

DIS485: C26013 - ALBANY ARTIFICIAL FISHING REEF

Land Description	: Ledge Bay, King George Sound
Proponent / Owner	: Department of Primary Industries and Regional Development
Attachments	: Confidential Briefing Note
Report Prepared By	: Manager Major Projects
Authorising Officer:	: Executive Director Development, Infrastructure & Environment

CONFIDENTIAL ATTACHMENT

It is recommended that if discussion is required in regards to details contained within the Confidential Attachment, that the matters are discussed behind closed doors, in accordance with section 5.23(2)(c) & (e)(ii) of the Local Government Act 1995, being: a contract which may be entered into and information that has commercial value.

COUNCIL PLAN ALIGNMENT

- **Pillar:** Community
- **Outcomes:** An inclusive and safe community where people feel proud of their heritage and can reach their potential.
- **Strategic Priority:** Support healthy and active lifestyles

- **Pillar:** Environment
- **Outcomes:** A city where our natural environment is valued and conserved, and climate resilience is built for future generations.
- **Strategic Priority:** Protection of our biodiversity and the natural environment

- **Pillar:** Economy
- **Outcomes:** A thriving, diverse and innovative regional economy that creates a diversity of opportunities
- **Strategic Priority:** Grow as a destination that offers a world-class visitor experience

In Brief:

- Following a competitive tender process Council approval is sought to award Tender C26013 for the construction of the Albany Artificial Fishing Reef
- All figures within this Item are exclusive of GST.

RECOMMENDATION

DIS485: AUTHORISING OFFICER RECOMMENDATION VOTING REQUIREMENT: SIMPLE MAJORITY

THAT Council ACCEPT the tender recommended by the evaluation panel in the Confidential Briefing Note and AWARD Tender C26013 - Albany Artificial Fishing Reef to Tenderer A, which is contingent on successful negotiation of clarifications and insurance requirements.

LOCATION

The proposed artificial reef site is located within King George Sound, approximately 9 km east of Albany and 0.5 km offshore from Ledge Beach. The reef site encompasses an area of 200 m by 400 m, with the centre point located at 35.0156 S 117.9872 E.

