CITY OF MANDURAH

Minutes of Council Meeting

held on

Tuesday 27 August 2024, 5.30PM

in the Council Chamber, 83 Mandurah Terrace Mandurah

Confirmed

PRESENT:

MAYOR	R WILLIAMS	
COUNCILLOR	B POND	COASTAL WARD
COUNCILLOR	J SMITH	COASTAL WARD
COUNCILLOR	J CUMBERWORTH	COASTAL WARD
COUNCILLOR	A KEARNS	EAST WARD (electronic attendance)
COUNCILLOR	D WILKINS	EAST WARD
COUNCILLOR	S WRIGHT	EAST WARD
COUNCILLOR	C KNIGHT [Deputy Mayor]	NORTH WARD
COUNCILLOR	P JACKSON	NORTH WARD
COUNCILLOR	A ZILANI	NORTH WARD
COUNCILLOR	D SCHUMACHER	TOWN WARD
COUNCILLOR	P ROGERS	TOWN WARD
COUNCILLOR	R BURNS	TOWN WARD

MS	C MIHOVILOVICH	CHIEF EXECUTIVE OFFICER
MS	T JONES	ACTING DIRECTOR BUSINESS SERVICES
MS	J THOMAS	DIRECTOR PLACE AND COMMUNITY
MR	J CAMPBELL-SLOAN	DIRECTOR STRATEGY AND ECONOMIC DEVELOPMENT(electronic attendance)
MR	M HALL	DIRECTOR BUILT AND NATURAL ENVIRONMENT
MRS	K HEMMINGS	ACTING EXECUTIVE MANAGER GOVERNANCE SERVICES
MRS	L BARKER	MINUTE OFFICER

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

Prior to commencement of this meeting Elected Member and other attendee connections by electronic means were tested and confirmed.

The Mayor declared the meeting open at 5.31pm and announced that the Council Meeting is being recorded in accordance with the City's Recording of Council Meetings Policy. By being present at this meeting, members of the public consent to the City recording and subsequently publishing their voice on the City's website. The Mayor noted that members of the public are not subject to video recording and only their voice will be captured.

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor Williams acknowledged that the meeting was being held on the traditional land of the Bindjareb people and paid his respect to their Elders past and present.

3. APOLOGIES

Nil

4. DISCLAIMER

The Mayor advised 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 the *City of Mandurah Standing Orders 2016* (Section 13.1(1)) establish procedures for revocation or rescission of a Council decision. No person should rely on the decisions made by Council until formal advice of the Council decision is received by that person.

The City of Mandurah 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.

5. ANSWERS TO QUESTIONS TAKEN ON NOTICE

Nil

Confirmed

6. AMENDMENT TO STANDING ORDERS

G.1/08/24 STANDING ORDERS LOCAL LAW 2016

The Mayor advised the meeting that the *City of Mandurah Standing Orders Local Law 2016* will be modified to ensure Councillor Kearns can participate in and follow the meeting as it progresses.

MOTION
Moved: Mayor R Williams
Seconded: Councillor C Knight

That Councilsuspend the operation of the following provisions of the *City of Mandurah Standing Orders Local Law 2016* for the duration of this electronic meeting to ensure Councillor Kearns who is attending online can follow and participate in the meeting as it progresses:

1. **Standing Order 7.2 Members to occupy own seats whilst present in meeting room. Relevant only for Elected Members attending the Council Chambers.**

2. **Agree under Standing Orders 8.1(1) and 12.2, that instead of requiring a show of hands, a vote will be conducted by exception with the Presiding Member calling for those Members against each motion. If no response is received the motion will be declared carried and minuted accordingly.**

3. **Reiterate the requirement as per Standing Order 7.3 for Members to advise the Presiding Member when leaving or entering the meeting at any time.**

CARRIED: 13/0

FOR: Mayor R Williams, Cr C Knight, Cr B Pond, Cr J Smith, Cr J Cumberworth, Cr A Kearns, Cr D Wilkins, Cr S Wright, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr P Rogers, Cr R Burns

AGAINST: Nil

confirmed

7. ANNOUNCEMENTS BY THE PRESIDING MEMBER

At the invitation of the Mayor, Councillors updated the meeting on the following recent activities:

7.1 Councillor C Knight, Zonta Missing Person memorial

7.2 Councillor D Wilkins, Peel Football & Netball League Gala

7.3 Councillor R Burns, Vietnam Veterans Day

7.4 Mayor R Williams, WALGA Local Government Awards

7.5 Mayor R Williams, August 2024 Local Legend – Zonta Club of Peel

8. PUBLIC QUESTION TIME

8.1 DANIEL FREEMAN: LOCAL PLANNING SCHEME 12 AMENDMENT NO 4, LOT 801

Question 1

Daniel Freeman asked Council that with regards to the idea that there would be retention of trees and habitable floor level shrubs, grass trees and plant life supporting the immediate ecosystem, how is it possible with the idea of reducing the blocks from R2.5-R5 to now R10 and possibly lower would this be achievable considering underground power/water and a deep sewage system. We see how new developments are executed and not a tree is standing.

This area (lot 801) is a sensitive area and would normally be set aside for conservation or parklands.

City of Mandurah Response

The Co-ordinator of Statutory Planning and Lands responded that the proposal is to apply the R10 density, however as noted in the recommendation, the minimum lot size is proposed to be 1000 square metres and an average lot size of 1300 square metres across the site. The additional measures applied through the requirements of Local Development Plans (LDPs) to each lot prior to any development or subdivision provide greater protection of vegetation on the site than what currently exists.

The provision of water, electricity and sewer infrastructure exists regardless of the density, however through the civil design stage the City would be seeking to engage boring technology and other methods to install such infrastructure to minimise any adverse impact on vegetation. The subject lot is currently zoned 'Residential' under the Scheme and the existing adjacent foreshore area was ceded to the Crown as part of the original subdivision of the area some time ago.

8.2 LISA GRAY: LOCAL PLANNING SCHEME 12 AMENDMENT NO 4, LOT 801

Question 1

Has every Councillor who is voting In favour of this Amendment physically attended and thoroughly viewed Lot 801 Pleasant Grove Circle to take into consideration what the reality of this Amendment will result In?

City of Mandurah Response

The Mayor responded that public question time is not a time to ask Elected Members to respond directly to questions but added that he has visited the site on numerous occasions and that they have also been fully briefed.

Question 2

If the answer to my previous question is no which can't be expressed in the meeting, would the Council please consider delaying the final vote on this Item until this has occurred?

Confirmed

City of Mandurah Response

The Mayor responded to thank the community member for her question.

Question 3

Would the Council and Developer consider a re-mapping of the lot allocations to allow a mix of 25% lots of min 1000m2 interspersed with 25% min 1500m2 and 50% 2000m2 with the 2000m2 lots placed to strategically preserve more trees.

City of Mandurah Response

The Coordinator, Statutory Planning and Lands responded that the subdivision layout has not yet been finalised and it is intended to modify the lot layouts in order to maximise the retention of trees, however based on the indicative lot layout, the lots proposed are 27 lots between 1000 and 1200 square metres (37%) 18 lots between 1200 and 1300 square metres (24.5%) and 28 lots over 1300 square metres 38.5%.

Question 4

The tree survey indicates trees that are in fair or poor condition, leaning or dead, however there is no overlay on this as to the fact that the wildlife utilise these trees as much as the ones in good condition i.e. Osprey nests made in dead trees. Leaning, dead and fallen trees are a haven for wildlife. Is the Council going to assess this aspect of the vegetation before taking this Amendment further

City of Mandurah Response

The Coordinator, Statutory Planning and Lands responded that the recommendation includes additions to the Specific Site Area Table in Schedule 1 of the Scheme which requires the preparation and approval of an Environment Management Plan (EMP) prior to any development or subdivision.

As part of the EMP there is a requirement to address fauna management. It is also required through the Specific Site Requirements that prior to any development or subdivision, that Local Development Plans (LDPs) are to be prepared and approved. The purpose of these LDPs is to investigate on a lot by lot basis and establish tree protection zones to maximise tree retention

Question 5

There is anecdotal evidence from residents adjoining and close by to Lot 801 that can confirm there is Black Cockatoo breeding on this Lot, the juveniles are seen annually. Is the Council willing to delay a decision on this matter until further investigation/surveys have taken place?

City of Mandurah Response

The Coordinator, Statutory Planning and Lands responded that when first initiated the proposed amendment was considered to be complex due to the absence of a coastal hazard risk assessment however this has since occurred and the amendment can be considered standard.

Confirmed

As per the Planning and Development Local Planning Scheme Regulations of 2015 Part 5, Division 2, Regulation 41, the consideration period is 90 days from the close of a submission period and before the end of a consideration period for a proposed complex amendment to a Local Planning Scheme, or a later date approved by the commission.

The Local Government must pass a resolution to either support the amendment without modification, support the amendment with proposed modifications or to not support the proposed amendment. This consideration period ends prior to the September round of Council which does limit our ability to be able to delay the item. If the amendment is considered to be standard amendment under regulation 50 of the Act, the consideration period is 60 days.

In response to the issue of the cockatoos there are LDPs and EMPs that the developer is obliged to provide. The developer is also required to provide a referral to the Commonwealth under the provisions of the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). It is understood the developer has already commenced the required referral.

8.3 CHERIE VAN WINGERDEN: LOCAL PLANNING SCHEME 12 AMENDMENT NO 4, LOT 801

The Mayor asked these questions on behalf of Ms Van Wingerden due to her not being present in the chambers at the Council Meeting.

Question 1

Within the Mandurah City Councils own Biodiversity Strategy, Carnaby, Baudin and Forest Red Tailed Black Cockatoos are all recognised as being at critically low numbers across their natural range. Also, Ringtail Possums and Western Grey kangaroos. How then do Councillors justify the removal of a significant number of foraging and habitat trees for these species, also given that these trees are listed as being critically endangered and are remnant indigenous vegetation?

City of Mandurah Response

The Coordinator, Statutory Planning and Lands responded that the developer is obliged to refer the proposal to the Commonwealth under the provisions of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). It is understood the developer has already commenced the required referral.

The recommendation includes additions to the Specific Site Area Table in Schedule 1 of the Scheme which result in the requirement of the preparation and approval of an Environment Management Plan (EMP) prior to any development or subdivision. As part of the EMP there is a requirement to address fauna management.

The additional measures applied through the requirement of LDPs to each lot prior to any development or subdivision provide greater protection of vegetation on the site than what currently exists.

Question 2

Is there scope within the City's Bushland Acquisition Scheme and Biodiversity Protection Targets to acquire the site in question, Lot 801 Pleasant Grove Circle, or significant parts thereof, for the conservation of at risk flora and fauna, and protection of the environment for future generations?

Confirmed

City of Mandurah Response

The Coordinator, Statutory Planning and Lands responded that when the City considers properties for acquisition under the Bushland Buyback Scheme that property is assessed against 7 different criteria:

1. Significance of flora and fauna in a City Wide context
2. Size, geographic location or linkage value
3. Ecological values
4. Landscape values
5. Level of threat to environmental values
6. Local sense of place
7. Total cost

A property that is assessed as having strong attributes against these criteria would be recommended for acquisition. City officers have conducted a broad desktop assessment of properties that are likely to have strong attributes against these criteria and identified properties within Mandurah that should be further considered for acquisition if they become available on the market.

The property in question has not been identified previously as a likely candidate for acquisition under the Bushland Buyback Scheme through this broad desktop assessment process. Additionally, from the City officers' observations of the site at ground level, the property would hold some environmental values but not enough to warrant acquisition under this scheme. This is largely related to:

- the poor condition of understorey,
- long, narrow shape of the property
- lack of linkage with other bushland reserves
- anticipated high cost of purchasing the property

8.4 ALISON DIXON: LOCAL PLANNING SCHEME 12 AMENDMENT NO 4, LOT 801

Question 1

The West Australian Planning Commission (WAPC) seems to be a really powerful commission and the decisions that they have been making throughout Mandurah have been really devastating, is there a possibility that the Councillors here could lobby the State Government

City of Mandurah Response

The Mayor responded that in relation to lobbying, the individual proposal is not the appropriate place for lobbing and the best influence the Council can have is in relation to policies and its strategic agenda that the commission is taking, however we haven't been invited to take part in that, that is very much a State Government mechanism.

The Coordinator, Statutory Planning and Lands responded that there are a number of bodies that can oversee different aspects of how WAPC conducts itself, including ombudsmen if there are questions about how the process is undertaken. But ultimately the Minister for Planning has complete oversight of the Department of Planning and the WAPC.

confirmed

Question 2

I work with wildlife and am a strong advocate for it, having monitored ringtails in Wannanup, very close to this development, and would like to make it clear that its really appropriate to have an environmental impact assessment done on the site.

City of Mandurah Response

The Coordinator, Statutory Planning and Lands responded that prior to any subdivision or development happening the insertions into Schedule 1 of the Local Planning Scheme do require Environmental Management Plans including fauna relocation and fauna management and with the LDPs it is intended to be a lot by lot evaluation of vegetation in situ and there will be intent to make any adjustments to any lot boundaries and shapes of lots to accommodate the best possible outcomes for tree retention.

8.5 KAREN THOMSON: LOCAL PLANNING SCHEME 12 AMENDMENT NO 4, LOT 801

Question 1

How will the displaced water from all of the planned infill be prevented from lifting water levels during flood for all of the other residents of the area. Will it be the developers or the Council who become liable when our properties are no longer insurable because of the flood risk and we all know that's happening all over Australia right now.

City of Mandurah Response

The Coordinator, Statutory Planning and Lands responded that the LDPs and the proposed style of development isn't a lifting of the lots other than where the habitable rooms will be, the rest of the lots are intended to keep at their natural level. As part of the assessment the developer engaged an engineer to do a coastal hazard risk assessment. The level of infill that was to be assumed of 2.7 above the Australian height datum, it now looks to be 2.4 as the minimum so there is less infill involved.

One of the requirements for any subdivision proposal is an urban water management plan which would address how the water moves across the site.

With regards to the public liability, the Coordinator, Statutory Planning and Lands responded that he was not in a position to answer that on behalf of insurance agencies.

8.6 BRIAN PERRY: MANDURAH TERRACE APPROVALS

Question 1

If someone made a submission under the act would all Councillors get a copy of it?

City of Mandurah Response

The CEO responded that all Councillors do get a copy.

confirmed

Question 2

Have all the structures on Mandurah Terrace had approval? They have attached tables to the footpath, they don't take them in at night so you can't get past.

City of Mandurah Response

The CEO responded that they have all received approval.

The Coordinator, Statutory Planning and Lands responded that when the applications are received, there is an assessment of the building structure and the disability access provisions and through the alfresco area permits that are issued, the City makes sure there is a 2 metre access. Engineering certifications are required for the infrastructure that is put in place.

Question 3

What happened to the bike lane in Allnutt Street?

City of Mandurah Response

The Mayor responded that in relation to public access all of those considerations have been made and included within the City of Mandurah's Integrated Transport Plan. The Mayor then asked the Coordinator, Statutory Planning and Lands to respond with regards to the approvals.

Question 4

So, they are allowed to attach the tables to the footpath permanently?

City of Mandurah Response

The Mayor responded that they are allowed to.

8.7 JIM MENZIES: DOWER STREET CAR PARK AND SURROUNDING AREA TRAFFIC CONDITIONS

Question 1

Residents of Aldgate Steet and Dower Street have been working with Councillor Wright with regards to a number of issues around the current conditions of the Dower Street car park and the lack of maintenance in the area. What can Council do to with regards to this?

City of Mandurah Response

The Director Built and Natural Environment took the question on notice to investigate further.

Question 2

A homeless person has been living in the car park for approaching 3 years currently in a trolley tent set up. What action is being taken by Council?

confirmed

City of Mandurah Response

The Director Built and Natural Environment took the question on notice to investigate further.

Question 3

The traffic conditions in the Aldgate and Parkview Streets looking for feedback from the Council regarding the traffic conditions.

City of Mandurah Response

The Director Built and Natural Environment responded that there have been a number of studies undertaken and some mitigation measures including intersection improvements made. The City is intending to undertake some additional modifications to that intersection. Treatment at Parkview and Aldgate Street through the current budget and then undertake some further investigations to understand the need for further works in subsequent years.

8.8 PETER WINN: WESTERN FORESHORE DEVELOPMENT PROPOSAL

Question 1

This is in relation to Halls Park and the question is why is the Council proceeding down this path for a community park, why are we doing this when it's for the good of the community, it seems to be driven by the unholy dollar?

City of Mandurah Response

The Mayor responded that Council will be considering that item this evening, at the moment it's a proposal and Council may make a decision as to continue. There is already a commercial operator on the site.

Council's goal is to find a long term tenant that could fulfil that commercial element. But the vast majority of that site will be retained as community space and will also be improved as a result of this plan. The details will be heard at the debate this evening.

9. PUBLIC STATEMENT TIME

Nil

10. LEAVE OF ABSENCE REQUESTS

G.2/08/24 LEAVE OF ABSENCE: COUNCILLOR B POND – SUNDAY 29 SEPTEMBER UNTIL WEDNESDAY 23 OCTOBER 2024 INCLUSIVE

MOTION
Moved: Cr D Schumacher
Seconded: Cr J Smith

confirmed

That leave of absence be granted to Councillor B Pond from Sunday 29 September until Wednesday 23 October 2024 inclusive.

CARRIED: 13/0

FOR: Cr D Schumacher, Cr J Smith, Mayor R Williams, Cr B Pond, Cr J Cumberworth, Cr A Kearns, Cr D Wilkins, Cr S Wright, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr P Rogers, Cr R Burns

AGAINST: Nil

11. PETITIONS

G.3/08/24 MAUREEN HEWITT: REQUEST FOR FOOTPATH IN PENOLA WAY, HALLS HEAD

Councillor Schumacher presented a petition containing 112 signatures, all verified, requesting a footpath in Penola Way, Halls Head for the safety of the residents of the Masonic Halls Head Village and Parklands Villas, Mandurah.

MOTION
Moved: Cr D Schumacher
Seconded: Cr P Rogers

That the petition be received and referred to relevant officers.

CARRIED: 13/0

FOR: Cr D Schumacher, Cr P Rogers, Mayor R Williams, Cr B Pond, Cr J Smith, Cr J Cumberworth, Cr A Kearns, Cr D Wilkins, Cr S Wright, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr R Burns

AGAINST: Nil

G.4/08/24 ROBYN FOWLER: OBJECTION TO WESTERN FORESHORE DEVELOPMENT PROPOSAL

Mayor R Williams presented a petition containing 565 signatures of which 519 are verified, who are objecting to the Western Foreshore Development Proposal.

MOTION
Moved: Mayor R Williams
Seconded: Cr D Schumacher

That the petition be received and referred to relevant officers.

CARRIED: 13/0

confirmed

FOR: Mayor R Williams, Cr D Schumacher, Cr P Rogers, Cr B Pond, Cr J Smith, Cr J Cumberworth, Cr A Kearns, Cr D Wilkins, Cr S Wright, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr R Burns

AGAINST: Nil

G.5/08/24 LAUREN GORE: REQUEST TO CONSIDER LOCAL PLANNING SCHEME 12 AMENDMENT NO 4, LOT 801, PLEASANT GROVE CIRCLE

Councillor J Smith presented a petition containing 230 signatures all of whom are verified, requesting that Council consider that the only R-Code suitable for Lot 801 Pleasant Grove Circle is R5 and the prevailing Tree Preservation regulations be applied as necessary to each individual lot once subdivided under R5.

MOTION
Moved: Cr J Smith
Seconded: Cr A Zilani

That the petition be received and referred to relevant officers.

CARRIED: 13/0

FOR: Cr J Smith, Cr A Zilani, Cr D Schumacher, Cr P Rogers, Mayor R Williams, Cr B Pond, Cr J Cumberworth, Cr A Kearns, Cr D Wilkins, Cr S Wright, Cr C Knight, Cr P Jackson, Cr R Burns

AGAINST: Nil

12. PRESENTATIONS

Nil

13. DEPUTATIONS

13.1 LAUREN GORE: LOCAL PLANNING SCHEME 12 AMENDMENT NO 4, LOT 801, PLEASANT GROVE CIRCLE

Lauren Gore representing herself spoke in opposition to the report recommendation.

13.2 RALPH LAMBERT: LOCAL PLANNING SCHEME 12 AMENDMENT NO 4, LOT 801, PLEASANT GROVE CIRCLE

Ralph Lambert representing himself spoke in opposition to the report recommendation.

confirmed

13.3 JULIE DODGE: LOCAL PLANNING SCHEME 12 AMENDMENT NO 4, LOT 801, PLEASANT GROVE CIRCLE

Julie Dodge representing herself and Neil Dodge, spoke in opposition to the report recommendation.

13.4 RONALD DOORN: LOCAL PLANNING SCHEME 12 AMENDMENT NO 4, LOT 801, PLEASANT GROVE CIRCLE

Ronald Doorn representing himself, Candice Doorn and Simon Davies spoke in opposition to the report recommendation.

13.5 ALISON DIXON: LOCAL PLANNING SCHEME 12 AMENDMENT NO 4, LOT 801, PLEASANT GROVE CIRCLE

Alison Dixon representing herself spoke in opposition to the report recommendation.

13.6 CAROLINE HAYES: LOCAL PLANNING SCHEME 12 AMENDMENT NO 4, LOT 801, PLEASANT GROVE CIRCLE

Caroline Hayes representing herself spoke in opposition to the report recommendation.

13.7 GEORGE WALLEY: REVIEW OF POLICY CMR7 - WELCOME TO COUNTRY AND ACKNOWLEDGEMENT OF COUNTRY POLICY

George Walley representing himself spoke in support of the report recommendation.

Councillor Zilani left the chambers at 6.44pm

13.8 LINDA CHRISTIE: OUTCOME OF PUBLIC NOTICE, PROPOSED MAJOR LAND TRANSACTION WESTERN FORESHORE COMMERCIAL SITE AND WESTERN FORESHORE LEISURE PRECINCT CONCEPT MASTER PLAN – FINAL APPROVAL.

Linda Christie representing herself spoke in opposition to the report recommendation.

Councillor Zilani re-entered the chambers at 6.49pm

13.9 ANU KURUPPA: OUTCOME OF PUBLIC NOTICE, PROPOSED MAJOR LAND TRANSACTION WESTERN FORESHORE COMMERCIAL SITE AND WESTERN FORESHORE LEISURE PRECINCT CONCEPT MASTER PLAN – FINAL APPROVAL.

Anu Kuruppa representing the Youth Advisory Group, Mandurah spoke in support of the report recommendation.

Councillor R Burns left the chambers at 6.52pm
Councillor R Burns re-entered the chambers at 6.56pm

Confirmed

13.10 RICHARD BEITMANAS: OUTCOME OF PUBLIC NOTICE, PROPOSED MAJOR LAND TRANSACTION WESTERN FORESHORE COMMERCIAL SITE AND WESTERN FORESHORE LEISURE PRECINCT CONCEPT MASTER PLAN – FINAL APPROVAL.

Richard Beitmanas representing Richard and Eileen Beitmanas spoke in opposition of the report recommendation.

13.11 ALAN CRANSBERG: OUTCOME OF PUBLIC NOTICE, PROPOSED MAJOR LAND TRANSACTION WESTERN FORESHORE COMMERCIAL SITE AND WESTERN FORESHORE LEISURE PRECINCT CONCEPT MASTER PLAN – FINAL APPROVAL.

The Presiding Member presented the deputation on behalf of Mr Cransberg whose deputation was in support of the report recommendation.

13.12 JIM BOOKER: OUTCOME OF PUBLIC NOTICE, PROPOSED MAJOR LAND TRANSACTION WESTERN FORESHORE COMMERCIAL SITE AND WESTERN FORESHORE LEISURE PRECINCT CONCEPT MASTER PLAN – FINAL APPROVAL.

Jim Booker representing Port Mandurah Ratepayers Association Inc spoke in opposition of the report recommendation.

13.13 RYAN MOSSNY: OUTCOME OF PUBLIC NOTICE, PROPOSED MAJOR LAND TRANSACTION WESTERN FORESHORE COMMERCIAL SITE AND WESTERN FORESHORE LEISURE PRECINCT CONCEPT MASTER PLAN – FINAL APPROVAL.

Anita Kane representing Ryan Mossny of Visit Mandurah spoke in support of the report recommendation.

Councillor D Schumacher left the chamber at 7.10pm.

13.14 IRENE HARROP: OUTCOME OF PUBLIC NOTICE, PROPOSED MAJOR LAND TRANSACTION WESTERN FORESHORE COMMERCIAL SITE AND WESTERN FORESHORE LEISURE PRECINCT CONCEPT MASTER PLAN – FINAL APPROVAL.

Irene Harrop representing herself spoke in opposition of the report recommendation.

Councillor D Schumacher re-entered the chamber at 7.11pm

13.15 SHANE SUTTON: OUTCOME OF PUBLIC NOTICE, PROPOSED MAJOR LAND TRANSACTION WESTERN FORESHORE COMMERCIAL SITE AND WESTERN FORESHORE LEISURE PRECINCT CONCEPT MASTER PLAN – FINAL APPROVAL.

Shane Sutton representing himself spoke in support of the report recommendation.

confirmed

Councillor S Wright left the chambers at 7.14pm
Councillor S Wright re-entered the chambers at 7.15pm

13.16 JASON HUTCHEN: OUTCOME OF PUBLIC NOTICE, PROPOSED MAJOR LAND TRANSACTION WESTERN FORESHORE COMMERCIAL SITE AND WESTERN FORESHORE LEISURE PRECINCT CONCEPT MASTER PLAN – FINAL APPROVAL.

Jason Hutchen representing residents, The Bridge Garden Bar, Brighton Hotel and Red Manna Waterfront spoke in opposition of the report recommendation.

Councillor J Smith left the chambers at 7.17pm
Councillor J Smith re-entered the chambers at 7.19pm

14. CONFIRMATION OF MINUTES

G. 6/08/24 CONFIRMATION OF COUNCIL MINUTES: TUESDAY 23 JULY 2024

MOTION
Moved: Councillor P Rogers
Seconded: Councillor D Schumacher

That the Minutes of Council Meeting held on Tuesday 23 July 2024 be confirmed.

CARRIED: 13/0

FOR: Cr P Rogers Cr D Schumacher, Mayor R Williams, Cr B Pond, Cr J Smith, Cr J Cumberworth, Cr A Kearns, Cr D Wilkins, Cr S Wright, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr R Burns

AGAINST: Nil

confirmed

15. DECLARATION OF INTERESTS

15.1 Councillor P Jackson declared a financial interest in Minute Item G. 9/08/24 Amendment 4 To Local Planning Scheme No 12 Lot 801 Pleasant Grove Circle Scheme Amendment due to the developer being a director of a company he works for. Councillor Jackson will leave the chambers for the item and not be included in the discussion or the voting.

15.2 Councillor D Wilkins declared an impartiality interest in Minute Item G. 9/08/24 Amendment 4 To Local Planning Scheme No 12 Lot 801 Pleasant Grove Circle Scheme Amendment due to knowing the Bassett- Scarfe family through their long term history in Mandurah.

15.3 Councillor C Knight declared an impartiality interest in Minute Item G. 9/08/24 Amendment 4 To Local Planning Scheme No 12 Lot 801 Pleasant Grove Circle Scheme Amendment due to her membership on the Western Australian Planning Commission Statutory Planning Committee.

15.4 Councillor B Pond declared an impartiality interest in Minute Item G. 9/08/24 Amendment 4 To Local Planning Scheme No 12 Lot 801 Pleasant Grove Circle Scheme Amendment due to his employer, DWER providing commentary on sewerage, drainage and other issues. Councillor Pond was not involved in preparing the commentary.

15.5 Councillor A Kearns declared an impartiality interest in Minute Item G. 9/08/24 Amendment 4 To Local Planning Scheme No 12 Lot 801 Pleasant Grove Circle Scheme Amendment due to knowing the Bassett- Scarfe family through their long term history in Mandurah.

15.6 Councillor A Zilani declared an impartiality interest in Minute Item G. 9/08/24 Amendment 4 To Local Planning Scheme No 12 Lot 801 Pleasant Grove Circle Scheme Amendment due to knowing the Bassett- Scarfe family through their long term history in Mandurah.

15.7 Councillor A Zilani declared an impartiality interest in Minute Items G. 11/08/24 Outcome of Public Notice, Proposed Major Land Transaction Western Foreshore Commercial Site. G. 12/08/24 City Centre Master Plan: Western Foreshore Leisure Precinct Concept Master Plan – Final Approval and G. 13/08/24 Waterways Waterfront Master Plan due to his son previously being the chair of the Youth Advisory Group who provided comments on the above reports.

15.8 Mayor R Williams declared an impartiality interest in Minute Item G. 17/08/24 Review of Local Emergency Management Arrangements due to being Deputy Chair of the State Emergency Management Committee.

15.9 Councillor A Kearns declared an impartiality interest in Minute Item G. 21/08/24 Confidential Item: Chief Executive Officer Performance & Remuneration Review 2023/24 as she knows the CEO personally.

15.10 The CEO declared a financial interest in Minute Item G. 21/08/24 Confidential Item: Chief Executive Officer Performance & Remuneration Review 2023/24 due to the report relating to her employment contract conditions and will leave the chambers for the item.

16. QUESTIONS FROM ELECTED MEMBERS

Questions of which due notice has been given

16.1 COUNCILLOR R BURNS: SAND BYPASSING PROJECT

Question 1

Councillor Burns asked can the CEO, or relevant City employee, provide an update on the permanent sand bypassing project status and whether any further progress has been made?

confirmed

City of Mandurah Response

The Director Built and Natural Environment responded that the permanent sand bypassing investigation report was completed in early 2024. Subsequently a funding submission was made to the Australian Government and the outcome of this application is expected by December 2024. City officers are also currently working with the Department of Transport to progress the further technical studies that are required to inform the design of the permanent sand bypass.

Question 2

Councillor Burns asked that understanding that it has been an extremely busy period for the CEO and her team, can the CEO please provide an update on the permanent sand bypassing project community presentation that was planned for August, as stated in a previous Council meeting response?

City of Mandurah Response

The Director Built and Natural Environment responded that the community information session is now planned for late September and information confirming that date will be given very shortly. This has been postponed primarily due to the extensive community engagement that has been undertaken in relation to the Western Foreshore throughout July and August.

Questions of which notice has not been given

16.2 COUNCILLOR D SCHUMACHER: NETBALL ASSOCIATION

Question 1

Councillor Schumacher requested an update on behalf of the Netball Association with regards to the new netball courts.

City of Mandurah Response

The CEO responded that the City if still going through the Rushton Park Master Plan and that this will be presented to Council at a workshop hopefully by the end of the month. We are working with the State Government in relation to identifying the location of netball in the long term.

Question 2

Councillor Schumacher asked with regards to the same issue as to whether the City is making a funding request for the upcoming State and Federal Elections.

City of Mandurah Response

The Mayor responded that the regional netball facility is a project included in the City's advocacy strategy.

Confirmed

17. BUSINESS LEFT OVER FROM PREVIOUS MEETING

Nil.

18. RECOMMENDATIONS OF COMMITTEES

NOTE: Council adopted en-bloc

Moved by Councillor P Rogers and seconded by Councillor D Wilkins

The recommendations of the Audit and Risk Committee meeting of Monday 5 August and the recommendation from the Planning and Community Consultation Committee meeting of Tuesday 20 August with regards to the Proposed Amendment No. 6 - Local Planning Scheme 12 Lot 812, Waardong Court Halls Head – Additional Uses

G.7/08/24 CONFIDENTIAL ITEM: ANNUAL AUDIT PLAN 2024/2025

Committee Recommendation

That the Audit and Risk Committee recommend that Council:

1. Adopts the Strategic Internal Audit Plan 2023/24 – 2025/26 which contains the Annual Audit Plan 2024/25 as detailed in Confidential Attachment 5.1.

2. Adopts the amended Internal Audit Charter as detailed in Confidential Attachment 5.2.

3. Adopts the amended Internal Audit Manual as detailed in Confidential Attachment 5.3.

4. Approves the Environmental Water Internal Audit not to commence.

5. Notes the Strategic Internal Audit Plan Monitoring Report for Quarter Four 2023/24 Financial Year as detailed in Confidential Attachment 5.4.

Council Resolution

MOTION
Moved: Councillor P Rogers
Seconded: Councillor D Wilkins
That Council:

1. **Adopts the Strategic Internal Audit Plan 2023/24 – 2025/26 which contains the Annual Audit Plan 2024/25 as detailed in Confidential Attachment 5.1.**

2. **Adopts the amended Internal Audit Charter as detailed in Confidential Attachment 5.2.**

3. **Adopts the amended Internal Audit Manual as detailed in Confidential Attachment 5.3.**

confirmed

4. Approves the Environmental Water Internal Audit not to commence.

5. Notes the Strategic Internal Audit Plan Monitoring Report for Quarter Four 2023/24 Financial Year as detailed in Confidential Attachment 5.4.

CARRIED: 13/0

FOR: Cr P Rogers, Cr D Wilkins, Mayor R Williams, Cr B Pond, Cr J Smith, Cr J Cumberworth, Cr A Kearns, Cr S Wright, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr R Burns

AGAINST: Nil

(This item was adopted en bloc)

G.8/08/24 CONFIDENTIAL ITEM: WORK HEALTH AND SAFETY (WHS) ANNUAL REVIEW PERFORMANCE OVERVIEW FOR FINANCIAL YEAR (FY) 2023-2024

Committee Recommendation

The Audit and Risk Committee recommends to Council that it notes-

1. The City's WHS performance for the 2023 - 2024 financial year.

2. The progress of the 2022-2025 3-Year Strategic WHS Plan.

Council Resolution

MOTION
Moved: Councillor P Rogers
Seconded: Councillor D Wilkins

That Council notes:

1. The City's WHS performance for the 2023 - 2024 financial year.

2. The progress of the 2022-2025 3-Year Strategic WHS Plan.

CARRIED: 13/0

FOR: Cr P Rogers, Cr D Wilkins, Mayor R Williams, Cr B Pond, Cr J Smith, Cr J Cumberworth, Cr A Kearns, Cr S Wright, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr R Burns

AGAINST: Nil

(This item was adopted en bloc)

confirmed

G.9/08/24 PROPOSED AMENDMENT NO. 6 - LOCAL PLANNING SCHEME 12 LOT 812, WAARDONG COURT HALLS HEAD – ADDITIONAL USES

Summary

The City has received a proposal and is recommended to adopt (initiate) an amendment to the City's Local Planning Scheme 12 (the Scheme) for the purpose of advertising. The proposed amendment seeks to amend Section 3.4 of the Scheme and add additional uses of 'Restaurant/ Cafe', 'Convenience Store' and 'Private Recreation' to Table 4 relating to Lot 812 Waardong Court, Halls Head (subject site).

The site is located at the corner of Old Coast Road and Mandurah Road and is considered an important site due to its prominence as the southern gateway to the City Centre.

The proposed Scheme Amendment provides for an expansion in permitted land uses that may be developed on the site. The applicant has provided a concept for development which includes multiple dwellings, a gym and café (with a drive through coffee component). The drive through element proposed has been recommended not to be included within the proposed scheme provisions.

The proposed uses of 'Recreation Private', 'Convenience Store' and 'Restaurant / Café' are currently prohibited in the Residential zone, however if the Scheme is amended as proposed, they could be considered as a discretionary land use and subject to development approval.

The location of the subject site, specifically portions adjacent to the intersection, can be considered incompatible with residential development from the perspective of amenity. Given the context and the size of the subject site, considering additional uses to support development is considered appropriate.

In addition to the proposed additional uses, it is also proposed to amend Schedule 1 of the Scheme 'Specific Site Requirements' No 4 so that the accurate address is referenced and that a minimum scale is required for residential development. These minor changes rectify oversights that were not carried through from Town Planning Scheme 3 to Local Planning Scheme 12 and updates the table to reflect the correct address which has changed.

City officers recommend Council adopt the proposed scheme amendments to progress it to the consultation phase.

confirmed

Committee Recommendation

That the Planning and Community Consultation Committee recommend that Council withdraw the proposal to advertise the proposed Scheme 6 to the Local Planning Scheme to allow the applicant to investigate other opportunities.

Council Resolution

MOTION
Moved: Councillor P Rogers
Seconded: Councillor D Wilkins

That Council withdraw the proposal to advertise the proposed Scheme 6 to the Local Planning Scheme to allow the applicant to investigate other opportunities.

CARRIED: 13/0

FOR: Cr P Rogers, Cr D Wilkins, Mayor R Williams, Cr B Pond, Cr J Smith, Cr J Cumberworth, Cr A Kearns, Cr S Wright, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr R Burns

AGAINST: Nil

(This item was adopted en bloc)

Councillor C Knight and Councillor P Jackson left the chambers at 7.30pm

G.10/08/24 AMENDMENT 4 TO LOCAL PLANNING SCHEME NO 12 LOT 801 PLEASANT GROVE CIRCLE SCHEME AMENDMENT

confirmed

Summary

Council is requested to consider submissions following the conclusion of the public consultation period on Amendment No 4 to Local Planning Scheme 12.

The amendment was proposed by the applicant and adopted (initiated) for advertising by Council on 22 November 2022 and includes the following:

(a) Modifying R-Code density from R5 to R10 for Lots 124 and Lot 801 Pleasant Grove Circle.
(b) Adding specific site requirements which apply to the development and/or subdivision of the site.

The amendment was advertised to 450 surrounding landowners from 19 April 2024 to 21 June 2024 via direct notification, sign on-site and publishing on the City's website. Seventy-two (72) submissions were received within the public consultation period.
City officers recommend Council support the amendment with modifications and forward the amendment to the Western Australian Planning Commission seeking final approval by the Minister for Planning.

Committee Recommendation

That the Planning and Community Consultation Committee Recommend:

That Council:

1. in accordance with Regulation 41(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, notes the submissions received in respect to Amendment No 4 to the City of Mandurah Local Planning Scheme No. 12 and endorses the response to the submissions as contained Attachment 1.4 and 1.5.

2. in accordance with Regulation 41(3)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015* determines to SUPPORT WITH PROPOSED MODIFICATIONS to Amendment No 4 to the City of Mandurah Local Planning Scheme No. 12 with the Scheme Amendment text to read as follows:

a. *Modifying R-Code density from R5 to R10 for Lot 801 Pleasant Grove Circle, Falcon.*

b. *Adding the following to the Requirements Column of Schedule 1 – Specific Site Requirements – No 8 Lot 801 Pleasant Grove Circle, Falcon:*

No	*Description of Land*	*Requirement*
8	*Lot 801 Pleasant Grove Circle, Falcon*	*1. The minimum habitable floor level for development shall be 2.42m AHD.* *2. That the minimum lot size be 1000m^2 and the average lot size be a minimum of 1300m^2* *3. All residential development shall be connected to reticulated sewerage.* *4. Prior to the subdivision / development of the site (whichever occurs first), the following management plans shall be prepared / conditions imposed, and thereafter implemented:* *a. The recommendations of the Coastal Vulnerability Assessment undertaken for the site shall be implemented.* *b. A Tree Retention Management Plan and Environmental Management Plan shall be prepared that seeks to maximise tree retention outcomes and is informed by a tree habitat survey for species of black cockatoo and other locally significant species to the satisfaction of the City of Mandurah.* *c. A Local Development Plan shall be prepared, which details:* o *Location of trees, and recommended tree protection zones as an outcome of the Tree Retention Management Plan;* o *Dwelling and outbuilding envelopes to ensure appropriate setbacks to trees;* o *Consideration of filling and required habitable finished levels;* o *Consideration of reduced primary street setbacks to assist in tree retention;* o *Fencing details to ensure balance between solid privacy sections, and low, permeable fencing for fauna movement and retention of existing character.* *d. An Acid Sulfate Soils Investigation shall be undertaken to determine the extent of soils present and limitations on the construction of swimming pools and/or excavation.* *e. A Foreshore Management Plan for the Regional Open Space adjacent to the site, detailing the extent of improvements, footpaths, vegetation rehabilitation / weed management and fencing to the satisfaction of the City of Mandurah.*

confirmed

		f. An Environmental Management Plan including fauna management to the satisfaction of the City of Mandurah. *g. An Urban Water Management Plan shall be prepared in consultation with and to the satisfaction of the City of Mandurah and Department of Water and Environmental Regulation, which addresses mitigation measures in relation to nutrient input.*

3. Council authorises the Mayor and the Chief Executive Officer, in accordance with Section 9.49a of the *Local Government Act 1995*, to execute under Common Seal Amendment No. 4 to Local Planning Scheme No. 12 and forward the amendment to the Western Australian Planning Commission seeking final approval by the Minister for Planning.

4. Require any proposed Local Development Plans submitted for No 8, Lot 801 Pleasant Grove Circle, Falcon be determined by Council.

5. Require any Foreshore Management Plan for the Regional Open Space adjacent to the site be determined by Council.

6. Note that clearing of City managed reserves to accommodate reductions in Bushfire Attack Level (BAL) of lots will not be supported.

Council Resolution

Moved: Cr B Pond
Seconded: Mayor R Williams

That Council:

1. in accordance with Regulation 41(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, notes the submissions received in respect to Amendment No 4 to the City of Mandurah Local Planning Scheme No. 12 and endorses the response to the submissions as contained Attachment 1.4 and 1.5.
2. in accordance with Regulation 41(3)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015* determines to SUPPORT WITH PROPOSED MODIFICATIONS to Amendment No 4 to the City of Mandurah Local Planning Scheme No. 12 with the Scheme Amendment text to read as follows:

    a. Modifying R-Code density from R5 to R10 for Lot 801 Pleasant Grove Circle, Falcon.

    b. Adding the following to the Requirements Column of Schedule 1 – Specific Site Requirements – No 8 Lot 801 Pleasant Grove Circle, Falcon:

Confirmed

No	*Description of Land*	*Requirement*
8	*Lot 801 Pleasant Grove Circle, Falcon*	*1. The minimum habitable floor level for development shall be 2.42m AHD.* *2. That the minimum lot size be 1000m^2 and the average lot size be a minimum of 1300m^2* *3. All residential development shall be connected to reticulated sewerage.* *4. Prior to the subdivision / development of the site (whichever occurs first), the following management plans shall be prepared / conditions imposed, and thereafter implemented:* *a. The recommendations of the Coastal Vulnerability Assessment undertaken for the site shall be implemented.* *b. A Tree Retention Management Plan and Environmental Management Plan shall be prepared that seeks to maximise tree retention outcomes and is informed by a tree habitat survey for species of black cockatoo and other locally significant species to the satisfaction of the City of Mandurah.* *c. A Local Development Plan shall be prepared, which details:* o *Location of trees, and recommended tree protection zones as an outcome of the Tree Retention Management Plan;* o *Dwelling and outbuilding envelopes to ensure appropriate setbacks to trees;* o *Consideration of filling and required habitable finished levels;* o *Consideration of reduced primary street setbacks to assist in tree retention;* o *Fencing details to ensure balance between solid privacy sections, and low, permeable fencing for fauna movement and retention of existing character.* *d. An Acid Sulfate Soils Investigation shall be undertaken to determine the extent of soils present and limitations on the construction of swimming pools and/or excavation.* *e. A Foreshore Management Plan for the Regional Open Space adjacent to the site, detailing the extent of improvements, footpaths, vegetation rehabilitation / weed management and fencing to the satisfaction of the City of Mandurah.* *f. An Environmental Management Plan including fauna management to the satisfaction of the City of Mandurah.* *g. An Urban Water Management Plan shall be prepared in consultation with and to the satisfaction of the City of Mandurah and Department of Water and Environmental Regulation, which addresses mitigation measures in relation to nutrient input.*

Confirmed

3. Council authorises the Mayor and the Chief Executive Officer, in accordance with Section 9.49a of the *Local Government Act 1995*, to execute under Common Seal Amendment No. 4 to Local Planning Scheme No. 12 and forward the amendment to the Western Australian Planning Commission seeking final approval by the Minister for Planning.

4. Require any proposed Local Development Plans submitted for No 8, Lot 801 Pleasant Grove Circle, Falcon be determined by Council.

5. Require any Foreshore Management Plan for the Regional Open Space adjacent to the site be determined by Council.

6. Note that clearing of City managed reserves to accommodate reductions in Bushfire Attack Level (BAL) of lots will not be supported.

AMENDED MOTION

Moved: **Cr J Smith**
Seconded: **Mayor R Williams**

That Council include item 7 into the Council Resolution:

7. **Require a City of Mandurah Officer make a deputation to the West Australian Planning Commission to emphasise the importance of the conditions recommended by Council, and in particular the minimum lot size, minimum average lot size and the requirement for LDP's.**

CARRIED: 11/0

FOR: Cr J Smith, Mayor R Williams, Cr B Pond, Cr J Cumberworth, Cr A Kearns, Cr D Wilkins, Cr S Wright, Cr A Zilan**i,** Cr D Schumacher, Cr P Rogers, Cr R Burns

AGAINST: Nil

SUBSTANTIVE MOTION

Moved: **Cr B Pond**
Seconded: **Mayor R Williams**

That Council:

1. **in accordance with Regulation 41(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, notes the submissions received in respect to Amendment No 4 to the City of Mandurah Local Planning Scheme No. 12 and endorses the response to the submissions as contained Attachment 1.4 and 1.5.**

2. **in accordance with Regulation 41(3)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015* determines to SUPPORT WITH PROPOSED MODIFICATIONS to Amendment No 4 to the City of Mandurah Local Planning Scheme No. 12 with the Scheme Amendment text to read as follows:**

confirmed

a) Modifying R-Code density from R5 to R10 for Lot 801 Pleasant Grove Circle, Falcon.

b) Adding the following to the Requirements Column of Schedule 1 – Specific Site Requirements – No 8 Lot 801 Pleasant Grove Circle, Falcon:

No	Description of Land	Requirement
8	Lot 801 Pleasant Grove Circle, Falcon	1. The minimum habitable floor level for development shall be 2.42m AHD. 2. That the minimum lot size be 1000m^2 and the average lot size be a minimum of 1300m^2 3. All residential development shall be connected to reticulated sewerage. 4. Prior to the subdivision / development of the site (whichever occurs first), the following management plans shall be prepared / conditions imposed, and thereafter implemented: a) The recommendations of the Coastal Vulnerability Assessment undertaken for the site shall be implemented. b) A Tree Retention Management Plan and Environmental Management Plan shall be prepared that seeks to maximise tree retention outcomes and is informed by a tree habitat survey for species of black cockatoo and other locally significant species to the satisfaction of the City of Mandurah. c) A Local Development Plan shall be prepared, which details: o Location of trees, and recommended tree protection zones as an outcome of the Tree Retention Management Plan; o Dwelling and outbuilding envelopes to ensure appropriate setbacks to trees; o Consideration of filling and required habitable finished levels; o Consideration of reduced primary street setbacks to assist in tree retention; o Fencing details to ensure balance between solid privacy sections, and low, permeable fencing for fauna movement and retention of existing character d) An Acid Sulfate Soils Investigation shall be undertaken to determine the extent of soils present and limitations on the construction of swimming pools and/or excavation. e) A Foreshore Management Plan for the Regional Open Space adjacent to the site, detailing the extent of improvements, footpaths, vegetation rehabilitation / weed management and fencing to the satisfaction of the City of Mandurah.

Confirmed

		f) An Environmental Management Plan including fauna management to the satisfaction of the City of Mandurah. ***g) An Urban Water Management Plan shall be prepared in consultation with and to the satisfaction of the City of Mandurah and Department of Water and Environmental Regulation, which addresses mitigation measures in relation to nutrient input.***

3. Council authorises the Mayor and the Chief Executive Officer, in accordance with Section 9.49a of the *Local Government Act 1995*, to execute under Common Seal Amendment No. 4 to Local Planning Scheme No. 12 and forward the amendment to the Western Australian Planning Commission seeking final approval by the Minister for Planning.

4. Require any proposed Local Development Plans submitted for No 8, Lot 801 Pleasant Grove Circle, Falcon be determined by Council.

5. Require any Foreshore Management Plan for the Regional Open Space adjacent to the site be determined by Council.

6. Note that clearing of City managed reserves to accommodate reductions in Bushfire Attack Level (BAL) of lots will not be supported.

7. Require a City of Mandurah Officer make a deputation to the West Australian Planning Commission to emphasise the importance of the conditions recommended by Council, and in particular the minimum lot size, minimum average lot size and the requirement for LDP's.

CARRIED: 10/1

FOR: Cr B Pond, Mayor R Williams, Cr J Smith, Cr J Cumberworth, Cr A Kearns, Cr D Wilkins, Cr S Wright, Cr D Schumacher, Cr P Rogers, Cr R Burns

AGAINST: Cr A Zilani

Councillor P Jackson and Councillor C Knight re-entered the Chambers at 7.49pm

confirmed

19. REPORTS

G.11/08/24 OUTCOME OF PUBLIC NOTICE, PROPOSED MAJOR LAND TRANSACTION WESTERN FORESHORE COMMERCIAL SITE - REPORT 1

Summary

The City of Mandurah (the City) is proposing to enter into a sublease with Left Coast Leisure Group Pty Ltd for a portion of: Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 635; and Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 486, 25 Leighton Place, Mandurah. This site is locally known as the 'King Carnival' site located on the Western Foreshore, Mandurah.

At the Council Meeting on 28 May 2024, Council endorsed the Western Foreshore Commercial Site Business Plan (refer Attachment 1.1) for the purposes of inviting submissions from the public and interested stakeholders. During the public consultation period, the City received 1,102 submissions. The City officers have summarised the City's proposal and engagement process to date through a Community Engagement Report: Western Foreshore Leisure Precinct & Commercial Site Major Land Transaction Business Plan Report (refer Attachment 1.2). The Public Submissions (refer electronic Attachment 1.3) are now presented to Council for consideration, noting 10 submissions were not published due to the responded requesting that the submission be withheld from Council.

