICY IMPLICATIONS

The approval process is in compliance with the Geographic Names Committee Guidelines, and Council Policy – Street Naming.

FINANCIAL/BUDGET IMPLICATIONS

No financial/budget implications have been identified as a result of this report or recommendation.

ASSET MANAGEMENT IMPLICATIONS

No asset management implications have been identified as a result of this report or recommendation.

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

No environmental implications have been identified as a result of this report or recommendation.

COMMUNITY ENGAGEMENT

There are no community engagement implications as a result of this report.

ATTACHMENTS

1. Road name plan [17.1.1 - 1 page]
2. Proposed Road Name Table [17.1.2 - 1 page]

18 REPORTS - CIVIC LEADERSHIP

18.1 PROPOSED DISPOSITION BY WAY OF LEASE - SUITE 12, 11 STIDWORTHY WAY, KWINANA TECHNOLOGY BUSINESS CENTRE WITH HAS HOLDINGS PTY LTD

SUMMARY

Has Holdings Pty Ltd (**Has Holdings**) has leased Suite 12 within the City's Kwinana Technology Centre at 11 Stidworthy Way, Kwinana (**Premises**) for the past four years. The current lease agreement is due to expire 9 November 2025.

Has Holdings' business operations are well aligned with the strategic development objectives of the Kwinana Industrial Area and contribute positively to the City's broader economic development outcomes.

To provide certainty for both the tenant and the City, and to secure the ongoing use of the Premises in a manner consistent with the City's strategic objectives, it is recommended that Council approve the continuation of Has Holdings' tenancy and authorise the City to negotiate and execute a new lease agreement for a further term of 5 years.

OFFICER RECOMMENDATION

That Council:

1. Approves the granting of a lease to Has Holdings Pty Ltd for Suite 12, Kwinana Technology Centre, 11 Stidworthy Way, Kwinana, for a term of five (5) years with an option for a further two (2) years and at a rental of \$5,937.00 per annum; and
2. Authorises the Chief Executive Officer to negotiate, finalise and execute the lease on behalf of the City, including the making of any minor amendments that do not materially alter the substantive terms of the agreement.

VOTING REQUIREMENT

Absolute majority

DISCUSSION

Has Holdings, established in 2016, is a specialist water analysis company providing services to industrial processing industries to optimise water usage. The company has occupied Suite 12 (17m²) within the premises for the past four years, primarily utilising the space for office and administrative purposes.

Has Holdings expressed interest in continuing its tenancy through the negotiation of a new lease for a further term of 5 years. The continuation of the tenancy will maintain full occupancy of the premises and secure a stable revenue stream for the City.

An independent market valuation of the premises has been obtained, indicating a rental figure below the amount currently payable. Under section 3.58 of the *Local Government Act 1995*,

a local government must not dispose of property at less than market value unless the proposed lease is advertised. However, regulation 30 of the *Local Government (Functions and General) Regulations 1996* provides an exemption where a lease is renewed with an existing tenant on substantially similar terms. Therefore, the proposed lease is exempt from advertising.

In accordance with Council policy and leasing principles, the rent will remain at the current amount of \$5,937.00 per annum.

STRATEGIC IMPLICATIONS

Outcome: Quality of Life / Ngalang moorditj wirrin (Our strong spirit)
Objective: Thriving local economy

How does this proposal achieve the outcomes and strategic objectives?

The proposed lease will support a thriving local economy by retaining a long-term commercial tenant within the City, contributing to ongoing economic activity and stability.

SUSTAINABILITY FRAMEWORK

Sustainability Guiding Principle
3 - Thriving Local Economy

Sustainability Priority Area
6 - Responsible Investment and Procurement

How does this proposal achieve the guiding principle and priority area?

The proposal represents responsible investment by securing market-value revenue from City-owned property, ensuring sustainable financial returns.

LEGAL/POLICY IMPLICATIONS

Section 3.58 of the *Local Government Act 1995* ordinarily requires public advertising where property is disposed of at less than market value. However, regulation 30 of the *Local Government (Functions and General) Regulations 1996* provides an exemption for lease renewals with existing tenants on substantially similar terms. As this exemption applies, the City is not legally required to advertise the proposed lease, and continuation at the current rental is consistent with the Act, the Regulations and Council's policy framework.

FINANCIAL/BUDGET IMPLICATIONS

As outlined in the fees and charges for 2025/26 the cost for the administration fee of the lease and valuation will be reimbursed by the applicant.

The lease will provide an annual income of \$5,936 p.a. plus GST.

ASSET MANAGEMENT IMPLICATIONS

Ongoing asset management of the premises.