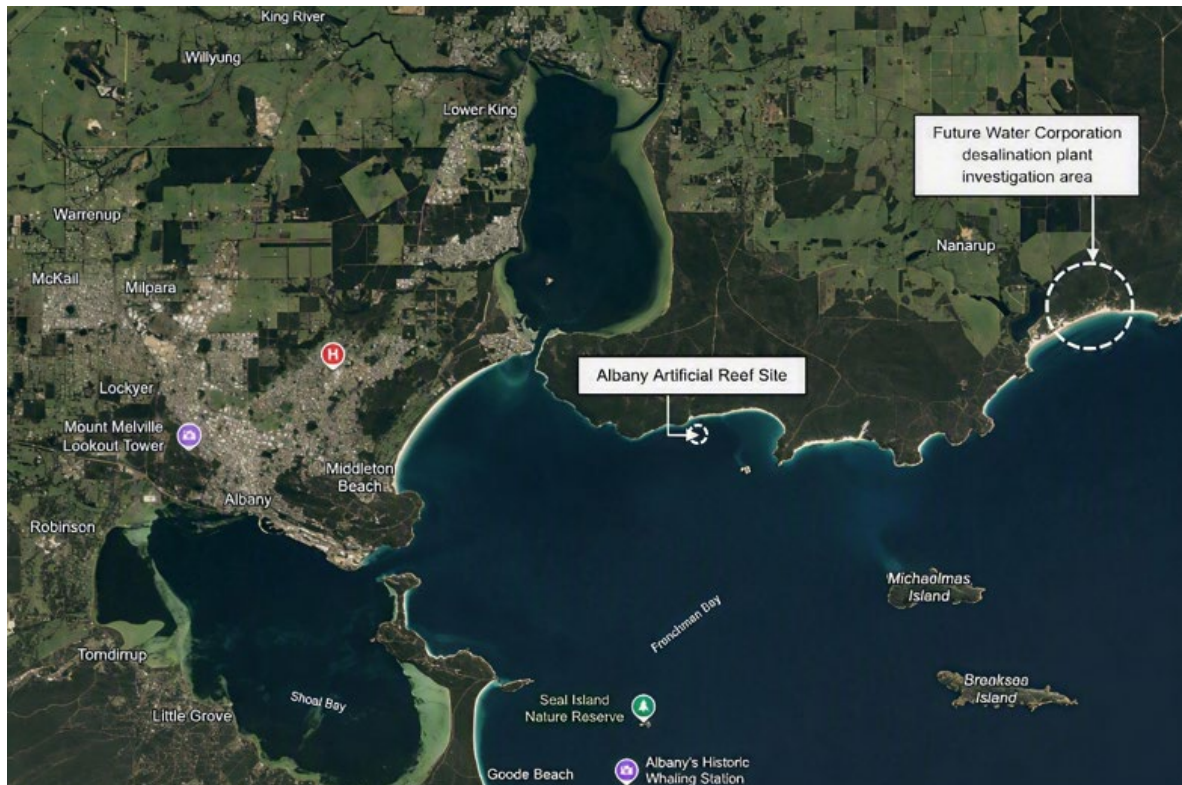


Figure 1: Albany Artificial Reef Site Location

BACKGROUND

1. The Albany Artificial Fishing Reef project comprises the design, fabrication and deployment of an artificial reef. Artificial reefs are purpose-built structures installed in aquatic environments (marine, estuarine, river or lake) for the purpose of creating, restoring or enhancing habitats for fish, fishing and other recreational activities.
2. The Department of Primary Industries and Regional Development (DPIRD) approached the City of Albany in November 2020, proposing a management structure where the City of Albany has a direct role in delivering an offshore artificial fishing reef in Albany, particularly around procurement and project delivery of the works.
3. The final proposal included a delegated table of responsibilities with works completed in collaboration between DPIRD, Recfishwest and the City of Albany (See *Table 1* for breakdown of activities). the understanding the City of Albany would drive certain stages of the project particularly around procurement and project delivery of the works.
4. The City of Albany received funding September 2021 for delivery of the project
5. A license from the Department of Water, Environment and Regulation (DWER) was first attained November 2024 to construct the proposed reef in Ledge Bay.
6. The City of Albany received further funding March 2026 for delivery of the project
7. DPIRD attained a new license to construct the AAFR in Ledge Bay from the Department of Water, Environment and Regulation (DWER) in June 2026 to extend validity to 30 June 2027.
8. DPIRD attained a license to construct the AAFR in Ledge Bay from the Department of Water, Environment and Regulation (DWER) in June 2026.
9. DPIRD executed a licence agreement with Southern Ports for the installation of the AAFR on seabed within Port-controlled waters in July 2026

DISCUSSION

10. The standard tender process as prescribed by the Local Government Act 1995 (the Act) and Local Government (Function and General) Regulations 1996 (the Regulations) was followed.
11. C26013 – Albany Artificial Fishing Reef was released to market on Friday 3rd July and closed Thursday 27th August 2026.
12. A total 1109 documents were issued, and five (5) conforming submissions were received.
13. The tender evaluation team evaluated tenders using the weighted criteria methodology across five key areas:

Qualitative Criteria	Weighting (%)
Proposed Equipment, Methodology & Program of Works	30
Suitability of Proposed Goods & Services	30
Relevant Experience and Resources	25
Cost	10
Environmental, Social and Governance (ESG)	5
Total	100

14. Tenders were evaluated, in accordance with City of Albany Evaluation Procedure and Guidelines. A Tender Evaluation Team (TET), consisting of City staff (voting), Department of Primary Industries and Regional Development (DPIRD) (non-voting) and the Albany Fishing Club (non-voting) was formed to evaluate each submission, then agree to a consensus score, with non-voting member recommendations received for reference but not for implementation into the final scoring,
15. From the evaluation scoring and clarifications Tenderer A are the preferred tenderer and consequently it is recommended that their tender be accepted and the contract be awarded.

GOVERNMENT & PUBLIC CONSULTATION

16. A request for tender was published in the West Australian on Friday 3rd July 2026 and the Albany Extra on Friday 3rd July 2026.
17. There is no government consultation required for the award of C26013 – Albany Artificial Fishing Reef. DPIRD were brought onboard as non-voting members both to review the tender package and subsequent submissions.
18. The Albany Fishing Club has been involved with the project and has provided feedback during the individual tender evaluation assessment period. They provided a letter of recommendation for preferred tenderers as a non-voting member.
19. DPIRD attained a new license to construct the AAFR in Ledge Bay from the Department of Water, Environment and Regulation (DWER)
20. DPIRD attained a Seabed license from Southern Ports for the installation of the reef at the selected location within Port Waters.
21. The funding bodies and public will be notified about the outcome of the award and timeframe for implementation.

STATUTORY IMPLICATIONS

22. Regulation 11 of the Regulations requires Council to publicly tender if the contract is, or is expected to be, more, or worth more than \$250,000.

23. Regulation 18 of the Regulations outlines a number of requirements relating to choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council. It may also decline to accept any tender.
24. Regulation 19 of the Regulations requires Council to advise each tenderer in writing of Council's decision.

POLICY IMPLICATIONS

25. The City of Albany Purchasing Policy and Regional Price Preference Policy are applicable to this item.
26. The value of this tender is in excess of \$1,000,000 and therefore Council approval is required as this exceeds the CEO's delegation.

RISK IDENTIFICATION & MITIGATION

27. The risk identification and categorisation relies on the City's Enterprise Risk and Opportunity Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Reputation, Financial <i>Risk: Failure to deliver project within specified timeframe may jeopardise multiple funding agreements for this project.</i>	Possible	Major	High	Award tender as soon as possible to enable construction to proceed and the project completed in accordance with the funding agreements.
Reputation & Community <i>Risk: Appointment of the recommended tenderer is not supported.</i>	Possible	Major	High	City staff to work with preferred tenderer to address any concerns from Council, prior to awarding the tender.
Opportunity: Project will provide increased benefit and amenity for the community. This Project will build on the recent redevelopment works of Middleton Beach Foreshore and Activity centre				

FINANCIAL IMPLICATIONS

28. The Preferred Tender's price is within the available project budget.

LEGAL IMPLICATIONS

29. Nil.

ENVIRONMENTAL CONSIDERATIONS

30. Should the tender be awarded, the Contractor will be required to prepare, implement and monitor a Construction and Environmental Management Plan, specific to the site.

ALTERNATE OPTIONS

31. Council may:
- Choose to accept the recommended tender, or
 - Not accept any tender.

CONCLUSION

32. The City has undergone a competitive process in line with the relevant legislation and established policies.
33. The recommendation is to award the contract to Tenderer A, as supported by the evaluation scoring and clarifications provided which is contingent on successful negotiation of clarifications and insurance requirements.

Consulted References	:	• Local Government Act 1995 • Local Government (Functions and General) Regulations 1996 • City of Albany Policies: ○ Purchasing Policy (Tenders and Quotes) ○ Tender Procedure ○ Evaluation Procedure (Tenders and Quotations)
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		Buy Local Policy (Regional Price Preference)
Previous Reference	:	• <i>Albany Artificial Fishing Reef – Elected Member Briefing and Project Briefing Note - 12th August 2026</i>