Due to the high volume of Public Submissions received, City officers have undertaken extensive analysis of the commentary including comments, issues and concerns raised regarding the Commercial Site. To assist Council in their decision-making, the commentary within the Public Submissions has been presented in Themes (for example Traffic Management Concerns, Economic Benefits) and a City officer comment has been provided against each Theme (refer Attachment 1.4).

Following an extensive community consultation process, Council is now requested to consider the submissions on the proposed Western Foreshore Commercial Site Major Land Transaction Business Plan and whether or not to proceed with the Major Land Transaction in accordance with section 3.59 of the Local Government Act 1995 (the Act). Council is also requested to consider amendments to the Key Terms of Agreement with Left Coast Leisure Group Pty (refer Attachment 1.5) to address community matters raised through the public advertising process.

Officer Recommendation

That Council:

1. Receives:

    a. the Western Foreshore Commercial Site Major Land Transaction Business Plan contained in Attachment 1.1;
    b. the Community Engagement Report: Western Foreshore Leisure Precinct and Commercial Site Major Land Transaction Business Plan contained in Attachment 1.2;
    c. Public Submissions made on the Western Foreshore Major Land Transaction Business Plan contained in Attachment 1.3;
    d. City of Mandurah comments on the Submission Themes in Attachment 1.4; and
    e. the Key Indicative Terms in Attachment 1.5.

confirmed

2. Following consideration of the Public Submissions received for the Western Foreshore Major Land Transaction Business Plan, note that the following amendment has been made to the Key Terms set out in Attachment 1.5:*

    a. Removal of the opening hours two year review period requiring the closure of the venue at 10pm.

3. Having considered the Public Submissions, proceed with the Major Land Transaction as proposed in the Western Foreshore Commercial Site Major Land Transaction Business Plan as per Attachment 1.1, in accordance with the Key Indicative Terms included in Attachment 1.5 and the proposed Heads of Agreement with Left Coast Leisure Group Pty Ltd pursuant to section 3.59 (5) of the *Local Government Act 1995,* and approves the Chief Executive Officer to finalise the Heads of Agreement with Left Coast Leisure Group Pty Ltd and commence negotiations with the State Government in relation to a Headlease and Sublease for the Commercial Site.*

4. Authorises the Mayor and Chief Executive Officer to execute the Heads of Agreement with Left Coast Leisure Group Pty Ltd once finalised on terms acceptable to the Chief Executive Officer.

5. Notes that before the City can enter into a Sublease with Left Coast Leisure Group Pty Ltd the City of Mandurah must give a local public notice in accordance with section 3.58(3) of the *Local Government Act 1995* and Council must consider any submissions received and decide to enter into that Sublease.

6. Notes that entry into the Sublease, as proposed in the Western Foreshore Commercial Site Major Land Transaction Business Plan and the Key Indicative Terms, is also subject to the prior satisfaction of additional stages under the Land Administration Act 1997 including:

    a. Both Houses of Parliament approving the excision of the Commercial Site from the Class A Reserve;
    b. The Department of Planning, Lands and Heritage approving the grant of the headlease of the Commercial Site on terms acceptable to the City including a peppercorn rent and a term of 65 years; and
    c. The Minister for Lands approving the terms of the Sublease to the Proponent.

7. Requests the Chief Executive Officer to present to Elected Members the design, costings and timetable for the local road network improvements including the intersections of Mary Street / Leighton Place and Pinjarra Road / Old Coast Road / Mary Street by June 2025.

8. Requests the Chief Executive Officer to present to Council for consideration a Western Foreshore Commercial Site Community Consultation Council Policy relating to any requests for extension of operating hours, prior to any works commencing on site.

The meeting was adjourned at 8.38pm for technical issues.

The meeting re-commenced at 8.40pm.

confirmed

Council Resolution

MOTION
Moved: Mayor Williams
Seconded: Cr S Wright

1. Receives:

a. the Western Foreshore Commercial Site Major Land Transaction Business Plan contained in Attachment 1.1;
b. the Community Engagement Report: Western Foreshore Leisure Precinct and Commercial Site Major Land Transaction Business Plan contained in Attachment 1.2;
c. Public Submissions made on the Western Foreshore Major Land Transaction Business Plan contained in Attachment 1.3;
d. City of Mandurah comments on the Submission Themes in Attachment 1.4; and
e. the Key Indicative Terms in Attachment 1.5.

2. Following consideration of the Public Submissions received for the Western Foreshore Major Land Transaction Business Plan, note that the following amendment has been made to the Key Terms set out in Attachment 1.5:*

a. Removal of the opening hours two year review period requiring the closure of the venue at 10pm.

3. Having considered the Public Submissions, proceed with the Major Land Transaction as proposed in the Western Foreshore Commercial Site Major Land Transaction Business Plan as per Attachment 1.1, in accordance with the Key Indicative Terms included in Attachment 1.5 and the proposed Heads of Agreement with Left Coast Leisure Group Pty Ltd pursuant to section 3.59 (5) of the Local Government Act 1995, and approves the Chief Executive Officer to finalise the Heads of Agreement with Left Coast Leisure Group Pty Ltd and commence negotiations with the State Government in relation to a Headlease and Sublease for the Commercial Site.*

4. Authorises the Mayor and Chief Executive Officer to execute the Heads of Agreement with Left Coast Leisure Group Pty Ltd once finalised on terms acceptable to the Chief Executive Officer.

5. Notes that before the City can enter into a Sublease with Left Coast Leisure Group Pty Ltd the City of Mandurah must give a local public notice in accordance with section 3.58(3) of the Local Government Act 1995 and Council must consider any submissions received and decide to enter into that Sublease.

6. Notes that entry into the Sublease, as proposed in the Western Foreshore Commercial Site Major Land Transaction Business Plan and the Key Indicative Terms, is also subject to the prior satisfaction of additional stages under the Land Administration Act 1997 including:

Confirmed

a) **Both Houses of Parliament approving the excision of the Commercial Site from the Class A Reserve;**
b) **The Department of Planning, Lands and Heritage approving the grant of the headlease of the Commercial Site on terms acceptable to the City including a peppercorn rent and a term of 65 years; and**
c) **The Minister for Lands approving the terms of the Sublease to the Proponent.**

7. **Requests the Chief Executive Officer to present to Elected Members the design, costings and timetable for the local road network improvements including the intersections of Mary Street / Leighton Place and Pinjarra Road / Old Coast Road / Mary Street by June 2025.**

8. **Requests the Chief Executive Officer to present to Council for consideration a Western Foreshore Commercial Site Community Consultation Council Policy relating to any requests for extension of operating hours, prior to any works commencing on site.**

ABSOLUTE MAJORITY REQUIRED

CARRIED: 9/4

FOR: Mayor R Williams, Cr S Wright, Cr D Wilkins, Cr B Pond, Cr J Smith, Cr A Kearns, Cr C Knight, Cr P Jackson, Cr P Rogers

AGAINST: Cr J Cumberworth, Cr R Burns, Cr D Schumacher, Cr A Zilani

G.12/08/24 CITY CENTRE MASTER PLAN: WESTERN FORESHORE LEISURE PRECINCT CONCEPT MASTER PLAN – FINAL APPROVAL - REPORT 2

Summary

The upgrade of the City Centre's Western Foreshore into a family friendly Leisure Precinct has been steadily progressing over the last 15+ years. The current layout has largely been shaped through a number of significant developments including the construction of the Mandurah War Memorial to the north, the replacement of the Mandurah Bridge to the south, and the recent additions of a new regional level skate park and adventure playground (in 2020 and 2022 respectively).

As part of Council's recently endorsed City Centre Master Plan, the Western Foreshore Leisure Precinct was identified as a Key Project Area requiring an updated Concept Plan providing a vision for the community's expectations for the space and to help guide future upgrades and investment.

In May 2024, Council adopted the draft Western Foreshore Leisure Precinct Concept Plan for the purposes of advertising and community engagement. The public comment period was undertaken over eight (8) weeks and conducted in conjunction with the community engagement process for Western Foreshore Commercial Site Major Land Transaction Business Plan with submissions closing on Friday 26 July.

Confirmed

A total 1,102 submissions were received with a detailed Community Engagement Report: Western Foreshore Leisure Precinct & Commercial Site Major Land Transaction Business Plan Report (refer Attachment 2.1) prepared which identifies the key themes from the community's feedback. City officers have assessed all the comments provided and made a number of subsequent updates to the Concept Master Plan. It should be noted that feedback specific to the Western Foreshore Commercial Site Major Land Transaction Business Plan is not addressed in this report.

Due to the high volume of Public Submissions received, City officers have undertaken extensive analysis of the commentary including comments, issues and concerns raised regarding the Commercial Site. To assist Council in their decision-making, the commentary within the Public Submissions has been presented in Themes (for example Traffic Management Concerns, Economic Benefits) and a City officer comment has been provided against each Theme (refer Attachment 2.3).

Council is requested to note the feedback received on the draft Western Foreshore Leisure Precinct Concept Master Plan as outlined in the Community Engagement Report (Attachment 2.1), endorse the updated Western Foreshore Leisure Precinct Concept Master Plan (August 2024) as detailed in Attachment 2.2 and note that future projects to progress the delivery of the Western Foreshore Leisure Precinct will be in line with the timelines set out in the City Centre Master Plan and subject to Council consideration as part of the Long Term Financial Plan's annual review process.

confirmed

Officer Recommendation

That Council:

1. Notes the feedback received on the Western Foreshore Leisure Precinct Concept Master Plan (May 2024 draft) as outlined in the Community Engagement Report: Western Foreshore Leisure Precinct & Commercial Site Major Land Transaction Business Plan as per Attachment 2.1 and City of Mandurah comments on the Themes as per Attachment 2.3.

2. Endorses the updated Western Foreshore Leisure Precinct Concept Master Plan (August 2024) as detailed in Attachment 2.2 for inclusion in the City Centre Master Plan.

3. Notes that future projects to progress the delivery of the Western Foreshore Leisure Precinct will be in line with the timelines set out in the City Centre Master Plan and subject to Council consideration as part of the Long Term Financial Plan's annual review process.

Council Resolution

MOTION
Moved: Cr D Wilkins
Seconded: Cr J Cumberworth

That Council:

1. **Notes the feedback received on the Western Foreshore Leisure Precinct Concept Master Plan (May 2024 draft) as outlined in the Community Engagement Report: Western Foreshore Leisure Precinct & Commercial Site Major Land Transaction Business Plan as per Attachment 2.1 and City of Mandurah comments on the Themes as per Attachment 2.3.**

2. **Endorses the updated Western Foreshore Leisure Precinct Concept Master Plan (August 2024) as detailed in Attachment 2.2 for inclusion in the City Centre Master Plan.**

3. **Notes that future projects to progress the delivery of the Western Foreshore Leisure Precinct will be in line with the timelines set out in the City Centre Master Plan and subject to Council consideration as part of the Long Term Financial Plan's annual review process.**

CARRIED: 10/3

FOR: Cr D Wilkins, Cr J Cumberworth, Mayor R Williams, Cr B Pond, Cr J Smith, Cr A Kearns, Cr S Wright, Cr C Knight, Cr P Jackson, Cr P Rogers

AGAINST: Cr D Schumacher, Cr R Burns, Cr Zilani

G.13/208/24 WATERWAYS WATERFRONT MASTER PLAN – REPORT 3

Summary

In May 2024, Council adopted the City Centre Master Plan to review and reset the vision for the city centre and surrounds. A priority action identified in the implementation plan for the City Centre Master Plan was to finalise the Waterways Waterfront Master Plan. The Waterways Waterfront Master Plan has now been developed and provides a long-term vision for the waterways in our city centre. Support for the Waterways Waterfront Master Plan from the broader community and specific user groups has also been established via a comprehensive community engagement process.

Council is requested to adopt the Waterways Waterfront Master Plan.

confirmed

Officer Recommendation

That Council:

1. Adopts the Waterways Waterfront Master Plan (as detailed in Attachment 3.1).

2. Notes that City officers will commence planning for the implementation of the Waterways Waterfront Master Plan, in accordance with the implementation table under the City Centre Master Plan, with the timetable for concept design to be considered as part of the next revision of the Long-Term Financial Plan.

Council Resolution

MOTION
Moved: Cr D Schumacher
Seconded: Cr C Knight

That Council:

1. Adopts the Waterways Waterfront Master Plan (as detailed in Attachment 3.1).

2. Notes that City officers will commence planning for the implementation of the Waterways Waterfront Master Plan, in accordance with the implementation table under the City Centre Master Plan, with the timetable for concept design to be considered as part of the next revision of the Long-Term Financial Plan.

CARRIED: 12/1

FOR: Cr D Schumacher, Cr C Knight, Mayor R Williams, Cr B Pond, Cr J Smith, Cr A Kearns, Cr D Wilkins, Cr S Wright Cr P Jackson, Cr A Zilani, Cr P Rogers, Cr R Burns

AGAINST: Cr J Cumberworth

confirmed

G.14/08/24 REVIEW OF POL-RCS 04 GRANTS AND DONATIONS POLICY - REPORT 4

Summary

Council approval is sought to amend POL-RCS 04 Grants and Donations ("the Policy") which was first adopted in 2010, then reviewed in 2019. The Policy recognises the City's role as a community partner in building community capacity, pride and a sense of belonging by supporting a wide range of individual and community initiatives. It's intended that the financial contributions leverage a collective effort to advance outcomes in the City's Strategic Community Plan.

A review of the Policy has highlighted several areas for improvement, and material changes are proposed to strengthen the Policy. The amended policy offers improved end-to-end grants administration, probity, transparency, value for money, outcomes orientation and accountability.

Council is requested to consider amendments to the current Grants and Donations Policy (refer attachment 4.1) and adopt the amended Grants and Funding Policy (refer attachment 4.2).

Officer Recommendation

That Council:

1. adopts the amended Policy POL-RCS 04 Grants and Funding as detailed in Attachment 4.2.

2. Approves the following budget variations for operating projects:
   a) Create a new operating account named Start Up Fund
      i. To be funded from Place and Community Projects - General Operations – Materials $2,000*
   b) Create a new operating account named Milestone Celebration Fund
      i. To be funded from Place and Community Projects - General Operations – Materials $2,000*

Council Resolution

MOTION
Moved: Councillor B Pond
Seconded: Councillor P Rogers

That Council:

1. adopts the amended Policy POL-RCS 04 Grants and Funding as detailed in Attachment 4.2.

2. Approves the following budget variations for operating projects:
   a) Create a new operating account named Start Up Fund
      i. To be funded from Place and Community Projects - General Operations Materials $2,000*
   b) Create a new operating account named Milestone Celebration Fund
      i. To be funded from Place and Community Projects - General Operations – Materials $2,000*

CARRIED: 13/0

FOR: Cr B Pond, Cr P Rogers, Mayor R Williams, Cr J Smith, Cr J Cumberworth, Cr A Kearns, Cr D Wilkins, Cr S Wright, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr R Burns

AGAINST: Nil

Confirmed

G.15/08/24 REVIEW OF POL-CMR 07 WELCOME TO COUNTRY AND ACKNOWLEDGEMENT OF COUNTRY POLICY – REPORT 5

Summary

Council approval is sought to amend POL-CMR 07 Welcome to Country and Acknowledgement of Country Policy ("the Policy") which was first adopted in 2015, then reviewed in 2019. The Policy recognises the importance of cultural protocols for Traditional Custodians of the land, the Bindjareb people, and promotes cultural understanding by the wider community. The Policy provides guidance to City officers around the practical implementation of Welcome to Country and Acknowledgement of Country and notes other cultural protocols to observe.

A review of the Policy has highlighted several areas for improvement, and material changes are proposed to strengthen the Policy. Council is requested to consider amendments to the current Policy (refer attachment 5.1), and adopt the revised Welcome to Country, Acknowledgement of Country and Cultural Protocols Policy (refer Attachment 5.2).

Officer Recommendation

That Council adopts the amended Policy POL-CMR 07 Welcome to Country, Acknowledgement of Country and Cultural Protocols Policy as detailed in Attachment 5.2.

Council Resolution

MOTION
Moved: Councillor S Wright
Seconded: Councillor D Wilkins

That Council adopts the amended Policy POL-CMR 07 Welcome to Country, Acknowledgement of Country and Cultural Protocols Policy as detailed in Attachment 5.2.

CARRIED: 12/1

FOR: Cr S Wright, Cr D Wilkins, Mayor R Williams, Cr B Pond, Cr J Smith, Cr J Cumberworth, Cr A Kearns, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr P Rogers

AGAINST: Cr R Burns

Confirmed

G.16/08/24 FINANCIAL REPORT JUNE 2024 – REPORT 6

Summary

The Financial Report for June 2024 together with associated commentaries, notes on investments, balance sheet information, schedule of accounts and tenders awarded under delegation are presented for Elected Members' consideration.

Officer Recommendation

That Council:

1 Receives the Financial Report for June 2024 as detailed in Attachment 6.1 of the report.

2 Receives the Schedule of Accounts for the following amounts as detailed in Attachment 6.2 of the report:

Total Municipal Fund	*$13,422,667.39*
Total Trust Fund	*$ 0.00*
	$13,422,667.39

3 Approves the following budget variations for the 2024/25 annual budget:

3.2 Increase in capital expenditure of $10,285,432* for Waterfront Project (700055)
- To be funded from Western Foreshore Recreation Precinct capital project $2,034,816*
- To be funded from Smart Street Mall capital project $591,166*
- To be funded from Eastern Foreshore North and Central Waterfront capital project (700576) $6,467,064*
- To be funded from Eastern Foreshore South Precinct capital project (700055) $1,192,386*

3.3 Increase in capital expenditure of $3,167,702* for Pinjarra Road (previously named Pinjarra Road Upgrade Stage 8 & 9)
- To be funded from Pinjarra Road Upgrade Stage 5 capital project $1,528,741.73*
- To be funded from Pinjarra Road Upgrade Stage 6 capital project $1,528,741.73*
- To be funded from Pinjarra Road Upgrade Stage 8&9 capital project $110,218*

3.4 Increase in capital expenditure of $1,947,501* for Dawesville Channel Southeast Foreshore Upgrade
- To be funded from Dawesville Channel Southeast Foreshore capital project $139,650*
- To be funded from Dawesville Channel Southeast Foreshore Upgrade Stage 1 $1,087,851*

3.5 Increase in capital expenditure of $749,391* for Merlin Street Reserve Activation Plan
- To be funded from Merlin Activation Plan capital project $389,802*
- To be funded from Merlin Street Reserve Activation Plan implementation $359,589*

Confirmed

4 Approves the purpose of the loan for the Western Foreshore Recreation Precinct be amended to the Waterfront Project and that the change in purpose is advertised for 21 days in accordance with the Local Government Act 1995.

5 Approves the following budget variations for 2023/24:

5.1 Increase in operating grant revenue of project Administration – Waterways of $21,095*

5.2 Increase in Transfer for Asset Management Reserve of $21,095*

5.3 Unbudgeted capital expenditure of $10,000* for Contemporary Arts Space Mandurah Front Counter
- To be funded from CASM – Cultural Development operating budget $10,000*.

5.4 Decrease in capital grant revenue of $5,094* for 2023/24 Waterways Seashells Seawall

5.5 Decrease in capital expenditure of $5,094* for 2023/24 Waterways Seashells Seawall

6. Approves the following budget variations for Operating Carryovers that were scheduled in 2024/25:

6.1 Increase in Materials and Contracts of $1,394,672* for the 2023/24 operating projects carried over to 2024/25 as detailed in Attachment 6.3.

6.2 Increase in transfer from the Restricted Cash Reserve of $1,050,902*

6.3 Increase in transfer from the Unspent Grants Reserve of $273,770*

6.4 Increase in Operating Grants of $70,000*

7. Approves the following budget variations for Capital Works Carryovers for 2024/25 year:

7.1 Increase in capital expenditure of $12,949,324* as detailed in Attachment 6.4

7.2 Increase in unspent loans utilised of $1,847,554*

7.3 Increase in fleet proceeds of $706,464*

7.4 Increase in capital grant revenue of $1,482,481*

7.5 Net movement of transfer to reserves of $8,912,826* made up of

7.5.1 Increase in transfer from Unspent Grants Reserve $3,256,309*

7.5.2 Increase in transfer from Asset Management Reserve of $5,656,517*

ABSOLUTE MAJORITY REQUIRED

confirmed

Council Resolution

MOTION
Moved: Cr P Rogers
Seconded: Cr D Schumacher

That Council:

1 ***Receives the Financial Report for June 2024 as detailed in Attachment 6.1 of the report.***

2 ***Receives the Schedule of Accounts for the following amounts as detailed in Attachment 6.2 of the report:***

Total Municipal Fund	***$13,422,667.39***
Total Trust Fund	***$ 0.00***
	$13,422,667.39

3 ***Approves the following budget variations for the 2024/25 annual budget:***

3.2 ***Increase in capital expenditure of $10,285,432* for Waterfront Project (700055)***
- ***To be funded from Western Foreshore Recreation Precinct capital project $2,034,816****
- ***To be funded from Smart Street Mall capital project $591,166****
- ***To be funded from Eastern Foreshore North and Central Waterfront capital project (700576) $6,467,064****
- ***To be funded from Eastern Foreshore South Precinct capital project (700055) $1,192,386****

3.3 ***Increase in capital expenditure of $3,167,702* for Pinjarra Road (previously named Pinjarra Road Upgrade Stage 8 & 9)***
- ***To be funded from Pinjarra Road Upgrade Stage 5 capital project $1,528,741.73****
- ***To be funded from Pinjarra Road Upgrade Stage 6 capital project $1,528,741.73****
- ***To be funded from Pinjarra Road Upgrade Stage 8&9 capital project $110,218****

3.4 ***Increase in capital expenditure of $1,947,501* for Dawesville Channel Southeast Foreshore Upgrade***
- ***To be funded from Dawesville Channel Southeast Foreshore capital project $139,650****
- ***To be funded from Dawesville Channel Southeast Foreshore Upgrade Stage 1 $1,087,851****

3.5 ***Increase in capital expenditure of $749,391* for Merlin Street Reserve Activation Plan***
- ***To be funded from Merlin Activation Plan capital project $389,802****
- ***To be funded from Merlin Street Reserve Activation Plan – Implementation $359,589****

Confirmed

4 ***Approves the purpose of the loan for the Western Foreshore Recreation Precinct be amended to the Waterfront Project and that the change in purpose is advertised for 21 days in accordance with the Local Government Act 1995.***

5 ***Approves the following budget variations for 2023/24:***

5.1 ***Increase in operating grant revenue of project Administration – Waterways of $21,095****

5.2 ***Increase in Transfer for Asset Management Reserve of $21,095****

5.3 ***Unbudgeted capital expenditure of $10,000* for Contemporary Arts Space Mandurah Front Counter***

- ***To be funded from CASM – Cultural Development operating budget $10,000*.***

5.4 ***Decrease in capital grant revenue of $5,094* for 2023/24 Waterways Seashells Seawall***

5.5 ***Decrease in capital expenditure of $5,094* for 2023/24 Waterways Seashells Seawall***

6 ***Approves the following budget variations for Operating Carryovers that were scheduled in 2024/25:***

6.1 ***Increase in Materials and Contracts of $1,394,672* for the 2023/24 operating projects carried over to 2024/25 as detailed in Attachment 6.3.***

6.2 ***Increase in transfer from the Restricted Cash Reserve of $1,050,902****

6.3 ***Increase in transfer from the Unspent Grants Reserve of $273,770****

6.4 ***Increase in Operating Grants of $70,000****

7 ***Approves the following budget variations for Capital Works Carryovers for 2024/25 year:***

7.1 ***Increase in capital expenditure of $12,949,324* as detailed in Attachment 6.4***

7.2 ***Increase in unspent loans utilised of $1,847,554****

7.3 ***Increase in fleet proceeds of $706,464****

7.4 ***Increase in capital grant revenue of $1,482,481****

7.5 ***Net movement of transfer to reserves of $8,912,826* made up of***

7.5.1 Increase in transfer from Unspent Grants Reserve $3,256,309*

7.5.2 ***Increase in transfer from Asset Management Reserve of $5,656,517****

ABSOLUTE MAJORITY REQUIRED

confirmed

CARRIED: 13/0

FOR: Cr P Rogers, Cr D Schumacher, Mayor R Williams, Cr B Pond, Cr J Smith, Cr J Cumberworth, Cr A Kearns, Cr D Wilkins, Cr S Wright, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr R Burns

AGAINST: Nil

G.17/08/24 REVIEW OF LOCAL EMERGENCY MANAGEMENT ARRANGEMENTS – REPORT 7

Summary

In accordance with the Emergency Management Act 2005, the City of Mandurah (City) has developed and reviewed its Local Emergency Management General Plan and Recovery Plan. These documents form an essential part of the districts Local Emergency Management Arrangements (LEMAs).

Together with strong agency and community relationships the LEMA's form a framework that sets out practical planning that guides actions in emergency Prevention, Preparation, Response and Recovery. The City, in collaboration with its key partners has developed a strong emergency management and preparedness culture over the past decade, and efforts continue to build individual, organisational and community resilience.

The LEMA's are periodically updated as required and are due for 5-year statutory review and endorsement by the State Emergency Management Committee (SEMC). The revised General Plan and Recovery Plan have received in principal endorsement by the SEMC and now require Council approval for completion of the review process.

Councillor Kearns left the meeting at 9.26pm and did not return

Officer Recommendation

That Council:

1. Approve the Local Emergency Management General Plan provided in Attachment 7.1 and endorse referral to the State Emergency Management Committee for approval.

2. Approve the Local Emergency Management Recovery Plan provided in Attachment 7.2 and endorse referral to the State Emergency Management Committee for approval.

Council Resolution

MOTION
Moved: Cr J Smith
Seconded: Cr D Wilkins

1. Approve the Local Emergency Management General Plan provided in Attachment 7.1 and endorse referral to the State Emergency Management Committee for approval.

confirmed

2. Approve the Local Emergency Management Recovery Plan provided in Attachment 7.2 and endorse referral to the State Emergency Management Committee for approval.

CARRIED: 12/0

FOR: Cr J Smith, Cr D Wilkins, Mayor R Williams, Cr B Pond, Cr J Cumberworth, Cr S Wright, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr P Rogers, Cr R Burns

AGAINST: Nil

G.18/08/24 PANEL OF PRE-QUALIFIED SUPPLIER PANEL DELEGATION AND MINOR AMENDMENTS TO REGISTER OF DELEGATED AUTHORITY REPORT 8

Summary

Council is requested to consider the adoption of a new Delegation DA-CPM 07 Panel of Pre-Qualified Supplier Panel (refer Attachment 8.1) to enable the City of Mandurah (the City) to establish, invite, evaluate, accept or decline to accept and manage Panels of Pre-Qualified Suppliers in accordance with the Local Government Act 1995 (the Act) and Local Government (Functions and General) Regulations 1996 (Regulations). Minor amendments to DA CPM 02 invite Expressions of Interests and Tenders (Attachment 8.2) are also proposed to improve compliance with the Regulations.

Officer Recommendation

That Council:

1. Adopts new proposed delegation DA-CPM 07 Panels of Pre-qualified Suppliers for Goods and Services indefinitely, as per Attachment 8.1.

2. Adopts the proposed amendments to DA CPM 02 Invite Expressions of Interests and Tenders indefinitely, as per Attachment 8.2.

Council Resolution

MOTION
Moved: Councillor C Knight
Seconded: Councillor J Cumberworth

That Council:

1. Adopts new proposed delegation DA-CPM 07 Panels of Pre-qualified Suppliers for Goods and Services indefinitely, as per Attachment 8.1.

2. Adopts the proposed amendments to DA CPM 02 invite Expressions of Interests and Tenders indefinitely, as per Attachment 8.2.

confirmed

CARRIED: 12/0

FOR: Cr C Knight, Cr J Cumberworth, Mayor R Williams, Cr B Pond, Cr J Smith, Cr D Wilkins, Cr S Wright, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr P Rogers, Cr R Burns

AGAINST: Nil

20. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

21. NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING

Nil

22. LATE AND URGENT BUSINESS ITEMS

Nil

23. CONFIDENTIAL ITEMS

G.19/08/24 CLOSE DOORS

MOTION
Moved: Cr R Burns
Seconded: Cr J Cumberworth

That the meeting proceeds with closed doors at 9.32pm in accordance with Section 5.23(2)(d) of the *Local Government Act 1995*, to allow for the confidential discussion of an item.

CARRIED: 12/0

FOR: Cr R Burns, Cr J Cumberworth, Mayor R Williams, Cr B Pond, Cr J Smith, Cr D Wilkins, Cr S Wright, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr P Rogers,

AGAINST: Nil

Reasons:
(a) matter affecting an employee or employees

The Directors and persons in the gallery left the chambers at this point.
The Minute Officer and CEO remained with Elected Members.

confirmed

THE MEETING PROCEEDED WITH CLOSED DOORS AT 9.32PM

24. DECLARATION OF INTERESTS

24.1 Acting Director Business Services, Mrs T Jones declared a financial in Minute Item G. 20/08/24 Confidential Item: Appointment of Director Business Services due to being an applicant for the position.

G.20/08/24 CONFIDENTIAL ITEM: APPOINTMENT OF DIRECTOR BUSINESS SERVICES REPORT 9

Confidential discussion ensued regarding this issue.

MOTION
Moved: Mayor R Williams
Seconded: Councillor C Knight

That Council:

1 Approves the appointment of Applicant A on a five-year contract as Director Business Services.

2 Notes the Chief Executive Officer will negotiate the terms of the contract.

CARRIED: 12/0

FOR: Mayor R Williams, Cr C Knight, Cr B Pond, Cr J Smith, Cr J Cumberworth, Cr D Wilkins, Cr S Wright, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr P Rogers, Cr R Burns

AGAINST: Nil

The CEO left the chambers at this point. The Acting Director Business Services and Director Strategy and Economic Development re-entered the Chambers. The Minute Officer remained with Elected Members.

confirmed

G.21/08/24 CONFIDENTIAL ITEM: CHIEF EXECUTIVE OFFICER PERFORMANCE & REMUNERATION REVIEW 2023/24 – REPORT 10

Confidential discussion ensued regarding this issue.

MOTION
Moved: Mayor R Williams
Seconded: Councillor P Rogers

That Council:

1. Endorse the Actions set out in Table 1 within the Conclusion section of this Report.

2. Approves the following Service Reviews:

a. Major: Mandurah Ocean Marina
b. Major: Mandurah Performing Arts Centre - governance structure, community service obligations and key terms of funding
c. Minor: Traffic Controller service inhouse vs external provision. Noting that this is not a major review. Scope only includes cost of traffic controllers in house vs external providers.

ABSOLUTE MAJORITY REQUIRED

CARRIED: 11/1

FOR: Mayor R Williams, Cr P Rogers, Cr B Pond, Cr J Smith, Cr J Cumberworth, Cr D Wilkins, Cr S Wright, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr R Burns

AGAINST: Cr D Schumacher

G.22/08/24 OPEN DOORS

MOTION
Moved: Cr S Wright
Seconded: Cr C Knight

That the meeting proceeds with open doors.

CARRIED: 12/0

FOR: Cr S Wright, Cr C Knight, Mayor R Williams, Cr B Pond, Cr J Smith, Cr J Cumberworth, Cr D Wilkins, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr P Rogers, Cr R Burns

AGAINST: Nil

THE MEETING PROCEEDED WITH OPEN DOORS AT 9.44PM

The CEO and Directors re-entered the chambers.

confirmed

G.23/08/24 ENDORSE RESOLUTIONS

MOTION
Moved: Cr D Schumacher
Seconded: Cr B Pond

That Council endorses the resolutions taken with closed doors.

CARRIED: 12/0

FOR: Cr D Schumacher, Cr B Pond, Mayor R Williams, Cr J Smith, Cr J Cumberworth, Cr D Wilkins, Cr S Wright, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr P Rogers, Cr R Burns

AGAINST: Nil

25. CLOSE OF MEETING

There being no further business, the Mayor declared the meeting closed at 9.45pm.

confirmed

CONFIRMED …….. (MAYOR)

Attachments to Council Minutes:
27 August 2024 Council Reports
20 August 2024 Planning and Community Consultation Committee Reports

CITY OF MANDURAH

NOTICE OF MEETING

ORDINARY COUNCIL

Members of Council are advised that a meeting will be held in the Council Chambers 83 Mandurah Terrace, Mandurah on:

Tuesday 27 August at 5.30pm

Confirmed

CASEY MIHOVILOVICH
Chief Executive Officer
23 August 2024

AGENDA

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

Members of the public are advised that the Council Meeting will being recorded in accordance with the City's Recording of Council Meetings Policy. By being present at this meeting, members of the public consent to the City of Mandurah recording and subsequently publishing their voice on the City's website. Please note that members of the public images will not be captured by the recording.

2. ACKNOWLEDGEMENT OF COUNTRY

3. APOLOGIES

4. IMPORTANT NOTE

Members of the public are advised that any decisions made at the meeting tonight, can be revoked, pursuant to the *Local Government Act 1995*. Therefore, members of the public should not rely on any decisions until formal notification in writing by Council has been received.

5. ANSWERS TO QUESTIONS TAKEN ON NOTICE

6. AMENDMENT TO STANDING ORDERS

Modification to *Standing Orders Local Law 2016* - electronic attendance at meeting.

7. PUBLIC QUESTION TIME

Public Question time provides an opportunity for members of the public to ask a question of Council. For more information regarding Public Question Time please visit the City's website *mandurah.wa.gov.au* or telephone 9550 3787.

8. PUBLIC STATEMENT TIME

Any person or group wishing to make a Public Statement to Council regarding a matter concerning local government must complete an application form. For more information regarding Public Statement Time please visit the City's website *mandurah.wa.gov.au* or telephone 9550 3787.

9. LEAVE OF ABSENCE REQUESTS

confirmed

10. PETITIONS

10.2 Request for footpath in Penola Way, Halls Head

10.2 Objection to Western Foreshore Development Proposal

11. PRESENTATIONS

12. DEPUTATIONS

Any person or group wishing to make a Deputation to Council regarding a matter listed on this agenda for consideration must complete an application form. For more information regarding making a deputation please visit the City's website *mandurah.wa.gov.au* or telephone 9550 3787.

13. CONFIRMATION OF MINUTES

13.1 Ordinary Council Meeting: 23 July 2024

Minutes available on the City's website via mandurah.wa.gov.au/council/council-meetings/agendas-and-minutes

14. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

15. DECLARATIONS OF FINANCIAL, PROXIMITY AND IMPARTIALITY INTERESTS

16. QUESTIONS FROM ELECTED MEMBERS (WITHOUT DISCUSSION)

16.1 Questions of which due notice has been given

16.2 Questions of which notice has not been given

17. BUSINESS LEFT OVER FROM PREVIOUS MEETING

Confirmed

18. RECOMMENDATIONS OF COMMITTEES

18.1 Adoption of Recommendations of the Audit and Risk Committee Meeting: 5 August 2024

Minute	*Item*	*Page No*	*Interests Declared / Additional Information*
AR. 8/08/24	Annual Audit Plan 2024/2025		Confidential report
AR. 10/08/24	Work Health and Safety (WHS) Annual Review Performance Overview for Financial Year (FY) 2023 – 2024		Confidential report

18.2 Adoption of Recommendations of the Planning and Community Consultation Committee Meeting: 20 August 2024

Minute	*Item*	*Page No*	*Interests Declared / Additional Information*
	Local Planning Scheme 12 Amendment No 4, Lot 801 Pleasant Grove Circle	5 - 95	
	Local Planning Scheme 12 Amendment No 5, 4 Waardong Court	96 - 104	

19. REPORTS

No.	*Item*	*Page No*	*Note*
1	Outcome of Public Notice, Proposed Major Land Transaction Western Foreshore Commercial Site	105 - 256	Absolute Majority
2	City Centre Master Plan: Western Foreshore Leisure Precinct Concept Master Plan – Final Approval	257 - 357	
3	Waterways Waterfront Master Plan	358 - 368	
4	Review of POL-RCS 04 Grants and Donations Policy Place and Community	369 - 390	
5	Review of POL-CMR 07 Welcome to Country and Acknowledgement of Country Policy	391 - 406	
6	Financial Report June 2024	407 - 445	Absolute Majority
7	Review of Local Emergency Management Arrangements	446 - 561	
8	Panel of Pre-qualified Supplier Panel Delegation and Minor Amendments to Register of Delegated Authority	562 - 574	Absolute Majority

confirmed

20. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

21. NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING

22. LATE AND URGENT BUSINESS ITEMS

23. CONFIDENTIAL ITEMS

23.1 Appointment of Director Business Services

23.2 Chief Executive Officer Performance & Remuneration Review 2023/24

24. CLOSE OF MEETING

confirmed

1	**SUBJECT:**	Amendment 4 to Local Planning Scheme No 12 Lot 801 Pleasant Grove Circle Scheme Amendment
	DIRECTOR:	Business Services
	MEETING:	Planning and Community Consultation Committee
	MEETING DATE:	20 August 2024

Summary

Council is requested to consider submissions following the conclusion of the public consultation period on Amendment No 4 to Local Planning Scheme 12.

The amendment was proposed by the applicant and adopted (initiated) for advertising by Council on 22 November 2022 and includes the following:

(a) Modifying R-Code density from R5 to R10 for Lots 124 and Lot 801 Pleasant Grove Circle.

(b) Adding specific site requirements which apply to the development and/or subdivision of the site.

The amendment was advertised to 450 surrounding landowners from 19 April 2024 to 21 June 2024 via direct notification, sign on-site and publishing on the City's website. Seventy-two (72) submissions were received within the public consultation period.

City officers recommend Council support the amendment with modifications and forward the amendment to the Western Australian Planning Commission seeking final approval by the Minister for Planning.

Unconfirmed

Disclosure of Interest

Nil

Location



Property Details

Applicant:	Element
Owner:	Pleasant Grove Pty Ltd
Directors:	Ian, Malcolm and William Bassett-Scarfe
Scheme No 12 Zoning:	Residential (R5)
Peel Region Scheme Zoning:	Urban
Lot Size:	11.13ha
Topography:	Low-lying
Land Use:	Vacant

Previous Relevant Documentation

- G.4/11/22 22 Nov 2022 Council adopted Amendment 4 to Local Planning Scheme 12 for advertising purposes, seeking to rezone the site from R5 to R10.
- G.24/10/14 28 Oct 2014 Council adopted Amendment 128 to Town Planning Scheme No. 3 for advertising purposes, seeking to rezone the site from R5 to R10.

Background

The subject site forms part of the Pleasant Grove Estate, a residential estate characterised by low-density residential development (R2.5 – R5) with lots abutting the site to the west and north ranging in size from 5032m^2 to 2001m^2. Immediately east and south of the site is Peel Region Scheme "Regional Open Space", providing separation to the Peel-Harvey Estuary.

As historical context, in December 2010, the Western Australian Planning Commission (WAPC) granted conditional subdivision approval (WAPC 142801) for the creation of 48 lots at the existing zoning of Residential with an R-Code density of R5. The subdivision did not proceed, however detailed engineering design was undertaken at the time.

The R5 subdivision was approved under the provisions of the zoning in Town Planning Scheme 3 which has been retained in Local Planning Scheme 12 ('Scheme 12').

This subdivision approval has now lapsed. A new subdivision application would be required if the landowner was seeking to subdivide the subject site with its current zoning and R-Code density. Therefore, any recommended approval, refusal or approval with conditions would need to be assessed based on any new proposal which is the responsibility of the Western Australian Planning Commission (WAPC) with the local and relevant state agencies advice and recommendations.

In October 2014, Amendment 128 (seeking R10 density) was adopted by Council for advertising purposes but did not progress past the Environmental Protection Authority (EPA) due to the presence of Ministerial Statement 266 restricting lot sizes to 1,500m^2.

Subsequently, the applicant approached the EPA to review the implementation conditions of Ministerial Statement 266. In addition to restricting lot size, the Ministerial Statement also focused on a number of key areas including land use, vegetation retention, stormwater and water management.

In August 2019, the Minister for the Environment determined to remove the implementation conditions that applied to the site through Ministerial Statement 266. Significantly, the applicant was seeking to remove/ replace conditions restricting lot sizes to 1,500m^2. It was determined that the Ministerial Statement 266 conditions have either been met or exceeded by:

Confirmed

- Implementation of previous subdivision applications;
- Gazettal of the City's Town Planning Scheme No. 3; and,
- Existing development controls under State Government policies.

Following a request by the applicant, Council adopted (initiated) Amendment No 4 to Scheme 12 on 22 November 2022. Subsequently, as a complex amendment, the WAPC examined the amendment and provided consent to advertise, noting the following:

- *The WAPC will not generally support an amendment in the absence of adequate coastal hazard risk management and adaptation planning being undertaken. Following advertising the amendment is expected to be supported by sufficient technical analysis of the coastal processes. The relationship between potential sea level rise mitigation measures, tree retention and development interfaces associated with habitable floor level requirements also requires further consideration.*

The proponent has prepared technical analysis in consultation with the Department of Planning, Lands and Heritage – Coastal Division, the recommendations are discussed within this report.

- *It is the WAPC's expectation that the City and proponent liaise with the Department of Health, Department of Water and Environmental Regulation, Department of Biodiversity, Conservation and Attractions, and the Water Corporation with respect to future reticulated sewerage infrastructure and servicing arrangements.*

As is the case with all but basic Scheme Amendments the endorsement of the EPA was required prior to advertising. City officers have referred the proposal to the relevant stakeholders, these recommendations are further discussed within this report.

Local Planning Strategy

The City of Mandurah Local Planning Strategy was endorsed by the WAPC on 19 April 2022 and is supported by several topic related strategies that form the background to the Local Planning Strategy, including Biodiversity Strategy (2013) and Urban Form and Housing Strategy (2013).

Biodiversity Strategy

Within the Biodiversity Strategy, the site is recognised as a Local Natural Area, as was all remaining undeveloped tree and bushland sites at the time of the development of the Strategy.

The Strategy recommends targets for the *protection* and *retention* of specific biodiversity features, such as the habitat of threatened species within Mandurah. The Protection and Retention Targets for Local Natural Areas set in the Strategy do not include this site, however, the three key principles of biodiversity conservation used as the foundation of the Strategy are of important consideration, these being:

1. *Biodiversity is best conserved in natural areas, and preferably natural areas with a high level of ecological viability;*

2. *The habitat of threatened species and the communities they form needs to be protected to prevent these species becoming even more threatened; and*

3. *Protection of a representative proportion of ecological communities is important to protect both rare and common forms of biodiversity.*

Urban Form and Housing Strategy

The Local Planning Strategy is also informed by its Urban Form and Housing Strategy which provides a framework for meeting the housing needs of Mandurah's growing population

confirmed

Housing Supply

The Strategy seeks to plan for and identify 20,000 additional dwellings being required to be built within Mandurah. It is important to note the following key components of these 20,000 additional dwellings:

- 13,200 dwellings will be occupied by two or less people.
- 4,200 dwellings are required to be 'affordable' dwellings, where occupiers spend less than 30% of their income on renting or buying the dwelling.
- Approximately 8,500 dwellings can be accommodated in the Mandurah Strategic Centre through identified infill development.

Significant areas of land have already been zoned to allow for infill development within these areas. The Strategy provides that prior to progressing any further expansions, a review of each area's capacity to support increased density is required, including the lot configurations, dwelling stock and timing for redevelopment, environmental constraints and servicing infrastructure capacity.

It should be noted that this site has not been incorporated into calculations of additional dwelling yield as noted in **Table 1** below.

Table 1 Dwelling Yields

	Mandurah North	Mandurah Central	Mandurah East *(inc Parklands)*	Mandurah Island	Dawesville	Totals
Land Areas (ha)						
Total Area	1,732	1,156	1,840	2,464	881	**8,073**
Urban Zoned Area	1,373	928	1,178	1,952	641	**6,072**
Existing Development						
Existing Dwellings	4,366	6,921	6,328	11,816	2,256	**31,687**
Vacant Lots	1,004	343	728	2,750	982	**5,807**
Sub-Total	5,370	7,264	7,056	14,566	3,238	**37,494**
Future Development						
Dwellings	5,560	8,455	2,290	1,714	2,300	**20,319**
TOTAL	**10,930**	**15,719**	**9,346**	**16,280**	**5,538**	**57,813**
Additional Dwellings	51%	54%	25%	11%	42%	**35%**
Gross Urban Zoned Hectare Density	8.0	16.9	7.9	8.3	8.6	**9.5**

confirmed

Urban Form

The Strategy provides an indicative scale of density, height and land use in an overview format through the urban form typologies identified. Localised planning will be required to ensure that the various typologies identified fit with their existing surrounds and context based on the principles of:

- ***Context*** *- Respecting the location's context in the regional context*
- ***Nodes*** *- Ensuring that there are nodes of activity throughout the City*
- ***Form*** *- Avoiding single use suburban sprawl*
- ***Public Domain*** *- Respecting the street and public spaces through design*
- ***Community Benefit*** *- What do existing and future communities gain from the outcome*
- ***Site*** *- Respecting the site's environment and its neighbours through scale, site layout and design*

The Local Planning Strategy Spatial Plan identifies the Urban Form for the subject site as 'Suburban (Large Lot), which generally have the following characteristics:

- Residential Density Code of R2.5 - R10.
- Site Coverage of 30% - 40%
- Street Frontages 15m – 30m
- Street Setbacks 7.5m – 20m

The following actions of the Local Planning Strategy from the Urban Form part of the Strategy are relevant to the consideration of this Amendment:

9. *Recognise that Mandurah has a point of difference due to the natural assets, extensive coastline and waterways (natural and artificial), existing urban form and infrastructure, and ensure that there is a variety of development outcomes and scale to avoid being a continuation of suburban sprawl. Increase the density and diversity of housing in and around activity centres to improve land efficiency, housing variety and to support centre facilities.*

12. *Support increased density and scale, that results in other community benefits, such as bushland protection and/or community infrastructure.*

14. *Acknowledge that a variety of housing choices and built form outcomes are required to support a range of demographic profiles based on household size, age profiles and socio-economic circumstances.*

Comment

(a) Modifying R-Code density from R5 to R10 for Lot 801 Pleasant Grove Circle.

In undertaking a planning assessment of the proposal, the following elements could be considered benefits of the increase in density (and is further explored below):

- Increased density adjacent to areas of increased amenity (i.e. public open space, regional open space) is supported by WAPC operational policy Liveable Neighbourhoods.

- R10 density is consistent with lots to the north at Blue Rise Cove (R10), further north Coco Drive (R20, R40 & R60), and to the south-west at Charles Place (R20).

- R10 density is contemplated by the Local Planning Strategy, given the Suburban (Large Lot) urban form category sets a density range of R2.5 to R10.

- The inclusion of specific scheme provisions addressing environmental outcomes relating to vegetation retention and foreshore management provides greater weight and decision-making control for the City of Mandurah within the Planning Framework than through a subdivision process under the current R5 zoning. The City is a referral agency and may provide comments to the Western Australian Planning Commission (WAPC) on subdivision applications.

It should be noted that the City would actively advocate for positive environmental outcomes, through the request for conditions even if the site was developed at R5 through a subdivision, however, the decision making as part of that process rests with the WAPC.

Confirmed

Consideration of Increased Density

The proposal seeks an increase in density from R5 (as per R-Codes minimum lot size of 2,000m^2) to R10 (as per R-Codes minimum lot size of 875m^2, average lot size of 1,000m^2). It should be noted the proposed Scheme Amendment includes a specific modification requiring an average lot size of 1300m^2. This change has been endorsed by the proponent. Generally changes to minimum lot sizes that vary the R Codes are not supported by the Western Australian Planning Commission.

The indicative lot yield potential is demonstrated below, and based on a proposed lot size range of 880m^2 to 1,666m^2:

	Lot Yield Potential at R5	***Lot Yield Potential at R10***
Total	48	74
	** based on WAPC 142801 approval and R5 minimum lot frontage of 30m*	** based on Subdivision Concept Plan and R10 minimum lot frontage of 20m. Average lot size to be 1300m^2*

The WAPC's operational policy Liveable Neighbourhoods considers it appropriate for higher residential densities to be located adjacent to areas of amenity, such as public open space (including foreshore reserves), to take advantage of the location and provide opportunities for passive surveillance.

Adjacent to the Peel-Harvey Estuary (Estuary), there is increased density to the north at Blue Rise Cove (R10) and to the south at Wannanup (R20) of the proposed development area. Within 1 km to the north of the site is the Falcon District Centre providing a wide range of community facilities and amenities.

Historically, residential density in Pleasant Grove has increased as time has progressed, and as the development moves closer to the Estuary. The proposal would continue to represent a low-density coding and, as such is considered by City officers to be in keeping with the character of the Pleasant Grove Estate.

Road Network

Increased density would facilitate the development of the site in the short term and progress connection of Pleasant Grove Circle, providing a complete road network for the neighbourhood and providing an escape route in the event of a bushfire (the current subdivision design predates State Planning Policy 3.7 Planning in Bushfire Prone Areas, with some properties not benefitting from secondary access routes).

A number of submissions identify the impact of the increased density on likely traffic conditions in the broader area, however City officers consider the potential increase in lot yield (i.e. potentially an additional 26 lots depending on design) to be minimal in the context of the local street network. The current and proposed road infrastructure could comfortably support this increase in traffic.

It is evident that current traffic safety concerns experienced by residents north of the subject site are legitimate and being investigated by City officers, however this issue is not triggered by the change from R5 to R10 with the additional indicative 26 lots and should be explored by the City outside of the current amendment proposal.