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

There are no environmental or public health implications identified as a result of this report.

COMMUNITY ENGAGEMENT

There are no community engagement implications in relation to this proposal.

ATTACHMENTS

1. Kwinana Technology Centre - Suite 12 [18.1.1 - 1 page]
2. v 258-25 Office 12 KTB C, 11 (Lot 8) Stidworthy Way, Kwinana 20.08.25 [18.1.2 - 39 pages]

18.2 SERVICES OVER THE CHRISTMAS AND NEW YEAR PERIOD 2025/2026

SUMMARY

In previous years, the City's Administration Building, City Operations, Retirement Village Office and Zone Youth Space closed over the Christmas and New Year period, with Council approval. There have not been any negative consequences as a result, with vital and emergency services available during these times.

This year, the Christmas period public holidays are on Thursday 25 December 2025, Friday 26 December 2025, and the New Year's Day public holiday is Thursday 1 January 2026.

The City of Kwinana staff Christmas function is scheduled to take place from 1.00pm to 5.00pm on Wednesday 3 December 2025 with offices at the City's Administration Building, City Operations, Retirement Village, Darius Wells Library and Zone Youth Space closing during this time. The Recquatic Centre will remain open with staff attending the function on a rotational basis.

OFFICER RECOMMENDATION

That Council:

- 1. Approve the closure of the City's Administration Building, City Operations, Retirement Village Office and Zone Youth Space from 12pm Wednesday 24 December 2025 until Friday 2 January 2026 (inclusive), to be reopened on Monday 5 January 2026;**
- 2. Approve the closure of the offices at the City's Administration Building, City Operations, Retirement Village, Darius Wells Library and Zone Youth Space closing from 1.00pm to 5.00pm on Wednesday 4 December 2025; and**
- 3. Note that over the Christmas and New Year period it will be the responsibility of the Chief Executive Officer to ensure staff coverage is in place in the case of an emergency.**

VOTING REQUIREMENT

Simple majority

DISCUSSION

Historically, the City retained skeleton staff during the Christmas and New Year period. Following a review of the relatively low customer access, the City has had a 'full close down' over the Christmas and New Year period since 2012. The Christmas closure is popular with staff, results in minimal impact on customers and enables staff leave to be cleared.

It is proposed that the City again close for the upcoming Christmas period. It is recommended that the City's Administration Building, City Operations, Retirement Village office and Zone Youth Space close for the Christmas and New Year period from 12pm Wednesday 24 December 2025

until Friday 2 January 2026 (inclusive). The City’s Administration Building, City Operations, Retirement Village office and Zone Youth Space would reopen on Monday 5 January 2026.

The Kwinana Recquatic Centre and Kwinana Public Library will remain open at reduced hours over these days but close on the public holidays. The times and dates of these reduced hours will be made available to customers accessing these services.

Staff would use accrued rostered days off, annual leave, or leave without pay for those days other than specified public holidays. This closure will be an active demonstration to staff of the family friendly workplace and recognition of their efforts.

The City Assist Team will be working normal hours and be available via the emergency, after hours line on the public holidays. The City of Kwinana staff Christmas function is scheduled to take place on Wednesday 3 December 2025 and Council is requested to endorse the closure of offices at the City’s Administration Building, City Operations, Retirement Village, Darius Wells Library and Zone Youth Space from 1.00pm to 5.00pm on 3 December 2025 to allow staff to attend. The City of Kwinana staff Christmas function is an opportunity for staff to come together, network and celebrate the year.

It is not anticipated that customer service will be unduly impacted by the proposed closure, as this period has historically been quiet. Advertising will occur through the local newspapers and social media to inform the community of the times and dates each of the facilities will be open/closed during this period as well as information pertaining to the waste collection days changing (if required).

Monday	Tuesday	Wednesday	Thursday	Friday
1 December	2 December	3 December Staff Christmas Event closed from 1pm	4 December	5 December
8 December	9 December	10 December	11 December	12 December
15 December	16 December	17 December	18 December	19 December
22 December	23 December	24 December City admin, City Operations, Retirement Village office and Zone Youth Space close at 12pm	25 December Public Holiday	26 December Public Holiday
29 December	30 December	31 December	1 January Public Holiday	2 January CLOSED

Legend

Open
Closed
Public Holiday
Closed at Midday
Closed at 1pm

STRATEGIC IMPLICATIONS

There are no strategic implications as a result of this proposal.

SUSTAINABILITY FRAMEWORK

Sustainability Guiding Principle

2 - Community Wellbeing

Sustainability Priority Area

3 - Liveability

4 - Engagement and Social Inclusion

LEGAL/POLICY IMPLICATIONS

No legal/policy implications have been identified because of this report or recommendation.