Foreshore Management

The recommended Scheme provisions provide for the requirement of a Foreshore Management Plan that would set out requirements for the provision of footpath connection, controlled fencing, rehabilitation and weed management, and on-street parking.

Confirmed

As is the case for the proposed inclusion of requirements for Local Development Plans (LDP's) and other environmental management assessments within Scheme provisions, the inclusion of a Foreshore Management Plan provides greater weight within in the planning framework and provides increased control over the outcome for the City of Mandurah.

There is the opportunity for foreshore management planning requirements to be added as part of an R5 subdivision, however, this would be the decision of the WAPC after advocacy and comments from the City.

(b) Adding specific site requirements which apply to the development and/or subdivision of the site.

The specific site requirements have been identified to consider the following environmental matters:

Flood / Inundation

An important consideration for the proposal is that of future flood and inundation risk. The site is located adjacent to the Peel-Harvey Estuary and is low-lying given it includes portions with a natural ground level as low as 1m AHD.

In establishing a suitable minimum habitable floor level for development, the City previously considered the advice of the Department of Water Environment and Regulation (DWER). Based on DWER advice, the findings of the "Floodplain Development Strategy: Murray Drainage and Water Management Plan and Associated Studies" was considered best practice, particularly in the absence of a site-specific study. Historically, DWER recommends a minimum habitable floor level of 2.7m AHD for new development – in order to accommodate a 0.6m freeboard allowance for wind/waves within the context of a 0.9m sea level rise and 1.2m AHD Estuary water level.

Filling lots entirely to 2.7m AHD raises several concerns including impacts on streetscape due to level differences between proposed and existing development, excessive retaining and site works and a reduction in tree retention. DWER recommend a reduced 2.25m AHD where planning concerns are present.

Given the historic value placed on vegetation protection by all agencies and character that has been created within the Pleasant Grove development the City did not consider this extent of filling to be an acceptable outcome.

State Planning Policy 2.6 Coastal Planning provides that decision makers should ensure that land use and development, including roads, adjacent to the coast is sited and designed to complement and enhance the coastal environment in terms of its visual amenity, social and ecological values and must be considered over a 100-year development horizon.

At the time of Council adoption of the proposed amendment for advertising, City officers recommended filling the lots to a lower level of 2.15m AHD (Note additional 100mm concrete pad to establish a 2.25m AHD FFL) in order to limit the impact of fill on tree retention, streetscape and surrounding residential amenity.

Subsequent to the consideration of the amendment by Council, the EPA and WAPC for advertising purposes, the proponent has now prepared a Coastal Hazard Assessment. The assessment was prepared in consultation with the DPLH – Coastal Division to ensure that the technical analysis satisfies their assessment criteria, given the WAPC ultimately consider the amendment. A copy of the Indicative Subdivision Layout with Erosion Lines is provided as ***Attachment 1.1.***

Confirmed

The Coastal Hazard Assessment presents the details of the assessment of potential coastal hazard impacts on the site in accordance with the requirements of State Planning Policy 2.6 – Coastal Planning. The purpose of the assessment is to determine the potential vulnerability to inundation hazards, and to provide conservative estimates of possible future shoreline retreat (rather than predict the location of the future shoreline location).

In summary, the Coastal Hazard Assessment concludes that:

- The required development level to avoid inundation hazards is 2.42m AHD;
- The existing foreshore reserve can accommodate the estimated future shoreline.

This 0.17m increased Finished Floor Level from that originally proposed is considered to represent an acceptable outcome balancing inundation risk, amenity impacts through retaining and tree retention.

Tree Retention

Previous attempts to provide large lots to improve tree retention outcomes have produced mixed results, examples within the City include Bortolo Drive, Bulara Road and Lakelands. The ability to retain trees across the site has been explored further through an updated tree survey, which can be used to guide the placement of future dwellings and control through Local Development Plans (LDP's) which provide site specific controls on development. The **Tree Survey** is provided in ***Attachment 1.2.***

Across the site, a total of 154 trees were identified with a summary as follows:

- 137 of the trees were identified as being in fair condition
- 2 were identified as being in Very Good Condition (Tree Numbers 138 and 139 noted within ***Attachment 1.1****)*
- 7 trees were recorded as leaning
- 7 trees were recorded as being in poor condition
- 1 tree was recorded in very poor condition.

Tree retention is one of the most significant considerations in the assessment of the scheme amendment. It is important to note tree retention outcomes must be assessed in comparison to the current LPS 12 zoning of R5 not on a scenario where the site is undeveloped.

It is extremely difficult to determine exact tree retention outcomes at this stage of the development process. Detailed information requires civil designs to provide greater clarity. Developers complete these for the subdivision stage.

To provide some direction to Council on the impact of various development scenarios, the City's Arbor Culturalist has provided an approximate assessment. The assessment considers potential controls through LDP's which are detailed below and considered against outcomes in accordance *with AS4970:2009 - Protection of trees on development sites* which defines:

- A Tree Protection Zone: 12x diameter at breast height (1.4m) a breast height
- A Structural Root Zone: approximately 5x diameter above root buttresses

It is essential that it be reinforced that the information is an estimation only and there are a range of factors that may influence tree retention outcomes.

confirmed

Development Scenario	*Arbor Culturalist Assessment Indicative Tree Retention Outcome (Private Land)*	*Arbor Culturalist Assessment Indicative Tree Retention Outcome (Public Land)*
R5 Retained Without LDP's *(if the WAPC were to not support LDP's on a future subdivision)*	Tree Retention Outcome 15-25% Approximately 31 of 136 (Private Land) Trees retained	Tree Retention Outcome 50% Approximately 9 of 18 (Public Land) Trees retained
R5 with LDP's	Tree Retention Outcome 30-45% Approximately 53 of 136 (Private Land) Trees retained	Tree Retention Outcome 50% Approximately 9 of 18 (Public Land) Trees retained
R10 with LDP's	Tree retention outcome 25-35% Approximately 42 of 136 (Private Land) Trees retained	Tree Retention Outcome 50% Approximately 9 of 18 (Public Land) Trees retained

It is also important to note the applicant has indicated a more optimistic outlook for tree retention through the development process with approximately 50% of trees capable of being retained across the private land portion at the R10 zoning. This would require adjustment of the subdivision layout at the detailed design stage.

Local Development Plans (LDP's)

A very important consideration for the potential retention of environmental values across the site is the use of Local Development Plans (LDP's) as recommended within the proposed Scheme provisions. The LDP's would be informed by the Tree Retention Management Plan and Environmental Management Plan that are also a recommended requirement.

Clause 47 of the Deemed Provisions to Local Planning Schemes outlines that a LDP may be prepared if:

(a) the Commission has identified the preparation of a local development plan as a condition of approval of a plan of subdivision of the area; or
(b) a local planning policy or structure plan requires a local development plan to be prepared for the area; or
(c) another provision of this Scheme requires a local development plan to be prepared for the area; or
(d) the Commission and the local government considers that a local development plan is required for the purposes of orderly and proper planning.

(note: underlining for emphasis of responsible authority for requiring an LDP in the Planning Framework)

Under the recommended Scheme provisions, a LDP would be required to be provided before subdivision or development of the site. An LDP may be prepared by a proponent or a local government, are required to be advertised, and under current delegation arrangements, where submissions have been received on relevant matters that can be considered in making a determination on a Local Development Plan, are to be considered by Council for final approval.

It is possible that in retaining an R5 zoning, at the subdivision stage, the WAPC may apply a subdivision condition requiring LDP's. The City would strongly advocate for a condition of that nature. The inclusion of this requirement within the Local Planning Scheme as proposed, provides greater certainty within the planning framework and decision-making control over the process for the City.

Without LDP's in place under the current zoning, the only control mechanism to retain trees would be through the requirement for individual property owners to seek Development Approval to remove trees in accordance with existing Local Planning Scheme provisions applicable to this site.

confirmed

The increase in density from R5 to R10 is expected to result in higher tree loss, however the ability to retain trees within future lots and road reserve is influenced by the following factors which the proponent intends to address at subdivision / LDP stage:

- Flexibility shown in terms of building footprint size and location. A LDP is able to require specific alternative setbacks and control the size of the building footprint at a lot level to retain trees.
- Protective measures shown on the development site to prevent root damage / loss, and root burying (i.e. tree protection zones).
- Location of driveways, and ability to designate through an LDP. Managing permitted lot access routes would form an important part of LDP's to ensure trees are not lost due to dwelling or outbuilding access.
- Road carriageway alignment to accommodate trees.

Under the proposed scheme amendment, the requirement for a LDP would form part of any subdivision condition and is enforceable through the Scheme. Specifically, LDP detail would include:

- Location of trees, and recommended tree protection zones.
- Dwelling and outbuilding envelopes to ensure appropriate setbacks to trees.
- Consideration of filling and required habitable finished levels.
- Consideration of reduced primary street setbacks to assist in tree retention.
- Fencing details to ensure balance between solid privacy sections, and low, permeable fencing for fauna movement and retention of existing character.

Cross sections that provide a visual representation of the practical outcomes that can be obtained through the use of LDP's are provided in ***Attachment 1.3***.

As an additional recognition of the importance of tree retention the proponent has supported the inclusion of a required average lot size of 1300m^2, which will provide some additional assurance that the R10 zoning will be delivered as has been indicated by the proponent.

As previously noted, the indicated minimum lot size is 880m^2. The Residential Design Codes specify a minimum lot size for R10 zoning 875m2.

Bushfire

The site is identified as being within a bushfire prone area, and therefore requires the preparation of a Bushfire Management Plan. The vegetation within the adjacent foreshore reserve is the origin of bushfire risk, however given the proposed road reserve will separate the foreshore reserve, the majority of future lots will achieve BAL-19 to BAL- 29.

Lots within the south-west corner of the site have been identified as BAL-40/BAL-FZ, at this stage detailed subdivision design is not known (i.e. lot size), therefore the size of the lots can be adjusted to ensure that dwellings can achieve BAL-29 or less. It should be noted the City will not support the removal of vegetation within the adjacent reserve to facilitate lower BAL ratings on any future lots.

The proponent has supported the removal of battleaxe lots and adjustments of lot size to ensure that dwellings achieve BAL-29 or less through lot size and shape to facilitate the necessary building setback. City officers are confident these requirements can be resolved through the subdivision process.

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act 1999)

The amendment has the potential to impact upon the Ramsar listed Peel-Harvey Estuary, and the forest red-tailed black cockatoo and Carnaby's black cockatoo, threatened species listed under the *Federal Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act 1999). The applicant has been encouraged to seek advice from the Commonwealth Department of Environment, Heritage and the

Confirmed

Arts to determine if there is a requirement for the proposal to be referred for assessment under the *EPBC Act 1999*. The applicant has advised that the proponent would seek the necessary referral approval from the Commonwealth prior to any subdivision / development site works.

The above advice to the proponent is also reflected in the referral response from DWER and DBCA, in that it is the proponent's responsibility to seek the advice of the Commonwealth in order to establish their responsibilities.

Acid Sulfate Soils

The majority of the site is identified as having a medium – high risk of acid sulfate soils being present. The site will require clean fill, which will reduce the risk of disturbing existing soils. It is recommended that an acid sulfate soil investigation is undertaken in order to determine the likely extent of soils present, and to determine any limitations on the construction of swimming pools and/or excavation.

Effluent Disposal

The requirement for connection to reticulated sewerage is consistent with State Planning Policy 2.1 'The Peel-Harvey Coastal Plain Catchment' and Government Sewerage Policy. Connection to reticulated sewerage would have benefits from a nutrient retention perspective, particularly the subject site's close proximity to the Estuary. It would be the City's position that R5 or R10 development should be connected to sewer.

Modifications to the Amendment

City officers consider the following modifications to be minor in nature:

- *Removing Lot 124, No 45 Pleasant Grove Circle, Falcon from the amendment.*

City officer comment:
Since the initial adoption of the amendment, the lot has been sold and a house developed, whilst the lot could accommodate an additional lot the new landowner does not wish to be included in the amendment proposal.

- *Amend Condition 1 requiring a minimum habitable floor level of 2.42m AHD.*

City officer comment:
The site-specific Coastal Hazard Assessment considers the sites potential vulnerability to inundation hazards and specifies the minimum development level which protects against these hazards. The 2.42m AHD outcome is considered suitable.

- *Add Condition 2 requiring the average lot size be a minimum of 1300m2*

City officer comment:
The applicant is supportive of ensuring an average lot size of 1300m^2 to provide additional assurance of tree retention outcomes and closer alignment with lot sizes within the Pleasant Grove Estate.

- *Amend Condition 4c, A Local Development Plan shall be prepared, which details:*

    - *Location of trees, and recommended tree protection zones;*
    - *Dwelling and outbuilding envelopes to ensure appropriate setbacks to trees;*
    - *Consideration of filling and required habitable finished levels;*
    - *Consideration of reduced primary street setbacks to assist in tree retention;*
    - *Fencing details to ensure balance between solid privacy sections, and low, permeable fencing for fauna movement and retention of existing character.*

confirmed

City officer comment:
The LDP provisions strengthen potential tree retention outcomes as recommended by the EPA.

- *Amend Condition 3g, requiring the Urban Water Management Plan to be prepared in consultation with and to the satisfaction of the City and DWER.*

City officer comment:
The involvement of DWER was requested by the EPA and is consistent with modern subdivision conditions where government agency advice is critical.

Consultation

The Scheme Amendment was referred to the Environmental Protection Authority (EPA) to determine if an environmental assessment was required, prior to advertising. The EPA advised that the Scheme Amendment should not be assessed under the *Environmental Protection Act 1986*. Furthermore, the WAPC were required to consent to the advertising of the proposal as a complex amendment.

The Scheme Amendment was advertised in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a minimum period of 60 days, from 19 April 2024 to 21 June 2024. Seventy-two (72) submissions were received within the public consultation period.

The following government and agencies were also invited to make comment on the amendment:

- Department of Water and Environmental Regulation
- Department of Biodiversity, Conservation and Attractions
- Department of Fire and Emergency Services
- Department of Health
- Water Corporation
- Peel Harvey Catchment Council

A summary of the submissions received is provided in ***Attachment 1.4***, with the key issues outlined in the comment section of the report. ***Attachment 1.5*** summarises referral agency advice.

MEAG Comment

The final report will be presented to MEAG at its 23 August 2024 Meeting with Council to be advised of the comments prior to the Ordinary Council Meeting of 27 August 2024 through additional information.

Statutory Environment

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015

On adoption to advertise, the amendment was considered a 'Complex' amendment as outlined in Regulation 35(2), due to:

(a) the amendment is inconsistent with a local planning strategy for the scheme that has been endorsed by the Commission.

confirmed

The Local Planning Strategy states that all structure plans and proposals to rezone land adjacent to the waterways (coast, rivers and estuary) shall be subject to a Climate Change (sea level rise) assessment to determine appropriate form of development and necessary setbacks to mitigate climate change and extreme weather events. A Coastal Hazard Assessment has since been completed, which arguably downgrades the amendment to a 'Standard' amendment.

Regulation 41 outlines the following steps for a complex amendment after advertising:

(2) The local government:

(a) must consider all submissions in relation to a proposed complex amendment to a local planning scheme lodged with the local government within the submission period; and
(b) may, at the discretion of the local government, consider submissions in relation to the proposed amendment lodged after the end of the submission period but before the end of the consideration period.

(3) Before the end of the consideration period for a proposed complex amendment to a local planning scheme, or a later date approved by the Commission, the local government must pass a resolution —

(a) to support the proposed amendment to the local planning scheme without modification; or
(b) to support the proposed amendment to the local planning scheme with proposed modifications to address issues raised in the submissions; or
(c) not to support the proposed amendment to the local planning scheme.

Regulation 42 outlines that a local government may decide to advertise a proposed modification to a proposed complex amendment to a local planning scheme if the local government proposes the modification to address issues raised in submissions made on the proposed amendment; and the local government is of the opinion that the proposed modification is significant.

Following these steps, the advertised Amendment together with a schedule of submissions, the resolution of the local government to support, not support or modify the advertised amendment, are forwarded to the WAPC who are to make a recommendation to the Minister for Planning.

Refer to ***Attachment 1.6*** detailing the Scheme Amendment process.

Policy Implications

Nil

Financial Implications

Nil

Risk Analysis

The Minister for Planning on recommendation from WAPC is the final decision-maker with respect to an amendment to a Local Planning Scheme. In the event Council recommends refusal of the amendment, or approval of the amendment subject to modifications – the WAPC may resolve to approve the amendment, with or without those modifications.

confirmed

With respect to the likelihood of conditions being imposed on subdivision by the WAPC at R5 without the Scheme including requirements such as LDP and average lot size, it is important that Council consider the reduced control of the decision making at this stage of the development process. It is not common practice for the WAPC to approve LPD's to be applied on R5 lots at the subdivision approval stage.

Strategic Implications

The following strategies from the City of Mandurah Strategic Community Plan 2024- 2044 are relevant to this report:

Economy
Community outcomes:
- Well-planned, sustainable urban development
- A thriving city that residents are proud to call home and people want to visit
- A supportive business environment where investment is encouraged, and entrepreneurship prospers

Community
Community outcomes:
- Safe and connected communities
- Inclusive and welcoming places, spaces and neighbourhoods

Environment
Community outcomes:
- Nature has a voice in all decision-making
- Our natural environment is celebrated, protected and restored for generations to come
- Our built environment is clean, accessible and sustainable

Leadership
Community outcomes:
- Sound decisions based on evidence and meaningful engagement
- Effective advocacy focused on the needs of the community and strong relationships with key stakeholders

Conclusion

The proposed R10 density is contemplated by City's Local Planning Strategy which identifies a density range of R2.5 to R10. Increased density exists to the north and south-west – and fundamentally proposes increased amenity adjacent to an area of with the potential for amenity (i.e. adjacent to foreshore reserve) which is consistent with WAPC operational policy Liveable Neighbourhoods.

The completion of a Coastal Hazard Assessment is now consistent with the Local Planning Strategy, and recommends development achieve a minimum level of 2.42m AHD to protect against potential vulnerability to inundation hazards as well as coastal erosion.

Proposed Scheme provisions seek a balanced planning and environmental outcome given a lower fill level provides greater potential for tree retention and maintenance of the locality's character which can be further controlled via Scheme conditions and detailed Local Development Plans. The EPA supports the proposed Scheme provisions which seek to address management of impacts to the environmental factors of the site.

confirmed

NOTE:

- Refer

Attachment 1.1	***Indicative Subdivision Layout with Erosion Lines***
Attachment 1.2	***Tree Survey***
Attachment 1.3	***Local Development Plan Sample Cross Sections***
Attachment 1.4	***Schedule of Submissions***
Attachment 1.5	***Schedule of Referral Agency Advice***
Attachment 1.6	***Amendment Process Flowchart***

Recommendation

That Council:

1. **in accordance with Regulation 41(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, notes the submissions received in respect to Amendment No 4 to the City of Mandurah Local Planning Scheme No. 12 and endorses the response to the submissions as contained in Attachment 1.4 and 1.5.**

2. **in accordance with Regulation 41(3)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015* determines to SUPPORT WITH PROPOSED MODIFICATIONS to Amendment No 4 to the City of Mandurah Local Planning Scheme No. 12 with the Scheme Amendment text to read as follows:**

   (a) Modifying R-Code density from R5 to R10 for Lot 801 Pleasant Grove Circle, Falcon.

   (b) Adding the following to the Requirements Column of Schedule 1 – Specific Site Requirements – No 8 Lot 801 Pleasant Grove Circle, Falcon:

No	*Description of Land*	*Requirement*
8	*Lot 801 Pleasant Grove Circle, Falcon*	*1. The minimum habitable floor level for development shall be 2.42m AHD.* *2. That the minimum lot size be 1000m2 and the average lot size be a minimum of 1300m^2* *3. All residential development shall be connected to reticulated sewerage.* *4. Prior to the subdivision / development of the site (whichever occurs first), the following management plans shall be prepared / conditions imposed, and thereafter implemented:* *a. The recommendations of the Coastal Vulnerability Assessment undertaken for the site shall be implemented.* *b. A Tree Retention Management Plan and Environmental Management Plan shall be prepared that seeks to maximise tree retention outcomes and is informed by a tree habitat survey for species of black cockatoo and other locally significant species to the satisfaction of the City of Mandurah.* *c. A Local Development Plan shall be prepared, which details:*

confirmed

		○ ***Location of trees, and recommended tree protection zones as an outcome of the Tree Retention Management Plan;*** ○ ***Dwelling and outbuilding envelopes to ensure appropriate setbacks to trees;*** ○ ***Consideration of filling and required habitable finished levels;*** ○ ***Consideration of reduced primary street setbacks to assist in tree retention;*** ○ ***Fencing details to ensure balance between solid privacy sections, and low, permeable fencing for fauna movement and retention of existing character.*** ***d. An Acid Sulfate Soils Investigation shall be undertaken to determine the extent of soils present and limitations on the construction of swimming pools and/or excavation.*** ***e. A Foreshore Management Plan for the Regional Open Space adjacent to the site, detailing the extent of improvements, footpaths, vegetation rehabilitation / weed management and fencing to the satisfaction of the City of Mandurah.*** ***f. An Environmental Management Plan including fauna management to the satisfaction of the City of Mandurah.*** ***g. An Urban Water Management Plan shall be prepared in consultation with and to the satisfaction of the City of Mandurah and Department of Water and Environmental Regulation, which addresses mitigation measures in relation to nutrient input.***

(c) Amending the Scheme Maps accordingly.

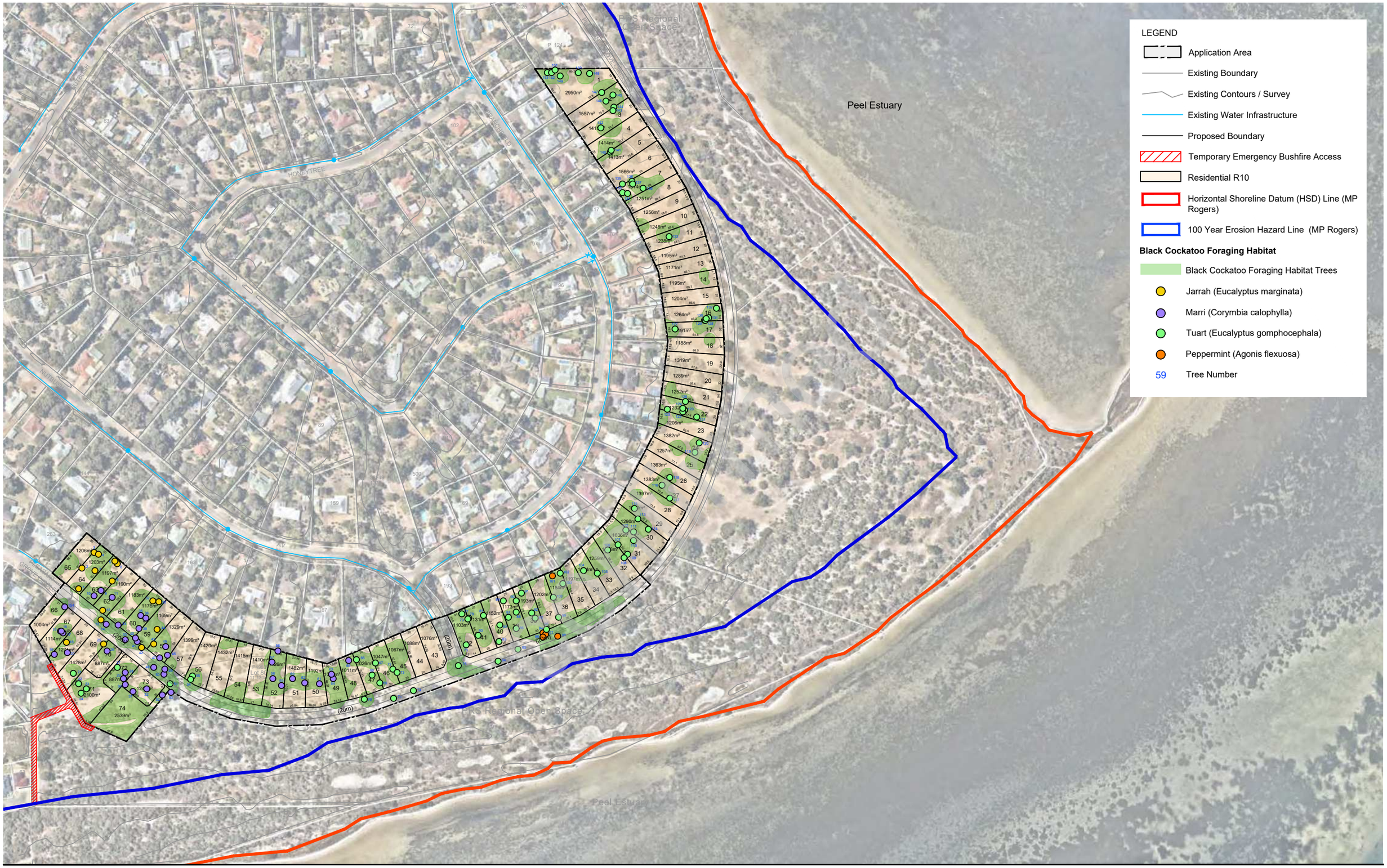
3. Council authorises the Mayor and the Chief Executive Officer, in accordance with Section 9.49a of the *Local Government Act 1995*, to execute under Common Seal Amendment No. 4 to Local Planning Scheme No. 12 and forward the amendment to the Western Australian Planning Commission seeking final approval by the Minister for Planning.

4. Require any proposed Local Development Plans submitted for No 8, Lot 801 Pleasant Grove Circle, Falcon be determined by Council.

5. Require any Foreshore Management Plan for the Regional Open Space adjacent to the site be determined by Council.

6. Note that clearing of City managed reserves to accommodate reductions in Bushfire Attack Level (BAL) of lots will not be supported.

Confirmed



Subdivision Concept (R10) - Significant Trees

Pleasant Grove Circle, Falcon

Council Meeting
27 August 2024

Council Report

Date: 5 Aug 2024 Scale: 1:4000 @ A3 1:2000 @ A1 File: **19-369 SU01B** Staff: JP GW Checked: JP

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LOT 801 PLEASANT CIRCLE DRIVE, FALCON

TREE SURVEY AND BLACK COCKATOO HABITAT ASSESSMENT

Prepared for: Pleasant Grove Estate Pty Ltd

Report Date: 20 November 2023

Version: 1

Report No. 2023-774

confirmed

pgv ENVIRONMENTAL

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confirmed

1 INTRODUCTION

1.1 Background

Lot 801 Pleasant Circle Drive, Falcon (the site) is located in the City of Mandurah, 74km south-south-west of the Perth Central Business District (Figure 1). The site is 11.1308ha in size and is located along the foreshore of the Peel Estuary (Figure 2).

PGV Environmental was commissioned by Pleasant Grove Estate Pty Ltd to undertake a Tree Survey to identify trees that would be a priority for retention and a Black Cockatoo Habitat Assessment to assess the impact of the proposed development on habitat for listed species of Black Cockatoos.

1.2 Scope of Works

The Significant Tree Survey was undertaken in accordance with Appendix A of Australian Standard 4970 *Protection of Trees on Development Sites* and included:

- Measuring of all trees on the site with a Diameter at Breast Height (DBH) greater than 300mm;
- Recording information for each tree; and
- Providing recommendations on trees of high value that could be retained within a development.

The Black Cockatoo Habitat Assessment was undertaken to:

- Map and quantify the extent and quality of foraging habitat for Carnaby's and Forest Red-tailed Black Cockatoos;
- Record any evidence of foraging;
- Assess the foraging quality;
- Identify all suitable breeding habitat trees for Carnaby's and Forest Red-tailed Black Cockatoos;
- Identify any evidence of roosting on the site; and
- Provide advice on the significance of the impact on any Black Cockatoo habitat.

confirmed

2 EXISTING ENVIRONMENT

2.1 Land Use

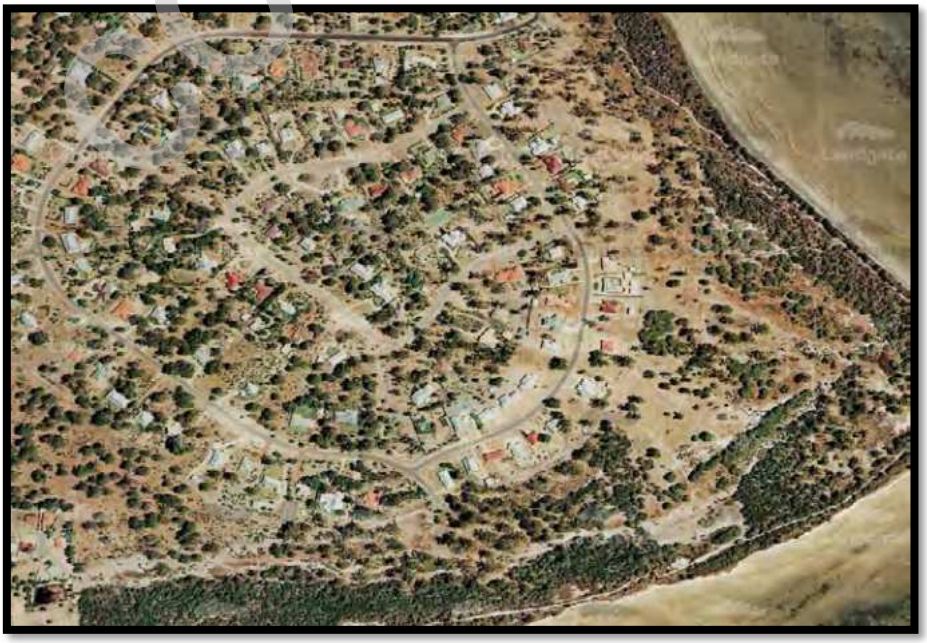
The site has been partially cleared for many years and is generally Parkland Cleared in the earliest aerial photograph from 1974 (Plate 1) (Landgate, 2023).

Plate 1: Aerial Photograph from 1974



There are more areas cleared and the surrounding development has commenced in the aerial from 1995 (Plate 2) (Landgate, 2023).

Plate 2: Aerial Photograph from 1995



Confirmed

The site remains relatively unchanged to the present while development around the western boundary has progressed (Landgate, 2023).

2.2 Topography

The site is relatively flat at 2m Australian Height Datum (AHD) with small, localised rises to 4mAHD and depressions less than 2m AHD (Figure 2).

2.3 Geomorphology and Soils

The site is mostly mapped as part of the Spearwood System which has the highest relief of the dune systems on the Swan Coastal Plain (Bolland, 1998). The Spearwood system consists of slightly calcareous Aeolian sand remnant from leaching of the underlying Pleistocene Tamala limestone (Davidson, 1995). There is a very small area to the south of the site that is mapped in the Vasse System which is described as poorly drained estuarine flats, of the Swan Coastal Plain (DAFWA, 2015).

The soil units located on the site are described as

- Spearwood S4a Phase (211Sp_S4a) which is a flat to gently undulating sandplain with deep, pale and sometimes bleached, sands with yellow-brown subsoils;
- Spearwood S4b Phase (211Sp_S4b) which is a flat to gently undulating sandplain with shallow to moderately deep siliceous yellow-brown and grey-brown sands with minor limestone outcrop; and
- Vasse V6 phase (211Va_V6) which are upper level sandy terrace and gently undulating beach ridges with deep grey or bleached pale brown siliceous sands overlying soft shelly limestone (DPIRD, 2023).

2.4 Hydrology

Groundwater is 1-3m from the surface and the site is on the boundary of the Peel Estuary.

A part of the Peel Inlet Estuary wetland is mapped over a portion of the northern part of the site (Green Colour on Plate 3). A large stand of the wetland Rush *Juncus pallidus* was observed in this area and is consistent with the wetland being mapped in this portion of the site.

A small Conservation Category Wetland (UFI 3065) is mapped on the site adjacent to Lots 183 and 184 Branchfield Way. The wetland is a identified as a Sumpland which is a seasonally inundated basin. A dense stand of Paperbark (*Melaleuca rhaphiophylla*) trees was observed in this area which is consistent with the area being mapped as a sumpland wetland.

confirmed

Plate 3: Wetland Mapping



2.5 Vegetation

The vegetation on the site is dominated by Tuart (*Eucalyptus gomphocephala*), Marri (*Corymbia calophylla*), Peppermint (*Agonis flexuosa*) and Jarrah (*E. marginata*) Woodlands. Other species recorded on the site include:

- Paperbark (*Melaleuca rhaphiophylla*);
- Balgas (*Xanthorrhoea preissii*);
- Tagasaste (*Chamaecytisus palmensis*), an exotic species;
- Rottnest Island Pine (*Callitris preissii*); and
- Spearwood (*Kunzea glabrescens*).

There are also scattered areas of low vegetation including:

- Pale Rush (*Juncus pallidus*); and
- West-coast Astartea (*Astartea affinis*).

The vegetation condition on the site was assessed using the system devised by Keighery and described in Bush Forever (Government of Western Australia, 2000) (Table 1).

Table 1: Vegetation Condition Rating Scale

Condition	Description
Pristine	Pristine or nearly so, no obvious signs of disturbance.
Excellent	Vegetation structure intact, disturbance affecting individual species and weeds are non-aggressive species.
Very Good	Vegetation structure altered, obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and grazing.

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Condition	Description
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbance. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and grazing.
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and grazing.
Completely Degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs.

Source: Government of Western Australia, 2000.

The vegetation on the site is mainly all Degraded or Completely Degraded as the understorey has been significantly cleared (Plate 4).

Plate 4: Woodland with no Understorey



The small areas of sedgeland have very few weeds and are considered to be in Very Good condition as there are few weeds but the overstorey has been impacted (Plate 5).

Confirmed

Plate 5: Sedgeland on the Site



confirmed

3 SIGNIFICANT TREE SURVEY

3.1 Methodology

A Significant Tree Survey was undertaken by PGV Environmental on 1 August 2023. Each tree was assessed according to:

- Location;
- Species;
- Size;
- Structural health;
- habitat value; and
- landscape amenity value.

The measurement of trunk diameter followed the method shown in Appendix A of Australian Standard 4970 *Protection of Trees on Development Sites.* According to AS 4970 trees can have single trunk diameter measured at breast height or, for trees with multiple trunks, each trunk can be measured, and the formula as specified in AS 4970 applied to achieve a minimum 500mm measurement.

3.2 Trees Recorded on the Site

The significant tree survey recorded 154 trees that had a DBH greater than 300mm (Figure 3) , of which 145 that had a DBH greater than 500mm using the AS 4970 methodology. The trees consisted of four species with Tuart (*Eucalyptus gomphocephala*) the most abundant (Table 2). All of the species are native and endemic to the area (Table 2). Complete data for each tree are in Appendix 1.

Many of the trees had old tags on them which is evidence that a tree survey had been completed in previous years. PGV Environmental is not sure for what purpose that survey was done. Where tags were found, the numbers are included in the tree table data.

Table 2: Tree Species on the Site

Species	Common Name	Native/Introduced	Number
Agonis flexuosa	Peppermint	Native	5
Corymbia calophylla	Marri		41
Eucalyptus gomphocephala	Tuart		91
Eucalyptus marginata	Jarrah	Native	17
Total			**154**

3.3 Tree Characteristics

3.3.1 Condition

Most of the trees (137) are in fair condition with little to no signs of disease or previous impacts from disease and regular in shape. Two of the trees were classified as being in Very Good condition. These specimens have healthy crowns, no signs of disease and are generally symmetrical. Seven trees were recorded as leaning and most of these have an asymmetrical canopy (Plate 6). Seven trees were considered to be in poor condition with evidence of impacted crowns, poor leaf coverage and other signs of stress. One tree was in very poor condition.

Confirmed

Plate 6: Leaning Tree



3.3.2 Height

The trees were between 7m and 25m in height, averaging 15.9m. The Peppermint trees are a lower growing species and ranged from 7m to 12m, averaging 10m. The Jarrah trees ranged from 10m to 20m averaging 14.9m and the Marris from 8m to 25m, averaging 16m. The Tuarts ranged from 10m to 25m, averaging 16.1m.

3.3.3 Diameter

The calculated DBH, in accordance with the Australian Standard of the trees had a minimum of 350mm and a maximum of 2010mm. Tuarts had the largest average DBH at 919mm. The Jarrah trees had an average DBH of 734mm, and Marri averaged 703mm. The Peppermints had an average of 728mm.

3.3.4 Habitat Values

All the trees would provide some habitat for birds, including Black Cockatoos, bats and possums. Some trees had small hollows. One tree had a large hollow suitable for larger birds and possums. A large bird nest was observed in a tall Tuart tree (75).

3.3.5 Landscape Amenity Values

The whole site is well-treed and accordingly has landscape amenity value. The understorey is very open and easily walked by local residents as the site is not fenced off from the adjoining areas. The site contained two trees in Very Good condition.

3.4 Recommendations

The trees on the site contain habitat value for avifauna and reptiles, however this is likely to be reduced due to the mostly cleared understorey and the proximity of development nearby with

confirmed

associated impacts such as light spill, noise and domestic predators such as cats. There were two trees of particular significance that should be considered to be retained which are Tree 75 (Plate 7), a large Tuart in Good condition, and tree 45 which is a large Marri in good condition.

Plate 7: Tree 75



confirmed

4 BLACK COCKATOO SPECIES

4.1 Carnaby's Black Cockatoo (Z*anda (Calyptorhynchus) latirostris*)

Carnaby's Black Cockatoo is found in the south-west of Australia from Kalbarri through to Ravensthorpe. It has a preference for feeding on the seeds of *Banksia, Hakea, Eucalyptus, Grevillea, Pinus* and *Allocasuarina* spp. It is nomadic, often moving toward the coast after breeding. It breeds in tree hollows that are 2.5 – 12m above the ground and have an entrance of 23-30cm with a depth of 1-2.5m. Nesting mostly occurs in smooth-barked trees (e.g. Salmon Gum, Wandoo, Red Morrell). Eggs are laid from July to October, with incubation lasting 29 days (DoE, 2014).

The site is inside the boundary of the 'non breeding range' modelled distribution for Carnaby's Black Cockatoos (DAWE, 2022).

4.2 Baudin's Black Cockatoo (Z*anda (Calyptorhynchus) baudinii*)

Baudin's Black Cockatoo is most common in the far south-west of Western Australia. It is known to breed from the southern forests north to Collie and east to near Kojonup. Baudin's Black Cockatoo is typically found in vagrant flocks and utilises the taller, more open Jarrah (*Eucalyptus marginata*) and Marri (*Corymbia calophylla*) woodlands where it feeds mainly on Marri seeds and various Proteaceous species (Johnstone, Johnstone and Kirkby, 2011).

The site is within the 'species may occur' modelled distribution for Baudin's Black Cockatoos (DAWE, 2022). Therefore, the species is likely to only be an intermittent/vagrant visitor to the site.

4.3 Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksii naso*)

Forest Red-tailed Black Cockatoos are endemic to the humid to sub-humid south-west of Western Australia (SEWPaC, 2012). The range of Forest Red-tailed Black Cockatoos is bound by Gingin in the north to Mt Helena, Christmas Tree Well, West Dale, North Bannister, Mt Saddleback, Kojonup, Rocky Gully, upper King River and Green Range (east of Albany) (DoE, 2014; DAWE, 2022). It nests in tree hollows with a depth of 1-5m, that are predominately Marri, Jarrah and Karri (*E. diversicolor*) and it feeds primarily on the seeds of Marri and Jarrah (Johnstone, Johnstone and Kirkby, 2011).

The site is inside the 'likely to occur' modelled distribution for Forest Red-tailed Black Cockatoos (DAWE, 2022).

Confirmed

5 METHODOLOGY

5.1 Habitat definitions

5.1.1 Breeding Habitat

'Breeding habitat' is defined as trees of species known to support breeding within the range of the species which either have a suitable nest hollow OR have a DBH of 300mm or 500mm or greater (Tuart, Marri and Jarrah) (DAWE, 2022).

Past studies have found that on average hollow openings are 25 cm x 27 cm (Saunders *et al.,* 1982, Saunders and Dawson, 2017) and 30 cm x 34 cm (Johnstone *et al*., 2013). The height of a hollow entrance off the ground is on average 19.384 m (Johnstone *et al*., 2013). Nearly all hollows that are used for nesting by Black Cockatoos are located in the main trunk and have a vertical aspect (Johnstone *et al*., 2013, Saunders and Dawson, 2017). Black Cockatoos are large birds with shoulders that are about 100 mm wide, therefore they require hollows with an entrance bigger than this (as shown above they are typically much larger), but the internal dimensions (depth and floor base) need to be much larger in order for it to be suitable to lay eggs in and for adults to be able to move around.

Previous research has found for Carnaby's Black Cockatoo a mean depth of 1.2 m and a floor diameter of 40 cm is required in order for it to be suitable to lay eggs in and for adults to be able to move around (Johnstone *et al*., 2013, Saunders and Dawson 2017).

The Black Cockatoo Referral Guidelines define trees of certain species with a DBH of 300 to 500mm or greater, dependent on the tree species, as breeding habitat regardless of the presence or not of hollows. The theory behind this definition is the concept that while the trees may not currently contain hollows, they are mature enough that in the next 50 years or so a hollow might form and be of use to Black Cockatoos for the purposes of breeding.

5.1.2 Roosting Habitat

'Roosting habitat' is usually evident due to the presence of Black Cockatoos in the survey area in the evening and early morning and if there are scats or moulted feathers under the roosting area. Black Cockatoos utilise a wide range of native and non-native trees, situated within a variety of land-use types. Roosting habitat is generally in tall (average of > 25 m) tree species that have relatively thick trunks (average DBH of 1 m) and medium foliage density (average of 50%), and that are not too densely forested amongst other trees (average tree crown connectivity of 20 %) (Le Roux, 2017). Black cockatoos rely upon the availability of suitable night roosting sites in proximity to foraging resources, and particularly access to water within 2km of the roost site (SEWPaC, 2012).

5.1.3 Foraging Habitat

'Foraging habitat' for Black Cockatoos is determined from the plant species that are present on the site and evidence of feeding such as direct observation of birds or by chewed nuts and cones. Foraging plants utilised by each species of Black Cockatoo varies, with Carnaby's Black Cockatoo foraging on Eucalypts, pines and proteaceous species, whereas Forest Red-tailed Cockatoos prefer Eucalypts and Allocasuarina and many exotic species and Baudin's prefer mostly seeds of Marri and Jarrah, also Allocasuarina cones (DAWE, 2022).

Confirmed

5.2 Site Survey

Dr Paul van der Moezel of PGV Environmental undertook a Black Cockatoo habitat assessment on 1 August 2023 in accordance with the Black Cockatoo Referral Guidelines and the methodology outlined in the SPRAT Database for each of the Black Cockatoo species.

The site was traversed on foot and information on Black Cockatoo foraging, roosting and breeding habitat was assessed. The extent, type and quality of the vegetation present, including the presence and extent of plants known to be used by Black Cockatoos was recorded.

Each of the trees that are recognised potential breeding habitat with a DBH greater than 500mm were measured and recorded.

confirmed

6 BLACK COCKATOO HABITAT

6.1 Breeding

Black Cockatoos are known to breed in hollows of large eucalypts, including Jarrah, Marri and Tuart trees. The site is not known as a breeding site for Black Cockatoos (DoP, 2011; National Map, 2023). There is a recorded breeding site located 23km to the south (National Map, 2023).

A total of 133 Jarrah, Marri and Tuart trees (Table 3) were recorded on site that met the definition of breeding habitat or potential breeding habitat due to their DBH being >500mm (Figure 4, Appendix 1).

Table 3: Potential Breeding Habitat for Black Cockatoos on the Site

Species	Common Name	Number of Significant Trees	Number of trees with hollows potentially suitable for Black Cockatoos
Corymbia calophylla	Marri	34	1
Eucalyptus marginata	Jarrah	16	
Eucalyptus gomphocephala	Tuart	83	
Total		**133**	**1**

6.2 Roosting

Black Cockatoos are known to roost overnight in tall trees including native and introduced eucalypts and pine trees generally in close proximity to a fresh water source. The site contains mature trees, however no evidence of roosting was recorded during the survey.

The site is not mapped as containing a recorded roosting habitat for Black Cockatoos but is in the buffer of one known site (DoP, 2011; Peck *et al.,* 2018; National Map, 2023). The nearest roosting sites are reported to be around 4.3km to the south-west and 4.4km to the north-east (National Map, 2023) (Figure 4).

6.3 Foraging

The site contains four species that are recognised as foraging habitat for Black Cockatoos (Table 4; Figure 5) (Davies 1966; Saunders 1980; Johnstone and Storr 1998; Johnstone and Kirkby 1999; Valentine and Stock, 2008; Groom 2011; Johnstone *et al*., 2011; SEWPaC, 2012; Johnstone, *et al.*, 2013; Groom, 2015; Johnstone *et al*., 2016; DAWE, 2022).

Table 4: Foraging Species for Black Cockatoos on the Site

Species	Common Name	Carnaby's Black Cockatoo	Baudin's Black Cockatoo	Forest red-tailed Black Cockatoo
Corymbia calophylla	Marri	✓	✓	✓
Eucalyptus gomphocephala	Tuart			✓
Eucalyptus marginata	Jarrah	✓	✓	✓
Xanthorrhoea preissii	Balga	✓		

confirmed

There is a total of 4.12ha of foraging habitat on the site. There was a small amount of evidence of Forest Red-tails and Carnaby's Black Cockatoos having foraged on Marri and Jarrah nuts on the site.

The foraging habitat value for Carnaby's Black Cockatoos was determined using the scoring tool in the revised Black Cockatoo Referral Guidelines (DAWE, 2022) (Table 5). The tool starts with a score of 10 and then subtracts points for contextual attributes (Table 5). The resultant score is 10 which is considered High quality foraging habitat.

Table 5: Scoring Tool for Foraging Habitat for Carnaby's Black Cockatoos

Attribute	Context Adjustor	Score with Breeding and Roosting as per mapping
Foraging potential	**Subtract 2** from your score if there is no evidence of feeding debris on your site.	0
Connectivity	**Subtract 2** from your score if you have evidence to conclude that there is no other foraging habitat within 12 km of your site.	0
Proximity to breeding	**Subtract 2** if you have evidence to conclude that your site is more than 12 km from breeding habitat.	2
Proximity to roosting	**Subtract 1** if you have evidence to conclude that your site is more than 20 km from a known night roosting habitat.	0
Impact from significant plant disease	**Subtract 1** if your site has disease present (e.g. *Phytophthora* spp. or Marri canker) and the disease is affecting more than 50% of the preferred food plants present.	0
Score		**8**

6.4 Black Cockatoo Referral Guidelines

The *Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudin's Cockatoo and the Forest Red-tailed Black- cockatoo* (DAWE, 2022) (Black Cockatoo Referral Guidelines) contain several steps to determine whether or not a referral is required. These steps are:

1. Will the action directly or indirectly impact on Black Cockatoo Habitat;
2. Does your action involve loss of any habitat as defined in Section 4 and Appendix A of the guidelines;
3. Formulation of a mitigation strategy to reduce the scale of impact; and
4. A flowchart to assist in decision making on whether or not an action should be referred.

Step 1 Black Cockatoo Habitat

The site contains 4.12ha of foraging habitat for Black Cockatoos with evidence of foraging by Carnaby's and Forest Red-tailed Black Cockatoos on Marri and Jarrah nuts trees. There is no actual known breeding or roosting on the site. There are 133 potential breeding habitat trees.

confirmed

Step 2 Loss of Habitat

Breeding

According to the Black Cockatoo Referral Guidelines the clearing of any known nesting tree has a high risk of being a significant impact. A known nesting tree is defined in the Black Cockatoo Referral Guidelines as any existing tree in which breeding has been recorded or suspected. There are no known nesting trees that occur on the site and therefore there is no risk of a significant impact on known breeding habitat of Black Cockatoos.

The Black Cockatoo Referral Guidelines also consider that the clearing or degradation of any part of a vegetation community known to contain breeding habitat is likely to have a high risk of a significant impact. Breeding habitat is defined as woodlands, forests or isolated trees that contain or consist of live or dead trees of certain species with either a DBH of or greater than 300mm or 500mm or the presence of suitable nest hollows.

There are 133 trees on the site that meet the definition of breeding habitat due to their trunk diameter. There is one tree that contains a hollow that may be suitable for Black Cockatoos to breed in, however no evidence of breeding was observed. In accordance with the guidelines clearing even one of these 133 trees is likely to have a significant impact.

Roosting

The Black Cockatoo Referral Guidelines consider the clearing of a known roosting site as a high risk of being a significant impact. Clearing of any trees on the site would not have a significant impact on roosting habitat.

Foraging

According to the Black Cockatoo Referral Guidelines the clearing of more than 1ha of quality foraging habitat or more than 10ha of low quality foraging habitat has a high risk of causing a significant impact. Degradation of more than 1ha of quality habitat by things such as altered hydrology or fire regimes has an uncertain risk. The significance of degradation depends on the type of degradation and the quality of the habitat.

The site contains 4.12ha of foraging habitat for Black Cockatoos. Clearing more than 1ha has a high chance of resulting in a significant impact.

Step 3 Mitigation

The consideration of a mitigation strategy during the determination of the level of impact and requirement to refer is allowed by the Black Cockatoo Referral Guidelines and setting in place the best practice mitigation strategy may reduce the level of impact and in turn the risk of a significant impact. Mitigation strategies include avoiding impact, managing impact so that there is no net decline in habitat and monitoring the effectiveness of mitigation.

Depending on the amount of clearing proposed and the area of vegetation to be retained there may be opportunities to plant some of the cleared areas with Black Cockatoo habitat species.

confirmed

7 SUMMARY AND CONCLUSIONS

The Black Cockatoo Habitat Assessment resulted in the following findings:

- There were 154 trees recorded on the site that had a DBH of 300mm or more, of which two had high conservation values;
- The were 137 trees in fair condition and could be considered to be retained;
- There were 15 trees that were in poor condition or leaning and are not considered to be appropriate for retention;
- The site contains 4.12ha of foraging habitat for Black Cockatoos. The foraging habitat value was assessed as High;
- Some evidence of foraging by Carnaby's and Forest Red-tailed Black Cockatoos was observed on Marri and Jarrah nuts;
- There was no evidence of roosting or breeding activity on the site and there are no records of roosting or breeding on the site;
- The site contains 133 trees with a DBH large enough to be considered potential breeding habitat trees. One of the trees was recorded that may have a hollow large enough to provide breeding habitat for Black Cockatoos, however no evidence of breeding was observed; and
- Any clearing above the threshold of 1ha of quality foraging habitat or more than one potential breeding habitat tree could lead to a significant impact according to the Black Cockatoo Referral Guidelines and may require referral under the EPBC Act.

confirmed

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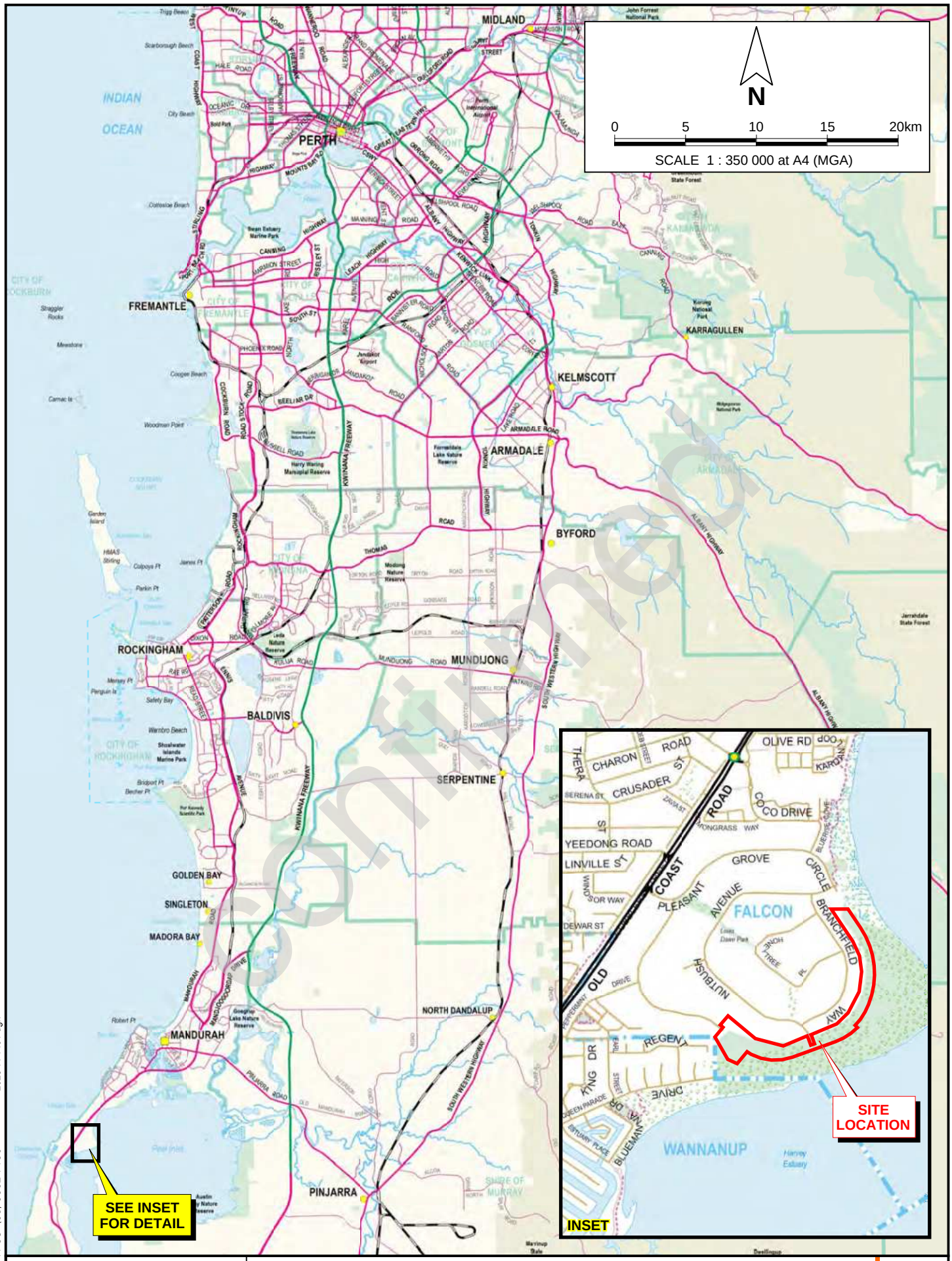
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confirmed

FIGURES

confirmed



Confirmed

pgv ENVIRONMENTAL	Pleasant Grove Estate Pty Ltd TREE SURVEY AND BLACK COCKATOO HABITAT ASSESSMENT LOT 801 PLEASANT GROVE CIRCLE, FALCON
Drawn: P. van der Moezel / Date: 7 Sep 2023	**REGIONAL LOCATION**
Job: 20548 Rpt: 2023-774 / Revision: A	Figure 1

PINPOINT CARTOGRAPHICS (08) 9562 7136 2023-774-f01.dgn

N

0 20 40 60 80 100m

SCALE 1 : 3 000 at A3 (MGA)

Legend

- Site Boundary
- Cadastral Boundary
- Topographic Contour

CADASTRAL SOURCE: Landgate, August 2023.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown April 2023.
CONTOUR SOURCE: Generated from Geoscience Australia 5m DEM.

pgv ENVIRONMENTAL	Pleasant Grove Estate Pty Ltd TREE SURVEY AND BLACK COCKATOO HABITAT ASSESSMENT LOT 801 PLEASANT GROVE CIRCLE, FALCON	Figure 2
Drawn: P. van der Moezel / Date: 7 Sep 2023 Job: 20548 Rpt: 2023-774 / Revision: A	**SITE BOUNDARY AND TOPOGRAPHY**	

2023-774-f02.dgn

PINPOINT CARTOGRAPHICS (08) 9562 7136

N

0 20 40 60 80 100m

SCALE 1 : 3 000 at A3 (MGA)

Legend

- Site Boundary
- Cadastral Boundary

Black Cockatoo Habitat Trees

- Jarrah (*Eucalyptus marginata*)
- Marri (*Corymbia calophylla*)
- Tuart (*Eucalyptus gomphocephala*)
- *80* Tree Number

CADASTRAL SOURCE: Landgate, August 2023.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown April 2023.

PINPOINT CARTOGRAPHICS (08) 9562 7136

2023-774-I03.dgn

pgv ENVIRONMENTAL	Pleasant Grove Estate Pty Ltd TREE SURVEY AND BLACK COCKATOO HABITAT ASSESSMENT LOT 801 PLEASANT GROVE CIRCLE, FALCON	Figure 3
Drawn: P. van der Moezel / Date: 7 Sep 2023 Job: 20548 Rpt: 2023-774 / Revision: A	**BLACK COCKATOO HABITAT TREES**	

N

0 20 40 60 80 100m

SCALE 1 : 3 000 at A3 (MGA)

Legend

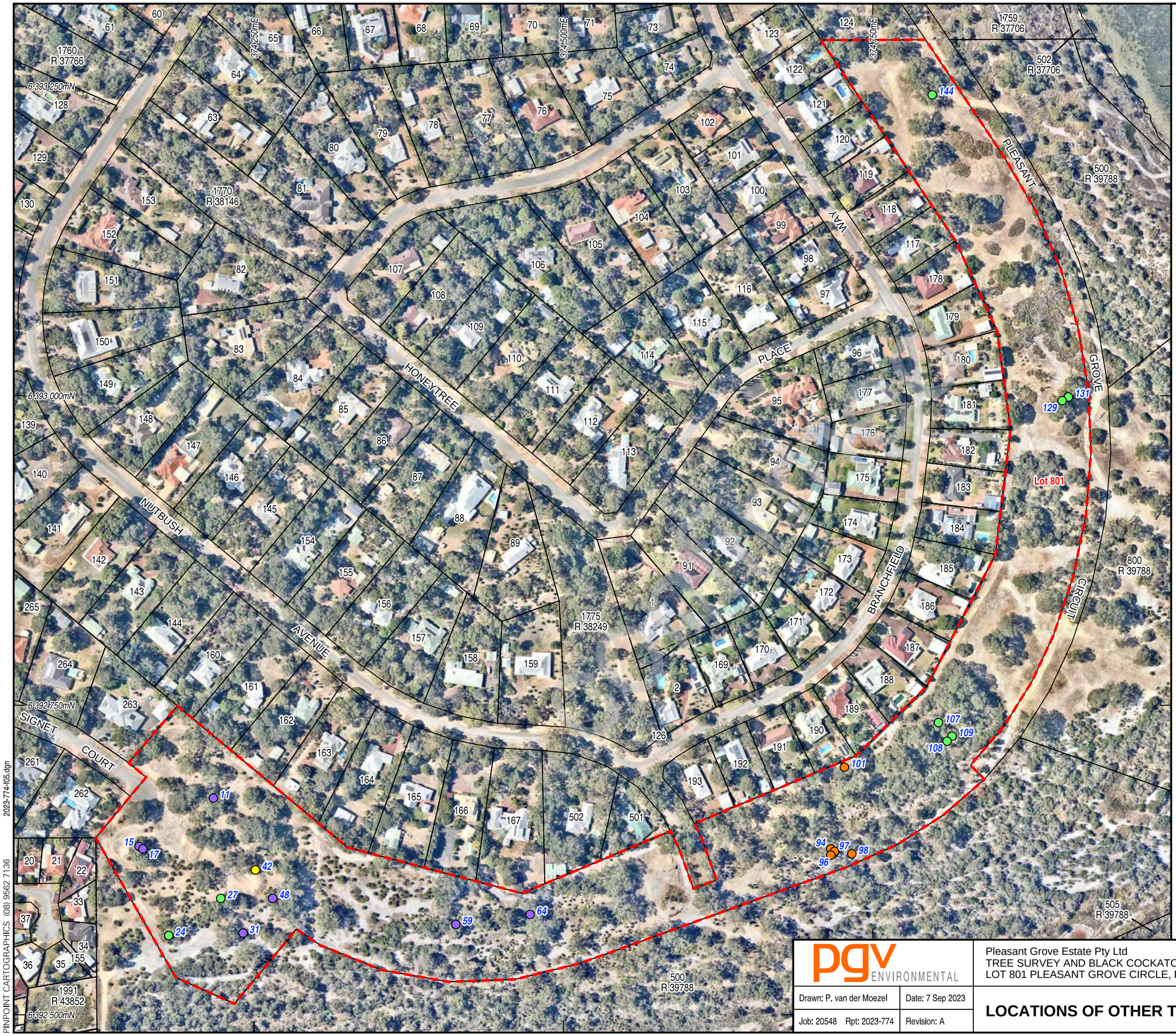
- Site Boundary
- Cadastral Boundary
- Black Cockatoo Foraging Habitat

CADASTRAL SOURCE: Landgate, August 2023.
AERIAL PHOTOGRAPHY SOURCE: NearMap, flown April 2023.

pgv ENVIRONMENTAL	Pleasant Grove Estate Pty Ltd TREE SURVEY AND BLACK COCKATOO HABITAT ASSESSMENT LOT 801 PLEASANT GROVE CIRCLE, FALCON	Figure 4
Drawn: P. van der Moezel / Date: 7 Sep 2023	**BLACK COCKATOO FORAGING HABITAT**	
Job: 20548 Rpt: 2023-774 / Revision: A		

2023-774-f04.dgn

PINPOINT CARTOGRAPHICS (08) 9562 7136



CADASTRAL SOURCE: Landgate, August 2023.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown April 2023.

PINPOINT CARTOGRAPHICS (08) 9562 7136 2023-774-I05.dgn

pgv ENVIRONMENTAL

Pleasant Grove Estate Pty Ltd
TREE SURVEY AND BLACK COCKATOO HABITAT ASSESSMENT
LOT 801 PLEASANT GROVE CIRCLE, FALCON

Drawn: P. van der Moezel | Date: 7 Sep 2023
Job: 20548 Rpt: 2023-774 | Revision: A

LOCATIONS OF OTHER TREES

Figure 5

APPENDIX 1

Tree Data

confirmed

Tree #	Species	Easting	Northing	Height	Diameter	2nd Branch	3rd Branch	Calculated DBH	Comments
1	Jarrah (*Eucalyptus marginata*)	374178	6392685	12	690			690	Fair Condition
2	Jarrah (*Eucalyptus marginata*)	374182	6392709	20	850			850	Fair Condition
3	Jarrah (*Eucalyptus marginata*)	374196	6392727	13	540			540	Fair Condition
4	Jarrah (*Eucalyptus marginata*)	374201	6392725	19	890			890	Fair Condition
5	Jarrah (*Eucalyptus marginata*)	374220	6392717	17	700			700	Fair Condition
6	Jarrah (*Eucalyptus marginata*)	374223	6392714	12	640			640	Fair condition, 4 main branches in total, no hollows
7	Jarrah (*Eucalyptus marginata*)	374197	6392706	15	770			770	Fair condition, horizontal hollow, pink and grey galah observed on branch
8	Jarrah (*Eucalyptus marginata*)	374217	6392694	16	980			980	Fair condition, medium vertical hollow with no base
9	Marri (*Corymbia calophylla*)	374204	6392683	21	910			910	Fair condition, more than 3 stems, no hollows
10	Marri (*Corymbia calophylla*)	374196	6392677	17	880			880	Fair condition, no hollows
11	Marri (*Corymbia calophylla*)	374217	6392675	11	360			360	Fair condition, no hollows
12	Jarrah (*Eucalyptus marginata*)	374206	6392660	12	650			650	Fair condition, no hollows
13	Jarrah (*Eucalyptus marginata*)	374204	6392649	15	730			730	Fair condition, no hollows
14	Marri (*Corymbia calophylla*)	374210	6392644	15	860	220		888	Fair condition, no hollows
15	Marri (*Corymbia calophylla*)	374157	6392636	17	350			350	Fair condition, no hollows
16	Marri (*Corymbia calophylla*)	374158	6392636	17	500			500	Fair condition, no hollows
17	Marri (*Corymbia calophylla*)	374160	6392634	15	350			350	Fair condition, no hollows
18	Jarrah (*Eucalyptus marginata*)	374164	6392623	15	1170			1170	Fair condition, no hollows
19	Marri (*Corymbia calophylla*)	374150	6392609	20	810			810	Fair condition, no hollows
20	Marri (*Corymbia calophylla*)	374165	6392611	14	630			630	Fair condition, no hollows
21	Tuart (*Eucalyptus gomphocephala*)	374172	6392587	16	960			960	Fair condition, no hollows
22	Tuart (*Eucalyptus gomphocephala*)	374178	6392575	18	510			510	Fair condition, no hollows
23	Tuart (*Eucalyptus gomphocephala*)	374187	6392569	12	580			580	Fair condition, no hollows
24	Tuart (*Eucalyptus gomphocephala*)	374181	6392564	12	450	410	280	670	Fair condition, no hollows
25	Jarrah (*Eucalyptus marginata*)	374207	6392621	12	590	210	190	654	Fair condition, no hollows
26	Marri (*Corymbia calophylla*)	374211	6392613	20	860			860	Fair condition, no hollows
27	Tuart (*Eucalyptus gomphocephala*)	374223	6392594	18	400	270	220	530	Fair condition, no hollows
28	Marri (*Corymbia calophylla*)	374232	6392588	16	790			790	Fair condition, no hollows
29	Marri (*Corymbia calophylla*)	374230	6392581	13	770			770	Fair condition, no hollows
30	Marri (*Corymbia calophylla*)	374232	6392574	17	950			950	Fair condition, no hollows
31	Marri (*Corymbia calophylla*)	374241	6392566	8	370			370	Fair condition, no hollows
32	Marri (*Corymbia calophylla*)	374257	6392569	12	630			630	Fair condition, no hollows
33	Marri (*Corymbia calophylla*)	374232	6392626	15	690			690	Fair condition, no hollows
34	Marri (*Corymbia calophylla*)	374224	6392643	19	610			610	Fair condition, no hollows
35	Marri (*Corymbia calophylla*)	374250	6392654	20	780			780	Fair condition, no hollows
36	Marri (*Corymbia calophylla*)	374256	6392651	25	980			980	Fair condition, no hollows
37	Jarrah (*Eucalyptus marginata*)	374264	6392671	18	800			800	Fair condition, no hollows
38	Jarrah (*Eucalyptus marginata*)	374271	6392670	15	610			610	Fair condition, no hollows
39	Marri (*Corymbia calophylla*)	374248	6392639	13	610	560		828	Fair condition, no hollows
40	Marri (*Corymbia calophylla*)	374244	6392628	18	650			650	Fair condition, no hollows
41	Marri (*Corymbia calophylla*)	374246	6392624	14	640			640	Fair condition, no hollows

Confirmed

Tree #	Species	Easting	Northing	Height	Diameter	2nd Branch	3rd Branch	Calculated DBH	Comments
42	Jarrah (*Eucalyptus marginata*)	374251	6392617	10	430			430	Fair condition, no hollows
43	Jarrah (*Eucalyptus marginata*)	374265	6392621	14	680			680	Fair condition, no hollows
44	Jarrah (*Eucalyptus marginata*)	374269	6392638	18	690			690	Fair condition, no hollows
45	Marri (*Corymbia calophylla*)	374279	6392618	20	550			550	Fair condition, no hollows
46	Marri (*Corymbia calophylla*)	374281	6392608	20	850			850	Fair condition, no hollows
47	Marri (*Corymbia calophylla*)	374272	6392605	13	720			720	Fair condition, no hollows
48	Marri (*Corymbia calophylla*)	374265	6392594	10	430			430	Fair condition, no hollows
49	Marri (*Corymbia calophylla*)	374278	6392592	21	870			870	Fair condition, no hollows
50	Marri (*Corymbia calophylla*)	374277	6392586	14	740			740	Fair condition, no hollows
51	Tuart (*Eucalyptus gomphocephala*)	374284	6392575	14	630	570		850	Fair condition, no hollows
52	Marri (*Corymbia calophylla*)	374275	6392562	20	740			740	Fair condition, no hollows
53	Marri (*Corymbia calophylla*)	374285	6392565	14	630			630	Fair condition, no hollows
54	Tuart (*Eucalyptus gomphocephala*)	374308	6392580	21	1010			1010	Fair condition, no hollows
55	Tuart (*Eucalyptus gomphocephala*)	374310	6392584	13	590			590	Fair condition, no hollows
56	Marri (*Corymbia calophylla*)	374409	6392613	20	1220			1220	Fair condition, no hollows
57	Marri (*Corymbia calophylla*)	374402	6392600	21	680			680	Fair condition, no hollows
58	Marri (*Corymbia calophylla*)	374403	6392581	12	520	300		600	Fair condition, no hollows
59	Marri (*Corymbia calophylla*)	374413	6392573	10	420	380		566	Fair condition, no hollows
60	Marri (*Corymbia calophylla*)	374426	6392581	12	570			570	Fair condition, no hollows
61	Marri (*Corymbia calophylla*)	374457	6392575	16	750			750	Fair condition, no hollows
62	Marri (*Corymbia calophylla*)	374440	6392576	12	510			510	Fair condition, no hollows
63	Marri (*Corymbia calophylla*)	374471	6392586	15	760			760	Fair condition, no hollows
64	Marri (*Corymbia calophylla*)	374473	6392581	14	490			490	Fair condition, no hollows
65	Marri (*Corymbia calophylla*)	374491	6392602	14	670			670	Fair condition, no hollows
66	Tuart (*Eucalyptus gomphocephala*)	374500	6392603	15	880	490	340	1063	Fair condition, no hollows
67	Tuart (*Eucalyptus gomphocephala*)	374522	6392599	13	790	580		980	Fair condition, no hollows
68	Tuart (*Eucalyptus gomphocephala*)	374518	6392585	16	1060			1060	Fair condition, no hollows
69	Tuart (*Eucalyptus gomphocephala*)	374527	6392576	12	640	360		734	Fair condition, no hollows
70	Tuart (*Eucalyptus gomphocephala*)	374509	6392557	14	670	300	550	917	Fair condition, no hollows
71	Tuart (*Eucalyptus gomphocephala*)	374543	6392558	11	750	680		1012	Fair condition, no hollows
72	Tuart (*Eucalyptus gomphocephala*)	374542	6392592	18	720	280	280	822	Fair condition, no hollows
73	Tuart (*Eucalyptus gomphocephala*)	374547	6392588	20	1070	510		1185	Fair condition, no hollows
74	Tuart (*Eucalyptus gomphocephala*)	374566	6392567	17	650	530		839	Fair condition, no hollows
75	Tuart (*Eucalyptus gomphocephala*)	374618	6392596	25	2010			2010	Fair condition, no hollows
76	Tuart (*Eucalyptus gomphocephala*)	374627	6392620	11	690			690	Fair condition, no hollows
77	Tuart (*Eucalyptus gomphocephala*)	374622	6392656	20	1200			1200	Fair condition, no hollows
78	Tuart (*Eucalyptus gomphocephala*)	374630	6392651	25	980			980	Fair condition, no hollows
79	Tuart (*Eucalyptus gomphocephala*)	374629	6392650	16	1080			1080	Fair condition, no hollows
80	Tuart (*Eucalyptus gomphocephala*)	374641	6392631	21	760	560	530	1083	Fair condition, no hollows
81	Tuart (*Eucalyptus gomphocephala*)	374647	6392654	19	1520			1520	Fair condition, no hollows
82	Tuart (*Eucalyptus gomphocephala*)	374666	6392643	22	1020	510		1140	Fair condition, no hollows
83	Tuart (*Eucalyptus gomphocephala*)	374665	6392624	20	820	590		1010	Fair condition, no hollows

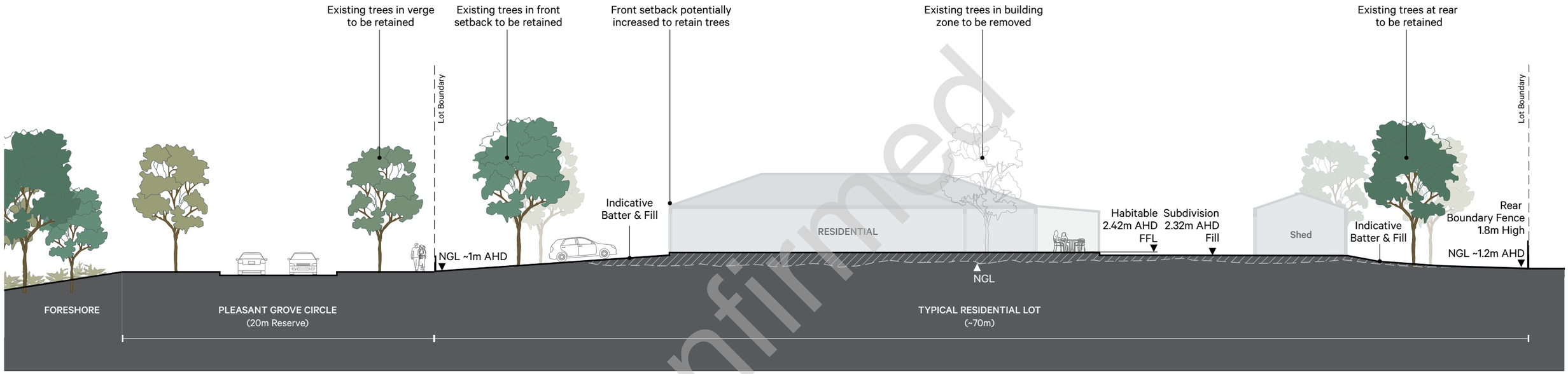
Confirmed

Tree #	Species	Easting	Northing	Height	Diameter	2nd Branch	3rd Branch	Calculated DBH	Comments
84	Tuart (*Eucalyptus gomphocephala*)	374664	6392601	22	1740			1740	Fair condition, no hollows
85	Tuart (*Eucalyptus gomphocephala*)	374687	6392615	15	1060	560		1199	Fair condition, no hollows
86	Tuart (*Eucalyptus gomphocephala*)	374685	6392639	11	1100			1100	Fair condition, no hollows
87	Tuart (*Eucalyptus gomphocephala*)	374676	6392652	16	860			860	Fair condition, no hollows
88	Tuart (*Eucalyptus gomphocephala*)	374685	6392658	17	970			970	Fair condition, no hollows
89	Tuart (*Eucalyptus gomphocephala*)	374670	6392671	10	580	550	450	917	Fair condition, no hollows
90	Tuart (*Eucalyptus gomphocephala*)	374685	6392671	13	910			910	Fair condition, no hollows
91	Tuart (*Eucalyptus gomphocephala*)	374691	6392680	20	600			600	Fair condition, no hollows
92	Tuart (*Eucalyptus gomphocephala*)	374703	6392657	17	800	400		894	Fair condition, no hollows
93	Tuart (*Eucalyptus gomphocephala*)	374707	6392651	13	570	270		631	Fair condition, no hollows
94	Peppermint (*Agonis flexuosa*)	374716	6392634	10	830	300		883	Fair condition, no hollows
95	Tuart (*Eucalyptus gomphocephala*)	374720	6392638	19	530	490	420	835	Fair condition, no hollows
96	Peppermint (*Agonis flexuosa*)	374716	6392629	12	590			590	Fair condition, no hollows
97	Peppermint (*Agonis flexuosa*)	374719	6392632	7	580			580	Fair condition, no hollows
98	Peppermint (*Agonis flexuosa*)	374733	6392630	11	600	590	480	969	Fair condition, no hollows
99	Tuart (*Eucalyptus gomphocephala*)	374734	6392652	14	560	510		757	Fair condition, no hollows
100	Tuart (*Eucalyptus gomphocephala*)	374728	6392675	17	960			960	Fair condition, no hollows
101	Peppermint (*Agonis flexuosa*)	374727	6392700	10	620			620	Fair condition, no hollows
102	Tuart (*Eucalyptus gomphocephala*)	374736	6392703	14	520	400	300	721	Fair condition, no hollows
103	Tuart (*Eucalyptus gomphocephala*)	374739	6392691	14	920			920	Fair condition, no hollows
104	Tuart (*Eucalyptus gomphocephala*)	374763	6392706	14	900	810		1211	Fair condition, no hollows
105	Tuart (*Eucalyptus gomphocephala*)	374779	6392703	18	1360			1360	Fair condition, no hollows
106	Tuart (*Eucalyptus gomphocephala*)	374791	6392730	19	730	610		951	Fair condition, no hollows
107	Tuart (*Eucalyptus gomphocephala*)	374803	6392736	10	480	310	200	605	Fair condition, no hollows
108	Tuart (*Eucalyptus gomphocephala*)	374810	6392721	10	460			460	Fair condition, no hollows
109	Tuart (*Eucalyptus gomphocephala*)	374814	6392725	11	450	380		589	Fair condition, no hollows
110	Tuart (*Eucalyptus gomphocephala*)	374821	6392741	15	610	140		626	Fair condition, no hollows
111	Tuart (*Eucalyptus gomphocephala*)	374821	6392751	15	600	380		710	Fair condition, no hollows
112	Tuart (*Eucalyptus gomphocephala*)	374812	6392753	18	730	660	420	1070	Fair condition, no hollows
113	Tuart (*Eucalyptus gomphocephala*)	374826	6392766	17	1070			1070	Fair condition, no hollows
114	Tuart (*Eucalyptus gomphocephala*)	374838	6392754	12	610	250		659	Fair condition, no hollows
115	Tuart (*Eucalyptus gomphocephala*)	374822	6392778	19	640	420		766	Fair condition, no hollows
116	Tuart (*Eucalyptus gomphocephala*)	374854	6392805	21	1310			1310	Fair condition, no hollows
117	Tuart (*Eucalyptus gomphocephala*)	374863	6392790	18	1030	470		1132	Fair condition, no hollows
118	Tuart (*Eucalyptus gomphocephala*)	374863	6392814	21	870	480	460	1095	Fair condition, no hollows
119	Tuart (*Eucalyptus gomphocephala*)	374892	6392843	17	640	590	520	1014	Fair condition, no hollows
120	Tuart (*Eucalyptus gomphocephala*)	374897	6392854	12	620	540		822	Fair condition, no hollows
121	Tuart (*Eucalyptus gomphocephala*)	374894	6392884	10	550	250		604	Fair condition, no hollows
122	Tuart (*Eucalyptus gomphocephala*)	374878	6392890	14	610	400		729	Fair condition, no hollows
123	Tuart (*Eucalyptus gomphocephala*)	374880	6392892	20	540	300		618	Fair condition, no hollows
124	Tuart (*Eucalyptus gomphocephala*)	374878	6392894	20	1130			1130	Fair condition, no hollows
125	Tuart (*Eucalyptus gomphocephala*)	374860	6392893	13	700	250	200	770	Fair condition, no hollows

Confirmed

Tree #	Species	Easting	Northing	Height	Diameter	2nd Branch	3rd Branch	Calculated DBH	Comments
126	Tuart (*Eucalyptus gomphocephala*)	374881	6392902	17	1050			1050	Fair condition, no hollows
127	Tuart (*Eucalyptus gomphocephala*)	374869	6392986	19	750	400	360	923	Fair condition, no hollows
128	Tuart (*Eucalyptus gomphocephala*)	374904	6392996	12	520	520	340	810	Fair condition, no hollows
129	Tuart (*Eucalyptus gomphocephala*)	374903	6392996	10	400	350	250	587	Fair condition, no hollows
130	Tuart (*Eucalyptus gomphocephala*)	374905	6392998	19	930	230		958	Fair condition, no hollows, evidence of Carnaby's foraging
131	Tuart (*Eucalyptus gomphocephala*)	374908	6392999	10	370	370		523	Fair condition, no hollowss, small spout, 28 parrot on tree
132	Tuart (*Eucalyptus gomphocephala*)	374917	6393010	14	900	300	290	992	Fair condition, potentially active nesting by Pink and Grey Galahs, small hollow
133	Tuart (*Eucalyptus gomphocephala*)	374862	6393093	20	1030			1030	Fair condition, small hollows
134	Tuart (*Eucalyptus gomphocephala*)	374814	6393143	20	1000			1000	Fair condition, small hollows
135	Tuart (*Eucalyptus gomphocephala*)	374808	6393144	13	780			780	Fair condition, small hollows
136	Tuart (*Eucalyptus gomphocephala*)	374832	6393149	16	790	420	420	988	Fair condition, small hollows
137	Tuart (*Eucalyptus gomphocephala*)	374820	6393154	15	760	330	300	881	Fair condition, small horizontal hollow
138	Tuart (*Eucalyptus gomphocephala*)	374819	6393157	13	520	200	140	574	Good condition, good specimen, no hollows, large bird nest
139	Tuart (*Eucalyptus gomphocephala*)	374808	6393154	17	600	400	280	774	Good condition, good specimen, no hollows, old foraging by Red-tails
140	Tuart (*Eucalyptus gomphocephala*)	374794	6393191	16	620	350		712	Leaning, no hollows
141	Tuart (*Eucalyptus gomphocephala*)	374795	6393193	21	1060	520		1181	Leaning, no hollows
142	Tuart (*Eucalyptus gomphocephala*)	374783	6393219	19	1600			1600	Leaning, no hollows
143	Tuart (*Eucalyptus gomphocephala*)	374797	6393239	17	860	370		936	Leaning, no hollows
144	Tuart (*Eucalyptus gomphocephala*)	374798	6393243	10	370			370	Leaning, no hollows
145	Tuart (*Eucalyptus gomphocephala*)	374797	6393257	16	670	460	200	837	Leaning, one-sided canopy, no hollows
146	Tuart (*Eucalyptus gomphocephala*)	374789	6393250	17	970			970	Poor condition, crown impacted, no hollows
147	Tuart (*Eucalyptus gomphocephala*)	374784	6393260	17	900			900	Poor condition, falling over, no hollows
148	Tuart (*Eucalyptus gomphocephala*)	374770	6393282	16	1350			1350	Poor condition, impacted crown, no hollows
149	Tuart (*Eucalyptus gomphocephala*)	374757	6393283	12	780	420		886	Poor condition, impacted crown, no hollows
150	Tuart (*Eucalyptus gomphocephala*)	374736	6393279	17	670	350		756	Poor condition, impacted crown, no hollows
151	Tuart (*Eucalyptus gomphocephala*)	374730	6393286	20	980	400		1058	Poor condition, One trunk is dead, no hollows
152	Tuart (*Eucalyptus gomphocephala*)	374726	6393283	20	890	240	230	950	Significant lean, no hollows
153	Tuart (*Eucalyptus gomphocephala*)	374721	6393283	22	620	500	420	900	Some impacted branches, spout that may be breeding habitat
154	Marri (*Corymbia calophylla*)	374162	6392664	22	1260			1260	Very poor condition, no hollows

confirmed



Typical section showing indicative lot development and existing tree retention where possible.

confirmed

Earthworks Fill Strategy to Retain Existing Trees

1. In this plan the focus for retaining existing trees is within the front setback and the rear setback of the lot.
2. The area of subdivision fill to a finished level of 2.32m AHD would extend for a minimum length of 45m inside the lot from side boundary to side boundary. Alternatively battering to the side boundary(s) may be done depending on the lot-by-lot earthworks design approach to be taken at detailed subdivision stage.
3. In this scenario, the residential development is located in a central position within the lot in order to retain trees.
4. The trees to be retained and location for the subdivision dwelling/shed pad (45m in length) would be shown on an approved Local Development Plan for the subdivision.

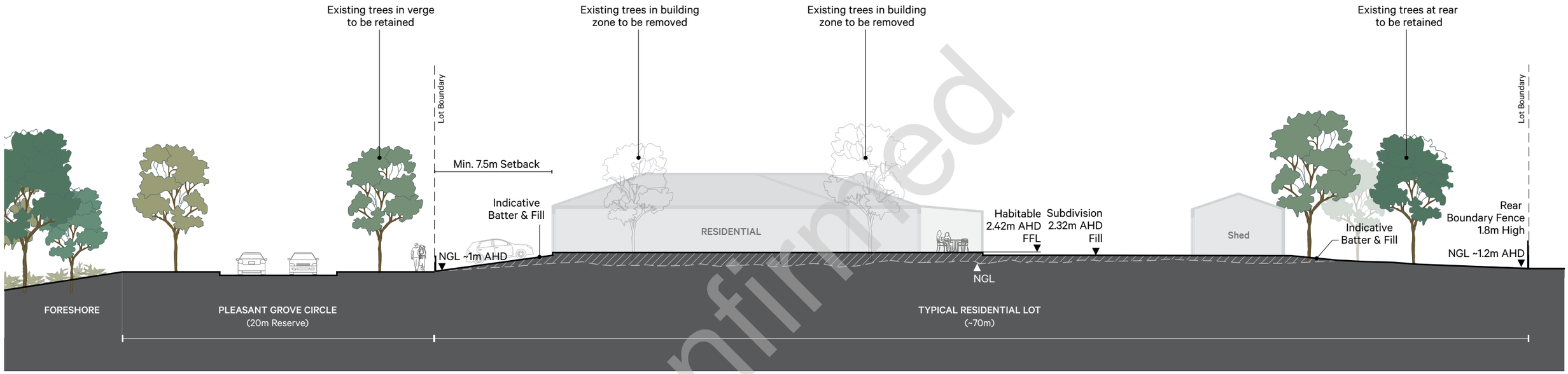
Indicative Development with Tree Retention (Central Location in Lot)

Pleasant Grove Circle, Falcon

Date: 22 March 2024 Scale: 1:250 @ A3 1:125 @ A1 File: **19-369 CP-1** Staff: JP GW Checked: JP

0 2.5 5m

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Typical section showing indicative lot development and existing tree retention where possible.

confirmed

Earthworks Fill Strategy to Retain Existing Trees

1. In this plan the focus for retaining existing trees is within the rear setback area of the lot.
2. The area of subdivision fill to a finished level of 2.32m AHD would extend for a minimum length of 45m inside the lot from side boundary to side boundary. Alternatively battering to the side boundary(s) may be done depending on the lot-by-lot earthworks design approach to be taken at detailed subdivision stage.
3. In this scenario, the residential development is located in a forward (closer to the street min. 7.5m setback) position within the lot in order to retain trees.
4. The trees to be retained and location for the subdivision dwelling/shed pad (45m in length) would be shown on an approved Local Development Plan for the subdivision.

Indicative Development with Tree Retention (Front Location in Lot)

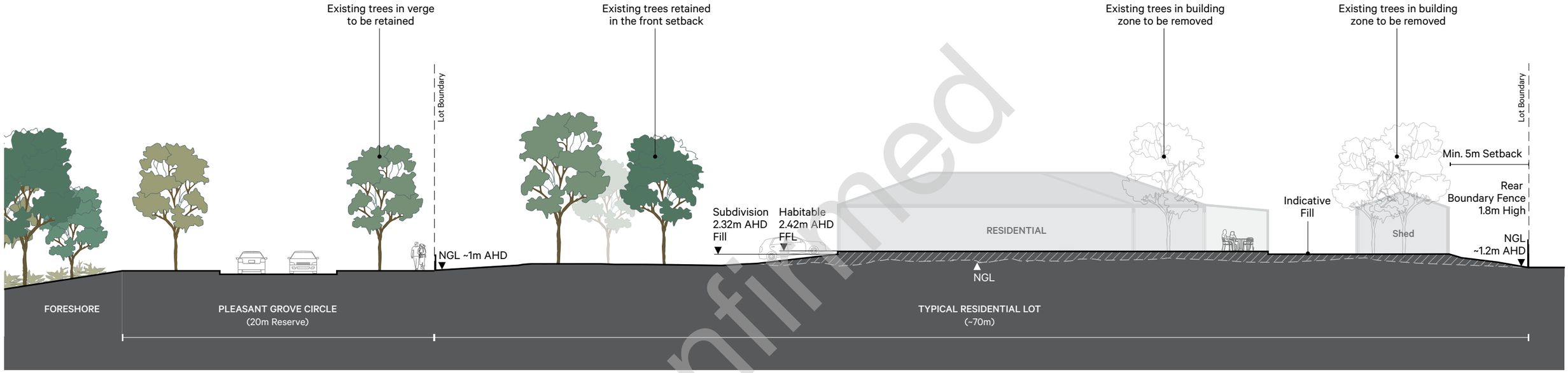
Pleasant Grove Circle, Falcon

Council Meeting
27 August 2024

Date: 22 March 2024 Scale: 1:250 @ A3 1:125 @ A1 File: **19-369 CP-2** Staff: JP GW Checked: JP

0 2.5 5m

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Typical section showing indicative lot development and existing tree retention where possible.

confirmed

Earthworks Fill Strategy to Retain Existing Trees

1. In this plan the focus for retaining existing trees is within the front setback area of the lot.
2. The area of subdivision fill to a finished level of 2.32m AHD would extend for a minimum length of 45m inside the lot from side boundary to side boundary. Alternatively battering to the side boundary(s) may be done depending on the lot-by-lot earthworks design approach to be taken at detailed subdivision stage.
3. In this scenario, the residential development is located towards the rear of the lot in order to retain trees at the front.
4. The trees to be retained and location for the subdivision dwelling/shed pad (45m in length) would be shown on an approved Local Development Plan for the subdivision.

Indicative Development with Tree Retention (Rear Location in Lot)

Pleasant Grove Circle, Falcon

Council Meeting
27 August 2024

Council Report

Date: 22 March 2024 Scale: 1:250 @ A3 1:125 @ A1 File: **19-369 CP-3** Staff: JP GW Checked: JP

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Owner / Address	Submission (Summarised comments)	Comment
1. J Wiburd Nutbush Ave, Falcon	a. Does not support the proposal, the area is too important from an environmental perspective. b. Some of the trees are frequented by endangered cockatoos and ringtail possums.	a. The City has referred the amendment to multiple agencies for advice, and the Scheme provisions reflect the sensitive nature of the site. b. The proponent is responsible for investigating their Commonwealth referral obligations under the EPBC Act, the City has reiterated these requirements.
2. Coco C'Bay Committee Inc	a. Does not support the proposal. b. Traffic impact will increase along Coco Drive, Tarragon Way, Watercress and Marigold Lanes. c. Turning Bluerise Cove into a no through road would alleviate traffic concerns. d. Concerns in relation to sewerage/septics close to the estuary. e. Native birds and animals will lose habitat. f. Will trees be removed, and how much canopy will be left.	a. Noted. b. The City considers the likely increase in lot yield to be minimal in the context of the local street network. c. Refer comment 2b. d. Scheme provisions require connection to reticulated sewer. e. The City has investigated the likely tree retention rate and sought to apply Scheme provisions to improve this outcome. Notwithstanding this, the proponent may have Commonwealth referral obligations under the EPBC Act. f. Refer comment 2e, proposed Scheme provisions and detailed subdivision design is considered to improve this outcome.
3. G March Coco Drive, Falcon	a. Recommend Coco C'Bay be turned into a gated community, given traffic issues.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco C'Bay are a separate matter to the amendment proposal.
4. M Ellam Coco Drive, Falcon	a. Does not support the proposal.	a. Noted.

confirmed

		b. Impact on wildlife / birds due to removal of trees. c. Increased traffic along Coco Drive.	b. The City has investigated the likely tree retention rate and sought to apply Scheme provisions to improve this outcome. Notwithstanding this, the proponent may have Commonwealth referral obligations under the EPBC Act. c. The City considers the likely increase in lot yield to be minimal in the context of the local street network.
5.	J & M Taylor Coco Drive, Falcon	a. Increased traffic and safety concerns along Coco Drive, which is not designed for high density traffic.	a. The City considers the likely increase in lot yield to be minimal in the context of the local street network.
6.	G & J Patten Coco Drive, Falcon	a. Does not support the proposal. b. Increased traffic along Coco Drive, recommend Coco Drive become a no-through road.	a. Noted. b. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive are a separate matter to the amendment proposal.
7.	G Faulkes & C Collins Coco Drive, Falcon	a. Not opposed in principle, as long as it meets criteria in relation to wetland preservation, wildlife habitat and any other issues Council takes into consideration. b. Increase traffic and safety concerns along Coco Drive, recommend Coco Drive becomes a no through road and traffic lights be installed at Duke Street.	a. The City has sought the advice from multiple agencies, and the Scheme provisions reflect this advice. b. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive are a separate matter to the amendment proposal.
8.	L Santer Coco C'Bay	a. Proposal will be detrimental to us in so many ways.	a. Noted.
9.	J & S Hill Pleasant Grove Circle, Falcon	a. Impact on wildlife due to smaller lot sizes.	a. The City has sought the advice from multiple agencies, and the Scheme provisions reflect this advice in order to manage elements such as fauna relocation and movement. b. DWER are the responsible authority for bore licencing

Confirmed

	b. Impact on groundwater quality due to bore installation, essential that additional bores are not installed. c. Increased traffic due to smaller lot sizes, impact on road safety and character of Pleasant Grove. d. Increased density will make evacuation more congested in the event of a bushfire, completion of Pleasant Grove Circle is advantageous (providing second evacuation route).	therefore this a future consideration. c. The City considers the likely increase in lot yield to be minimal in the context of the local street network. d. Not Supported, the connection of Pleasant Grove Circle will facilitate improved access. The increased lot yield is considered to be minimal in the context of the local street network. Traffic investigations into Coco Drive are a separate matter to the amendment proposal.
10. B & D Sheedy Coco Drive, Falcon	a. Increase traffic along Coco Drive, recommend Council redirect traffic away from Coco Drive to improve the quality of life and tranquillity of residents.	a. Not Supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive are a separate matter to the amendment proposal.
11. J & N Dodge Branchfield Way, Falcon	a. Impact on environmental factors – note that the EPA state no further assessment needed. Impact on flora and fauna would be catastrophic, given importance of the Peel-Yalgorup wetland Ramsar site and bird species which frequent the site. b. Impact on trees which provide important fauna habitat, imperative that larger trees remain. Increased density will affect tree retention. c. Impact of fill level and associated waste, effluent and nutrient runoff on the estuary. d. No development of drainage infrastructure is to occur within the wetland on the eastern side of the	a. The City has referred the proposal to the multiple environmental agencies and the Scheme provisions reflect this advice. Referral obligations under the EPBC are the responsibility of the proponent as a separate process. b. Scheme provisions and detailed subdivision design is considered to improve this outcome. Referral obligations under the EPBC are the responsibility of the proponent as a separate process. c. Scheme provisions reflect this concern and require management of nutrient export. d. Detailed design work has yet to be completed, and will need to be assessed by relevant officers / agencies.