FINANCIAL/BUDGET IMPLICATIONS

Cost of advertising in local papers is allocated within the Marketing advertising budget.

ASSET MANAGEMENT IMPLICATIONS

No asset management implications have been identified because of this report or recommendation.

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

There are no implications on any determinants of health as a result of this report.

COMMUNITY ENGAGEMENT

There are no community engagement implications as a result of this report.

ATTACHMENTS

Nil

18.3 MONTHLY FINANCIAL REPORT JULY 2025

SUMMARY

The Monthly Financial Reports has been prepared and includes the monthly financial variance between actual and budget for the period ending 31 July 2025.

OFFICER RECOMMENDATION

That Council:

1. **Accepts the Monthly Statements of Financial Activity for the period ended 31 July 2025, as detailed at Attachment 18.3.1; and**
2. **Accepts the explanations for material variances for the period ended 31 July 2025, as detailed at Attachment 18.3.1.**

VOTING REQUIREMENT

Simple majority

DISCUSSION

The purpose of this report is to provide a monthly financial report in accordance with Section 6.4 of the *Local Government Act 1995*. This report is a summary of the financial activities of the City at the reporting date 31 July 2025 and includes the following key reporting data:

- Statement of Financial Activity by Nature or Type
- Statement of Financial Position
- Net Current Funding Position
- Outstanding debtors (Rates and Sundry Debtors)
- Capital Acquisitions
- Borrowings
- Cash Reserves
- Operating and Non-Operating Grants and Contribution

Closing Surplus Position

As of July 2025, the municipal surplus is \$78,372,970 compared to a budget position of \$55,754,424. This is considered a satisfactory result for the City as it is maintaining a healthy budget surplus position.

End of year processing and adjustments are still in the process which will impact the carry forward surplus. The final 2024/2025 result will be determined after completion of annual financial statements audit and any impact on 2025/2026 annual budget will be presented to Council for consideration.

Revenue Summary for July 2025

Year-to-date income for the period ending July 2025 is \$65,325,170, compared to the current budgeted income of \$65,249,541, resulting in a favourable variance of \$75,629. This income includes revenue from capital grants, subsidies, and contributions.

Expenditure Summary for July 2025

The total expenditure for July 2025 was 4,075,655, which is \$2,304,218 less than the current budget of \$6,379,873. This amount includes both operating and capital expenses, detailed as follows:

- Operating expenses: \$3,916,183
- Capital acquisitions: \$159,472

For detailed information on significant variances on operating and capital expenditure against the current budget, refer to Note 1 and Note 6 in the Monthly Financial Report attached as

Attachment 18.3.1.**Rates Receivables**

The July outstanding rate balance is 95.43%, up from 92.54% last year. Rate notices were issued on August 2, 2025, with payment due by September 5. Current trends are similar, and rate debts will be monitored and followed up after the due date.

Investment Summary

The City currently has \$ 86,234,287 in its investment portfolio, managed in accordance with the City's Investment Policy. A primary objective is to ensure these funds are invested in sustainable and ethical instruments that align with the City's Sustainability Framework initiatives. As of July 2025, 23.53% of the total portfolio is allocated to fossil fuel-free investments. For further information on the City's investment portfolio, please refer to Note 3 in the Monthly Financial Report attachment.

STRATEGIC IMPLICATIONS

There are no strategic implications as a result of this proposal.

SUSTAINABILITY FRAMEWORK**Sustainability Guiding Principle**

3 - Thriving Local Economy

Sustainability Priority Area

3 - Liveability

LEGAL/POLICY IMPLICATIONS

Section 6.4 of the *Local Government Act 1995* requires a Local Government to prepare an annual financial statement for the preceding year and other financial reports as are prescribed.

Regulation 34 (1) of the *Local Government (Financial Management) Regulations 1996* as amended requires the Local Government to prepare monthly financial statements and report on actual performance against what was set out in the annual budget.

FINANCIAL/BUDGET IMPLICATIONS

Any material variances that have an impact on the outcome of the budgeted closing surplus position are detailed at Attachment A.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

No environmental or public health implications have been identified as a result of this report or recommendation.

COMMUNITY ENGAGEMENT

There are no community engagement implications as a result of this report.

ATTACHMENTS

1. Monthly Financial Report July 2025 [**18.3.1** - 26 pages]

18.4 PROPOSED DISPOSITION OF REAL PROPERTY BY WAY OF SALE - 44 BICKLEY STREET, NAVAL BASE

SUMMARY

The City has received an expression of interest to purchase a City owned freehold parcel of land at 44 Bickley Street, Naval Base. The proponent intends to utilise the site as a carpark in support of an adjacent commercial operation.