Confirmed

	foreshore road interface. The elevated water levels associated with the estuary system must be considered. e. Access to foreshore, will this increase traffic, noise and boat traffic. f. Are the meetings between the local Indigenous people available. g. Development orders (previous planning decisions) showed Ward Point to be set to lot sizes of 1500m^2 and that issues relating to nutrient export, onsite sewage treatment and urban runoff be addressed. Further, remnant vegetation is important. What has been the effect since 1990? h. Loss of privacy due to multiple lots adjacent, possibility of two storey development and large sheds, and increased fill levels. i. If building was to go ahead, request that lots be in keeping with R5.	e. The City considers the likely increase in lot yield to be minimal in the context of the local street network. f. The City has not met with local Indigenous groups. g. The consideration of Ministerial Statement 266 was considered by the EPA which lifted the minimum 1500m^2 lot size and required environmental matters to be considered through the Scheme provisions. h. Future dwelling design will be subject to the R-Codes and LDP which include provisions minimising these concerns. i. Noted.
12. S Lockyer Tarrogon Way, Falcon	a. Does not support the proposal. b. Increase traffic along Coco Drive, surrounding roads are extremely narrow and in appalling condition.	a. Noted. b. The City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive are a separate matter to the amendment proposal.
13. J & M Ellis Marigold Lane, Falcon	a. Does not support the proposal. b. Increased traffic and safety along Coco Drive, recommend Coco Drive becomes a no through road. c. Impact of sewerage/septics on the estuary and removal of trees / loss of habitat.	a. Noted. b. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive are a separate matter to the amendment proposal. c. Scheme provisions deal with provision of sewer to lessen any impacts on the estuary, and put provisions in place to improve the potential tree retention rate. Referral obligations under the EPBC Act are the responsibility of

confirmed

		the proponent to investigate as a separate matter.
14. D & T Williams Pleasant Grove Circle, Falcon	a. Does not support the proposal. b. Impact on the Pleasant Grove culture. c. Impact on the environment.	a. Noted. b. The impact on Pleasant Grove culture is considered to be a broad statement and difficult to attribute to the amendment proposal. Character of the area is a relevant consideration c. The City has referred the proposal to the multiple environmental agencies and the Scheme provisions reflect this advice. Referral obligations under the EPBC are the responsibility of the proponent as a separate process.
15. J Buglass Coco Drive, Falcon	a. Does not support the proposal. b. Loss of kangaroo habitat. c. Loss of trees, which provide habitat for endangered Black Cockatoos. Previous history of landowners causing destruction to trees in the area, in order to circumvent tree preservation provisions. d. Impact on estuary water quality due to need for fill material. e. Increased traffic and safety along Coco Drive, recommend Coco Drive becomes a no through road.	a. Noted. b. The Scheme provisions require a fauna management plan. The site is currently zoned Residential with minimal understorey vegetation. c. The Scheme provisions apply requirements which improve tree retention outcomes. Referral obligations under the EPBC are the responsibility of the proponent as a separate process. d. The City has referred the proposal to the multiple environmental agencies and the Scheme provisions reflect this advice. e. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive are a separate matter to the amendment proposal.
16. G Davis Bluerise Cove, Falcon	a. Increase traffic and safety along Bluerise Cove, recommend Bluerise Cove becomes a no through road. Accuracy of applicant statements relating to low traffic impact due to additional lots.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive are a separate matter to the amendment proposal.

confirmed

	b. Absence of ospreys in environmental reports, despite their being at least one active osprey nest in the site.	b. The proposal has been referred to DBCA (as well as the EPA previously). Further management plans are required to support the subdivision of the site.
	c. Fill is being used as an excuse to reduce the amount of fill required. Significant trees within a 5m envelope of a building should be retained by isolating them with retaining.	c. The Scheme provisions will be applied to the subdivision of the site once detailed subdivision design is known.
	d. Assume sewer will be buried within the current soil profile. Council should mandate sewer for all Pleasant Grove to address groundwater quality.	d. The retrospective connection of all lots to reticulated sewer is a separate matter for the Water Corporation to consider. The proposed lots would be required to connect to sewer.
17. L & M Mortimer Coco Drive, Falcon	a. Increased traffic and safety along Coco Drive.	a. The City considers the likely increase in lot yield to be minimal in the context of the local street network.
18. A Whitehead Coco C'Bay	a. Traffic safety along Coco Drive.	a. The City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive are a separate matter to the amendment proposal.
19. J Cannon Lemongrass Way, Falcon	a. Does not support the proposal, nor any further residential building in the area.	a. Not supported, the subject site is currently zoned residential.
	b. Impact on the environment, include loss of black cockatoo habitat. Native species deserve consideration.	b. Environmental agencies have provided comment on the proposal to date. Referral obligations under the EPBC are the responsibility of the proponent as a separate process.
	c. Increased traffic and safety along roads in Coco C'Bay, recommend Bluerise Cove becomes a cul-de-sac, and roundabout or traffic lights exit for Pleasant Grove residents.	c. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive are a separate matter to the amendment proposal.
20. R Lambert Branchfield Way, Falcon	a. Concerned that the development is being considered in isolation to the rest of Pleasant Grove.	a. Not supported, the proposal is assessed against the relevant planning framework and considerate of the local character

Confirmed

	b. Consideration given to the estuaries impact on the development, and the effect of the development on some trees and endangered species – there seems to be less consideration on the impact on abundant species (endangered or not).	b. Environmental agencies have provided comment on the proposal to date and Scheme provisions seek to address such concerns. Referral obligations under the EPBC are the responsibility of the proponent as a separate process.
	c. Attitude towards preservation of wildlife has changed, trees have been removed and fences restrict wildlife movement.	c. Noted.
	d. Increased traffic along Bluerise Cove.	d. The City considers the likely increase in lot yield to be minimal in the context of the local street network.
21. K Thomson Honeytree Place, Falcon	a. Does not support the proposal.	a. Noted.
	b. High flood risk, and fill will change water flow patterns impacting on adjacent properties.	b. DWER and DPLH have considered such impacts. Detailed design is not known and assessed until subdivision stage. Scheme provision require Urban Water Management Plan
	c. Increase heat and bushfire risk.	c. Not supported, the proposal does not propose public open space which may introduce new bushfire hazards. Future lots will be required to be maintained, therefore reducing the risk compared to the currently unmanaged state. Exit paths are improved.
	d. Tree removal causes loss of habitat.	d. The Scheme provisions apply requirements which improve tree retention outcomes. Referral obligations under the EPBC are the responsibility of the proponent as a separate process.
	e. Development includes previously recognised conservation areas and is within EPA 50m buffer to wetland.	e. The EPA and DWER have provided advice in relation to CCW buffers and the consideration of future development.
	f. High risk of acid sulphate soils.	f. The Scheme provisions recognise this concern and specify the requirement for further analysis.

confirmed

	g. Tree removal lifts water table.	g. The EPA and DWER have not raised such concerns.
	h. Impact of nutrient discharge into the estuary.	h. The Scheme provisions recognise this concern and specify the requirement for an Urban Water Management Plan.
	i. Loss of amenity to Pleasant Grove residents due to increased density.	i. The increased density is contemplated by the Local Planning Strategy and the proposal is assessed considering amenity and character of the area.
	j. Increased congestion during evacuation due to bushfire / flood event.	j. Not supported, the additional lot yield is likely to be minimal in the context of the local street network, and the connection of Pleasant Grove Circle provides improved access and alternative routes in an emergency event.
	k. Increased insurance premiums for existing and new residents due to increased bushfire and flood event.	k. Not supported, not considered to be a material planning consideration.
	l. Increased traffic.	l. The additional lot yield is likely to be minimal in the context of the local street network.
	m. Increased noise due to construction and increased density.	m. Construction noise is temporary and relevant noise regulations apply. The *Environmental Protection Noise Regulations* 1997 apply to residential development and seek to protect occupants.
	n. Recommend consideration of traffic lights at the intersection of Old Coast Road and Pleasant Grove Circle.	n. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network.
	o. Rezoning of two Pleasant Grove lots sets unfair precedent.	o. Not supported, the lot in question is substantial in size, whilst all amendment proposals are considered on their merit against the relevant planning framework.
22. C May Pleasant Grove Circle, Falcon	a. Does not support the proposal. b. Reduced lot sizes would be detrimental to Pleasant Grove.	a. Noted. b. Proposed density contemplated as per the urban form category

confirmed

		identified in the Local Planning Strategy. Average Lot size of 1300m^2 to be required.
	c. Loss of trees / habitat.	c. The Scheme provisions apply requirements which improve tree retention outcomes. Referral obligations under the EPBC are the responsibility of the proponent as a separate process.
	d. Increased traffic.	d. The City considers the likely increase in lot yield to be minimal in the context of the local street network.
	e. Recommend minimum half acre lot size.	e. Refer comment 22b.
23. N Williams Marigold Way, Falcon	a. Increased traffic and safety concerns along Coco Drive, recommend modifying the current intersection of Bluerise Cove and Pleasant Grove Circle to a cul-de-sac.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Bluerise Cove are a separate matter to the amendment proposal.
24. A de Hoog Bluerise Cove, Falcon	a. Loss of trees / habitat and potential impact on birdlife (including species not currently endangered).	a. The Scheme provisions apply requirements which improve tree retention outcomes. Referral obligations under the EPBC are the responsibility of the proponent as a separate process.
	b. Impact of road adjacent to bushland, potential for fauna fatalities.	b. The proposed road alignment sits within already planned road reserve, whilst fauna management consideration is required prior to subdivision.
25. S & R Dilworth Coco C'Bay	a. Increased traffic and safety concerns along Coco Drive, recommend modifying the current intersection of Bluerise Cove and Pleasant Grove Circle to a cul-de-sac.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Bluerise Cove are a separate matter to the amendment proposal.
26. R & C May Pleasant Grove Circle, Falcon	a. Does not support the proposal. b. Impact on character of Pleasant Grove Circle, original intent was for 4,000m2 lots.	a. Noted. b. Proposed density is contemplated as per the urban form category identified in the Local Planning

confirmed

		Strategy with average lot size of 1300m^2 proposed
	c. Existing roads are not designed for increased traffic.	c. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network.
	d. Increased density destroys the trust of residents and wildlife.	d. Not supported, the proposed density is contemplated as per the urban form category identified in the Local Planning Strategy with average lot size of 1300m^2 proposed.
27. W Smyth Lemongrass Way, Falcon	a. Increased traffic and safety concerns along Coco Drive, recommend modifying the current intersection of Bluerise Cove and Pleasant Grove Circle to a cul-de-sac.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive / Bluerise Cove are a separate matter to the amendment proposal.
28. M & D McKain Coco Drive, Falcon	a. Increased traffic and safety concerns along Coco Drive, recommend modifying the current intersection of Bluerise Cove and Pleasant Grove Circle to a cul-de-sac.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive / Bluerise Cove are a separate matter to the amendment proposal.
29. L Mortimer Coco Drive, Falcon	a. Increased traffic and safety concerns along Coco Drive, recommend modifying the current intersection of Bluerise Cove and Pleasant Grove Circle to a cul-de-sac.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive / Bluerise Cove are a separate matter to the amendment proposal.
30. H & P Bradley Lemongrass Way, Falcon	a. Increased traffic and safety concerns along Coco Drive, recommend modifying the current intersection of Bluerise Cove and Pleasant Grove Circle to a cul-de-sac.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive / Bluerise Cove are a separate matter to the amendment proposal.
31. C & S Timms	a. Increased traffic and safety concerns due to increased density.	a. Not supported, the City considers the likely increase in lot yield to be

Confirmed

Pleasant Grove Circle, Falcon		minimal in the context of the local street network. Traffic safety investigations into current safety conditions are a separate matter to the amendment proposal.
	b. Impact on the character of Pleasant Grove.	b. Proposed density is contemplated as per the urban form category identified in the Local Planning Strategy, whilst Scheme provisions seek to improve tree retention outcomes which is an important character aspect of Pleasant Grove. Average lot size of 1300m^2 proposed.
32. D Farquharson Marigold Lane, Falcon	a. Increased traffic and safety concerns along Coco Drive, recommend modifying the current intersection of Bluerise Cove and Pleasant Grove Circle to a cul-de-sac.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive / Bluerise Cove are a separate matter to the amendment proposal.
33. J Turnham Nutbush Avenue, Falcon	a. Does not support the proposal.	a. Noted.
	b. Reduced lot sizes are not in keeping with the area – R5 should remain.	b. Proposed density is contemplated as per the urban form category identified in the Local Planning Strategy with average lot size of 1300m^2 proposed.
	c. Developer greed is not a valid reason to approve an amendment to the Scheme.	c. Opinions on the developer character are not a material planning consideration.
	d. Impact on flora and fauna due to loss of habitat given smaller lot sizes.	d. Proposed Scheme provisions and detailed subdivision design is considered to improve this outcome. Referral obligations under the EPBC are the responsibility of the proponent as a separate process.
	e. Increased congestion during evacuation in a bushfire event.	e. Not supported, the connection of Pleasant Grove Circle provides improved access and alternative routes during an emergency event.
		f. Noted.

Confirmed

	f. Impact on peace and beauty of the area. g. Loss of trees due to reduced lot size. h. Loss of privacy due to multiple adjacent properties. i. Increased traffic through Coco C'Bay. j. Increased density not supported in order to reduce impacts to Peel-Yalgorup Ramsar site.	g. Refer comment 34d, potentially a net loss of approximately 17 trees. h. The R-Codes and LDP will include building design considerations to provide privacy controls. i. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. j. Density is contemplated by the City's Planning Strategy, and agency advice has been sought and helped shape Scheme provisions to improve environmental outcomes.
34. A, T & K Bath Branchfield Way, Falcon	a. Existing building is so high, it is visibly ridiculous. Irresponsible of the landowner to promote land in flood risk area. b. Impact on property prices due to adjacent buildings sitting much higher. c. Mosquito health risks due to proximity to the water. d. Impact on the environment due to removal of trees. Removal of trees contradicts policies. Deforestation, transportation of materials and energy usage will generate substantial carbon emissions – contributes to climate change, exacerbating global warming and its impact on the environment. e. The project at R5 was described as financially non-viable, so how can this be considered. f. Clearing the area for construction will result in irreversible habitat loss, threatening the survival of endemic flora and fauna.	a. A site-specific Coastal Hazard Assessment supports the proposal and recommends a level to protect against potential inundation hazards. b. Not supported, property prices are not a material planning consideration. c. DoH have provided advice, in any case notifications are placed on lot titles. d. The City has referred the amendment to multiple agencies for advice, and the Scheme provisions reflect the sensitive nature of the site. e. Whilst this may be a consideration for the proponent, it is not a material planning consideration for the decision-maker. f. The Scheme provisions apply requirements which improve tree retention outcomes. Referral obligations under the EPBC are

Confirmed

		the responsibility of the proponent as a separate process.
	g. Impact on water quality due to construction activities.	g. The Scheme provisions reflect the sensitive nature of the site.
	h. Would like to know of any conflict of interests are declared in the decision making process to ensure no bias in favour of the landowner rather than listening to the significant number of taxpayers concerns about this proposal.	h. The City's assessment and recommendation is based on the assessment of matters as per the relevant planning framework.
	i. Pleasant Grove character is gradually changing due to the landowner wanting to capitalise on putting as many properties without regard to the historical promises made to the original Indigenous owners. Uncomfortable that this has been taken advantage of and conveniently forgotten about.	i. Noted.
	j. Maybe the Council could promote the space being made into an open wildlife native area acknowledging the local indigenous farmland that it once was.	j. Not supported, the site is zoned residential under the Scheme.
35. G Howe Coco C'Bay	a. Increased traffic and safety concerns along Coco Drive, recommend modifying the current intersection of Bluerise Cove and Pleasant Grove Circle to a cul-de-sac.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive / Bluerise Cove are a separate matter to the amendment proposal.
36. L Williams Coco C'Bay	a. Increased traffic and safety concerns along Coco Drive, recommend modifying the current intersection of Bluerise Cove and Pleasant Grove Circle to a cul-de-sac.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive / Bluerise Cove are a separate matter to the amendment proposal.
37. D Shotton Nutbush Avenue, Falcon	a. Lot 124 should be removed from the amendment as it has been sold to a private buyer.	a. Supported, the amendment was initiated prior to the sale and construction of a dwelling on Lot 124, therefore it is recommended

confirmed

		that Lot 124 be removed from the amendment proposal.
	b. Why introduce smaller lots, we bought into the area to get a quieter life.	b. The density is contemplated as per the urban form category identified by the Local Planning Strategy which considers up to R10 as "Suburban – Large Lot". Average lot size of 1300m2 proposed
	c. Increased traffic and congestion.	c. The City considers the likely increase in lot yield to be minimal in the context of the local street network.
	d. Impact on kangaroos due to increased traffic.	d. The proposed road alignment is consistent with the planned road reserve. Fauna relocation forms part of the requirements for subdivision.
	e. Loss of trees due to smaller lot sizes, and impact on birdlife.	e. Proposed Scheme provisions and detailed subdivision design is considered to improve this outcome. Referral obligations under the EPBC are the responsibility of the proponent as a separate process.
	f. Consideration needs to be given to removal of sewage.	f. Proposed Scheme provisions require the connection to sewer.
	g. Increase traffic and congestion during construction of sewer.	g. Not supported traffic management plans will be required for works to be undertaken.
38. M Ellis Marigold Lane, Falcon	a. Increased traffic and safety concerns along Coco Drive, recommend modifying the current intersection of Bluerise Cove and Pleasant Grove Circle to a cul-de-sac.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive / Bluerise Cove are a separate matter to the amendment proposal.
39. G Duffy Coco Drive	a. Increased traffic and safety concerns along Coco Drive, recommend modifying the current intersection of Bluerise Cove and Pleasant Grove Circle to a cul-de-sac.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive / Bluerise Cove are a separate matter to the amendment proposal.

confirmed

40. T & M Atkinson Bluerise Cove, Falcon	a. Does not support the proposal.	a. Noted.
	b. Increased traffic and safety concerns.	b. Not Supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network.
	c. Increased density impacts on existing residents amenity and property prices.	c. Density proposed is contemplated by the Local Planning Strategy and assessment considers character and amenity. Property prices are not a material planning consideration.
	d. No information relating to new bores and use of ground water.	d. The presence of additional bores is not a consideration at the scheme amendment stage.
	e. Impact on environment, the City should purchase the lot for public land.	e. Not supported, the site is zoned residential and may be developed.
	f. Purpose of proposal is developer greed, rather than more efficient use of urban zoned land.	f. This is not considered to be a material planning consideration.
	g. Either way developer will need to connect to sewer.	g. The relevant planning framework would require connection to sewer.
	h. Proposal ignores negative impact on surrounding residents.	h. Not supported, the proposed Scheme provisions mitigate against a design and environmental issues.
	i. They suggest proposal will facilitate access and walking paths along estuary, this would be required at R5.	i. Requirements would be at the discretion of the WAPC at subdivision stage. The proposed Scheme provisions guarantee the preparation of a foreshore management plan and specifies matters to be considered.
	j. Negative impact of R10 example at Bluerise Cove.	j. Scheme provisions seek to ensure an improved outcome.
	k. City of Mandurah conflict of interest has not been declared, given the City stands to gain significant rate increase – which seems to be why the City wants the change.	k. Not supported, this matter is not considered to be a material planning consideration, the City's assessment is based on the relevant planning framework.

Confirmed

41. R Wallace Lemongrass Way, Falcon	a. Increased traffic and safety concerns along Coco Drive, recommend modifying the current intersection of Bluerise Cove and Pleasant Grove Circle to a cul-de-sac.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive / Bluerise Cove are a separate matter to the amendment proposal.
42. R Meredith Pleasant Grove Circle, Falcon	a. Inconsistent with character of Pleasant Grove Estate. b. Impact on the environment. c. Increased traffic.	a. Density proposed is contemplated by the Local Planning Strategy with average lot size of 1300m^2 proposed and assessed in consideration of this. b. The City has referred the amendment to multiple agencies for advice, and the Scheme provisions reflect the sensitive nature of the site. c. The City considers the likely increase in lot yield to be minimal in the context of the local street network.
43. H Fletcher Signet Court, Wannanup	a. Increased traffic and safety. b. Impact on Kangaroos.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. b. Kangaroo management as part of an environmental management plan forms part of the Scheme provisions, required to be addressed at subdivision stage.
44. A Lawrence Branchfield Way, Falcon	a. Advertising signage was obscured, did it meet Local Government and Planning requirements. Not possible to walk the site to assess the scope of the proposal. b. Would established homes be required to connect to reticulated sewer.	a. Multiple signs were erected in the most prominent positions directly adjacent to the site. Signage meets the statutory manner and form prescribed by the WAPC. In addition to signage, 450 surrounding residents were directly notified via email / letter. The site is not accessible given it is private property, and for the most part bound by private property and inaccessible foreshore reserve. b. The retrospective connection to sewer would be at the discretion of the service provider.

confirmed

	c. Impact on amenity due to provision of sewer, insufficient information provided to determine impact on established properties.	c. Detailed civil design is a consideration for the subdivision stage. The Government Sewerage Policy would now require the connection to sewer at the existing density.
	d. Impact of weeds due to importation of fill.	d. Detailed civil design is a consideration for the subdivision stage and is dealt with through conditions.
	e. Council would be in breach of own tree policy, if major destruction allowed.	e. The site is zoned Residential so may be developed. The City has assessed the likely tree retention rate, and notes that Scheme provisions relating to the preparation of an LDP would improve the tree retention rate. Notwithstanding this, referrals under the EPBC Act may be required with respect to endangered and important species.
	f. Is Council willing to accept flood risk, Falcon could be "Lismore" of the West.	f. Not supported, the Scheme provisions identify a minimum development level which is based on expert technical analysis presented through the Coastal Hazard Assessment. Prospective purchasers would be made aware of the risks given the requirement for notification on title, to be applied through the subdivision stage (where relevant).
	g. Ratepayers will be condemned to 5 years plus of noise, dust and traffic – why?	g. The site is zoned Residential and therefore may be developed. The concerns associated with the need to fill the properties, construct a road and build houses is considered to be similar at the current R5 density.
	h. Project described as "not financially viable" at R5 zoning. Based on applicant report – R10 breaches guidelines and best practice in multiple ways. Why is Council considering it?	h. The planning framework considers and seeks to balance planning, environmental and economic factors.
45. M Fletcher & K Landwehr Saffron Loop, Falcon	a. Increased traffic and safety concerns along Coco Drive, recommend modifying the current intersection of	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic

confirmed

	Bluerise Cove and Pleasant Grove Circle to a cul-de-sac.	investigations into Coco Drive / Bluerise Cove are a separate matter to the amendment proposal.
46. D Archer Tarragon Way, Falcon	a. Increased traffic and safety concerns along Coco Drive, recommend modifying the current intersection of Bluerise Cove and Pleasant Grove Circle to a cul-de-sac. b. Lack of environmental reporting.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive / Bluerise Cove are a separate matter to the amendment proposal. b. Not supported, environmental agencies have provided advice in relation to information provided to date. Further reporting is required prior to subdivision.
47. S Lawrence Marigold Lane, Falcon	a. Increased traffic and safety concerns along Coco Drive, recommend modifying the current intersection of Bluerise Cove and Pleasant Grove Circle to a cul-de-sac. b. Risk of flooding due to removal of trees. c. Loss of habitat due to removal of trees.	a. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network. Traffic investigations into Coco Drive / Bluerise Cove are a separate matter to the amendment proposal. b. Not supported, the risk of flooding is considered in consultation with DWER and DPLH, and considers the site-specific Coastal Hazard Assessment. c. Proposed Scheme provisions and detailed subdivision design is considered to improve this outcome. Referral obligations under the EPBC are the responsibility of the proponent as a separate process.
48. K & J Stein Pleasant Grove Circle, Falcon	a. Reduced lot sizes inconsistent with Pleasant Grove character. b. Loss of trees and fauna.	a. Proposed density is contemplated by the Local Planning Strategy. Average lot size of 1300m^2 proposed. b. Proposed Scheme provisions and detailed subdivision design is considered to improve this outcome. Referral obligations under the EPBC are the responsibility of the proponent as a separate process.

confirmed

	c. Impact of additional enviro cells if not connected to sewer.	c. Noted, however lots will be required to connect to reticulated sewer.
	d. Ideally land would be used for recreational purposes.	d. Not supported, the subject site is zoned residential and may be developed.
49. M, C, T & C Ellis Pleasant Grove Circle, Falcon	a. Does not support proposal.	a. Noted.
	b. Impact on character of estate.	b. Density is contemplated by the Local Planning Strategy which identifies the area as being within the "Suburban – Large Lot (R2.5-10)" band. Average lot size of 1300m^2 proposed.
	c. Increased traffic and impact on congestion.	c. Not supported, the City considers the likely increase in lot yield to be minimal in the context of the local street network.
	d. Roads are not suitable for construction traffic.	d. Not supported, road design is expected to accommodate temporary construction vehicle requirements.
	e. Reticulated sewer will require pumping station, and will residents be required to connect.	e. These matters are to be determined by the service providers.
	f. Increase congestion during bushfire.	f. Not supported, the completion of Pleasant Grove Circle will alleviate congestion during an event given the alternative access routes.
	g. Impact on black cockatoo habitat.	g. Referral obligations under the EPBC are the responsibility of the proponent as a separate process.
50. J Smith & C Van Wingerden Branchfield Way, Falcon	a. Loss of trees – inconsistent with Pleasant Grove character and impact on fauna.	a. Density considered to be contemplated by the Local Planning Strategy. Likely tree retention rate has been projected at R5 and R10, and can be improved through the implementation of the proposed Scheme provisions.
	b. Increased traffic and safety.	b. The City considers the likely increase in lot yield to be minimal in the context of the local street network.

confirmed

	c. Existing road network insufficient during evacuation event.	c. Not supported, the connection of Pleasant Grove Circle improves access and provides alternative route in the event of an emergency.
51. Name and address withheld at request of submitter.	a. Inconsistent with Pleasant Grove character, less opportunity for tree retention.	a. Density considered to be contemplated by the Local Planning Strategy. Likely tree retention rate has been projected at R5 and R10, and can be improved through the implementation of the proposed Scheme provisions.
	b. Recommend low, open rural fencing in forward portion of lots to retain character.	b. Supported, forms part of the proposed Scheme provisions through the implementation of an LDP.
	c. Attention should be given to long-term resident fauna.	c. Further environmental reporting required prior to and in support of any future subdivision.
	d. Kangaroo management through fencing, signage and traffic calming.	d. Supported, forms part of the proposed Scheme provision through the implementation of an environmental management plan.
	e. Fauna management plan to be undertaken prior to subdivision.	e. Refer comment 52d.
	f. Subdivision plan should have flexibility to allow for minor adjustments to boundaries to preserve significant vegetation.	f. Supported, the proponent has expressed the desire to approach the subdivision design process with this attitude towards tree retention.
	g. Foreshore management plan required due to likely increased pressure on foreshore.	g. Supported, forms part of the proposed Scheme provisions through the implementation of a foreshore management plan.
	h. UWMP to consider un-kerbed roads with water draining to foreshore, do not support stormwater detention basins in foreshore.	h. The proposed Scheme provisions require the Urban Water Management Plan to be prepared as part of the subdivision process, in consultation with the City and DWER.
	i. Traffic calming to incorporate trees, alternative road alignment – no speed humps.	i. The proponent has expressed the desire to approach the subdivision design process.

confirmed

	j. Significant Tuart tree located at intersection of Pleasant Grove Cir and Nutbush Ave to be retained through careful intersection design.	j. The retention of significant trees within road reserve is desirable, and will form part of the detailed assessment of the subdivision design.
52. C Hayes Woodsong Close, Falcon	a. Inconsistent with Pleasant Grove character. Changing zoning is both unfair and dishonest.	a. Density is contemplated by the Local Planning Strategy, whilst Scheme provisions are proposed which seek to retain character (i.e. preparation of LDP dealing with tree retention, fencing, etc.).
	b. Nature totally wiped out with smaller lots.	b. The site is zoned Residential so can be developed. Scheme provisions require further management plans and apply conditions on the subdivision of the site.
	c. Development of Duke Street was a failure.	c. If referring to the higher densities concentrated – the precinct included a Local Centre which has ultimately not eventuated.
	d. Traffic congestion during evacuation due to current road network consisting of circles – putting lives at risk so that you make money.	d. The connection of Pleasant Grove Circle is considered to improve access and provides an alternative route in the event of an evacuation. The likely additional lot yield can be accommodated in the existing road networks capacity.
	e. Argument that more housing is needed does not apply – this development would not solve housing crisis but would ruin a beautiful area, force vacant blocks to be built on instead.	e. Not supported, the planning framework seeks to balance planning, environmental and economic factors.
	f. Doubt concerns would be read. Will not allow greed to destroy our area, and put nature and our lives at risk.	f. All submissions are given consideration and form part of the assessment.
	g. I did not receive an email or letter about this development.	g. 450 surrounding landowners were directly notified via email or letter, including all owners within the Pleasant Grove Estate.
53. B de Silva Bluerise Cove, Falcon	a. Impact on flora and fauna.	a. The City has referred the proposal to multiple environmental agencies, and utilised the advice to shape the proposed Scheme

confirmed

		provisions. Referral under the EPBC Act is a consideration that the proponent is aware of, and is separate to the amendment process.
	b. Inconsistent with tree canopy and urban greening priorities of the City.	b. The City has projected the likely tree retention rate, and proposes Scheme provisions to improve this outcome. The planning framework seeks to balance planning, environmental and economic factors.
	c. Increased traffic and emergency evacuation congestion.	c. The City considers the likely increase in lot yield to be minimal in the context of the local street network. The connection of Pleasant Grove Circle is considered to improve access and provides an alternative route in the event of an emergency.
	d. Increased nutrient load onto the Estuary.	d. Supported, the preparation of a management plan, to be prepared in consultation with the City and DWER forms part of the proposed Scheme provisions.
	e. Impact on adjacent landowners due to sharing boundary with 2-3 future lots.	e. The lot layout is indicative at this stage however amenity issues associated with dwelling design can be dealt with through the R-Codes and the site specific LDP.
	f. Loss of Pleasant Grove character.	f. Density is contemplated by the Local Planning Strategy. The proposed Scheme provisions seek to retain character elements such as fencing, tree retention through the preparation of an LDP.
54. E Lambert Branchfield Way, Falcon	a. Loss of character due to alternative fencing type.	a. The Scheme provisions seek to address fencing requirements through an LDP.
	b. Impact of weeds and illegal dumping on the Estuary.	b. Further environmental management plans are required which deal with foreshore management (i.e. controlled fencing).
	c. Tree preservation and environmental regulations have deteriorated over time.	c. Scheme provisions seek to address the tree retention rate through the preparation of an LDP and further consideration of the

confirmed

		subdivision layout at the subdivision stage.
	d. Impact on the environment.	d. Advice from multiple environmental agencies has helped shape the proposed Scheme provisions. Referrals under the EPBC Act may still be required, it is the proponent's responsibility to undertake such referrals separately to the amendment process.
55. J Lee Pleasant Grove, Falcon	a. Loss of vegetation would impact the forest red-tails and carnaby's black cockatoo, kangaroos, birds and other fauna.	a. Advice from multiple environmental agencies has helped shape the proposed Scheme provisions. Referrals under the EPBC Act may still be required, it is the proponent's responsibility to undertake such referrals separately to the amendment process.
	b. Increased traffic.	b. The City considers the likely increase in lot yield to be minimal in the context of the local street network.
	c. In 1990 lot sizes were set at 1500m2.	c. The Minister for Environment lifted the minimum lot size through the reconsideration of Ministerial Statement 266.
	d. Increased nutrient load, impact on Estuary.	d. The preparation of a management plan in consultation with the City and DWER forms part of the Scheme provisions, and is required as part of the subdivision.
	e. Increased congestion during bushfire.	e. Not supported, the connection of Pleasant Grove Circle is considered to improve access and provides an alternative route in the event of an emergency.
56. D & M Bathgate Honeytree Place, Falcon	a. R10 density results in clearing by stealth given likely requirement to remove trees.	a. The proposed Scheme provisions and detailed subdivision design is considered to improve this outcome. Referral obligations under the EPBC are the responsibility of the proponent as a separate process.

confirmed

	b. Recommend individual lot sizes be based on tree retention and fill requirements.	b. Individual lot layout is not yet known given it is a subdivision consideration. The proponent has the intention of adjusting lot boundaries in order to retain significant trees at the detailed design stage.
	c. Recommend each lot to have prescribed building envelope, to improve tree retention.	c. Supported, the Scheme provisions identify the need for an LDP which will include the location of trees and building envelopes to improve the tree retention rate.
57. Name and address withheld	a. Does not support the proposal.	a. Noted.
	b. Existing density allows for the site to be developed appropriately – cost can be addressed by increasing lot price.	b. The planning framework considers planning, environmental and economic factors.
	c. Increased traffic.	c. The City considers the likely increase in lot yield to be minimal in the context of the local street network.
	d. Impact on fauna.	d. Advice from multiple environmental agencies has helped shape the proposed Scheme provisions, which requires further management plans and analysis at subdivision stage. Referrals under the EPBC Act may still be required, it is the proponent's responsibility to undertake such referrals separately to the amendment process.
	e. Developer likely to maximise lot yield if approved at R10.	e. The planning framework considers planning, environmental and economic factors.
	f. Impact on the character of the area.	f. Noted, density is contemplated by the Local Planning Strategy, whilst Scheme provisions are proposed which seek to retain character (i.e. preparation of LDP dealing with tree retention, fencing, etc.).
58. M Malkovic Pleasant Grove Circle, Falcon	a. I didn't receive any formal letter or notification of the development.	a. 450 surrounding landowners were sent either an email or letter.
	b. Inconsistent with the character of Pleasant Grove.	b. Density is contemplated by the Local Planning Strategy, whilst

confirmed

		Scheme provisions are proposed which seek to retain character (i.e. preparation of LDP dealing with tree retention, fencing, etc.).
	c. Impact on vegetation.	c. Advice from multiple environmental agencies has helped shape the proposed Scheme provisions. Referrals under the EPBC Act may still be required, it is the proponent's responsibility to undertake such referrals separately to the amendment process.
59. J & K Petzer Nutbush Avenue, Falcon	a. Loss of privacy due to number of properties adjacent to lots on Nutbush.	a. The R-Codes and site specific LDP provides the mechanisms to consider privacy through building design.
	b. Loss of trees and impact on fauna.	b. The advice from multiple environmental agencies has helped shape the proposed Scheme provisions. Referrals under the EPBC Act may still be required, it is the proponent's responsibility to undertake such referrals separately to the amendment process.
	c. Increased nutrient load on the Estuary.	c. The Scheme provisions require the preparation of a management plan, in consultation with the City and DWER.
	d. Increased traffic and safety, and congestion during evacuation event.	d. The connection of Pleasant Grove Circle is considered to improve access and provides an alternative route in the event of an evacuation. The likely additional lot yield can be accommodated in the existing road networks capacity.
	e. Loss of character in the area.	e. Density is contemplated by the Local Planning Strategy, whilst Scheme provisions are proposed which seek to retain character (i.e. preparation of LDP dealing with tree retention, fencing, etc.).
60. W & L Gray Pleasant Grove Circle, Falcon	a. Impact on community character.	a. Density is contemplated by the Local Planning Strategy, whilst Scheme provisions are proposed which seek to retain character (i.e.

confirmed

		preparation of LDP dealing with tree retention, fencing, etc.).
	b. Increased pressure on infrastructure.	b. Infrastructure capacity is considered by the relevant service providers at the amendment and later the subdivision stage, when detailed design is available.
	c. Impact on the environment – loss of trees, impact on fauna, contradicting efforts to promote sustainability and conservation.	c. Advice from multiple environmental agencies has helped shape the proposed Scheme provisions. Referrals under the EPBC Act may still be required, it is the proponent's responsibility to undertake such referrals separately to the amendment process.
	d. Increased traffic.	d. Not supported, the likely additional lot yield can be accommodated in the existing road networks capacity.
	e. Dissatisfaction and distrust within the community if concerns not addressed.	e. The City's assessment considers the relevant planning framework which seeks to balance planning, environmental and economic factors.
	f. Impact on property values.	f. Not supported, property values are not a material planning consideration, given numerous factors affect value.
61. S McVea Branchfield Way, Falcon	a. Assessments do not use current data – will EMP be updated.	a. The submission of an Environmental Management Plan forms part of the proposed Scheme provision.
	b. Will Whistling Kite nesting trees be maintained.	b. Further analysis of tree retention to be undertaken at the subdivision stage. Efforts can be made to manipulate road alignment, boundary layout, and building envelopes to maintain individual trees once detailed civil design work has been undertaken.
	c. How many trees are going to be removed.	c. Detailed design is not yet known proposed Scheme provisions and detailed subdivision design is considered to improve this outcome.

confirmed

62. N, L, M, E & A Simms Pleasant Grove Circle, Falcon	a. Environmental impact on wetlands – damage could disrupt delicate balance of flora and fauna.	a. Advice from multiple environmental agencies has helped shape the proposed Scheme provisions. Referrals under the EPBC Act may still be required, it is the proponent's responsibility to undertake such referrals separately to the amendment process.
	b. Increased traffic congestion – exacerbates air and noise pollution.	b. Not supported the likely additional lot yield can be accommodated in the existing road networks capacity.
	c. Impact on flora and fauna.	c. Refer comment 63a, further management plans and technical analysis is required at subdivision stage, once detailed subdivision layout is known.
	d. Loss of trees – loss of aesthetic and environmental value.	d. Refer comment 63a and c, the preparation of an LDP will assist the tree retention rate from an aesthetic and environmental perspective.
	e. Loss of privacy for adjacent lots – loss of quality of life.	e. The R-Codes and site specific LDP provide relevant building design controls to mitigate privacy concerns.
	f. Fire safety concerns – inappropriate access roads and evacuation routes.	f. Not supported, the connection of Pleasant Grove Circle will improve access and an alternative route in the event of an evacuation.
	g. Loss of character in the immediate area.	g. Density is contemplated by the Local Planning Strategy, and the preparation of an LDP can assist in dealing with matters such as tree retention and fencing – which have a significant impact on character.
63. M Neagle Branchfield Way, Falcon	a. Does not support the proposal.	a. Noted.
	b. Impact of filling – building structural concerns, loss of trees.	b. Further detailed design work is required at the subdivision stage, however proposed Scheme provisions seek to deal with flood risk (and informed by relevant technical study) and mechanisms to assist in tree retention (i.e. preparation of LDP to inform tree retention).

confirmed

	c. Loss of trees and impact on fauna.	c. The site is zoned Residential and may be developed. The proposed Scheme provisions seek to improve the likely tree retention rate, whilst further technical analysis is required by subdivision stage. The preparation of Scheme provisions has been informed by referral to relevant environmental agencies.
	d. Impact on endangered fauna – Carnaby's black cockatoo, Ospreys, Western ringtail possum.	d. The proponent is required to investigate their referral responsibilities under the EPBC Act, which is a separate process to the amendment process. Notwithstanding this, further environmental analysis and management plans form part of the Scheme provisions, required to be addressed at the subdivision stage.
	e. Increase in mosquito levels.	e. Not supported, The City has sought advice from relevant environmental agencies, including the DoH. Notifications will be required on individual titles advising of mosquito breeding areas being prevalent. The City has a long established mosquito management programme.
	f. Increasing density – benefit serves developer, rather than surrounding residents and environment.	f. The City's assessment is based on the planning framework which seeks to balance planning, environmental and economic factors.
64. T Goodwin Governor Drive, Falcon	a. Density should not be increased in low lying areas.	a. Density is contemplated by the Local Planning Strategy. The minimum development level is informed by expert technical analysis in the form of a Coastal Hazard Assessment.
	b. Impact on the environment.	b. Advice from multiple environmental agencies has helped shape the proposed Scheme provisions. Referrals under the EPBC Act may still be required, it is the proponents responsibility to undertake such referrals separately to the amendment process.

confirmed

65. M & D King Branchfield Way, Falcon	a. Loss of Pleasant Grove character and privacy due to additional properties abutting.	a. Density is contemplated by the Local Planning Strategy, whilst Scheme provisions are proposed which seek to retain character (i.e. preparation of LDP dealing with tree retention, fencing, etc.). Building controls applied through the R-Codes and a site specific LDP assist in maintaining privacy and amenity of adjoining properties.
	b. Requirement for filling – importation of weed and pests, heavy haulage and construction impacts, noise, and compaction. Who is liable.	b. Further management plans are required and considered at the subdivision stage. It is the City's expectation that such concerns are addressed through the preparation of civil drawings.
	c. Loss of trees is inconsistent with Councils own position / policy.	c. Scheme provisions specify the need for further management plans and an LDP. Detailed subdivision layout is not yet known, therefore further analysis and assessment can be undertaken to improve the likely tree retention rate.
	d. Connection to sewer – costs to connect to established properties, location of pump facility, noise and smell associated with pump facility.	d. Connection to sewer at either R5 or R10 is required under the Government Sewerage Policy. Detailed design and requirement to connect is at the discretion of the service provider.
	e. Impact on groundwater – proximity to Estuary is a significant concern.	e. The amendment proposal was referred to the EPA, DWER and the Peel Harvey Catchment Council – advice has assisted in the preparation of Scheme provisions. Further management plans required to be preparation in consultation with the City and DWER.
	f. Impact on kangaroo population.	f. The preparation of a fauna management plan is required to be provided at subdivision stage. DBCA have provided comment to this effect.

confirmed

	g. Increased traffic congestion and safety.	g. Not supported, the likely additional lot yield can be accommodated in the existing road networks capacity.
66. J Marwick	a. Density does not respect the existing character of the area.	a. Density is contemplated by the Local Planning Strategy, the proposed Scheme provisions seek to retain trees and guide fencing.
	b. Density of R10 is not common in Mandurah, and visually similar to R20 due to smaller lot sizes, frontages and building setbacks.	b. Noted, refer Comment 66a.
	c. Zoning has a huge impact on the character of an area, it determines: look and feel of the streetscape, degree of privacy, and limitations on the design and layout of buildings.	c. Noted.
	d. Streetscape analysis provided – demonstrating stark difference between density.	d. Noted.
67. D & D Templeman Pleasant Grove Circle, Falcon	a. A proposal similar to the previously approved R5 proposal, would be viable in the current market.	a. Noted.
	b. Impact on local native fauna – impact on kangaroos, western ringtail possum, black cockatoo habitat.	b. The proposal has been referred to environmental agencies and advice has assisted in the preparation of Scheme provisions. Referrals under the EPBC Act may still be required, however it the responsibility of the proponent separate to the amendment proposal.
	c. Loss of tree canopy – R5 density would allow for greater tree retention.	c. Detailed design is not yet known or required until subdivision. Proposed Scheme provisions and detailed subdivision design is considered to improve likely tree retention outcomes.
	d. Loss of trees – due to long narrow lots.	d. Refer comment 67c, subdivision design stage allows for manipulation of lot boundaries, road alignment and building envelopes, once detailed design is known.

confirmed

	e. Increased traffic congestion and safety.	e. Not supported, the likely additional lot yield can be accommodated in the existing road networks capacity.
	f. Environmentally appropriate that lots are connected to sewer.	f. Supported, connection to sewer forms part of the Scheme provisions.
68. M Tucker Nutbush Avenue, Falcon	a. Impact on flora and fauna – species at risk due to smaller lot sizes.	a. Advice has been sought from multiple environmental agencies. Referrals under the EPBC Act may still be required, however it is the proponent's responsibility to undertake this process under separate legislation.
	b. Increased traffic congestion and emergency evacuation concerns.	b. The likely additional lot yield can be accommodated in the existing road networks capacity. The connection of Pleasant Grove Circle provides improved access and an alternative route.
	c. Increased nutrient load on the Estuary.	c. The preparation of an Urban Water Management Plan forms part of the Scheme amendment process, in consultation with the City and DWER.
	d. Loss of privacy and amenity due increased number of properties.	d. The R-Codes and site specific LDP provide the opportunity for building controls which seek to address amenity and privacy concerns.
69. S & S Davies Branchfield Way, Falcon	a. Developer greed, Council and Mayor need to explain their position as being complicit in greed driven exercise or financial relations to proponent.	a. The planning framework considers planning, environmental and economic matters which is identified through relevant policies.
	b. Loss of privacy due to increased building height.	b. The R-Codes and site specific LDP provide building controls which deal with such amenity issues.
	c. Increased fill requiring retaining walls.	c. Detailed design work is required at subdivision stage. d. Noted, further technical analysis and design work is required at the

confirmed

	d. Impact of stormwater runoff.	subdivision stage. Urban Water Management Plan required through proposed Scheme provisions.
	e. Impact on Osprey nests.	e. Loss of individual trees may not be fully understood until the subdivision stage given detailed design work has not yet been completed.
	f. Impact on kangaroos.	f. Fauna management is required at the subdivision stage, and is enforced through proposed Scheme provisions.
	g. Lack of consultation – Council process is required rather meaningful. Process is underhanded in my opinion.	g. The City's assessment is undertaken in accordance with the relevant planning framework, taking into account planning, environmental and economic matters.
70. K & T Sutton Pleasant Grove Circle, Falcon	a. A proposal similar to the previously approved R5 proposal, would be viable in the current market.	a. Noted.
	b. Impact on local native fauna – impact on kangaroos, western ringtail possum, black cockatoo habitat.	b. The proposal has been referred to environmental agencies and advice has assisted in the preparation of Scheme provisions. Referrals under the EPBC Act may still be required, however it the responsibility of the proponent separate to the amendment proposal.
	c. Loss of tree canopy – R5 density would allow for greater tree retention.	c. Proposed Scheme provisions and detailed subdivision design is considered to improve likely tree retention outcomes.
	d. Loss of trees – due to long narrow lots.	d. Refer comment 67c, subdivision design stage allows for manipulation of lot boundaries, road alignment and building envelopes, once detailed design is known.
	e. Increased traffic congestion and safety.	e. The likely additional lot yield can be accommodated in the existing road networks capacity.

confirmed

	f. Environmentally appropriate that lots are connected to sewer.	f. Supported, connection to sewer forms part of the Scheme provisions.
71. M Edwards	a. Increased traffic congestion and impact on local fauna.	a. Likely additional lot yield can be accommodated in the existing road networks capacity.
	b. Loss of trees.	b. Loss of individual trees may not be fully understood until the subdivision stage given detailed design work has not yet been completed. Scheme provisions seek to guide and improve the likely tree retention rate.
	c. Impact on birdlife – including endangered species.	c. Noted, advice has been sought from multiple environmental agencies. Referrals under the EPBC Act may still be required, however it is the proponent's responsibility to undertake this process under separate legislation.

confirmed

Owner / Address	Submission (Summarised comments)	Comment
1. Department of Water and Environmental Regulation (DWER)	a. DWER does not object to the proposal, however key issues, recommendations and advice are provided.	a. Noted.
	b. Conservation Category Wetland – the proponent is advised that a CCW exists on an adjacent lot, the implementation of a 50m buffer may impact on development.	b. Noted, considered to be a consideration for subdivision given detailed subdivision design is not yet known and is subject to change.
	c. Better Urban Water Management – the UWMP was previously considered to be unsatisfactory to inform the then proposed subdivision, it is recommended that the UWMP be updated to reflect the increase in density and changes to the location of stormwater management and drainage infrastructure.	c. Supported, the Scheme provisions include the requirement for a UWMP to be prepared in consultation with DWER.
	d. Government Sewerage Policy – the site is within a sewage sensitive area, DWER recommends the subdivision be connected to reticulated sewer.	d. Supported, the Scheme provisions include the requirement to connect to reticulated sewer.
	e. Floodplain Management – based on the Murray River Flood Study a minimum habitable floor level of 2.7m AHD is recommended to protect against 1 in 100 AEP flooding into the future. A lower level of 2.25m AHD may be considered where there is planning merit - consequently no objection to level proposed.	e. Noted, planning reasons such as fill levels, streetscape character, privacy and tree retention provides justification for a lower level. However, the proposal is now supported by a site-specific Coastal Hazard Assessment which recommends a development level of 2.42m AHD will provide protection against potential inundation hazards.
	f. Previous EPA Advice – the EPA's Notice of Decision Under Section 48(1)(a) dated 16 May 2023 is to be adhered to.	f. Noted, Scheme provisions modified to reflect EPA advice where relevant.
	g. Threatened Ecological Communities and Threatened Fauna Species – the site contains ecologically significant Tuart woodlands which support Black Cockatoo foraging habitat. Recommended that advice is sought from DBCA.	g. Noted, referral advice sought from DBCA.
2. Department of Fire and Emergency Services (DFES)	a. Bushfire management measures within the BMP should be refined.	a. Noted.
	b. BMP has focused on future buildings being able to achieve BAL-29 through construction standards, instead of demonstrating that future lots will not be impacted by BAL-40/FZ. The Guidelines state that a strategic planning proposal should be located in areas of BAL-29 or below.	b. Supported, The applicant has indicated a desire to remove battle-axe lots and increase the size of lots, to ensure adequate separation to future dwellings.

Confirmed

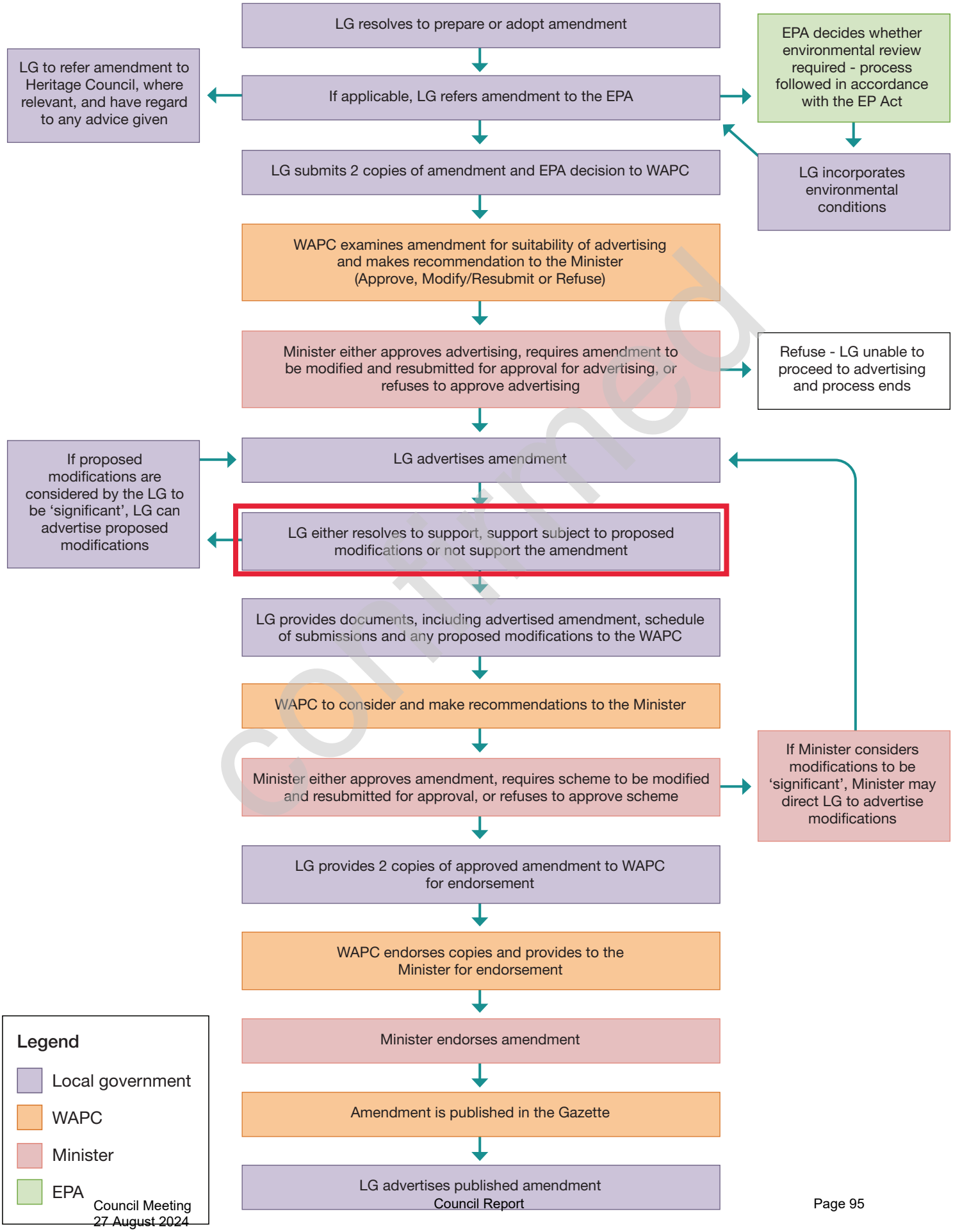
	c. Future subdivision is capable of achieving compliance with vehicular access requirements should Pleasant Grove Circle be fully constructed as part of Stage 1. The temporary EAW (from Pleasant Grove Cir to Charles Pl) appears to end at the rear of the lots and serves no purpose other than additional access for battle-axe lots.	c. Noted, in the event that Pleasant Grove Circle is not fully constructed and connected as part of Stage 1, the provision of a temporary EAW can be further investigated at subdivision stage (given the EAW relies on legal access through the reserve). However, the applicant has indicated a desire to no longer progress with the intention of battle-axe lots.
	d. The future subdivision layout is provided which shows battleaxe lots, such lots are to be avoided and the BMP has not demonstrated why there is no alternative. The strategic planning stage provides the opportune time to redesign the lot layout.	d. Supported, the applicant has indicated a desire to no longer progress with the intention of battle-axe lots.
3. Department of Biodiversity, Conservation and Attractions (DBCA)	a. Previous EPA Advice – DBCA notes the advice and recommendation provided by the EPA on 16 May 2023. The EPA noted and supported the proposed Scheme provisions.	a. Noted, Scheme provisions modified to reflect EPA advice where relevant.
	b. Fauna Plan - DBCA expectation that the City request a fauna plan be prepared and implemented as a condition of subdivision, and that an authorised spotter will be on-site to manage any impacts to western ringtail possum.	b. Noted, the Scheme provisions include the requirement for an Environmental Management Plan which includes fauna relocation. This would be further required through subdivision conditions.
	c. Fauna Spotter - If western ringtail possum are present or black cockatoo nesting identified, a section 40 ministerial authorisation under the Biodiversity Conservation Act is to be obtained by the fauna spotter.	c. Noted, the Environmental Management Plan should include advice to this effect.
	d. Wetlands – there are several CCW areas that overlap the subdivision area, DWER are responsible for providing advice.	d. Noted.
	e. Matters of National Significance – the subdivision may result in the loss of habitat for Carnaby's black cockatoo and the forest red-tailed black cockatoo species – which are Endangered and Vulnerable species under the EPBC Act. The Commonwealth has also listed the Tuart Woodlands and Forests of the Swan Coastal Plain Ecological Community as Critically Endangered under the EPBC Act. The proponent will need to consider their responsibilities to refer the proposal to the Commonwealth.	e. Noted, the City intends to reiterate this position to the applicant.
	f. Kangaroo Management – it is recommended that a kangaroo management plan be developed, given the presence of a large mob	f. Noted, the Scheme provisions include the requirement for an Environmental Management

Confirmed

	of western grey kangaroos and relocation post-development is very difficult.	Plan which includes fauna relocation.
4. Water Corporation	a. Water servicing is available for the subdivision, no wastewater infrastructure without major upgrades at the developer's expense. b. Developer expected to provide all water and sewerage reticulation, and a contribution for water, sewerage and drainage headworks may be required. Water Corporation may require land being provided for works.	a. Noted. b. Noted.
5. Department of Health	a. Wastewater Disposal – DoH has no objection to proposal subject to connection to drinking water and reticulated sewerage. b. Drinking water management – all drinking water must meet health related requirements. c. Medical Entomology – subject site within mosquito breeding area which is health risk, therefore notification should be placed on future lots.	a. Noted, Scheme provisions require connection to sewer, which is consistent with the Government Sewerage Policy. b. Noted. c. Noted, Scheme provisions require notification be placed on land titles to advise landowners of the risk.

confirmed

Simplified process for **complex and standard amendments** to local planning schemes flowchart



confirmed

2	**SUBJECT:**	Proposed Amendment No. 6 - Local Planning Scheme 12 Lot 812, Waardong Court Halls Head – Additional Uses
	DIRECTOR:	Business Services
	MEETING:	Planning and Community Consultation Committee
	MEETING DATE:	20 August 2024

Summary

The City has received a proposal and is recommended to adopt (initiate) an amendment to the City's Local Planning Scheme 12 (the Scheme) for the purpose of advertising. The proposed amendment seeks to amend Section 3.4 of the Scheme and add additional uses of 'Restaurant/ Cafe', 'Convenience Store' and 'Private Recreation' to Table 4 relating to Lot 812 Waardong Court, Halls Head (subject site).

The site is located at the corner of Old Coast Road and Mandurah Road and is considered an important site due to its prominence as the southern gateway to the City Centre.

The proposed Scheme Amendment provides for an expansion in permitted land uses that may be developed on the site. The applicant has provided a concept for development which includes multiple dwellings, a gym and café (with a drive through coffee component). The drive through element proposed has been recommended not to be included within the proposed scheme provisions.

The proposed uses of 'Recreation Private', 'Convenience Store' and 'Restaurant / Café' are currently prohibited in the Residential zone, however if the Scheme is amended as proposed, they could be considered as a discretionary land use and subject to development approval.

The location of the subject site, specifically portions adjacent to the intersection, can be considered incompatible with residential development from the perspective of amenity. Given the context and the size of the subject site, considering additional uses to support development is considered appropriate.

In addition to the proposed additional uses, it is also proposed to amend Schedule 1 of the Scheme 'Specific Site Requirements' No 4 so that the accurate address is referenced and that a minimum scale is required for residential development. These minor changes rectify oversights that were not carried through from Town Planning Scheme 3 to Local Planning Scheme 12 and updates the table to reflect the correct address which has changed.

City officers recommend Council adopt the proposed scheme amendments to progress it to the consultation phase.

Disclosure of Interest

Nil

confirmed

Location



Property Details

Applicant:	Rowe Group
Owner: Directors	Bordland Pty Ltd Nathan John Caratti Aaron Grant Caratti
Location	Lot 812 D/P: 419819 Waardong Court, Halls Head
Scheme No 12 Zoning:	Residential
Peel Region Scheme Zoning:	Urban
Lot Size:	8015m^2
Topography:	Predominantly flat and cleared
Land Use:	Currently vacant

Previous Relevant Documentation

• G.22/6/20	23 June 2020	Council resolved to proceed Scheme 12 to final approval by the Western Australian Planning Commission and the Minister for Planning.
• G.18/4/19	30 April 2019	Council adopted a modified Scheme 12 and Local Planning Strategy which incorporated changes suggested by the Environmental Protection Authority.
• G.6/01/17	24 January 2017	Council adopted draft Local Planning Scheme and Strategy for forwarding to the Western Australian Planning Commission and the Environmental Protection Authority for consent to advertise the draft Scheme.
• G.14/12//13	17 Dec 2013	Council refused the proposed Development Guide Plan for Lot 90 Leisure Way.

confirmed

Background

The subject Lot once formed part of Lot 90 Leisure Way, Halls Head. The Lot was subdivided and subject of a Development Guide Plan (DGP) incorporating Lots 88 and 89 Leisure Way. This DGP (approved in 2008) provided significant development potential for the area, in particular the area that is now Lot 812, with eight storey mixed use development permitted.

In 2013 a proposed amendment to the DGP was received by the City for development of a bulky goods showroom on the portion of the lot that is currently subdivided into low density residential lots. As part of this proposed iteration, the area that is now Lot 812 was proposed to be an aged care facility with residential development up to eight storeys. The bulky goods aspect to this proposal was not supported due to its amenity impacts and ultimately it was rejected by Council.

In February 2020, the Joint Development Assessment Panel granted conditional development approval for a significant 'Aged Care Facility' on the subject property. The three-storey development was considered at the time to be of a very high standard from an architectural perspective, however the development did not materialise.

The applicant is seeking an amendment to Local Planning Scheme 12 (Scheme) to facilitate an expanded range of land uses with a concept for the proposal detailed in ***Attachment 2.1***. Proposed land uses include multiple dwellings, a gym and restaurant café with a drive through coffee component).

Comment

Context

The subject site is prominently located adjacent to the intersection of Old Coast Road and Mandurah Road with these roads forming borders to the south and west of the site. Waardong Court is a recently created road which sits adjacent to the northern border of the subject site. There is residential development to the north and northwest adjacent to the site and Lot 89 is to the north which is zoned "Local Centre". Lot 812 is considered a key location and is the southern entryway to the City Centre area of Mandurah.

Proposed Additional Land Use Permissibility

The current application had initially sought to add "additional uses" to the residential zoning applying to the subject lot which would allow for the development of a 'Convenience Store', 'Recreation Private', 'Restaurant/ Cafe', 'Fast Food Outlet', 'Bulky Goods Showroom' and 'Multiple Dwellings'.

Officers raised concerns with the inclusion of land uses such as 'Bulky Goods Showroom' and 'Fast Food Outlet' due to the proximity to existing residential development and consider it appropriate to remove these land uses from the proposed amendment.

The applicant has expressed concern that the exclusion of 'Fast Food' as an acceptable land use will impact the potential for a cafe to be developed on the subject lot particularly in the absence of a drive through component. The definitions of Restaurant / Cafe refer to the primary use being the preparation and sale of food to be consumed on the property, as opposed to 'Fast Food' where the primary function to for the sale of products to be consumed away from the site.

It is important to note even without specific provisions in the Scheme the City has the capacity to favourably consider a drive through proposal. There are existing examples where a drive through component is approved attached to a Restaurant/ Cafe where the primary function of onsite consumption is maintained. By not including the drive through component via the scheme amendment, the City will retain the ability to assess amenity and design impacts associated with a future drive through proposal at the development application stage.

Confirmed

The land uses that are proposed to be considered are defined as follows:

- Convenience Store means a premises
  - used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and
  - operated during hours which include, but may extend beyond, normal trading hours; and
  - the floor area of which does not exceed 300m^2 net lettable area;

- Recreation Private – means a premises
  - used for indoor or outdoor leisure, recreation or sport; and
  - not usually open to the public without charge

- Restaurant/ Café –means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the Liquor Control Act 1988.

A condition limiting the Net Lettable Area (NLA) to a maximum of 500m^2 to ensure the development of a Restaurant/ Cafe is of a modest scale given the context is recommended in addition to a condition requiring such a development includes seating for a minimum of 20 patrons to ensure the onsite consumption is prioritised.

A further condition proposing a minimum amount of landscaping for all non- residential development to 15% is also proposed to ensure abundant green space to assist in screening non-residential uses and provide a more attractive approach into this focal point and southern approach to the city centre.

The proposed modification seeks to modify Section 3.4 Additional Uses, Table 4 as follows:

No.	Description of Land	Additional Uses	Conditions
A2	Lot 812 Waardong Court Halls Head	D Uses • Convenience Store • Recreation Private • Restaurant/ Café	a. The Net Lettable Area of any Restaurant/ Café shall not exceed 500m^2. b. Any Restaurant / Café shall include seating for a minimum 20 patrons. c. All non-residential development shall include a minimum of 15% of the site area as landscaping.

It is noted the proposed additional uses are 'D' uses which means they are discretionary and development approval is required.

Development Concept

The concept development plan that accompanies the application to amend the Scheme provided in ***Attachment 2.1*** shows a multiple dwelling development to the easternmost portion of the lot providing some buffering to existing development. The proposed gym and café are indicated to be located on the western side alongside Old Coast Road. The indicative plan suggests four storeys of residential development which is considered to provide prominence to the site given its important location as an entry statement. While the indicative plan shows the gym and café setback significantly from Waardong Court and parking in the forecourt, it is considered that positive design outcomes can be achieved, including significant landscaping.

confirmed

As noted, it is recognised the proposed Scheme Amendment to add these uses to **Table 4**, relates to land use only. Conditions referring to specific design outcomes are considered appropriate and are recommended to guide future designs.

Local Planning Strategy

The proposed amendment that results in additional uses is not inconsistent with the City's Local Planning Strategy, which considers higher level activity centres throughout the City. With that said, the applicant provided a retail impact test to evaluate whether the introduction of commercial uses to the subject site was sustainable and would not compromise the existing commercial developments nearby. It is noted this study was undertaken based on an assumption that the amendment would be to rezone the subject site to 'Local Centre' in contrast to additional uses and as such the findings of the report considered a wider range of potential land uses and potential impacts.

The report found that such a rezoning would not be detrimental to the existing commercial development and would be sustainable soon after development occur. A peer review of this report was undertaken by the City which broadly concurred with the findings that such a rezoning would be sustainable and not have a detrimental impact on existing development.

Minor Amendment to Schedule 1, 'Specific Site Requirements'

Schedule 1 of the Scheme includes a table of specific site requirements. No 4 currently refers to Lot 88, 89 and 90 Leisure Way. With the creation of Waardong Court, Lot 90 Leisure Way became Lot 812 Waardong Court. It is proposed to replace 'Lot 90 Leisure Way' with 'Lot 812 Waardong Court'. The specific requirements that relate to these three lots include:

1. Development shall be designed to front onto and be oriented toward Old Coast Road.
2. Multiple Dwellings shall be permitted at a minimum Residential Density Code of R80.
3. All land adjacent to Mandurah Road shall be provided with a landscape buffer area with a minimum width of 10m.

In Town Planning Scheme No 3, there was also a provision that required a minimum scale of 9m (two storeys) for all development within 40m of Old Coast Road. The inclusion of this provision was not carried through to the current Scheme in oversight. Noting the proposed additional uses include a restaurant / café with limited NLA, it is proposed a modified provision is introduced. Namely, it is proposed that a fourth requirement is added as follows:

4. All residential development shall have a minimum scale of 9m (two storeys).

It is noted this will also apply to Lots 88 and 89 Leisure Way as was the case in the previous Scheme and will result in the City being able to better ensure an appropriate scale of development exists on Old Coast Road.

MEAG Comment

This item does not have any impact on the natural environment and therefore has not been referred to Mandurah Environmental Advisory Group for comment.

confirmed

Consultation

If adopted, the amendment will need to be referred to the Environmental Protection Authority (EPA) for the agency's consideration on whether an environmental assessment is required. If the EPA confirm that an environmental assessment is not required, public advertising as outlined in the *Planning and Development (Local Planning Schemes) Regulations 2015* will be required.
Advertising will be undertaken via the following methods:

- direct letter / email notification to surrounding landowners;
- sign on-site;
- notification on the City's website; and
- notification in the local newspaper.

The period for making submissions on the proposed modification is 60 days after the day proposal is first advertised.

Statutory Environment

The proposed amendment is undertaken in accordance with the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015.*

The proposed amendment is considered to be a standard amendment based on:

(a) the amendment relates to a zone that is consistent with the objectives identified in the scheme for that zone;
(b) the amendment is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
(c) an amendment to the scheme so that it is consistent with the region planning scheme that applies to the scheme area;
(d) the amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
(e) the amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
(f) is not an amendment that is a complex or basic amendment.

In accordance with section 81 of the *Planning and Development Act 2005*, when a local government resolves to prepare or adopt a local planning scheme, or an amendment to a local planning scheme the local government is to forthwith refer the proposed local planning scheme or amendment to the Environmental Protection Authority (EPA) by giving to the EPA —
(a) written notice of that resolution; and
(b) such written information about the local planning scheme or amendment as is sufficient to enable the EPA to comply with section 48A of the Environmental Protection Act in relation to the local planning scheme or amendment.

Policy Implications

Future development will be assessed against existing State and Local Planning Policies.

Financial Implications

The future development provides economic opportunity and additional residential development.

Confirmed

Risk Analysis

If the City does not adopt the proposal for advertising there is a risk the applicant may seek intervention from the Minister for Planning under Section 76 of the *Planning and Development Act 2005.*

Strategic Implications

The following strategies from the City of Mandurah Strategic Community Plan 2024 – 2044 are relevant to this report:

Economy
- Well-planned, sustainable urban development
- A thriving city that residents are proud to call home and people want to visit

Community
- Inclusive and welcoming places, spaces and neighbourhoods

Leadership
- Sound decisions based on evidence and meaningful engagement

Conclusion

The proposed amendment to add 'Convenience Store', Recreation Private' and 'Restaurant/ Café' through the addition uses table found in section 3.4 of the Scheme can be considered favourably based on the size of the subject lot allowing these uses to be sufficiently separated from existing residential development, the context of the intersection being a low amenity area for residential development and subject to additional landscaping being provided. In addition, conditions are included in the recommended addition to Table 4 that limit the size of a Restaurant / Café development in terms of lettable area while ensuring any such development remains primarily focused on providing dine in meals and drinks through the provision of a minimum number of seats. The City has not included scheme provisions that provide for a drive though, however this can be assessed at the Development Application stage.

In addition, the amendments to Schedule 1 'Specific Site Requirements', result in the referenced lots being named correctly and requires all residential development to be at a minimum scale. This ensures residential development is of an appropriate scale and orientation for such a prominent area.

It is recommended Council adopt the proposed amendment in order to commence community consultation with a further report to be provided following the submission period.

NOTE:

Refer ***Attachment 2 1 – Lot 812 Waardong Court - Concept Design***

RECOMMENDATION

That Council withdraw the proposal to advertise the proposed Scheme 6 to the Local Planning Scheme to allow the applicant to investigate other opportunities.

confirmed

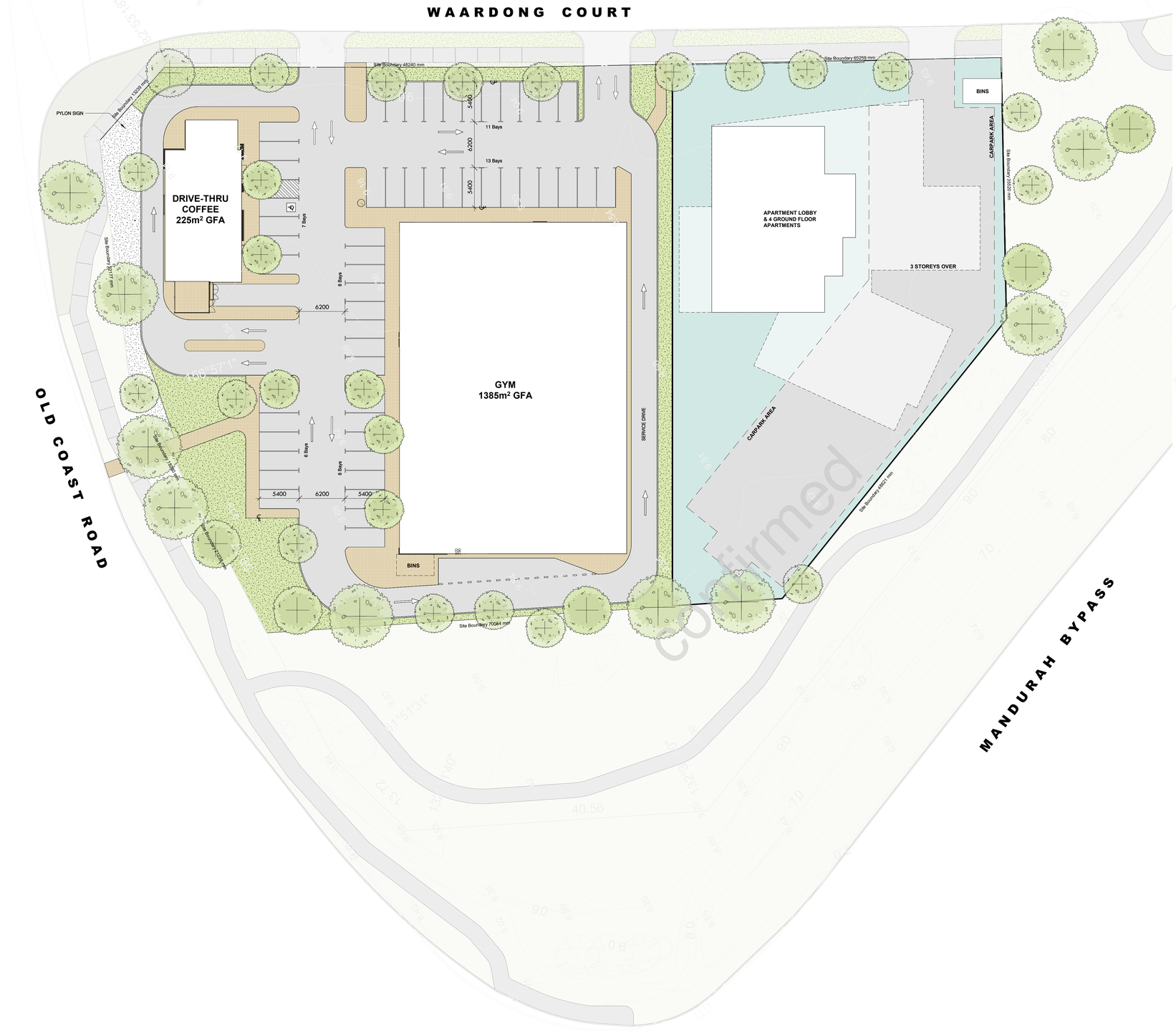
ATTACHMENT 2.1

SITE CRITERIA

Site Area		
a. Commercial Lot		5282m²
b. Apartment Lot		2733m²
Combined Site Area		**8,015m²**

Commercial Areas		
Floor Area (GFA)		
a. Drive-thru Coffee		225m²
b. Gym		1400m²
Total		**1,625m²**
Floor Area (NLA)		
a. Drive-thru Coffee		190m²
b. Gym		1370m²
Total		**1,560m²**
Commercial Carparking		
i. Cars Required		
a. Drive-thru Coffee	28 Seats @ 1/4	7.0 Bays
b. Gym	150 Patrons @ 1/4	37.5 Bays
Total Car required		**44.5 Bays**
ii. Cars Provided		
a. On grade		53 Bays
Total Car provided		**53 Bays**

Apartments		
Site Area:		2733m2
Zone		R80
Plot Ratio		1.0
Allowed plot ratio area:		2733m2
Proposed 4 storey apartment building		
30 - 35 apartments		
Apartment Carparking:		
35 apartments @ 1.25 bays per apartment		44 Bays
Visitor Bays for 35 apartments		6 Bays
Total bays required		**50 Bays**



CONCEPT SITE PLAN
SCALE:1 : 250

meyer shircore architects

PROPOSED COMMERCIAL DEVELOPMENT

LOCATION : LOT 812 WAARDONG COURT, HALLS HEAD
FOR : CARATTI HOLDING CO. PTY LTD

Council Meeting
27 August 2024

Council Report

0 2.5 5 7.5 10 12.5 25

DATE: JULY 2023
REVISION: SK012
SHEET: 1001
SCALE: As indicated@B1

PROJECT NUMBER
22-8965

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confirmed

meyer shircore architects

FOR: CARATTI HOLDING CO. PTY LTD

LOCATION: LOT 812 WAARDONG COURT, HALLS HEAD

DATE: JULY 2023

SHEET: 1004 REVISION: SK012

22-8965

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1	**SUBJECT:**	Outcome of Public Notice, Proposed Major Land Transaction Western Foreshore Commercial Site
	DIRECTOR:	Business Services
	MEETING:	Council
	MEETING DATE:	27 August 2024

Summary

The City of Mandurah (the City) is proposing to enter into a sublease with Left Coast Leisure Group Pty Ltd for a portion of: Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 635; and Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 486, 25 Leighton Place, Mandurah. This site is locally known as the 'King Carnival' site located on the Western Foreshore, Mandurah.

At the Council Meeting on 28 May 2024, Council endorsed the Western Foreshore Commercial Site Business Plan (refer Attachment 1.1) for the purposes of inviting submissions from the public and interested stakeholders. During the public consultation period, the City received 1,102 submissions. The City officers have summarised the City's proposal and engagement process to date through a Community Engagement Report: Western Foreshore Leisure Precinct & Commercial Site Major Land Transaction Business Plan Report (refer Attachment 1.2). The Public Submissions (refer electronic Attachment 1.3) are now presented to Council for consideration, noting 10 submissions were not published due to the responded requesting that the submission be withheld from Council.

Due to the high volume of Public Submissions received, City officers have undertaken extensive analysis of the commentary including comments, issues and concerns raised regarding the Commercial Site. To assist Council in their decision-making, the commentary within the Public Submissions has been presented in Themes (for example Traffic Management Concerns, Economic Benefits) and a City officer comment has been provided against each Theme (refer Attachment 1.4).

Following an extensive community consultation process, Council is now requested to consider the submissions on the proposed Western Foreshore Commercial Site Major Land Transaction Business Plan and whether or not to proceed with the Major Land Transaction in accordance with section 3.59 of the *Local Government Act 1995* (the Act). Council is also requested to consider amendments to the Key Terms of Agreement with Left Coast Leisure Group Pty (refer Attachment 1.5) to address community matters raised through the public advertising process.

Disclosure of Interest

Nil.

Location

25 Leighton Place, Halls Head 6210.

- Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 635, 25 Leighton Place, Mandurah; and
- Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 486, 25 Leighton Place, Mandurah.

Previous Relevant Documentation

• G.6/05/24	28 May 2024	Major Land Transaction – Western Foreshore Commercial Site Business Plan

confirmed

• G.21/11/22	22 November 2022	Western Foreshore Commercial Site - Expression of Interest
• G.15/05/22	24 May 2022	Western Foreshore Expression of Interest Stage One
• G.23/6/21	22 June 2021	Western Foreshore Commercial Site Project Plan June 2021

Background

Planning for the Western Foreshore commenced as early as 2015, with Council in 2018 resolving to adopt the Waterfront (Eastern and Western Foreshore) Concept Plan for the Mandurah City Centre Waterfront Precincts for the purposes of advertising. In 2019, Council adopted the Western Foreshore Recreation Precinct, Eastern Foreshore South Precinct and Eastern Foreshore North Precinct for detailed design and construction.

Following the expiration of the commercial leases previously operating in the northern portion of the Western Foreshore Precinct, the City was required to ensure an open and transparent process was undertaken prior to entering into any future long term lease arrangements. At its meeting on 22 June 2021, Council approved the project plan for the Commercial Site to undertake a multi-staged Expression of Interest (EOI) process to explore potential opportunities for commercial activations over the existing commercial lease site.

The City received seven submissions through the first stage of the EOI and following a comprehensive assessment process Council at its meeting of 24 May 2022 endorsed three submissions to proceed to the second stage of the EOI.

Following the EOI Stage Two, at the Council Meeting on 22 November 2022, Council selected Geographe Bay Leisure Group as the preferred proponent for the Commercial Site. Noting that Geographe Bay Leisure Group have advised the City that Left Coast Leisure Group Pty Ltd is the registered business entity for the purposes of the proposed sublease.

At the Council Meeting of 28 May 2024, Council endorsed the Western Foreshore Commercial Site Business Plan (refer Attachment 1.1), inviting submissions from the community and interested stakeholders. Council also approved the Chief Executive Officer to enter into a Key Indicative Terms with Left Coast Leisure Group as detailed in Attachment 1.5 which is subject to the Major Land Transaction process and approval of the State Government for the land excision.

Comment

Major Land Transaction

In accordance with section 3.59 of the Act, local governments are required to undertake a Major Land Transaction, which means the acquisition, disposal (sell, lease or otherwise dispose of, whether absolutely or not) or development of land that is not exempt under the Act, and where the consideration is worth more than either $10 million or 10% of the local governments operating expenditure incurred by the local government from its municipal fund in the last completed financial year.

The City is proposing to enter into a sublease with Left Coast Leisure Group Pty Ltd for a portion of:

- Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 635; and
- Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 486, 25 Leighton Place, Mandurah.

In accordance with the Act, before a local government enters into a Major Land Transaction the local government is required to prepare a Major Land Transaction Business Plan. A Business Plan includes an overall assessment of the transaction including the:

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- expected effect on the provision of facilities and services by the local government and other persons providing facilities and services in the district;
- expected financial effect on the local government;
- expected effect on matters referred to in the local government's current plan prepared under section 5.56 of the Act; and
- the ability of the local government to manage the undertaking or the performance of the transaction.

For the purposes of public advertising, Council endorsed the Western Foreshore Major Land Transaction Business Plan (Business Plan) (refer Attachment 1.1) at its meeting of 28 May 2024.

Proposal Overview

The Business Plan outlines Left Coast Leisure Group Pty Ltd (Proponent) proposal and the following components to be developed by the Proponent over an area of 8,000 square metres:

- Licenced Restaurant and Microbrewery – 2,500m²
- 18-hole Mini Golf Course and Café – 5,050m² which approximately 4,700m² is for the mini-golf course
- Chocolate Production and Retail – 450m²

The Proposal provides an opportunity for the City to facilitate a commercial development on the Western Foreshore that will offer significant benefits to the local and regional economy through the delivery of a premier tourism attraction as part of the Western Foreshore Leisure Precinct.

Western Foreshore Commercial Site

The Western Foreshore Commercial Site (Commercial Site) is reserved as Regional Open Space in the Peel Region Scheme, requiring the land use to be consistent with the recreation and cultural opportunities of the Site and any development of the site needs to ensure a high level of public access.

The Commercial Site is currently a 'Class A' Crown reserve with management vested to the City of Mandurah. Under the current 'reserve' designation, the City has the power to issue a lease for recreational opportunities and complementary commercial uses.

Since 1987, the land comprising the Commercial Site has been used for commercial purposes. Kings Carnival have leased approximately 6,300m² and prior to 2022, a second commercial aquatic operator leased a further portion of the land (comprising approximately 281m²), with a total commercial footprint of 6,581m².The total area for the Proposal is 8,000m².

Key Indicative Terms – Prior to Advertising

In the development of the Business Plan for community consultation, the Chief Executive Officer commenced preliminary negotiations with Left Coast Leisure Group Pty Ltd (Proponent) to reduce the impact of the proposed development on the community and to identify opportunities to enhance the jobs, local content and regional outcomes more broadly.

These negotiations achieved the following:

- Limitation on the opening hours from 10 am to 10 pm (until the second anniversary of the commencement of trading for the Licensed Restaurant and Microbrewery).
- Ensures the design and scale of any development (height, bulk and appearance) should be in keeping with the nature of the Western Foreshore, noting the skate park, playground, war memorial have a high quality architectural design.

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- The Proposal is 8,000m², with the built form component being approx. 3,300m² and the remainder will be utilised for the purposes of the mini-golf course. This ensures that the City and the Proponent maximise tree retention, protecting the environmental value of the Site.
- View corridors to the water are to be maintained between built form elements.
- Development is to provide a leisure and/or active tourism offering additional and/or complimentary to existing offerings in the area.
- Development will need to activate/create vibrancy in the area and be well integrated into the surrounding reserve and broader City Centre Precinct.
- Development needs to provide economic and/or community benefit the ongoing economic impact for consumer spending, tourism activity and local employment – with specific outcomes including:
    - Local content opportunities for Mandurah and Peel based businesses during the construction phase;
    - Prior to commencing the development, the Proponent acting in good faith will attempt to enter into an agreement with the South Metropolitan TAFE, where the Proponent will participate in and support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus.

Public Submissions

Prior to deciding whether or not to proceed with a Major Land Transaction, Council must consider the public submissions received during the Statewide public notice period. In accordance with section 3.59 of the Act, Statewide public notice of the Business Plan must be undertaken for a period of six weeks. Due to the community's interest in this proposal, Council committed to an extended advertising period, with the City inviting submissions on the Western Foreshore Commercial Site Business Plan.

During the public consultation period, the City received 1,102 submissions, noting 10 submissions were not published due to the responded requesting that the submission be withheld from Council. It should be noted that during this period for the Business Plan, the City also invited comments from the community on the Western Foreshore Leisure Precinct Master Plan (Master Plan). The Master Plan is a high-level conceptual plan that outlines the remaining elements of the Waterfront Precinct Plan and incorporates the Western Foreshore Commercial Site.

112 members of the public completed both surveys with many others choosing to complete only one survey. The submissions were received through various avenues and presented in a range of formats. The feedback was analysed to identify key themes with specific 'descriptors' that reflect the subject-matter mentioned. 33 key themes were identified within the data. The Community Engagement Report: Western Foreshore Leisure Precinct & Commercial Site Major Land Transaction Business Plan is detailed in Attachment 1.2 and all submissions are included in electronic Attachment 1.3 available via the City of Mandurah website, Agendas and Minutes page under August Council Meeting. https://www.mandurah.wa.gov.au/-/media/files/com/city-and-council/council/council-and-committee-meetings/agendas-and-minutes/2024/council/council-meeting-agenda-aug-27---public-submissions-electronic-attachment.pdf

Public Submission Themes and Response

Public Submissions have been presented in Themes (for example Traffic Management Concerns, Economic Benefits) and a City officer comment has been provided against each Theme (refer Attachment 1.4). There were key themes in the submissions that are summarised below:

#	Themes	City of Mandurah Response
1	**Traffic Management Concerns / Considerations**	Single road access on local road The traffic engineering consultant modelled the existing configuration and three (3) improvement options for the intersections of Mary Street / Leighton Place and Pinjarra Road / Old Coast Road / Mary Street, taking into account the predicted traffic generation related to the Commercial Site Proposal on the

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		Western Foreshore. The modelling considered the present traffic volumes (2023) and the predicted future traffic volumes in 2031, including the impacts of the Mandurah Estuary Bridge Duplication which is presently being delivered by Main Roads WA. The 3 improvement options are outlined below: • Option 0 – Existing configuration (ie. no change). • Option 1 – Dedicated left turn lane from Mary Street onto Pinjarra Road together with a right turn / straight through lane. • Option 2 – Dedicated left turn lane from Old Coast Road onto Mary Street together with a right turn / straight through lane. • Option 3 – Combination of Option 1 and Option 2. The traffic modelling assessed each of the above options during the Weekday AM peak period (8am – 9am), the Weekday PM peak period (3:15pm – 4:15pm) and the Weekend Mid-day peak period (11:30am – 12:30pm). The traffic modelling suggests that the Mandurah Estuary Bridge Duplication will improve the level of service at the intersection of Mary Street / Leighton Place due to a reduction in northbound traffic volumes on Old Coast Road. In addition, minor road network improvements on Mary Street between Leighton Place and Pinjarra Road would result in satisfactory performance at the intersection of Mary Street / Leighton Place during peak periods, taking into account the Commercial Site Proposal on the Western Foreshore. In summary, the outcomes of the traffic modelling showed that Option 1 (dedicated left turn lane from Mary Street onto Pinjarra Road together with a right turn / straight through lane) was the preferred option as it provided a good level of service at the intersections of Mary Street / Leighton Place and Pinjarra Road / Old Coast Road / Mary Street, during all peak periods with only short traffic delays of between 10 and 15 seconds. This option was also not detrimental to the performance of Old Coast Road. If Council agree to proceed with the Major Land Transaction, further detailed analysis will be undertaken as part of the City's own commitment to managing the local road network and there will be further consideration through the Development Application process. <u>Upgrades to intersection</u> As explained above, the intersection improvements / upgrades are likely to be required on Mary Street and Leighton Place with issues such as right turn movements and potential pedestrian and cyclist conflicts being noted. If Council decide to proceed with the major land transaction, design and costings will be presented to Council. The City is committed to engaging and working with local residents to achieve a suitable outcome.
2	**Parking concerns / Considerations**	<u>Inadequate parking</u> Car parking provisions and improvements to transport links to service the Precinct and the future development of the Commercial Site have been considered as part of the extensive work conducted on the City Centre Master Plan and the City Centre Parking Plan. Through the Local Planning Framework, the City has adopted a contemporary approach to parking ratios

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<td>and is consistent with the State Activity Centre Planning Policy, which include the following principles:

Parking being provided as public parking and therefore available for reciprocal use;
Reciprocal parking allows for the most efficient use of available bays whereby uses that have different periods of peak demand can utilise the same parking facilities;
Promoting the use of public transport, particularly for the location where high-density employment and housing is being promoted; and
Overflow parking to be provided upon approval by the City of Mandurah.

The proposed Leisure Precinct Plan indicates an additional 202 parking bays to service future activation of the Precinct. This includes: War Memorial Carpark – 96 bays, Skatepark Carpark – 40 bays and Leighton Road street parking – 66 bays, whether they be formal or informal is to be determined through further design development.

The City will carry out carparking works on land adjacent to the proposed Commercial Site. The parking will be available for public use and the Commercial Site Proponent will have no exclusivity over this parking. This is consistent with businesses in the City Centre area where there is recognition through the Strategic Centre City Centre Precinct Plan that efficient use of parking has benefits for City environments and, this is often best located in the public domain. The proposed parking amount is more than what would be required for a development of a similar nature within the City Centre, which is demonstrated in the following table:
<table>
<tr><th></th><th>Guidance Source</th><th>Required Parking Ratio</th><th>Estimated Bays</th></tr>
<tr><td rowspan="3"></td><td>Local Planning Scheme No 12</td><td>1 per 4 patrons</td><td>163 bays</td></tr>
<tr><td>Strategic Centre City Centre Precinct Plan</td><td>3 bays per 100m2</td><td>53 bays</td></tr>
<tr><td>Supply</td><td>Current bays on western foreshore</td><td></td><td>183 bays (serving war memorial, skate park, play space and general use.</td></tr>
<tr><td></td><td>Additional Bays proposed</td><td></td><td>202 bays</td></tr>
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<td>Social and Safety Issues related to a</td>
<td><u>Opening hours</u>
Subject to Council’s decision, the City has negotiated with the Proponent restricting operating hours, with the requirement for the venue to close at 10pm. It is important to note that this restriction far exceeds other venues</td>
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	licenced premises	operating in the City Centre which are typically permitted to trade until 12:00 midnight or later with extended trading permits. A number of conditions are likely to be required to mitigate anti-social or safety issues where the Director of Liquor Licencing, through the liquor licensing process may impose conditions on the venues Liquor Licence requiring the operator to: • Prepare a Harm Minimisation Plan which will outline requirements to manage customers through signage, staffing and security measures. • Set occupancy numbers dependent on factors including toilet facilities, floor area, exit widths among other considerations. <u>Community Safety</u> The Council endorsed a Community Safety Strategy in July 2024 outlining an ongoing commitment from the City to prevent, prepare, and respond to community safety concerns, including anti-social behaviour. The Western Foreshore Leisure Precinct will be designed to best practice Crime Prevention Through Environmental Design (CPTED) principles in order to create an environment that designs out the opportunity for crime. This will include elements such as improved lighting, CCTV and activations to increase passive surveillance. The City will continue to maintain strong partnerships with Police and other stakeholders, such as the Liquor Accord. <u>Noise Impact</u> Through the Development Approval and Liquor Licencing processes the City has the opportunity to request conditions be applied to the development to control noise impacts. These may include the setting of noise levels of speakers, orientation of speakers, amplified music being run through a centralised system with noise limiting device. In all cases the development will be required to comply with the *Environmental Protection (Noise) Regulations 1997*. With regard to patron noise from patrons Harm Minimisation Plans are required through the liquor licencing process that are able to manage post closure behaviour including the provision of security. Controls are also able to be applied to support lower risk drinking environments with food available and seating lay outs that reduce anti-social behaviour. The liquor licence and development assessment process can also be used to require security management plans that include considerations such as lighting and CCTV.
5	**Environmental Impact**	<u>Loss of green space</u> Refer to response for **Improved Community Spaces and Events Theme.** <u>Tree retention</u> Tree retention will remain a priority in addition to increasing the tree canopy throughout the reserve with additional planting to increase the usability of the area. For the purposes of the proposed Commercial Site, the City will be conducting a range of environment-related site assessments as part of its due diligence process and in advance of any development application for the site. These assessments will include flora and fauna assessment (including a tree retention plan), arborist report, site contamination report, geotechnical report and coastal risk assessment. The proposed sublease area for the Commercial Site Proposal is 8,000m²,

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		which is 1,419m² larger than the existing part of the land used for commercial purposes. It should be noted that the built form component of the Proposal is approximately 3,300m² and the remainder will be utilised for the purposes of the mini-golf course. This enables the City and the Proponent to maximise tree retention, protecting the environmental value of the Site. The City will be responsible for completing an Arborist Report which will specifically identify those trees that must be retained on the Commercial Site. The Proponent will be required to develop a Tree Management Plan taking into account the City's advice and recommendations. The final design of the built form will be required to work within those parameters.
6	**Opposition to Commercialisation of the Western Foreshore**	Since 1987, the land comprising the Commercial Site, which is a Class A Reserve, has been used for commercial purposes. Since this time approximately 6,581m², comprising the existing King Carnival lease area and the previous commercial aquatic operator, has been dedicated for commercial purposes. The total area of the reserves is 68,634m², which 8,000m² is being used for commercial purposes. The total area for the proposed Commercial Site is 8,000m², noting that approximately 4,700m² of this area will be utilised for the purposes of the 18-hole mini-golf course to maximise tree retention. It is proposed that all rent received will be set aside for funding infrastructure components of the Western Foreshore Leisure Precinct which would be more than likely funded from ratepayers if the proposal did not proceed. If there was no commercialisation on the Western Foreshore, the City would undertake improvements to bring the existing site to a standard that is consistent with the Western Foreshore Leisure Precinct, and this would be required to be funded through rates.
9	**Concern for spend of rate-payers money and rental terms**	<u>Concern regarding City investing in a Commercial Development</u> The Western Foreshore Commercial Site is proposed to be developed at an estimated cost of $23 million. The construction of the licenced restaurant, mini-golf course, café and chocolate/retail is the sole responsibility of the Proponent, with no financial contributions being made by the City. Should Council support the Proposal, the Proponent will be responsible for the construction of all elements of the development and ongoing maintenance obligations in accordance with the proposed Sublease conditions. In addition, the Proponent will be required to pay rent (from year 3 onwards). The Proponent will be required to pay all charges, local government rates and outgoings over the full term of the proposed sublease. <u>Financial Contribution by the City</u> The City's financial contribution to the development is limited. The City will support the Proposal by providing infrastructure within the Western Foreshore Precinct including parking upgrades. These infrastructure works (construction of 202 car parking bays) is estimated to cost approximately $850,000 (exclusive of GST). Noting the parking is available for public use and the Proponent will have no exclusivity over this parking.

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For the purposes of undertaking the Major Land Transaction the costs incurred by the City to date include:

- $42,000 (exclusive of GST) for a specialised commercial consultant to market the Expression of Interest;
- $4,500 (exclusive of GST) to engage a commercial valuer; and
- $26,507 (exclusive of GST) in legal fees to prepare the Heads of Agreement.

It is anticipated that the costs incurred by the City for negotiation and preparation of the Sublease, the land excision, Flora and Fauna Assessment, Arborist Report, Site Contamination Report, Geotechnical Report and Coastal Risk Assessment be approximately $130,000. This expenditure is in accordance with the City's approved budget for the project

Peppercorn rent (two years only)
The City is seeking support from the Department of Planning, Lands and Heritage to enter into a Headlease for the Commercial Site with the State of Western Australia for a peppercorn rent ($1 or other nominal amount payable per annum) over the entire lease term.

This will result in the City paying no rent to the State of Western Australia for this Headlease, however is proposing to enter into a Sublease with the Proponent, which will require the Proponent to pay rent and other charges (including rates, taxes, levies, charges and outgoings) directly to the City. In addition, the Proponent will be responsible for all other associated costs including buildings, maintenance and insurance.

Under the Proposed Rental Terms for Years 1 and 2 (only) the City will provide the Proponent a peppercorn rent. This is due to the construction phase of the development occurring during this time. It is considered standard commercial practice to negotiate a reduced rental fee during the construction phase as the proponent is not trading or drawing an income from the development. All other fees such as rates and outgoings will be charged to the sublessee during this period.

In addition, the City has recognised the delivery of a significant community benefit this development provides in terms of contribution to tourism and economic growth for Mandurah.

It is proposed that the revenue from the sublessee is reinvested back into the management, maintenance and ongoing renewal costs for elements of the Western Foreshore Leisure Precinct.

Rental Terms
The City has engaged an independent commercial valuer to undertake a valuation of the Commercial Site. The current market value of the disposition as carried out by a licensed valuer is $160,000 per annum plus GST. The valuer has taken into account commercial operations of a similar nature and tourism footprint.

The City engaged a commercial valuer to undertake analysis and modelling on the Net Present Value (NPV). NPV is defined as the current value of a future net

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		income stream of an investment over a period of time, discounted at an acceptable rate. The NPV calculation is considered the appropriate method for defining the current value of a future net income stream of an investment over a period of time, which incorporates discounts (7.5%) at an acceptable rate. In accordance with the Proposed Rental Terms, which includes the rent free period of two years (due to the construction period) the rent to be received to the City would amount to $6,197,609.91 over the first 25 year term. Based on the Reasonable Market Rent which is based on the valuation undertaken with a starting rent of $160,000 per annum plus GST (with no rent free period) the rent amounts to $5,508,716.35 over the first 25 year term. This indicates that the City is achieving a greater return from the sublessee's Proposed Rental Term, than the rates based on the market valuation. By Year 5 the annual Proposed rent exceeds the amount that could be achieved under the Reasonable Market Rent (which is based on the valuation). The cumulative rent of the Proposed Rental Terms is greater than the Reasonable Market Rent in Year 15. Refer to table below. In addition, the sublease terms will provide the City protection against turbulence in the market, through a term which ensures that the rent cannot be less than the previous year.

	First Term					Second Term	Third Term
	Yr 2	Yr 8 Mkt	Yr 15	Yr 20	Yr 25	Yr 50	Yr 65
Proposed Rental Term per annum	$0	$236K	$280k	$315k	$355k	$640k	$913k
Proposed cumulative Rental income	$0	$1,173m	$3m	$4,505m	$6,197m	$18,435 m	$30,109m
Reasonable Market Rent per annum	$164k	$191k	$228k	$256k	$288k	$521k	$744k
Reasonable cumulative Rental income	$325k	$1,417m	$2,905m	$4,130m	$5,508m	$15,475m	$24,983m

16	**Concerns about Impact on other Businesses**	The evaluation criteria used in the EOI were specifically designed to prioritise proposals that offer demonstrable benefits to Mandurah and complement existing local businesses environment. The recreation aspects of the proposal scored highly with few similar offers within the area. The scale of the hospitality elements is also expected to be complementary to businesses on the Eastern Foreshore. Overall, the proposal is anticipated to generate significant additional economic activity through increased visitation, rather than simply absorb a share of the existing market. This is reflected in the anticipated economic impact of $47m per annum across the Mandurah economy in each year of operation.

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		This notwithstanding, the City intends to continue its investment in the Eastern Foreshore and City Centre activation program to manage the risk of diversion. The City invests just under $550k per year in the City Centre activities including grant programs, business led activations, and support for permits and approvals for new opportunities. The investment relating to the City's festivals and events delivered in the City Centre is $1,742,000 and includes Crab Fest, the Christmas in Mandurah program and Winter in Mandurah activations. All these programs support businesses on the Eastern Foreshore/City Centre to maximise footfall. Additionally, the City's support through Visit Mandurah supports City Centre businesses including support in destination marketing and promotion of Mandurah and local businesses across WA and Australia every year, driving visitation to businesses in the City Centre and across Mandurah.
22	**Improved Family-Friendly Environment**	<u>Western Foreshore Commercial Site</u> The Western Foreshore Commercial Site forms an important part of this Precinct providing further opportunities for activation through high quality designed family friendly and intergenerational hospitality offerings by adding to the existing range of recreation facilities, including a new premium 18-hole mini golf course. <u>Attractions for families</u> The proposed Western Foreshore Leisure Precinct Concept Master Plan contains a variety of elements for different age groups and activities, with a strong family focus. This includes: • Regional level skate park and Koolaanga Waabiny destination playground. • 'Village Green' recreation and events space, including retention of 'disc golf' and potentially new sport specific infrastructure such as AFL goal posts and soccer goals; and the ability for large scale events to continue to take place i.e. Ride to cure cancer, Circus, Crab Fest, Pop-up amusement / fairgrounds etc. • Enhanced foreshore areas for community enjoyment, including green spaces for picnics and recreation, and maintaining access to the water. • New public car parking and new tree planting will improve the access and usability of the space further. • Proposed opportunities for structured recreation closer to the skate park and playground that may accommodate beach volleyball, hard stand for court specific sports. • Under bridge event and activation space with potential new infrastructure to accommodate more music and youth events and mural artwork. • Additional commercial activation through water and land based seasonal and annual licenses by mobile and aquatic commercial operators via Expression of Interest process.
25	**Community Involvement**	<u>Community involvement</u> To establish the future vision for the Western Foreshore, in 2018, the City completed an extensive community engagement to inform the Waterfront Redevelopment, which identified the Western Foreshore commercial site as a 'high' priority for change. This engagement identified future opportunities for mixed use cultural/commercial developments to be explored on the site, including land based and overwater development and activities, cultural/arts/heritage attractions, leisure amusements and activities, and

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		food/drink/retail outlets. Community feedback identified the commercial site on the Western Foreshore as a high priority for change and provided feedback indicating the site is currently underutilised for the prime location, with a preference for the existing activity to be replaced with a more contemporary destination attraction. There were 969 responses from a range of engagement methodologies including written/verbal responses (559 participants), illustrated responses (148 participants) and Dotmocracy activity at pop up locations (491 participants where 229 of participants also provided written/verbal responses and have been not counted twice in the total responses). The City recently completed a major review of the Strategic Community Plan 2020 – 2040. As part of this review process, a multi-stage community engagement process was conducted over a six-month period from August 2023. Through analysis of the community's vision for Mandurah, the community goals, outcomes and measures of success are now reflected in the adopted Strategic Community Plan 2024 – 2044. The community outcomes in the economic pillar of the Plan focus on local jobs, diversified economy, sustainable development, a thriving city for residents and visitors, investment encouragement and education and training opportunities. The proposed Western Foreshore Leisure Precinct and the Commercial Site support the achievement of these community outcomes, while balancing the other community outcomes for the Community and Environment pillars. For the proposed Western Foreshore Leisure Precinct Master Plan and Western Foreshore Commercial Site Major Land Transaction, the City conducted a further community engagement process, providing the community with an engagement period where submissions were received from 31 May 2024, and formally commencing 4 June 2024 (public notice issued).The City invited feedback through a wide range of methods outlined in Attachment 1.2 and included extensive community consultation including 91 signs, 9 newspaper articles and stories, 4 TV broadcast stories, 3 million digital advertisement impressions, 5 variation of social media advertising. The City has received 1,102 submissions with 12,300 Mandurah Matters webpage visits.
26	**Economic Benefits**	<u>Supports Job Creation</u> The City has undertaken an economic impact analysis that indicates the project is expected to support approximately 174 jobs during construction (direct and indirect). Once established, the proposed Western Foreshore Commercial Site will create approximately 437 ongoing jobs (292 direct and 145 indirect), offering various types of employment within a range of industries. Opportunities for casual and part-time positions will exist, in addition to full-time professional roles. Should a sublease be granted, the City requires the Proponent to enter into an agreement with the South Metropolitan TAFE to support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus. <u>Supports Local Content</u> The City has negotiated with the Proponent to maximise local content in the construction phase which will provide opportunities for businesses in Mandurah and the Peel Region.