The property, comprising 596m², is located on the corner of Lee Road and Bickley Street within the Naval Base industrial precinct. The site was previously considered for drainage purposes, however this allocation was not pursued due to prohibitive costs. The land therefore has no identified strategic or operational use for the City.

Given these circumstances, there is merit in progressing the expression of interest, subject to compliance with the legislative requirements of section 3.58 of the *Local Government Act 1995*, the *Land Administration Act 1997*, and the City's adopted policies and procedures.

It is proposed that a licensed valuation be obtained at the proponent's cost and that, subject to Council approval and public advertising requirements, the property be disposed of at market value. Proceeds from the sale will provide the City with a financial return on a parcel of land otherwise unlikely to generate strategic, operational, or economic benefit.

OFFICER RECOMMENDATION

That Council:

- 1. Approve the proposed disposal of the City-owned land at 44 Bickley Street, Naval Base in accordance with section 3.58 of the *Local Government Act 1995*;**
- 2. Authorise the Chief Executive Officer to obtain a licensed market valuation of the property, with the valuation costs to be met by the proponent;**
- 3. Authorise the Chief Executive Officer to negotiate the disposal of the property at the market valuation amount (allowing for a maximum negotiation variance of 5%);**
- 4. Authorise the Chief Executive Officer to advertise the proposed disposal in accordance with the requirements of section 3.58(3) of the *Local Government Act 1995*; and**
- 5. Subject to no objections being received during the statutory advertising period, authorise the CEO to execute the necessary documentation to finalise the sale.**

VOTING REQUIREMENT

Simple majority

DISCUSSION

The parcel of land at 44 Bickley Street, Naval Base, was originally identified for drainage purposes as part of a proposed land exchange. However, the costs associated with amending the relevant plans to achieve this outcome proved financially prohibitive, and the proposal was not progressed. The City has since retained the land, which is 596m² in area and located on the corner of Lee Road and Bickley Street, adjacent to the Railway Reserve within the Naval Base industrial precinct.



As the land has no identified strategic or operational use, it remains underutilised and offers no return to the City in its current state. Disposal of the property provides an opportunity for the City to achieve a financial return while supporting private investment and activation within the Naval Base industrial area.

The City has received an expression of interest from a business operator seeking to purchase the property to facilitate the expansion of his existing business operations. Should the sale progress, the property will be used in conjunction with the adjoining lot, with the City's land primarily to be developed for parking.

The disposal process will be required to comply with section 3.58 of the *Local Government Act 1995* and other relevant legislative and policy provisions. It is proposed that a licensed valuation be obtained at the proponent's cost, and that, subject to Council approval and completion of the public advertising process, the property be sold to Mr Horsley at market value.

Proceeds from the sale will provide the City with a financial return on land that would otherwise deliver limited benefit, enabling reinvestment into higher value strategic priorities.

STRATEGIC IMPLICATIONS

There are no strategic implications as a result of this proposal.

SUSTAINABILITY FRAMEWORK**Sustainability Guiding Principle**

8 - Integrated and Transparent Decision-making

Sustainability Priority Area

3 - Liveability

LEGAL/POLICY IMPLICATIONS

Section 3.58 of the *Local Government Act 1995* applies to the proposed disposal of the land, requiring a licensed valuation and public advertising. Relevant provisions of the *Land Administration Act 1997* and the City's adopted policies and procedures are also applicable.

FINANCIAL/BUDGET IMPLICATIONS

The disposal of the City-owned land at 44 Bickley Street, Naval Base, will generate a one-off income based on the market valuation of the property. All costs associated with obtaining the licensed valuation are to be met by the proponent. Settlement costs, estimated at between \$1,800 and \$2,200 (plus GST), are anticipated to be payable by the purchaser unless otherwise resolved by Council.

The proceeds from the sale will represent a financial return on a parcel of land that currently provides no operational or strategic benefit to the City.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications identified as a result of this report.

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

There are no environmental implications identified as a result of this report.

COMMUNITY ENGAGEMENT

The City will publish a Public Notice in a local newspaper requesting public submissions either for or against the sale of the land.

ATTACHMENTS

Nil

19 NOTICES OF MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

20 NOTICES OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING IF GIVEN DURING THE MEETING

21 LATE AND URGENT BUSINESS

22 REPORTS OF ELECTED MEMBERS

23 ANSWERS TO QUESTIONS WHICH WERE TAKEN ON NOTICE

24 MAYORAL ANNOUNCEMENTS

25 CONFIDENTIAL ITEMS

Nil

26 CLOSE OF MEETING