Confirmed

		Economic benefit The proposed Commercial Site will deliver a significant wider economic benefit to the local and regional economy over the proposed sublease term. The Proposal represents a private investment of $23 million, creation of hundreds of jobs and provides an additional hospitality and entertainment element within the Western Foreshore Leisure Precinct. The proposal provides services not currently available in the City Centre and is expected to create a net increase in visitation to Mandurah.
29	**Improved Community Spaces and Events**	Improved use of space The 'Village Green' is proposed to be retained as flexible space for passive recreation, major events and seasonal attractions (i.e. ride to conquer cancer, Circus, Crab Fest, Pop-up amusement / fairgrounds etc), and the broader reserve will continue to be retained for community and visitor use, including access to the water. Refer to City officer response for Improved Family-Friendly Environment Theme. Retention of green space Due to the planned additional parking requirements to facilitate the Western Foreshore Leisure Precinct, there is an anticipated reduction of approximately 11% of green space. The green space refers to the grass area included in the village green space. It is grass only (does not include trees) and it is not the total reserve area (which is 68,634). Green Space estimated calculation – based on the Australian parking bay standards which are 2.4 - 2.6m wide and 5.4m long. The total green space is 39,500m2. The proposed car parking is 4,375m2. Detailed design would be required if Council approve to proceed. The reduction is required in order to provide this additional infrastructure to cater to the increasing use by residents and visitors as a significant public open space in line with the Western Foreshore Leisure Precinct Concept Master Plan and City Centre Master Plan (CCMP). The enhancements to the Precinct will improve the usability of the space for the broader community and visitors. Additional planting of trees will improve the usability of the green space and assist in providing adequate shade for users. The proposed Western Foreshore Commercial Site has been designed to maximise retention of green space, with the 18 hole mini-golf course and Café (5,050 m² of which approximately 4,700m2 is mini-golf course) designed to include landscaping in and around the existing trees on site and will reflect the historic and cultural significance of the site. Tree Retention For both the Western Foreshore Leisure Precinct and the Commercial Site, tree retention will remain a priority in addition to increasing the tree canopy throughout the reserve with additional planting planned to increase the shade cover and usability of the area. Refer to Environmental Impact Theme.

Confirmed

Key Stakeholder Engagement

The City undertook key stakeholder engagement with business partners, industry leaders, local businesses and residents, associations and community groups. As a result, the City received a number of key stakeholder feedback submissions and the City officer response is provided in the table below. A copy of the letters is available in Attachment 1.3.

City of Mandurah Advisory Groups

Youth Advisory Group This item was considered by the Youth Advisory Group at its meeting on 5 June 2024. The engagement session combined feedback on both the Western Foreshore Leisure Precinct Concept Master Plan and the Western Foreshore Commercial Site Major Land Transaction and Business Plan.	
Summary of feedback/comments	**City of Mandurah Comment**
• Concerns around anti-social behaviour (in later evening). Consideration for safety, regular security, or police patrols? • Skatepark and Playground are far away from the venue. • Concerns of traffic volume increases and resulting traffic management challenges around Mandurah and venue. • Great job opportunities, also for young people. • Great space for youth and young children. • Concern about lack of playground in the venue and implications for accessibility of families with younger kids. • Concern regarding construction and length of construction plans. • Consideration that Kings Carnival is the closest version to a time-zone (Youth entertainment), with sentimental value held to Kings Carnival. YAG suggestion to acknowledge King Carnival in the new development (signs). • YAG love the versatility of the space in terms of recreation and commercial uses. • YAG like the mini golf (as many people went to King Carnival for minigolf only). • Suggestion for archaeological dig on Kings Carnival site. • Artworks in the area (artworks come to life). Art comes to life: Suggestion to insert augmented and/or physical art around Western Foreshore to commemorate landmarks being removed by development (especially kings carnival, ferris-wheel, mini golf etc), and to increase foot traffic along Western Foreshore, from restaurant, microbrewery and cafe to park, playground, skatepark, bridge and around whole area. • Development brings the energy that Mandurah needs to stand out.	Refer to responses for **Improved Family-Friendly Environment, Economic Benefits, Traffic Management Concerns / Considerations, Improved Community Spaces and Events Theme** and **Social and Safety Issues related to a licenced premises.**
Strategic Economic Advisory Group This item was considered by the Strategic Economic Advisory Group at its meeting on 22 July 2024 and provided a letter of support to the City for the proposed Western Foreshore Commercial Site.	
Summary of feedback/comments	**City of Mandurah Comment**
Supports the proposed Business Plan, citing that a redevelopment of this nature and scale will not only be an	Refer to responses for **Economic Benefits, Community Benefit** and

Confirmed

invaluable enhancement to the new public infrastructure on the Western Foreshore, but it will have a significantly positive impact on Mandurah's local economy through the creation of new local business and significant employment opportunities.	**Improved Community Spaces and Events Theme**
Mandurah Environmental Advisory Group This item was presented to the Mandurah Environmental Advisory Group at its meeting on 23 August 2024.	
Summary of feedback/comments	**City of Mandurah Comment**
MEAG acknowledged the briefing and were informed of the Proposal.	Noted
Access and Inclusion Advisory Group This item was considered by the Access and Inclusion Group at its meeting on 4 June 2024. The engagement session combined feedback on both the Western Foreshore Leisure Precinct Concept Master Plan and the Western Foreshore Commercial Site Major Land Transaction and Business Plan.	
Summary of feedback/comments	**City of Mandurah Comment**
• The area is expected to see high use by disability providers and will need more than the regulated number of ACROD parking bays. The MARC has a high number of ACROD bays, which are frequently in use during the day. • Connection to Mandurah's waterways is important, but accessibility is often lacking for people with disability. This plan is a great opportunity to explore accessible options for people with disability to engage with the water in various ways. • Consider access to public transport for people who do not drive. • The buildings and facilities within the space must be accessible, not just the external areas and should move beyond compliance to providing an overall accessible experience for people with different disability needs. • Wide and accessible pathways that connect to all spaces are essential so that people of all abilities and ages can confidently move around the space. General feedback – great spread of activities and commercial spaces, like the area under the bridge, John Tonkin College Education Support Centre students have been asking for a mini golf space, and the area allocated for bands and events is good as another nearby location often used by musicians is not very accessible.	Refer to responses for **Accessibility** and **Pedestrian Linkages and access**

Confirmed

Business Partners and Industry Leaders Submissions

Peel Chamber of Commerce and Industry Letter received 28 June 2024	
Summary of feedback/comments	**City of Mandurah Comment**
Supports the proposed Business Plan citing economic growth and diverse employment opportunities.	Refer to responses for **Economic Benefits** and **Community Benefit**
South Metropolitan TAFE Letter received 23 July 2024	
Summary of feedback/comments	**City of Mandurah Comment**

Supports the proposed Business Plan citing the opportunity to enhance the hospitality offering in Mandurah, providing opportunities for employment and skill development for young people and increasing the tourism offering in the region.	Refer to responses for **Economic Benefits** and **Community Benefit**
Visit Mandurah Letter received 12 July 2024	
Summary of feedback/comments	**City of Mandurah Comment**
Supports the proposed Business Plan citing that the Business Plan proposal will significantly enhance Mandurah's appeal as a premier tourism destination within Western Australia and provide substantial benefits to our community.	Refer to responses for **Economic Benefits, Tourism Boost** and **Community Benefit**
Peel Development Commission Letter received 26 July 2024	
Summary of feedback/comments	**City of Mandurah Comment**
Supports the proposed Business Plan citing that the Business Plan proposal will enhance the new public infrastructure on the Western Foreshore and will have a profoundly positive effect on Mandurah's local economy through job creation, investment and tourism spend.	Refer to responses for **Economic Benefits** and **Community Benefit**

Two submissions were provided on the Business Plan before the Public Submission period commenced; however these stakeholders were in support of the Proposal:

- Tourism Western Australia
- Tourism Council

Local Businesses and Community Groups Submissions

Pirate Ship Letter received 12 July 2024	
Summary of feedback/comments	**City of Mandurah Comment**
Supports the proposed Business Plan citing the significant opportunity for Mandurah to enhance its appeal and extend its tourism season beyond the traditional summer months.	Refer to responses for **Economic Benefits, Tourism Boost** and **Community Benefit**
Boundary Island Brewery Letter received 15 July 2024	
Summary of feedback/comments	**City of Mandurah Comment**
Supports the proposed Business Plan citing the proponent's unique tourism offerings, job placement and sustainable.	Refer to responses for **Economic Benefits, Tourism Boost** and **Community Benefit**
Sea West | Mandurah Cruises Letter received on 18 July 2024	
Summary of feedback/comments	**City of Mandurah Comment**
The Commercial proposal and the Western Foreshore Leisure Precinct are in line with the Waterfront Vision Report. Supports developments that will improve the local economy, jobs and tourism. Requested that appropriate infrastructure such as parking and road access be supported.	Refer to responses for **Economic Benefits, Tourism Boost** and **Community Benefit**
Mandurah Boat Charters Email received on 19 July 2024	
Summary of feedback/comments	**City of Mandurah Comment**

Confirmed

Supports the proposed Business Plan citing the proposals potential to drive significant economic and lifestyle benefits.	Refer to responses for **Economic Benefits, Tourism Boost** and **Community Benefit**
Brighton Hotel (Landowner and Landlord) Letter received 24 July 2024	
Summary of feedback/comments	**City of Mandurah Comment**
Objection to the Business Plan with the main concerns outlined in the letter being: 1. Increase in Noise and Congestion 2. Detracts from Town Centre & venues along Eastern Foreshore 3. Compromise Public Park & Amenity	Refer to **Environmental Impact, Opposition to Commercialisation of the Western Foreshore, Concerns about Impact on other Businesses, Traffic Management Concerns / Considerations** and **Social and Safety Issues related to a licenced premises**
Blind Sport Support Group Meeting held on 17 July 2024	
Summary of feedback/comments	**City of Mandurah Comment**
The City of Mandurah officers met with the local Blind Spot group and collected the following feedback: • Supportive of open spaces that allow people to continue enjoying the Western Foreshore. • Important to have tactile ground surface indicators (TGSI) throughout the area so that people who are blind or have low vision can safely and confidently navigate the space. • Local people who are blind seek out spaces where they feel confident and would like this area to support their needs, including water bowls for guide dogs at water fountains and regular seating for rest. • ACROD parking is crucial in this space. For people who are blind, navigating car park areas with their support person can be challenging. This space will be popular, so additional ACROD bays will be needed. • Where there is a change in the purpose of the area, such as from a footpath to a car park, it is essential to have a change in surface. People who are blind rely on the ground's texture to indicate they are entering a different area. While smooth transitions from footpaths to roads/car parks are ideal for people who use a wheelchair, they can be unsafe for those who are blind or have low vision. Providing tactile strips and/or high-visibility paint strips can help people be aware of these changes. • If including any new artwork, and for existing public artwork, providing a QR code linking to an audio description can enable people who are blind to experience the joy of the art. • Overall, this group was excited about the opportunities to make this space enjoyable and accessible for everyone.	Refer to responses for **Accessibility, Community Benefit** and **Pedestrian Linkages and access**
Port Mandurah Ratepayers Association Letter received 24 July 2024	
Summary of feedback/comments	**City of Mandurah Comment**

Confirmed

Objection to the Business Plan with the main concerns outlined in the letter being: 1, lack of any credible traffic modelling and congestion that proposal will create to the roundabout and the single entry to Leighton Place. 2. the substantial loss of public open green space given up for parking and road access ways. 3. the unsuitability and incompatibility of a large 650-seat brewery/restaurant complex adjoining a residential area. 4, The noise and anti-social aspects of the expected number of visitors the development may attract.	Refer to **Environmental Impact, Opposition to Commercialisation of the Western Foreshore, Concerns about Impact on other Businesses, Traffic Management Concerns / Considerations** and **Social and Safety Issues related to a licenced premises** Response to point three: The Western Foreshore in its entirety is considered part of and integral to the components of the City Centre. This has been explored and confirmed in multiple projects and strategies including the Foreshore Focus 2020 Vision Master Plan, Mandurah Waterfront project and the City Centre Master Plan. The siting of the commercial site within the Precinct responds to the surrounding residential area by having clear separation being adjacent to the waters edge and makes the high amenity location highly accessible for the broader community. The scale of the venue is consistent with the capacity of the Precinct that has traditionally and will continue to host events, recreational needs, ceremonial occasions and the like and the additional commercial activity, from a strategic planning perspective, being part of the City Centre is considered a suitable activity for the broader precinct.
Silver Wheels Cycle Club Submission received 8 July 2024	
Summary of feedback/comments	**City of Mandurah Comment**
• Replacement of the current waterside path in front of Kings Carnival is urgent. • The upgraded intersection of Leighton Place and Mary Street should include a raised hump crossing of the Principal Cycle Route along Mary Street, with priority over the motor vehicle traffic turning into and out of Leighton Place. • Likewise, noting that the planned shared path parallel to Leighton Place across the car park entrance will be a busy route, especially once the above-mentioned bridges are built, it should be constructed with priority over the car-park entry.	Refer to responses for **Accessibility** and **Pedestrian Linkages and access**
RSL The Proposal was discussed with the members of this RSL at the General Meeting conducted on Thursday the 25 July 2024 and a letter confirming their position was submitted on 10 August 2024.	
Summary of feedback/comments	**City of Mandurah Comment**
Provided a letter outlining areas of interest for the City's attention: 1. Modifications to Hall Park that would assist our aging veterans on our formal ceremonial occasions, such as	Refer to responses for **Accessibility** and **Pedestrian Linkages and access** Consideration of all other suggested improvements would be included as part of

Confirmed

wide footpaths that would allow veterans to march 4 abreast on a flat even surface and modified curbing to assist with the veterans transition from Hall Park to the Memorial in a safe manner. 2. The addition of ablutions closer to the memorial would be advantageous not only for our veterans but the general public who also attend the Memorial site. 3. additional installation of more at or near the memorial car park would also be advantageous to dissuade any future vandalism.	the Proposal if Council agree to proceed with the proposal.

Amendments to Key Terms of Agreement (following advertising)

Following review of the Public Submissions, City officers are recommending the following amendments to the Key Terms of Agreement with the Proponent:

- Removing the hours of operation review period which requires the business to close at 10pm and incorporating that prior to any request for an extension of hours or permanent change, that community consultation will be required with residents directly located on Leighton Place, Amity Cove, Siska Court and Perie Banou Close.

The amended Key Terms of Agreement are now being presented to Council for consideration. If Council approve the Key Terms, the Chief Executive Officer will continue negotiating towards a Heads of Agreement which will be presented to Council once both parties have concluded negotiations.

City of Mandurah Commitments

If the Council agree to proceed with the Major Land Transaction, one key concern is the intersection improvements that will be required. It is recommended that Council requests the Chief Executive Officer to present to Elected Members the design, costings and timetable for the local road network improvements including the intersections of Mary Street / Leighton Place and Pinjarra Road / Old Coast Road / Mary Street by June 2025.

Land Tenure

Should Council proceed with the Major Land Transaction the City is required to seek an excision of the Commercial Site 'Class A' Reserve into its own separate Crown leasehold tenure pursuant to a lease between the State of Western Australia (as lessor) and the City (as lessee).

The City would then seek approval to sublease part (comprising approximately 8,000 m²) of this Commercial Site to the Proponent. The proposed sublease area for the Proposal is 8,000m², which is 1,419m² larger than the existing part of the land used for commercial purposes.

It should be noted that the built form component of the Proposal is approximately 3,300m² and the remainder 4,700m² will be utilised for the purposes of the mini-golf course. This enables the City and the Proponent to maximise tree retention, protecting the environmental value of the Site.

Class A reserves afford the greatest degree of protection for reserves of Crown land created under the *Land Administration Act 1997*. The A classification is used solely to protect areas of high conservation or high community value.

A land excision process is therefore required to enable the Proposal to proceed. This process is led by the Department of Planning Lands and Heritage with a further requirement to advertise for 30 days seeking community comment, before being laid before both Houses of Parliament for consideration.

confirmed

The City is seeking amendment to Hall Park (Reserve No. 27581) to:

- Change the purpose of the Reserve from 'Recreation Act 105-1970' to 'Public Recreation',
- Amalgamate Lots 500 on Deposited Plan 404353 and Lot 1561 on Deposited Plan 209268 for ease of management;
- Undertake a major amendment to the Reserve to excise an area of land of approximately 8,000m2 from the Reserve for commercial purposes to create the Commercial Site; and
- Grant a ground lease to the City (as lessee) over the Commercial Site.

The ability for the City to grant a sublease to the Proponent over part of the Commercial Site is subject to the following:

- Council considering submissions received in response to this Business Plan and resolving to proceed with the Major Land Transaction;
- Both Houses of Parliament approving the excision of the Commercial Site from Class A Reserve;
- The Department of Planning, Lands and Heritage approving the grant of the headlease of the Commercial Site on terms acceptable to the City including a peppercorn rent and a term of 65 years; and
- The Minister for Lands approving the terms of the sublease to the Proponent.

Consultation

The City advertised the Major Land Transaction Business Plan via Statewide and local public notice in accordance with Section 3.59(4) of the Act and regulation 30(2a)(c) of the *Local Government (Functions and General) Regulations 1996.* A summary of the advertising of the notice is below:

- 31 May 2024 the Notice was placed on the City's Public Notice Boards at City of Mandurah Facilities including the Administration Building, Mandurah, Lakelands and Falcon Libraries and copies of the Business Plan were made available for inspection;
- 1 June 2024 Public notice advertisement was placed in the West Australian newspaper and on 5 June 2024 the Public Notice was included in the Mandurah Times inviting comments on the Business Plan;
- 4 June 2024 the Public Notice and a copy of the Business Plan was published on the City of Mandurah Website inviting the public to comment via an online survey;
- 4 June 2024 a notification of the proposed Business Plan was included on the City's social media X (Twitter); and
- 4 June 2024 the Business Plan was made available on the Mandurah Matters page.

The community were also invited to participate in consultation pop-ups at key facilities and events to ensure that members of the community had the opportunity to have their views captured and included in the process. Posts on the City's Facebook page were also provided.

The community was invited to make submission in writing in relation to the transaction proposed in the Business Plan to the City's Chief Executive Officer via the following methods:

- Mail: PO Box 210, Mandurah WA 6210
- Email: council@mandurah.wa.gov.au
- In person: 3 Peel Street, Mandurah WA 6210
- Community Engagement Platform online survey: Mandurah Matters

Submissions closed on 26 July 2024.

confirmed

The purpose of the various engagement methods was to offer Elected Members the broadest cross-section of community views to make an informed decision. The engagement process achieved the following:

- Proposal was widely reported by local and Statewide media;
- The total reach was 7.6 million;
- The consultation webpage, Mandurah Matters was visited by 12,300 participants who spent significant time looking through the proposal; and
- The documents were downloaded 2,803 times.

Statutory Environment

The proposed transaction and disposition of property is governed by sections 3.58 and 3.59 of the Local *Government Act 1995*. The proposal meets the threshold for a major land transaction under section 3.59, which requires the preparation and public notice of a business plan. The Western Foreshore Commercial Site Business Plan (refer Attachment 1.1) addressed the requirements of section 3.59 of the Act.

Following public notice of the business plan, section 3.59 provides that:

(5) After the last day for submissions, the local government is to consider any submissions made and may decide to proceed with the undertaking or transaction as proposed or so that it is not significantly different from what was proposed.*

** Absolute majority required.*

(6) If the local government wishes to commence an undertaking or transaction that is significantly different from what was proposed it can only do so after it has complied with this section in respect of its new proposal.

Policy Implications

N/A

Financial Implications

The City is seeking support from the Department of Planning, Lands and Heritage (DPLH) to enter into a Headlease for the Commercial Site with the State of Western Australia for a peppercorn rent ($1 or other nominal amount payable per annum) over the entire lease term.

The Sublessee (the Proponent) will be required to pay the City rent over the term of the sublease, noting that in Years 1 and 2, the City will provide the Sublessee (Proponent) a peppercorn rent. This is due to the construction phase of the development occurring during this time.

From Year 3 onwards the Sublessee is required to pay rent to the City and by Year 8, a market rent review will be undertaken and every five years thereafter and the annual rent will be adjusted by CPI. In addition, the sublease will afford the City protection against turbulence in the market, through a term which ensures that the rent cannot be less than the previous years.

The rent payable over the first term of the sublease (25 years) will equate to approximately $6.2 million in revenue for the City. In addition to the rent, the Sublessee, must pay the City rates, taxes, levies, charges and outgoings that are attributable to the Premises as if the Lessee was the owner of the Premises.

It is proposed that the revenue from the sublessee is reinvested back into the management, maintenance and ongoing renewal costs for the Western Foreshore Leisure Precinct. This will enable an ongoing

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financial commitment by the City to ensure the Precinct is maintained, activated, and promoted as a destination that will attract the local community and tourism alike.

Major Land Transaction Costs

The costs incurred by the City to date include:

- $42,000 (exclusive of GST) for a specialised commercial consultant to market the Expression of Interest;
- $4,500 (exclusive of GST) to engage a commercial valuer; and
- $26,507 (exclusive of GST) in legal fees to prepare the Heads of Agreement.

It is anticipated that the costs incurred by the City for negotiation and preparation of the Sublease, the land excision, Flora and Fauna Assessment, Arborist Report, Site Contamination Report, Geotechnical Report and Coastal Risk Assessment be approximately $130,000.

This expenditure is in accordance with the City's approved budget for the project. Should Council support the Proposal, the Proponent will be responsible for the construction of the development and the City will incur no additional costs associated with the construction process.

The City will support the Proposal by providing infrastructure within the Western Foreshore Precinct including parking and road access upgrades. The parking provision that will cater for the commercial proposal is estimated to cost approximately $850,000 (exclusive of GST) and is proposed to commence in 2025/26. Noting the parking is available for public use and the Proponent will have no exclusivity over this parking.

The other projects proposed to be funded by the revenue received by the Commercial Proposal includes:

- Western Foreshore Skate Park (new carpark) and formal parking Leighton Street
- Coastal Erosion Management and Jetty Construction
- Leighton Street/Mary Street intersection and bus stop upgrade
- Mary Street/Pinjarra Road/Old Coast Road intersection upgrade

Net Present Value

The City has engaged an independent valuer to undertake a valuation of the Commercial Site. The current market value of the disposition as carried out by a licensed valuer is $160,000 per annum plus GST.

Analysis has been undertaken modelling on the Net Present Value (NPV) as outlined below: The NPV is defined as the current value of a future net income stream of an investment over a period of time, discounted at an acceptable rate. The NPV calculation is considered the appropriate method for defining the current value of a future net income stream of an investment over a period of time, which incorporates discounts (7.5%) at an acceptable rate.

The NPV of the rent to be received over the term of Sublease is below:

- 25 year (less one day) sublease term $1,359,791
- 50 year (less two days) sublease term $2,181,088
- 65 year (less three days) sublease term $2,360,152

In accordance with the Proposed Rental Terms, which includes a rent free rent period in years 1 and 2 (due to construction period) amounts to $6,197,609.91 over the first 25 year term.

Based on the Reasonable Market Rent which is based on the valuation undertaken with a starting rent of $160,000 per annum plus GST (with no rent free period) the rent amounts to $5,508,716.35 over the first 25 year term.

Confirmed

The NPV of Reasonable Market Rent over the term of the Sublease is demonstrated below:

- 25 year (less one day) sublease term $1,336,129
- 50 year (less two days) sublease term $2,005,030
- 65 year (less three days) sublease term $2,150,868

Environmental Implications

The City will be conducting a range of site assessments as part of its due diligence process and in advance of any Development Application for the site. These assessments will include but are not limited to:

- Flora and Fauna Assessment
- Arborist Report
- Site Contamination Report
- Geotechnical Report
- Coastal Risk Assessment

The Arborist Report will specifically identify those trees that must be retained on the Commercial Site. The Proponent will be required to develop a Tree Management Plan taking into account the Arborist Report provided by the City.

The final design of the built form will be required to work within those parameters. The Commercial Site built form is only approximately 3,300m² of a proposed 8,000 m² subleased area. The reason for the additional area is to maximise the tree retention and incorporate into the design of the 18 hole mini golf course and location of each element of land use

Risk Analysis

The main risks associated with the Major Land Transaction process are provided below:

Approval from the State Government

The City presented a Business Case to DPLH in February 2024 seeking support for a headlease from the State of Western Australia. This is on the basis that the Headlease is for a peppercorn rate ($1) and the total term of 65 years (including options). This will enable the City to reinvest the revenue received from the sublease back into the management, maintenance and ongoing lifecycle costs for the Western Foreshore Leisure Precinct.

The main risk for the City in advertising the Business Plan before DPLH has confirmed the head lease terms and conditions is that DPLH may be unwilling to grant the Headlease on the terms requested by the City. There may be a requirement to amend the terms. Whether such differences will render the sublease “significantly different” to the transaction described in the Business Plan for the purposes of section 3.59(5) of the Act will depend upon the terms of the Headlease.

Conducting the Major Land Transaction Process

The process that has been followed and the approach to the development of the Business Plan including sublease conditions avoids any non-compliance risk.

This risk is controlled through the following controls:

- Robust proponent selection process through a muti stage EOI process, resulting in an experienced Proponent being selected to deliver the project;
- Compliance with the Act and Regulations for the Major Land Transaction process including Statewide Notice process;

Confirmed

- Agreed terms set out in the draft Heads of Agreement, which manage potential process and financial risks;
- Competent and experienced finance, assets, technical services property, governance and communications teams working closely with the project team;
- Experienced expert property advisors who were engaged to undertake the market valuation;
- Experienced legal counsel engaged to draft Heads of Agreement;
- Strong working relationship, communication and collaboration with the Proponent;
- Strong relationships, communication and collaboration with local businesses; and
- Strong, open and transparent communications with Council.

Strategic Implications

The following community outcomes from the City of Mandurah Strategic Community Plan 2024 – 2044 are relevant to this report:

Economy:
- Local jobs to retain our people and attract skilled workers
- A diversified economy that supports growth sectors
- Well-planned, sustainable urban development
- A thriving city that residents are proud to call home and people want to visit
- A supportive business environment where investment is encouraged, and entrepreneurship prospers
- A highly skilled workforce supported by strong education and training opportunities

Community:
- Safe and connected communities
- Inclusive and welcoming places, spaces and neighbourhoods
- An enriched, creative, and empowered community that values culture, heritage and life long learning
- A healthy lifestyle and healthy community, with an emphasis on prevention
- Modern health facilities and services that are local, accessible, affordable, and fit for purpose

Environment:
- Nature has a voice in all decision-making
- A shared responsibility for our environment with a focus on engagement, education and respect
- Our natural environment is celebrated, protected and restored for generations to come
- Our built environment is clean, accessible and sustainable
- Our coast and waterways are healthy and celebrated

Leadership:
- A clear and shared vision for Mandurah's future
- Sound decisions based on evidence and meaningful engagement
- Effective advocacy focused on the needs of the community and strong relationships with key stakeholders
- Well-maintained assets and facilities that meet the needs of our community
- Responsible, transparent, value for money delivery of well planned, sustainable, projects, programs and services
- A committed, innovative, effective, and values driven Council and workforce

Conclusion

Following an extensive community consultation process, Council is now requested to consider the submissions on the proposed Western Foreshore Commercial Site Major Land Transaction Business Plan and whether or not to proceed with the Major Land Transaction in accordance section 3.59 of the Act.

confirmed

Council is also requested to consider minor amendments to the Key Indicative Terms with Left Coast Leisure Group Pty to address community matters raised through the Public advertising process.

NOTE:

- Refer ***Attachment 1.1 Western Foreshore Commercial Site Major Land Transaction Business Plan***
  Attachment 1.2 Community Engagement Report: Western Foreshore Leisure Precinct and Commercial Site Major Land Transaction Business Plan
  Attachment 1.3 Public Submissions (electronic attachment link via https://www.mandurah.wa.gov.au/-/media/files/com/city-and-council/council/council-and-committee-meetings/agendas-and-minutes/2024/council/council-meeting-agenda-aug-27---public-submissions-electronic-attachment.pdf)
  Attachment 1.4 City of Mandurah Comments on Themes
  Attachment 1.5 Key Indicative Terms

RECOMMENDATION

That Council:

1. **Receives:**
   a. **the Western Foreshore Commercial Site Major Land Transaction Business Plan contained in Attachment 1.1;**
   b. **the Community Engagement Report: Western Foreshore Leisure Precinct and Commercial Site Major Land Transaction Business Plan contained in Attachment 1.2;**
   c. **Public Submissions made on the Western Foreshore Major Land Transaction Business Plan contained in Attachment 1.3;**
   d. **City of Mandurah comments on the Submission Themes in Attachment 1.4; and**
   e. **the Key Indicative Terms in Attachment 1.5.**

2. **Following consideration of the Public Submissions received for the Western Foreshore Major Land Transaction Business Plan, note that the following amendment has been made to the Key Terms set out in Attachment 1.5:***

   a. **Removal of the opening hours two year review period requiring the closure of the venue at 10pm.**

3. **Having considered the Public Submissions, proceed with the Major Land Transaction as proposed in the Western Foreshore Commercial Site Major Land Transaction Business Plan as per Attachment 1.1, in accordance with the Key Indicative Terms included in Attachment 1.5 and the proposed Heads of Agreement with Left Coast Leisure Group Pty Ltd pursuant to section 3.59 (5) of the *Local Government Act 1995,* and approves the Chief Executive Officer to finalise the Heads of Agreement with Left Coast Leisure Group Pty Ltd and commence negotiations with the State Government in relation to a Headlease and Sublease for the Commercial Site.***

4. **Authorises the Mayor and Chief Executive Officer to execute the Heads of Agreement with Left Coast Leisure Group Pty Ltd once finalised on terms acceptable to the Chief Executive Officer.**

5. **Notes that before the City can enter into a Sublease with Left Coast Leisure Group Pty Ltd the City of Mandurah must give a local public notice in accordance with section 3.58(3) of the *Local Government Act 1995* and Council must consider any submissions received and decide to enter into that Sublease.**

Confirmed

6. **Notes that entry into the Sublease, as proposed in the Western Foreshore Commercial Site Major Land Transaction Business Plan and the Key Indicative Terms, is also subject to the prior satisfaction of additional stages under the *Land Administration Act 1997* including:**

    a. **Both Houses of Parliament approving the excision of the Commercial Site from the Class A Reserve;**
    b. **The Department of Planning, Lands and Heritage approving the grant of the headlease of the Commercial Site on terms acceptable to the City including a peppercorn rent and a term of 65 years; and**
    c. **The Minister for Lands approving the terms of the Sublease to the Proponent.**

7. **Requests the Chief Executive Officer to present to Elected Members the design, costings and timetable for the local road network improvements including the intersections of Mary Street / Leighton Place and Pinjarra Road / Old Coast Road / Mary Street by June 2025.**

8. **Requests the Chief Executive Officer to present to Council for consideration a Western Foreshore Commercial Site Community Consultation Council Policy relating to any requests for extension of operating hours, prior to any works commencing on site.**

ABSOLUTE MAJORITY REQUIRED

confirmed

CITY OF MANDURAH

ATTACHMENT 1.1

Western Foreshore Commercial Site Business Plan to enter into a Major Land Transaction

(pursuant to Section 3.59(3) of the *Local Government Act 1995*)

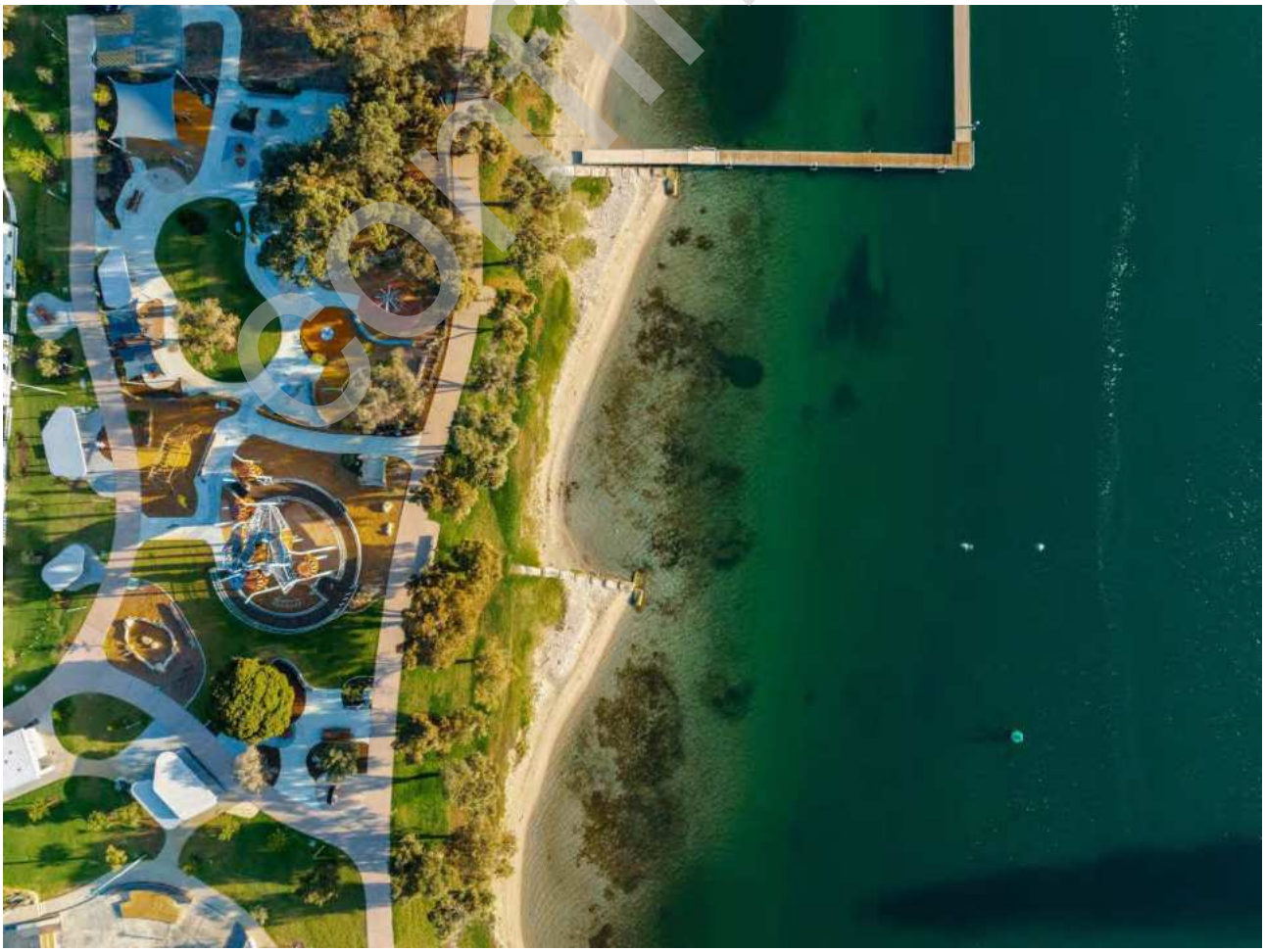
Proposed disposal by sublease for a portion of Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 635 and portion of Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 486.

Confirmed

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6. Site Overview 9
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8. Process Background 12
9. Statutory and Legal Requirements 15
10. Assessment of Major Land Transaction 167

Confirmed



1. Introduction

The Western Foreshore Commercial Site Business Plan (this **Business Plan**) details the proposed disposal via sublease to Left Coast Leisure Group Pty Ltd (**Proponent**) for the following land parcels (the **Transaction**):

- Portion of Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 635, 25 Leighton Place, Mandurah; and
- Portion of Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 486, 25 Leighton Place, Mandurah.

The Business Plan outlines Left Coast Leisure Group Pty Ltd Proposal (Proposal) which includes the following components to be developed by the Proponent over an area of 8,000 square metres:

- Licenced Restaurant and Microbrewery – 2,500m²
- 18-hole Mini Golf Course and Café – 5,050m²
- Chocolate Production and Retail – 450m²

The Proposal provides an opportunity for the City of Mandurah (the City) to facilitate a commercial development on the Western Foreshore that will offer significant benefits to the local and regional economy through the delivery of a premier tourism attraction as part of the Western Foreshore Leisure Precinct.

This Business Plan provides an overall assessment of the proposed Transaction and how submissions may be made and, taking into consideration submissions received, Council can decide whether to proceed with the proposed Transaction.

confirmed



2. Invitation

At the Council Meeting of 28 May 2024, the City of Mandurah (the City) Council will consider, for the purposes of advertising, the Major Land Transaction Business Plan for the proposed disposal via sublease of the Western Foreshore Commercial Site to the Proponent.

The community is invited to make submission on the Business Plan.

Community members may make submissions in writing in relation to the transaction proposed in this Business Plan to the City's Chief Executive Officer via the following methods:

Mail: PO Box 210, Mandurah WA 6210
Email: council@mandurah.wa.gov.au
In person: 3 Peel Street, Mandurah WA 6210
Community Engagement Platform Mandurah Matters

This Business Plan is available on the dedicated community consultation website mandurahmatters.com.au where the community can comment on the Plan. It can also be viewed on the City of Mandurah website, mandurah.wa.gov.au.

Council will consider submissions received when making a decision on whether to proceed with the advertised transaction proposed in the Business Plan.

Closing date for submissions is 26 July 2024. Please note no submissions will be accepted after the closing date.

3. Business Plan Objectives

The Business Plan aims to:

- Comply with the requirements of Section 3.59 of the *Local Government Act 1995* (the Act) and *Local Government (Function and General) Regulations 1996;*
- Provide details of the City's intention to undertake a Major Land Transaction and disposal via sublease; and
- Seek community submissions on the proposed Major Land Transaction as outlined in this Business Plan.

4. Summary of Proposed Major Land Transaction

The Major Land Transaction is a proposed sublease between the City and the Proponent and the City undertaking upgrades of infrastructure adjacent to the Commercial Site.

A summary of the Major Land Transaction is set out below:

Sublease Key Terms	
Headlessor	State of Western Australia

confirmed

Sublessor	City of Mandurah
Sublessee	Left Coast Leisure Group Pty Ltd ABN 38 677 054 296 ACN 677 054 296
Permitted Purpose	• Licenced Restaurant and Microbrewery • 18-hole Mini Golf Course and Café • Chocolate Production and Retail
Land	A proposed Commercial Site (having an area of approximately 8,000m^2) known as the Western Foreshore Commercial Site (**Commercial Site**) created from the land comprising Reserve 27581 and otherwise known as Hall Park (**Reserve**) which currently comprises: • Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 635; and • Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 486. The Commercial Site will have its own certificate of Crown land title if its excision from the Reserve is approved. The Commercial Site is that portion outlined with a black dashed line on Figure 1 – Proposed New Reserve on page 7.
Premises	25 years (less one day), with a first further term of 25 years (less one day) and a second further term of 15 years (less one day).
Term	25 years, with a first further term of 25 years and a second further term of 15 years.
Rent	Payable by monthly instalments in advance: Year 1 $1.00 plus GST (construction phase) Year 2 $1.00 plus GST (construction phase) Year 3 $103,350 plus GST Year 4 $155,150 plus GST Year 5 $218,488 plus GST Year 6 $227,588 plus GST Year 7 $234,575 plus GST Year 8 and onwards - Previous year's rent as adjusted in accordance with the sublease. The Rent following any rent review must not be less than the Rent payable immediately before the relevant Rent Review Date.
Rent Review	The rent will be reviewed in accordance with an agreed formula contained in the sublease reflecting CPI on each and every anniversary of the Commencement Date of the Sublease other than a Market Rent Review Date and the first, second, third, fourth, fifth and sixth anniversaries of the Commencement Date of the Sublease.

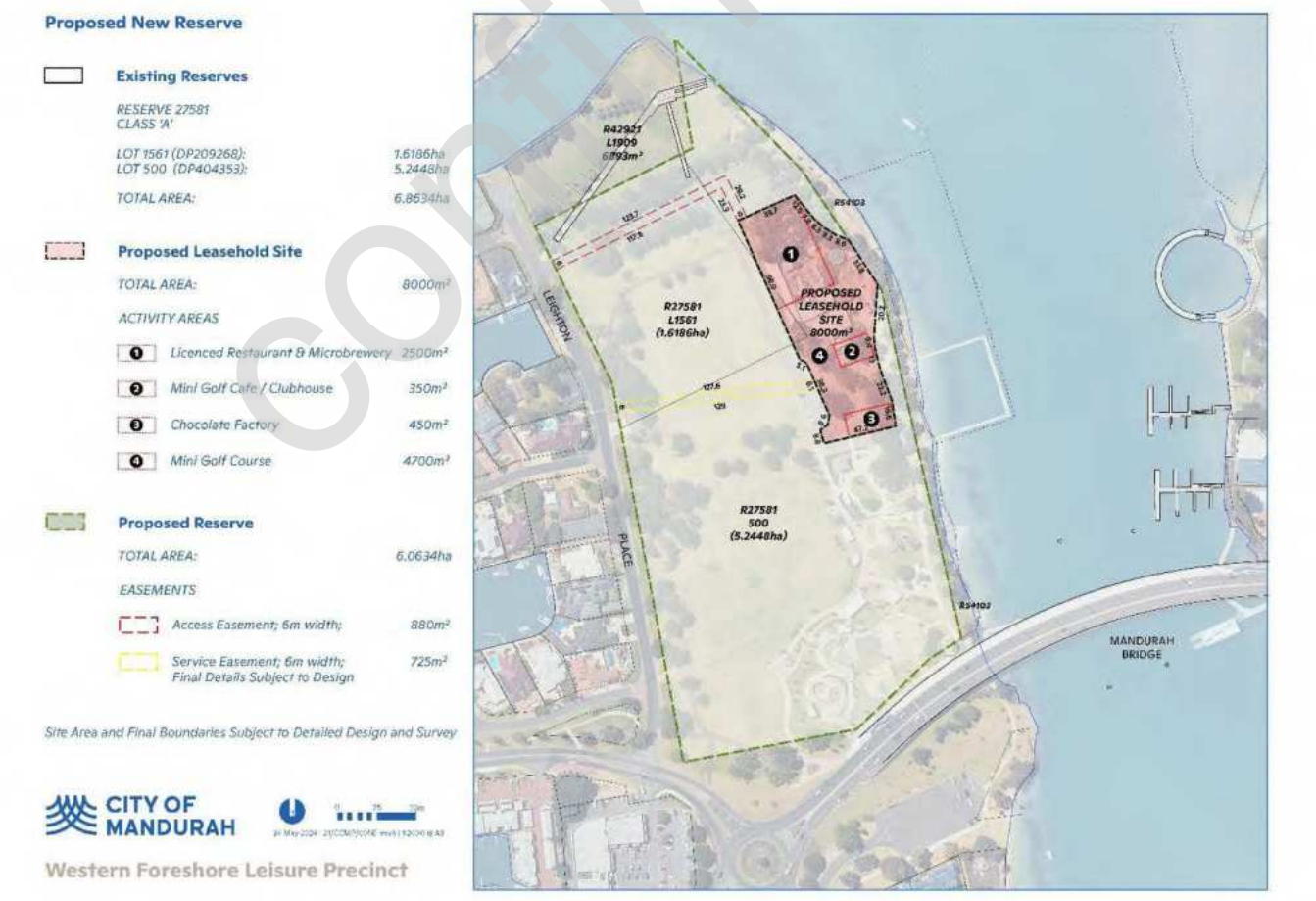
confirmed

	The rent will be subject to market reviews on each Market Rent Review Date (with the first Market Rent Review Date being the seventh anniversary of the Commencement Date and each subsequent Market Rent Review Date being every 5 years thereafter).
Insurance	The sublessee is responsible for: • Building Insurance; and • Public Liability insurances
Rates, Taxes & Outgoings	The Sublessee must pay all rates, taxes, levies, charges and outgoings that are attributable to the Premises as if the Sublessee is the owner of the Premises.
Construction	Construction costs for the development on the Commercial Site are the responsibility of the Sublessee.
Maintenance	The Sublessee is responsible for all repairs and maintenance to keep the Premises in good and safe repair and condition including all structural and capital repairs to all buildings on the Premises.
Opening Hours	Trade is permitted 7 days per week. **<u>Licensed Restaurant and Microbrewery</u>** 10 am to 10 pm (until the second anniversary of the commencement of trading for the Licensed Restaurant and Microbrewery). **Conditions attaching to Licenced Restaurant & Microbrewery:** ANZAC Day opening times for the Licensed Restaurant and Microbrewery must not be before 1pm unless approved by the Sublessor. The Sublessor will have discretion to extend operating for special events and permanently in the future at the request of the Sublessee. Any consultation and statutory approvals with Racing, Gaming and Liquor for one off or permanent requests to extend trading times will be at the cost of the Sublessee. <u>Café</u> 6 am to 9 pm <u>Chocolate Production and Retail</u> 7 am to 9 pm <u>Mini Golf</u> 7 am to 9 pm Opening times can be modified with the approval of the Sublessor.

confirmed

Liquor Licence	Security is required as part of the Liquor Licence in accordance with the Department of Local Government, Sport and Cultural Industries Policy Safety and Security Licenced Premises.
Stages for completion	The development is required in two stages comprising: Stage 1: Licenced Restaurant and Microbrewery, 18-hole Mini Golf Course and Café Stage 2: Chocolate Production and Retail.
TAFE Placement	Prior to commencing the development, the Sublessee acting in good faith will attempt to enter into an agreement with the South Metropolitan TAFE in which the Sublessee agrees to participate in and support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus.
City's contribution to infrastructure adjacent to the Premises	
Carparking Works	The City will carry out carparking works on land adjacent to the Premises. The cost of these carparking works is estimated by the City to be $850,000. Noting the parking is available for public use and the Proponent will have no exclusivity over this parking.

Figure 1: Proposed New Reserve



confirmed

5. Background

The City is a local government that promotes the economic, social and environmental sustainability of the district, and makes decisions considering the long-term impacts of future generations. The City not only supports and empowers local businesses, creates local jobs and opportunities, but fosters innovation and creativity in enterprise whilst considering the impact to its unique environment.

Over the years the City has been developing, protecting, activating, and enhancing the City Centre to attract residents, business and landowners, and visitors now and into the future.

Mandurah's Western Foreshore Leisure Precinct (Precinct) within the City Centre has recently undergone a significant transformation with the delivery of a destination level skate park, an adventure play space, a recreation precinct and associated foreshore facilitates, whilst maintaining the natural foreshore and 'village green' events space. Together these elements have created an iconic foreshore for people to meet, play and rest.

In 2018, significant community engagement was undertaken by the City to help shape the vision for the Precinct. This engagement has identified future opportunities for mixed use cultural/commercial developments to be explored on the site, including land based and overwater development and activities, cultural/arts/heritage attractions, leisure amusements and activities, and food/drink/retail outlets.

The Commercial Site forms an important part of this Precinct providing further opportunities for activation through family friendly hospitality offerings and by adding to the existing range of recreation facilities. There have been commercial leases on the Western Foreshore since 1987, with 6,581m² dedicated commercial space, including King Carnival and an aquatic operator.

At its meeting held on 22 June 2021, Council approved the project plan for the upgrade and development of the Commercial Site to be undertaken via a multi-staged competitive expression of interest (EOI) process. The purpose of the EOI was to explore potential opportunities for commercial activations over the existing commercial lease site.

Following the EOI process, Council at its meeting on 22 November 2022, selected Geographe Bay Leisure Group (now referred to as Left Coast Leisure Group Pty Ltd for this transaction) as the preferred proponent for the Commercial Site.

The Proposal is seeking 8,000m² of the Commercial Site offering a mix of both hospitality and community recreation. The Proponent demonstrated a clear understanding and ability to meet the selection criteria. The Proposal represents a private investment of $23 million, creation of hundreds of jobs and provides a hospitality and entertainment offering that will attract both locals and tourists alike.

confirmed

6. Site Overview

The Commercial Site is reserved as Regional Open Space in the Peel Region Scheme, requiring the land use to be consistent with the recreation and cultural opportunities of the Commercial Site and any development of the site needs to ensure a high level of public access.

The Commercial Site is currently a 'Class A' Crown reserve with management vested to the City of Mandurah. Under the current 'reserve' designation, the City has the power to issue a lease for recreational opportunities and complementary commercial uses.

Since 1987, the land comprising the Commercial Site has been used for commercial purposes. King Carnival has leased approximately 6,300m² and prior to 2022, a second commercial aquatic operator has leased a further portion of the land (comprising approximately 281m²).

The total area for the Proposal is 8,000m², representing a marginal increase to the existing commercial footprint of approximately 6,581m².

Land Tenure

The Commercial Site currently falls within a 'Class A' Reserve.

This Reserve currently comprises:

- Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 635; and
- Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 486.

The commercial uses and activities envisaged in the Proposal will fall outside the current Reserve purpose.

In order to facilitate the Proposal, the City is therefore required to seek an excision of the Commercial Site 'Class A' Reserve into its own separate Crown leasehold tenure pursuant to a lease between the State of Western Australia (as lessor) and the City (as lessee). The City would then seek approval to sublease part (comprising approximately 8,000 m²) of this Commercial Site to the Proponent.

The proposed sublease area for the Proposal is 8,000 m², which is 1,419 m² larger than the existing part of the land used for commercial purposes. It should be noted that the built form component of the Proposal is approximately 3,500 m² and the remainder will be utilised for the purposes of the mini-golf course. This enables the City and the Proponent to maximise tree retention, protecting the environmental value of the Site.

Class A reserves afford the greatest degree of protection for reserves of Crown land created under the *Land Administration Act 1997*. The A classification is used solely to protect areas of high conservation or high community value.

Confirmed

A land excision process is therefore required to enable the Proposal to proceed. This process is led by the Department of Planning Lands and Heritage with a further requirement to advertise for 30 days seeking community comment, before being laid before both Houses of Parliament for consideration.

The City is seeking amendment to Hall Park (Reserve No. 27581) to:

- Change the purpose of the Reserve from 'Recreation Act 105-1970' to 'Public Recreation',
- Amalgamate Lots 500 on Deposited Plan 404353 and Lot 1561 on Deposited Plan 209268 for ease of management;
- Undertake a major amendment to the Reserve to excise an area of land of approximately 8,000m^2 from the Reserve for commercial purposes to create the Commercial Site; and
- Grant a ground lease to the City (as lessee) over the Commercial Site.

The ability for the City to grant a sublease to the Proponent over part of the Commercial Site is subject to the following:

- Council considering submissions received in response to this Business Plan and resolving to proceed with the Major Land Transaction;
- Both Houses of Parliament approving the excision of the Commercial Site from Class A Reserve ;
- The Department of Planning, Lands and Heritage approving the grant of the headlease of the Commercial Site on terms acceptable to the City including a peppercorn rent and a term of 65 years; and
- The Minister for Lands approving the terms of the sublease to the Proponent.

confirmed

LEGEND

- Precinct Area
- Existing Waterfront Path
- Parking
- Accessible Toilets
- Existing Commercial Site
- Public Recreation Areas

Recreational Access

1. Informal paddle launch
2. Swimming
3. Fishing
4. Recreation Area



a War Memorial.
Image: Next Level Drone & Photography Services and Visit Mandurah



b Events on the foreshore



c Swimming and beach activities
Image: Visit Mandurah - Russell Ord Photography





d Major events space



e Footpath access along foreshore



f Skate Park and basketball half court



g Koolaanga Waabiny playground

N

0 10 20 30 40 50 100

May 2024

WESTERN FORESHORE LEISURE PRECINCT MASTER PLAN

EXISTING CONDITIONS

CITY OF MANDURAH

LEGEND

- Precinct Area
- Shared Path Network
- Parking/Accessible Toilets (P T)
- Proposed Commercial Site
- Public Recreation Areas
- Proposed Commercial Recreation
- Events Space



a Market/Events space



b Under-bridge event space



c "Village Green" recreation and event space



d On-water commercial opportunities
Image: Visit Mandurah





e War Memorial.
Image: Next Level Drone & Photography Services and Visit Mandurah



f Commerical/Recreational boating access



g All abilities paddle launch facility



h Public recreation areas

N

0 10 20 30 40 50 100

May 2024

WESTERN FORESHORE LEISURE PRECINCT MASTER PLAN

INDICATIVE CONCEPT PLAN

Aboriginal Heritage

The Western Foreshore Leisure Precinct is located within a registered Aboriginal Cultural Heritage site – Winjans Camp (registered Place 3724). The Camp itself is located approximately 1 km away from the proposed commercial development and is located within Yaburgurt Kaaleepga Reserve.

However, it is acknowledged that the proposed development site is close to the shore of the DJILBA (Peel Harvey Estuary) and as such the interface between the development and the DJILBA will be carefully considered.

The City is committed to undertaking its due diligence for the heritage value of the site and working with the Local Elders to achieve a design that respects the Aboriginal and cultural heritage of the site, including seeking the necessary State planning approvals.

Furthermore, the City and the Proponent are committed to working with Mandurah's local Aboriginal Elders to incorporate First Nations culture and storytelling into the design outcomes, where possible to do so.

7. Overview of the Proposal

The Proposal consists of:

- Licenced Restaurant and Microbrewery (2,500 m²) is proposed to have a 650-person capacity including outdoor dining areas that wrap around the northern and eastern boundaries;
- 18 hole mini-golf course and Café (5,050 m²) designed to include landscaping in and around the existing trees on site and will reflect the historic and cultural significance of the site; and
- Chocolate Production and Retail (450m²) is proposed in stage two of the development. The chocolate production and retail is to be located on the southern-most portion of the site, adjacent to the play space.

confirmed

LEGEND

- Shared Path Network
- Parking (P)
- Accessible Toilets (T)
- Proposed Commercial Site
- Public Recreation Areas
- Proposed Commercial Recreation
- Events Space



a Mini golf



b Mini golf and cafe



c Mini golf cafe



d Outdoor alfresco dining along the foreshore





e Artist's impression of the proposed licenced restaurant and microbrewery.



f Licenced restaurant and microbrewery



g Chocolate factory



h Chocolate factory

N

0 5 10 15 20 25

May 2024

WESTERN FORESHORE LEISURE PRECINCT MASTER PLAN

Council Report

INDICATIVE PROPOSED COMMERCIAL SITE

CITY OF MANDURAH

8. Process Background

Following the expiration of the commercial leases previously operating in the northern portion of the Western Foreshore Precinct, the City was required to ensure there was an open and transparent process prior to entering into any future long term lease arrangements.

At its meeting on 22 June 2021, Council approved the project plan for the Commercial Site to undertake a multi-staged expression of interest (EOI) process to explore potential opportunities for commercial activations over the existing commercial lease site.

EOI Stage One

For EOI Stage One, the City sought submissions that would enhance the experience of locals and tourists to Mandurah and the Peel Region. The submissions were evaluated using the following qualitative criteria:

- Create a destination waterfront recreation space;
- Drive visitation through investment in unique 'wow' infrastructure, activities, and events;
- Provide facilities and activities that cater for teenagers and young adults;
- Acknowledge local heritage and unique character of the foreshore and waterway; and
- Provide an inclusive, safe, quality user experience.

The City received seven submissions for EOI Stage One:

	Business Name	Suburb, State	ABN
1	Adventure Golf Australia Pty Ltd (King Carnival)	Willagee WA	18 100 189 982
2	Nokturnl	Highgate WA	51148 876 466
3	Old Coast Road Brewery Pty Ltd	Myalup WA	29 056 255 648
4	Capitol Corp Pty Ltd	Fremantle WA	45 153 414 772
5	Geographe Bay Leisure Group – the entity now referred to as Left Coast Leisure Group Pty Ltd	Busselton WA	69 169 450 088
6	Belgravia Health and Leisure Group Pty Ltd	Bayswater VIC	18 118 940 063
7	Floatwest Holdings Pty Ltd	Mandurah WA	31 656 462 887

In addition to the qualitative criteria, the assessment process included consideration of the level of investment. To demonstrate the range in the scope and scale of the proposals, the intended level of investment for each submission is noted below:

Business Name	Level of Investment (Range)
Adventure Golf Australia Pty Ltd (King Carnival) Floatwest Holdings Pty Ltd Belgravia Leisure	Less than $3 million
Nokturnl Old Coast Road Brewery Pty Ltd	$3 million - $10 million
Capitol Corp Pty Ltd	$10 million - $20 million
Geographe Bay Leisure Group – the entity now referred to as Left Coast Leisure Group Pty Ltd	$20million +

Confirmed

At the Council Meeting of 24 May 2022, Council endorsed the following three submissions to proceed to EOI Stage Two:

- Left Coast Leisure Group Pty Ltd
- Capitol Corp
- Belgravia Leisure

All respondents to both stages of the EOI were offered feedback on their submission.

EOI Stage Two

The three endorsed proponents were then invited to submit detailed proposals to address the following selection criteria:

- **Responsiveness to Site:** the Western Foreshore is a landmark site and has significant community value. The design and scale of the development should look to maximise view corridors, connect to the waterfront, adjacent play space, and war memorial, and maximise retention of existing vegetation.
- **Community Benefit:** the site is designated as Regional Open Space meaning any commercialisation of the site must demonstrate its broad community benefits including accessibility and cultural appreciation.
- **Economic Impact:** any development on the Western Foreshore must demonstrate the ability to add to the current local economy including its ability to attract additional visitation and the estimated number of new jobs that will be created both during and post construction.
- **Financial Commitments:** the proposal must outline the level of investment proposed, any support required from the City of Mandurah and the financial sustainability of the business operations.

In addition to the above criteria, a financial due diligence process was undertaken.

At the Council Meeting of 22 November 2022, Council selected Left Coast Leisure Group Pty Ltd as the preferred proponent for the Commercial Site. Left Coast Leisure Group Pty Ltd demonstrated a clear understanding and ability to meet the selection criteria, and a commitment to delivering a sustainable offering.

confirmed

Process and Timeline

An overview of stages and key decisions are below:

Stage One

- 22 June 2021, Council approved the project plan for the Commercial Site to undertake a multi-staged EOI.
- The City engaged an expert consultant to provide commercial expertise and advertise the EOI Stage One.

- An assessment panel was established to review the submissions against the selection criteria.
- February 2022, the City launched an extensive local, national, and international EOI process seeking proposals for the Commercial Site.
- 24 May 2022, Council endorsed three submissions to proceed to EOI Stage Two.

Stage Two

- The assessment panel assessed the submissions received in EOI Stage Two based on the selection criteria and further financial due diligence.
- 22 November 2022, Council selected Left Coast Leisure Group Pty Ltd as the preferred proponent for the development of the Commercial Site and approved the Chief Executive Officer to commence the preparation of the Heads of Agreement.
- The City progressed confidential discussions with Left Coast Leisure Group Pty Ltd to work through the specific details and conditions of the Proposal required to progress to the Major Land Transaction stage, which includes seeking submissions from the community.

Stage Three

- The City prepares the Western Foreshore Commercial Site Business Plan.
- 28 May 2024, Council considers the endorsement of the Western Foreshore Commercial Site Business Plan to commence the process to enter into a Major Land Transaction.
- Statewide Notice consultation process commences on proposed transaction.
- Following advertising period, Council considers the community's submissions and will make a decision to proceed or not to proceed with the transaction.

Stage Four (subject to Council outcome in Stage 3)

- Department of Planning Lands and Heritage advertise the excision of the Class A Reserve for 30 days seeking community comment.
- Laid before both Houses of Parliament for consideration to approve the excision of Class A Reserve to Leasehold land.
- Subject to Parliamentary approval, the City commences negotiations to enter into a sublease with the Proponent.

confirmed

9. Statutory and Legal Requirements

This Business Plan complies with the requirements of Section 3.59 'Commercial Enterprises by Local Governments' of the *Local Government Act 1995* (the Act) and the *Local Government (Functions and General) Regulations 1996.*

Section 3.59 of the Act details the process governing commercial enterprises by Local Governments, including Major Land Transaction (transaction). A transaction means the acquisition, disposal (sell, lease or otherwise dispose of, whether absolutely or not) or development of land that is not exempt under the Act and where the total value of:

- The consideration under the transaction; or
- Anything done by the Local Government for achieving the purposes of the transaction.

Is more, or is worth more, than either $10,000,000 or 10% of the operating revenue of the local government in the last completed financial year.

In accordance with Section 3.59, before a local government enters into a transaction, the local government is required to prepare a Business Plan. The Business Plan is to include an overall assessment of the transaction and is to include details of:

- Expected Effect on the Provision of Facilities and Services by the City of Mandurah;
- Expected Effect on Other Persons Providing Facilities and Services in the City of Mandurah;
- Expected Financial Effect on the City of Mandurah;
- Expected Effect on Matters Referred to in the City of Mandurah Strategic Community Plan;
- Ability of the City of Mandurah to Manage the Disposal and Ongoing Arrangement; and
- Any other matter prescribed for the purposes of the subsection.

The Act also requires the local government to give statewide public notice that:

- The local government proposes to enter into the transaction described in the notice;
- A copy of the Business Plan may be inspected or obtained at any place specified in the notice; and
- Submissions about the proposed undertaking or transaction may be made to the local government before a day to be specified in the notice, being a day that is not less than 6-weeks after the notice is given.

Following this advertising process, all submissions will be presented to Council for consideration prior to Council making a decision.

confirmed

10. Assessment of Major Land Transaction

A. Expected effect on the provision of facilities and services by the local government

The expected effect of the transaction on the City's services and facilities is detailed below along with the City's measures to minimise the impact.

Western Foreshore Leisure Precinct

The development of the Commercial Site will further add to the existing amenity of the Western Foreshore Leisure Precinct (Leisure Precinct) as a destination for locals and tourists alike.

The key elements of the Leisure Precinct include the following:

- War Memorial (*)
- Parking nodes (*)
- Public jetty (*)
- Shared path network
- Public Recreation (foreshore) Areas (*)
- Village Green Recreation and Event Space of 1.7 hectares (*)
- Koolaanga Waabiny Playground
- Commercial Site (*)
- Skate Park
- On-water commercial opportunities (*)
- Swimming area pontoon (*)
- Under-bridge event space (*)
- All-abilities paddle launch facility (*) and
- Meeting Place public artwork

Notes: (*) indicates components where improvements will be included in future years of the City's Long Term Financial Plan.

Commercial Site

The proposed Commercial Site has been designated based on historical commercial use with reshaped areas to ensure increased public access along the shoreline and appropriate access to the recently completed playground and skate park after the removal of the previous Volunteer Brigade Fire track.

The proposed Commercial Site is immediately north of the new play space on the Western Foreshore along the waterfront. The combination of collective amenities within the precinct will create a unique offering for Mandurah residents and visitors. The wide range of hospitality and recreation options throughout the precinct will all be within a walkable catchment of only 300 metres, end to end, and only a further 250 metres to the Eastern Foreshore via the Mandurah Bridge.

Whilst dining, retail, entertainment, tourism, or recreation proposals may be acceptable for this site, the following design parameters are also important for this site:

- The design and scale of any development (height, bulk and appearance) should be in keeping with the nature of the Western Foreshore, noting the skate park, playground, war memorial have a high quality architectural design.

Confirmed

- The design of any development should ensure maximum retention of existing vegetation.
- View corridors to the water should be maintained between built form elements.
- Development is to provide a leisure and/or active tourism offering additional and/or complimentary to existing offerings in the area.
- Development will need to activate/create vibrancy in the area and be well integrated into the surrounding reserve and broader City Centre Precinct.
- Development needs to provide economic and/or community benefit, including the provision of local content for construction, and the ongoing economic impact regarding consumer spending, tourism activity and local employment.

The City will continue to be responsible for the management and maintenance of the Western Foreshore public open space and infrastructure which is the responsibility of the local government.

The Indicative Concept Plan on the next page shows the City's areas of responsibility.

Access to Waterway

The Proposal reflects design outcomes that will enhance both the access and visual amenity of the Precinct. There is a marginal increase to the footprint of the Commercial Site, with 8,000m² sought for this Proposal and 6,581m² currently dedicated for commercial purposes. Access to the war memorial, playground and skate park will be unaffected by the Proposal which will be set back from the waterfront to retain and improve public access to and along the foreshore.

In addition, the footprint of the proposed sublease area has been designed to retain as many of the existing natural features and view corridors to the public waterfront as possible. The design of the building incorporates glass walls on both the northern and southern elevations and has significant glass components on the eastern elevation. This ensures views through the building are maintained and views to the war memorial, water's edge and adjacent play space are retained.

Public Parking and Transport Links

Car parking provisions and improvements to transport links to service the Precinct and the future development of the Commercial Site have been considered as part of the extensive work conducted on the City Centre Master Plan (CCMP) and the City Centre Parking Plan (CCPP).

Through the Local Planning Framework, the City has adopted a contemporary approach to parking ratios and is consistent with the State Activity Centre Planning Policy, which include the following principles:

- A proportion of parking being provided as public parking and therefore available for reciprocal use;
- Reciprocal parking allows for the most efficient use of available bays whereby uses that have different periods of peak demand can utilise the same parking facilities;

confirmed

mandurah MATTERS

Western Foreshore Leisure Precinct Master Plan

Indicative Concept Plan



















War Memorial

Public recreation areas

Licenced restaurant/ microbrewery

Mini golf

Cafe

Public jetty and water-based infrastructure opportunities

'Village Green' recreation and event space

Market/ event space

Swimming pontoon

Chocolate factory

Koolaanga Waabiny Playground

On-water commercial opportunities

Wide shared path networks, suitable for veteran mobility

Active recreation node

Kiosk opportunity

'Village Green' recreation and event space

Skate park

Half basketball court

Meeting Place public artwork

Under-bridge event space

All abilities paddle launch facility

Potential intersection upgrade

N

0 10 20 30 40 50 100

May 2024

Legend

- Precinct Area
- Shared Path Network
- Parking/Accessible Toilets
- Proposed Commercial Site
- Public Recreation Areas
- Proposed Commercial Recreation
- Events Space

Council Report

CITY OF MANDURAH

- Promoting the use of public transport, particularly for the location where high-density employment and housing is being promoted; and
- Overflow parking to be provided upon approval by the City of Mandurah.

The City engaged an independent consultant to evaluate the likely traffic impacts associated with the proposed Commercial Site. The traffic modelling suggests that, without road network improvements, during the weekday AM peak and weekend midday peak hour periods, the proposed land-use changes for the Western Foreshore area would reduce the level of service on Mary Street and Leighton Road. This is due primarily to the constrained access and egress options to the Western Foreshore, as it is located on a peninsula.

The traffic modelling suggests that the Mandurah Estuary Bridge Duplication will improve the level of service on Mary Street and Leighton Road due to a reduction in northbound traffic volumes on Old Coast Road. In addition, minor road network improvements on Mary Street between Leighton Road and Pinjarra Road would result in satisfactory performance on Mary Street and Leighton Road during peak periods, taking into account the proposed land-use changes for the Western Foreshore area.

The City acknowledges the challenges associated with the traffic flow in this area and will undertake further assessment of the options provided by the consultant.

It is the City's view that the amount of parking proposed for the Precinct strikes an appropriate balance with consideration as noted in the CCPP indicating that excessive off-street parking provision can contribute to several issues, including:

- underused parking bays in non-peak periods;
- more traffic, air and noise pollution; and
- suboptimal built form and use of land.

The specific details of future car parking provisions and road network upgrades are outlined in the draft Western Foreshore Leisure Precinct Master Plan (to be advertised for public comment in June) and the proposed Implementation Plan which details the expected timings for delivery.

To accommodate increased visitation numbers to the Precinct, the City is proposing to increase public parking from 179 to 381 creating approximately 202 additional public parking bays for the Precinct. In addition, as part of the Western Foreshore Leisure Precinct Master Plan, the City will be upgrading and expanding the existing War Memorial Car Park.

The additional new public parking bays will comprise of the following developments and be delivered in accordance with the following schedule:

- Skatepark Carpark Development (estimated number of new bays: 40) – 2025/2026 financial year;
- War Memorial Carpark Upgrade Expansion (estimated number of new bays: 96) – 2026/2027 financial year; and
- Leighton Place On-Street Parking Development (estimated number of bays: 66) – 2026/2027 financial year.

<u>Links to Public Transport</u>

confirmed

Providing access to the Western Foreshore by public transport and active transport options, together with the broader City Centre are key priorities as demonstrated within the CCMP.

Currently the Western Foreshore can be accessed by public transport via Bus Route 591 and 592 with stops provided on Mary Street and Old Coast Road. However, this access is not directly provided from the train station via the City Centre. Through the Integrated Transport Strategy and CCMP, the City has planned for more direct public transport routes linking key activity nodes in the broader Strategic Centre with direct and regular services between the Western Foreshore and the station together with a network that links Mandurah's northern and suburbs to the City Centre, complimented with key transit stops for convenient and comfortable access to the services.

A significant transit stop is recommended for Mary Street adjacent to the Leighton Place intersection as part of a City Centre street-based transit route, that could ultimately be extended to the northern beaches of Halls Head with further development in this location.

The Western Foreshore also forms an integral part of the Long Term Cycle Network with primary routes planned to connect via Mary Street and Old Coast Road to the Western Foreshore connecting to Mandurah Bridge, complimented by an extensive path network (existing and proposed) for the Precinct. In addition, the Western Foreshore is a key part of a network of Trails, with it being an integral part of the 'Island' trail, a 30km shared use loop trail traversing the unique and varied landscapes of the City Centre and Dawesville Cut.

Waste Management

A Waste Management Plan will be required for any proposed development on the Western Foreshore. The details of the Waste Management Plan will be outlined and assessed as part of the formal Development Application process. The Proponent will be responsible for waste management as part of the proposed sublease.

The City will undertake an assessment of the health requirements as part of the planning approval process.

Environment Impact

The City will be conducting a range of site assessments as part of its due diligence process and in advance of any Development Application for the site. These assessments will include but are not limited to:

- Flora and Fauna Assessment
- Arborist Report
- Site Contamination Report
- Geotechnical Report
- Coastal Risk Assessment

confirmed

The Arborist Report will specifically identify those trees that must be retained on the Commercial Site. The Proponent will be required to develop a Tree Management Plan taking into account the Arborist Report provided by the City. The final design of the built form will be required to work within those parameters.

The Commercial Site built form is only approximately 3,500m² of a proposed 8,000 m² subleased area. The reason for the additional area is to maximise the tree retention and incorporate into the design of the 18 hole mini golf course and location of each element of land use.



confirmed

Conditions for Proponent

The City has undertaken extensive negotiation with the Proponent, to reduce, where possible the impact on the amenity of the Precinct, in both the construction and operating phase.

The Proponent has agreed to the following conditions to form part of the sublease:

Condition	Requirement
Opening Hours	Trade is permitted 7 days per week. **<u>Licensed Restaurant and Microbrewery</u>**

	10 am to 10 pm (until the second anniversary of the commencement of trading for the Licensed Restaurant and Microbrewery). **Conditions attaching to Licenced Restaurant & Microbrewery:** ANZAC Day opening times for the Licensed Restaurant and Microbrewery must not be before 1pm unless approved by the Sublessor. The Sublessor will have discretion to extend operating for special events and permanently in the future at the request of the Sublessee. Any consultation and statutory approvals with Racing, Gaming and Liquor for one off or permanent requests to extend trading times will be at the cost of the Sublessee. <u>Café</u> 6 am to 9 pm <u>Chocolate Production and Retail</u> 7 am to 9 pm <u>Mini Golf</u> 7 am to 9 pm Opening times can be modified with the approval of the Sublessor.
Liquor Licence and Security	Security is required as part of the Liquor Licence in accordance with the Department of Local Government, Sport and Cultural Industries Policy Safety and Security Licenced Premises.
Stages for completion	The development is required in two stages comprising: Stage 1: Restaurant and Microbrewery, golf course and café Stage 2: Chocolate Production and Retail
TAFE Placement	Prior to commencing, the Sublessee acting in good faith will attempt to enter into an agreement with the South Metropolitan TAFE in which the Sublessee agrees to participate in and support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus.
Local Content	The Sublessee where available will be required to maximise local content in the construction phase enabling opportunities for businesses in the District of Mandurah.

confirmed

B. Expected effect on other persons providing facilities and services in the district

The proposed transaction is anticipated to have a positive effect on other persons providing facilities or services within the City. While the proposal may divert some patronage from existing businesses in the first instance, this is likely to lessen over time with the proposal estimated to have a net positive

economic impact on the economy of the City of Mandurah driven by increased levels of visitation, inducing further investment and growth within the City.

Employment opportunities for the local community

The Proposal involves an estimated private investment of $23 million. The City has undertaken an economic impact analysis that indicates the project is expected to generate 174 jobs during construction (direct and indirect) and approximately 437 ongoing jobs will be created (292 direct and 145 indirect), offering various types of employment within a range of industries.

Opportunities for casual and part-time positions will exist, in addition to full-time professional roles including but not limited to hospitality, brewing, finance, marketing and maintenance.

Construction Phase Supporting Local Industries

The Commercial Site is estimated to inject $29 million direct output into the local economy over the first 6-year period. This would lead to an uplift of $9.92 million in direct value added.

From this direct expansion in the economy, it is anticipated that there would be flow-on effects into other related intermediate industries as well as increased new employee consumption expenditure. These combined flow-on effects are estimated to generate an additional $30.77 million in output, $11.39 million in value-added and support another 16 indirect local jobs per year during the construction phase of the project. The total estimated construction phase local impact is $59.74 million in output, $21.47 million in value-added, and 174 local jobs.

During the construction phase the Proponent has committed to working with the City to identify opportunities for increasing local content for business in the District of Mandurah.

Operational Phase

The Commercial Site in the City of Mandurah is estimated to support 292 direct local jobs per annum on an ongoing basis. This would generate $30.79 million in direct output per year and $16.69 million in direct industry value added per year.

From this direct expansion in the economy, it is anticipated that there would be flow-on effects into other related intermediate industries as well as increased new employee consumption expenditure. These combined flow-on effects are estimated to support another 145 indirect local jobs per year and generate $8.67 million in indirect industry value added per year off the back of $16.14 million in output. The total estimated annual impact is 437 local jobs, $46.93 million in output and $25.36 million in value added.

TAFE Placements

Prior to commencing, the Proponent acting in good faith will attempt to enter into an agreement with the South Metropolitan TAFE in which the Proponent agrees to participate in and support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus.

confirmed

Social and Community Value

The Proponent has proposed to integrate cultural appreciation practices through:

- Public art by Aboriginal artists telling the Bindjareb history and stories.
- Dual naming.
- Celebrate National Reconciliation Week.
- Acknowledgement of country at all events, on our website, menus, and other materials.
- Be an equal opportunity employer.
- Increase knowledge of Aboriginal culture through ongoing staff training.
- Incorporate features of country into landscape and mini golf design.

The Proponent acknowledges the significance and importance of the War Memorial adjacent to the Commercial Site. The Proponent has committed to undertaking planning and construction of the proposed development with consideration of neighbouring stakeholders.

C. Expected financial effect on the City of Mandurah

The City is seeking support from the Department of Planning, Lands and Heritage to enter into a Headlease for the Commercial Site with the State of Western Australia for a peppercorn rent ($1 or other nominal amount payable per annum) over the entire lease term.

The Sublessee (the Proponent) will be required to pay the City rent over the term of the sublease, noting that in Years 1 and 2, the City will provide the Sublessee (Proponent) a peppercorn rent. This is due to the construction phase of the development occurring during this time.

From Year 3 onwards the Sublessee is required to pay rent to the City and by Year 8, a market rent review will be undertaken and every five years thereafter and the annual rent will be adjusted by CPI. In addition, the sublease will afford the City protection against turbulence in the market, through a term which ensures that the rent cannot be less than the previous year.

The rent payable over the first term of the sublease (25 years) will equate to approximately $6.2 million in revenue for the City.

In addition to the rent, the Sublessee, must pay the City rates, taxes, levies, charges and outgoings that are attributable to the Premises as if the Lessee was the owner of the Premises.

It is proposed that the revenue from the sublessee is reinvested back into the management, maintenance and ongoing renewal costs for the Western Foreshore Leisure Precinct. This will enable an ongoing financial commitment by the City to ensure the Precinct is maintained, activated, and promoted as a destination that will attract the local community and tourism alike.

<u>Sublease Rent</u>

The Proposed Rental Terms negotiated between the City and the Proponent are set out below:

Year 1 $1.00 plus GST (construction phase)

Confirmed

Year 2 $1.00 plus GST (construction phase)

Year 3 $103,350 plus GST

Year 4 $155,150 plus GST

Year 5 $218,488 plus GST

Year 6 $227,588 plus GST

Year 7 $234,575 plus GST

Year 8 and onwards - Previous year's rent as adjusted in accordance with the sublease.

Net Present Value

The City has engaged an independent valuer to undertake a valuation of the Commercial Site. The current market value of the disposition as carried out by a licensed valuer is $160,000 per annum plus GST. Analysis has been undertaken modelling on the Net Present Value (NPV) as outlined below:

The NPV is defined as the current value of a future net income stream of an investment over a period of time, discounted at an acceptable rate. The NPV of the rent to be received over the term of Sublease is below:

25 year (less one day) sublease term	$1,359,791
50 year (less two days) sublease term	$2,181,088
65 year (less three days) sublease term	$2,360,152

In accordance with the Proposed Rental Terms, which includes a rent free rent period in years 1 and 2 (due to construction period) amounts to $6,197,609.91 over the first 25 year term. Based on the Reasonable Market Rent which is based on the valuation undertaken with a starting rent of $160,000 per annum plus GST (with no rent free period) the rent amounts to $5,508,716.35 over the first 25 year term.

The NPV of Reasonable Market Rent over the term of the Sublease is demonstrated below:

25 year (less one day) sublease term	$1,336,129
50 year (less two days) sublease term	$2,005,030
65 year (less three days) sublease term	$2,150,868

Major Land Transaction Costs

The costs incurred by the City to date include:

- $42,000 (exclusive of GST) for a specialised commercial consultant to market the Expression of Interest;

confirmed

- $4,500 (exclusive of GST) to engage a commercial valuer; and
- $15,000 (exclusive of GST) in legal fees to prepare the Heads of Agreement.

It is anticipated that the costs incurred by the City for negotiation and preparation of the Sublease, the land excision, Flora and Fauna Assessment, Arborist Report, Site Contamination Report, Geotechnical Report and Coastal Risk Assessment be approximately $130,000. This expenditure is in accordance with the City's approved budget for the project.

Should Council support the Proposal, the Proponent will be responsible for the construction of the development and the City will incur no additional costs associated with the construction process. The City will support the Proposal by providing infrastructure within the Western Foreshore Precinct including parking upgrades. These infrastructure works are estimated to cost approximately $850,000 (exclusive of GST). Noting the parking is available for public use and the Proponent will have no exclusivity over this parking.

D. Expected effect on matters referred to in the City's current plan prepared under Section 5.56 (Strategic Community Plan)

Strategic Community Plan 2020 – 2040

The Proposal meets the following objectives of the Strategic Community Plan 2020 -2040:

Economic:

- Promote and foster investment aimed at stimulating sustainable economic growth.
- Facilitate and advocate for sustainable local job creation, and industry growth and diversification.
- Actively partner and engage with business and industry to support Mandurah's entrepreneurial capacity and capability.
- Advocate for and facilitate opportunities for improved education, training and skill development opportunities in Mandurah.
- Establish and leverage opportunities with key stakeholders to achieve sustainable economic outcomes with due consideration to environmental impacts.

confirmed

Draft Strategic Community Plan 2024 – 2044

The City of Mandurah recently completed a major review of the Strategic Community Plan 2020 – 2040. As part of this review process, a multi-stage community engagement process was conducted over a six-month period from August 2023. Through analysis of the community's vision for Mandurah, the community goals, outcomes and measures of success are now reflected in the draft Strategic Community Plan 2024 – 2044.

Community Vision:
Woven by waterways; a city that is thriving and connected to its people and nature.

The four key Focus Areas of the Strategic Community Plan are Economic, Community, Environment and Leadership.

The Proposal meets the following objectives of the Strategic Community Plan

Community Goal – Empowering our community to thrive.

Community Outcomes	Proposal Outcomes
1.1. Local jobs to retain our people and attract skilled workers.	• More jobs, and more types of jobs in more industries, for City of Mandurah locals • Total of 611 jobs throughout construction and operation consisting of: - Approx. 174 jobs during construction (direct and indirect) - Approx. 437 jobs (direct and indirect) once open and will offer various types of employment within a range of industries.
1.2. A diversified economy that supports growth sectors.	• $23m in private investment by proponent to deliver the proposal. • Gross Regional Product is $119m. • Commitment to local businesses in the District of Mandurah through local content targets in construction tenders.
1.4. A thriving City that residents are proud to call home and people want to visit.	• Estimated to attract 750,000 visitors per year, bringing in an addition $30 million in tourism spending. • Attract interstate and international visitors, as well elevating the number of day tripper/short stays from Perth and other areas within WA.
1.6. A highly skilled workforce supported by strong education and training opportunities.	• Creation of opportunities for Mandurah students providing opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus.

E. The ability of the local government to manage the undertaking or the performance of the transaction.

confirmed

The City of Mandurah has sufficiently qualified and experienced resource personnel to manage the proposed disposition by way of Sublease. In addition, the City has sufficient budgeted funding to appoint professional property consultants and legal counsel to advise the City on the transaction.

F. Other matters prescribed for the purpose of this subsection

The following information is provided to satisfy regulation 30(2a) of the *Local Government (Functions and General) Regulations 1996:*

Headlessor	State of Western Australia
Sublessor	City of Mandurah
Sublessee	Left Coast Leisure Group Pty Ltd ABN 38 677 054 296 ACN 677 054 296
Property Details	The proposed Commercial Site (see Figure 1) will be created from the excision of land from Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 635 and Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 486. That part of the Commercial Site that will be subject to the sublease will have an area of 8,000m².
Sublease Term	Sublease term of 25 years (less one day) with a first further term of 25 years (less one day) and a second further term of 15 years (less one day).
Market value of the disposition as ascertained by a valuation carried out not more than 12 months before the proposed disposition	The current market value of the disposition as carried out by a licensed valuer is $160,000 per annum plus GST (valuation dated 3 November 2023).
Consideration to be received	The consideration the City will receive in relation to the Sublease is as follows: • Rental income consisting of: Year 1 $1.00 plus GST Year 2 $1.00 plus GST Year 3 $103,350 plus GST Year 4 $155,150 plus GST Year 5 $218,488 plus GST Year 6 $227,588 plus GST Year 7 $234,575 plus GST Year 8 and onwards - Previous year's rent as adjusted in accordance with the Sublease. The rent will increase in accordance with an agreed formula contained in the sublease reflecting CPI or at the nominated anniversary dates, a market review undertaken

confirmed

	by an independent Valuer at year 8 and every five years thereafter.	
Net Present Value (NPV) of Rent to be received over the term of the Sublease	25 year (less one day) sublease term	$1,359,791
	50 year (less two days) sublease term	$2,181,088
	65 year (less three days) sublease term	$2,360,152
Proposed Rental Terms	Proposed Rental Terms with rent free period(s) (market incentive) amounting to $6,197,609.91 over the first 25 year term.	
Reasonable Market Rent	Commencing Rent of $160,000 per annum plus GST with No rent free period (market incentive) amounting to $5,508,716.35 over the first 25 year term.	
NPV of Reasonable Market Rent over the term of the Sublease	25 year (less one day) sublease term	$1,336,129
	50 year (less two days) sublease term	$2,005,030
	65 year (less three days) sublease term	$2,150,868

confirmed



Confirmed

Western Foreshore Leisure Precinct and Commercial Site Major Land Transaction Business Plan

Community Engagement Report

August 2024

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confirmed

1 Report Summary

This Community Engagement Report outlines the statutory Statewide public advertising and community engagement process undertaken by the City of Mandurah (the City) to seek community feedback on the Western Foreshore Leisure Precinct Concept Master Plan, and the Western Foreshore Commercial Site Major Land Transaction Business Plan (the Business Plan).

At its meeting on 28 May 2024 Council resolved to:

1. Adopt the Western Foreshore Leisure Precinct Concept Plan (V11 Dated May 2024) for the purposes of advertising and community engagement; and,

2. Approve the Western Foreshore Commercial Site Major Land Transaction Business Plan for Statewide public notice as per section 3.59 of the *Local Government Act 1995*, to invite and consider submissions on the Business Plan before Council considers whether to enter into a major land transaction under sections 3.58 and 3.59 of the *Local Government Act 1995*.

The Western Foreshore Leisure Precinct Master Plan is a high-level conceptual plan that outlines the remaining elements of the Waterfront Precinct Plan following the recent and significant completion of the play space, skate park and 'meeting place' public artwork.

The key elements of the Leisure Precinct Concept Master Plan include the following:

- War Memorial (*)
- Parking Nodes (*)
- Public Jetty (*)
- Shared Path Network
- Public Recreation (foreshore) Areas (*)
- Village Green Recreation and Event Space (*)
- Koolaanga Waabiny Playground
- Commercial Site (*)
- Skate Park
- On water commercial opportunities (*)
- Swimming Area Pontoon (*)
- Under bridge event space (*)
- All abilities paddle launch facility (*)

Notes: (*) indicates components where improvements are required

The Major Land Transaction Business Plan provides an overall assessment of the proposal for the Western Foreshore Commercial site, including details of the proposed commercial operator, permitted uses, key terms and conditions of disposal, and an impact analysis that includes:

- Expected Effect on the Provision of Facilities and Services by the City of Mandurah
- Expected Effect on Other Persons Providing Facilities and Services in the City of Mandurah
- Expected Financial Effect on the City of Mandurah
- Expected Effect on Matters Referred to in the City of Mandurah Strategic Community Plan
- Ability of the City of Mandurah to Manage the Disposal and Ongoing Arrangement
- Any other matter prescribed for the purposes of the subsection

In accordance with section 3.59 of the *Local Government Act 1995* (the Act), Statewide public notice of the Business Plan must be undertaken for a period of six weeks and state that the local government proposes to commence the major land transaction described in the notice.

Confirmed

However, due to the community interest in this transaction and the additional planning and interest for the broader Precinct, an extended period of time was provided for the community to make a submission.

During the Statewide public notice and community engagement period, the City received 1,102 submissions via a range of engagement methods outlined in Section 3.1. Due to the level of cross-over in the feedback received between the Leisure Precinct and the Business Plan, the feedback was analysed collectively to provide clear oversight of the community's thoughts, with the Business Plan responses in direct relation to the Major Land Transaction legislative process noted independently to inform Council's decision-making process.

Submissions were analysed using 33 themes that emerged from the feedback, outlined in Section 5.2 Allocation of Themes, to enable a consistent analysis across all feedback formats. The number of mentions a theme received was captured to create an overview of the Community's feedback, noted in Section 5.3 Key Themes Analysis and Summary.

Council will consider the submissions received during the advertising period when making a decision on whether or not to proceed with the Major Land Transaction proposed in the Business Plan, and adoption of the final Western Foreshore Leisure Precinct Concept Master Plan.

confirmed

Western Foreshore Leisure Precinct and Commercial Site Business Plan

Community Consultation overview

mandurah MATTERS

8 week
consultation, 31 May to 26 July 2024

Reach of over 7.6 million

1,102
Public Submissions



88%
of Mandurah Matters responses from Mandurah residents

- 8 consultation pop-ups
- 9 newspaper articles and adverts
- 91 signs in Mandurah
- 4 TV broadcast stories
- 3 million digital ad impressions
- 5 variations of social media ads

12,300
Mandurah Matters webpage visits

727
Mandurah Matters survey responses

280
consultation pop-up survey responses

2,803 people
engaged in the Mandurah Matters webpage (downloaded documents, visited the FAQs etc)

95
letter and email responses

confirmed

What's important:

- It's a valuable community space
- An accessible place for all
- A place to forge connections

Most anticipated benefits:

- Something new and fresh would invigorate the space
- A family-friendly space
- Attractive for locals and visitors alike
- Employment opportunities

Top concerns:

- Parking and traffic management
- Environmental impact of the development
- Potential impact that the brewery could have on the area

Project Background

2.1 Council Resolutions

Planning for the Western Foreshore commenced as early as 2015, with Council in 2018 resolving to adopt the Waterfront (Eastern and Western Foreshore) Concept Plan for the Mandurah City Centre Waterfront Precincts for the purposes of advertising. In 2019, Council adopted the Western Foreshore Recreation Precinct, Eastern Foreshore South Precinct and Eastern Foreshore North Precinct for detailed design and construction.

In 2021, Council noted the project plan for the Western Foreshore Commercial Site and approved the Western Foreshore Commercial Site Expression of Interest process to invite commercial proposals for the Site. In 2022 Council considered 7 proposals to progress through the Stage 2 of the EOI process. In 2022 Council endorsed Geographe Bay Leisure Group (now Left Coast Leisure Group Pty Ltd) and approved the CEO to move the proposal to the next stage.

In 2024, Council approved the Western Foreshore Major Land Transaction Business Plan advertising the proposal for community submissions.

A full list of Council Resolutions is available in Appendix 6.1.

2.2 Waterfront Redevelopment Project Engagement

In April – May 2018, the City invited the community to be involved in shaping the vision for the City Centre Waterfront area including the Eastern Foreshore Reserve (from the Boardwalk Precinct to the Bridge) and the Western Foreshore Reserves, including foreshore areas to the north and south of the Bridge, under the Bridge and Hall Park.

The community were asked to share what they love about the foreshore spaces and identify opportunities for improvement as well as prioritise the area that most requires change. To assist with this process, the foreshore areas were divided into zones - each with unique character, activities and opportunities.

Nearly 1000 responses were provided during this engagement through various media channels with the subject area (Western Foreshore 1) being identified as a 'High Priority' for upgrade with all feedback captured in the *Waterfront Visions Report*.

As a result of the feedback captured in the Waterfront Vision Report, a Site Context Plan was adopted for the Western Foreshore by Council in February 2019. This plan retained space for commercial activity within the Precinct and identified path networks, water-based trading opportunities, and water edge and over water infrastructure opportunities, including the following:

Future opportunities and locations for mixed use Cultural/Commercial Developments to be explored including:

- *Land based and over-water development and activities*
- *Cultural / Arts / Heritage attractions*
- *Leisure Amusements and Activities*
- *Food / Drink / Retail outlets*

Future Foreshore developments to incorporate:

- *High quality architectural design that takes advantage of waterfront location*
- *Public toilet facilities*
- *Public pedestrian access and spaces*
- *View corridors to water between built form*

Confirmed

Following the adoption of the Site Context Plan for the Western Foreshore, the City undertook detailed planning and construction for the Recreation Precinct (the Skate Park and Play Space) as stage one of the Western Foreshore upgrades, with consideration of the community's feedback in 2018 and the expressed desire to retain and upgrade the commercial activity marked as a future stage.

2.3 City Centre Master Plan

The *City Centre Master Plan (2024)* reaffirms the importance of the City Centre in the wider context of Mandurah, to guide and attract private sector investment in Mandurah, to assist in the advocacy for Federal and State Government funding and to guide the investment of public funds.

The City Centre Master Plan sets the high-level direction and design outcomes for the City Centre featuring a combination of private development and targeted public investment projects; and provides a centralised plan for all projects within the City Centre.

The Western Foreshore forms a key part of the Master Plan area, being a significant recreation and events space, with a commercial development supporting key public assets.

The recent and substantial upgrades to the play space, skate park and 'meeting place' public artwork have significantly enhanced the area with the balance of the site requiring further improvements to fulfill the outcomes of the 2018 community feedback. Elements such as parking, path connections, event layout, improved lighting, upgrades to the war memorial and the upgrading of commercial offerings are yet to be addressed. The pedestrian and bike paths between the Western Foreshore and the Eastern Foreshore, facilitated via the Mandurah Bridge, are key to achieving connection between both sides of the water.

2.4 Western Foreshore Leisure Precinct Master Plan

As a continuation from the Mandurah Waterfront Project Plan and to ensure consistent strategic alignment, a 'Key Moves' plan specifically for the Western Foreshore Leisure Precinct was included in the final City Centre Master Plan for Council adoption, together with an Implementation Plan and key actions.

The key elements of the Leisure Precinct Concept Master Plan are outlined in Figure 1 and include the following:

- War Memorial (*)
- Parking Nodes (*)
- Public Jetty (*)
- Shared Path Network
- Public Recreation (foreshore) Areas (*)
- Village Green Recreation and Event Space (*)
- Koolaanga Waabiny Playground
- Commercial Site (*)
- Skate Park
- On water commercial opportunities (*)
- Swimming Area Pontoon (*)
- Under bridge event space (*)
- All abilities paddle launch facility (*) and
- Meeting Place Public Artwork

Notes: (*) indicates components where improvements are required

confirmed

2.4.1 Village Green Recreation and Events Space

The central part of the Leisure Precinct will continue to function as an event, open space and recreation area, however with enhancements over time that reflect the importance of the site. Whilst subject to detailed design, the intent of the space is to achieve the following:

- Enhancements such as a continuation of informal recreation opportunities such a “disc golf”, potentially sport specific infrastructure such as AFL goal posts and soccer goals;
- Identifying opportunities for structured recreation closer to the skate park and playground that may accommodate beach volleyball, hard stand for court specific sports;
- Improvements to the standard of the grassed area;
- Additional defining the space through tree and vegetation planting and location of paths around the edges;
- Ensuring that large scale events (such as circuses, cycle events and City events) can continue to be accommodated through site ready infrastructure such as power and in a manner that event specific infrastructure (such as fencing) have a defined location; and
- Recognising that the space also has an important role to play as an overflow, informal parking node for significant events (such as ANZAC day).

2.4.2 Market Square

A centralised ‘market square’ event space has been identified on the plan, in part to provide a set down/pick up parking location, but also in key activity times as a hard stand event, market space that compliments the adjoining commercial and recreational activities.

The location has been selected as part of the design response in allocating the commercial site and ensuring accessible vehicular access close to the playground and aid in the whole precincts servicing requirements (such as waste collection and so on).

2.4.3 Enhanced Foreshore Areas & Over Water Opportunities

Consistent with the design intent of the Mandurah Waterfront Recreation node, recent updates in the southern part of the Precinct are proposed to continue further north adjacent to the commercial site.

As significant swimming location and waterside picnic location, improvements are proposed to the grassed spaces, provide for additional shoreline tree protection and coastal infrastructure enhancements, and shared path network improvement with the path moved further back from the water’s edge, in acknowledgment to the reshaping of the existing commercial leased area and to mitigate existing coastal impacts on the existing path network.

Between the swimming pontoon and Mandurah Bridge, a location for potential on-water commercial opportunities has been identified consistent with existing guidelines for commercial permits and with Outcome A4.8 of the City Centre Master Plan that states:

Update the Commercial Trading guidelines; progress infrastructure upgrades that encourage a diverse range of land and water-based activation in the City Centre such as:

- Kayaking/canoes
- Paddleboat hire
- Inflatable water park
- Waterside entertainment

Confirmed

Similar to previous commercial activations in the City Centre, City officers will be preparing an Expression of Interest for suitable land and water-based activities to operate in the upcoming summer period. The outcome of this process will need to strike a careful balance between providing opportunities for 'paid' activities whilst not impacting the existing foreshore activities.

2.4.4 Public Jetty

Consistent with Movement Outcome 5 of the City Centre Master Plan: Make the City Centre highly accessible via Boat, and arising from the Waterways Waterfront Master Plan, a public jetty location has been identified to the north of the swimming pontoon. Whilst detailed design is still required, this location has been determined to ensure swimming and recreation in the southern part of the site can continue and is recognition of the existing navigational channel.

2.4.5 Shared Path Network

The Western Foreshore also forms an integral part of the Long-Term Cycle Network with primary routes planned to connect via Mary Street and Old Coast Road to the Western Foreshore connecting to Mandurah Bridge. In addition, the Western Foreshore is a key part of a network of Trails, with it being an integral part of the 'Island' trail, a 30km shared use loop trail traversing the unique and varied landscapes of the City Centre and Dawesville Cut.

The delivery of the Western Foreshore Recreation Area has established a new standard of path design and width. This approach is proposed to continue around the Precinct and as part of defining the various elements of the Plan.

The path widths are proposed to have a minimum width of 3.5m and have the opportunity to provide for significant events and marches as part of commemorations at the War Memorial, a running / walking circuit and assist in edge treatments for maintenance of the formal and informal grassed spaces.

2.4.6 Parking Nodes

Further attractions being developed within the Precinct will result in additional demand for parking whilst balancing the recreation needs of the location. At the present time, car parking bay occupancy measured as part of surveys for the City Centre Parking Plan indicate an average peak occupancy of approximately 20 per cent.

The City Centre Parking Plan does however recognise that the Precinct will play an important role in providing parking for visitors to the location. Therefore, in the fullness of time, additional provision at this location provides for weekend and weekday demand.

The Parking Plan also acknowledges:

"*That future upgrades to lighting and pedestrian path connectivity within the identified locations must be considered carefully to ensure optimum outcomes. This will occur through the implementation of the recommendations of the City Centre Master Plan, through scheduled renewals and upgrades of streetscapes and through the Western Foreshore Commercial site redevelopment.*

On the Western Foreshore there is adequate space available to increase the provision of parking without impacting its amenity or use as an events facility, if designed in smaller pockets to ensure that parking does not dominate the space. There is also significant opportunity to increase the verge bays, potentially in a staged approach, initially on the grass and formalised over time."

confirmed

As a result, and to ensure consistency with the Parking Plan, the Leisure Precinct Concept Plan identifies the following parking nodes together with staged approach for implementation to ensure a balance between providing for demand but promoting a broader precinct approach to supply:

Location	Timing	Proposed Bays
Western Foreshore South	-	***88 (existing)***
Skate Park	*2025/26*	***40***
War Memorial Carpark Upgrade (renewal)	*2026/27*	***91 (existing)***
War Memorial Carpark Expansion	*2026/27*	***96***
Leighton Place On-Street	***2026/27***	***66***

confirmed

Figure 1



WESTERN FORESHORE LEISURE PRECINCT MASTER PLAN

INDICATIVE CONCEPT PLAN

CITY OF MANDURAH

2.4.7 Western Foreshore Commercial Site

The Western Foreshore Commercial Site (Commercial Site) forms an important part of this Precinct providing further opportunities for activation through family friendly hospitality offerings and by adding to the existing range of recreational facilities. There have been commercial leases on the Western Foreshore since 1987, with 6,581m² dedicated commercial space, including King Carnival and an aquatic operator.

Whilst dining, retail, entertainment, tourism, or recreation proposals may be acceptable for this Commercial Site, the following design parameters should be incorporated into future planning outcomes.

- The design and scale of any development (height, bulk and appearance) should be in keeping with the nature of the Western Foreshore, noting the skate park, playground, war memorial and have high quality architectural design outcomes;
- The design of any development should ensure maximum retention of existing vegetation;
- View corridors to the water should be maintained between built form elements;
- Development is to provide a leisure and/or active tourism offering additional and/or complementary to existing offerings in the area;
- Development will need to activate/create vibrancy in the area and be well integrated into the surrounding reserve and broader City Centre Precinct;
- Development needs to provide economic and/or community benefit, including the provision of local content for construction, and the ongoing economic impact regarding consumer spending, tourism activity and local employment;
- Reserve 27581 is a 'Class A' Crown reserve with management vested to the City of Mandurah. Under the management order, the City has the power to issue a lease for recreational opportunities and complementary commercial uses. Dependant on the scale of development proposed, Council can seek an excision of land from the Class A reserve to create a site which will enable the State and the City to enter into a commercial leasehold arrangement.
- The Western Foreshore is reserved as Regional Open Space (ROS) under the Peel Region Scheme. The purpose of ROS is to: 'protect the natural environment, provide recreational and cultural opportunities, safeguard important landscapes and sites of cultural significance and provide for public access'. Development Control Policy 5.3 – Use of Land Reserved for Parks and Recreation and Regional Open Space outlines the Western Australian Planning Commission's position on the use of ROS, which includes the ability to approve commercial uses that are ancillary and or compatible to the purpose of the reserve, where public access to and enjoyment of the reserve will be enhanced.

Confirmed

Figure 2



confirmed

WESTERN FORESHORE LEISURE PRECINCT MASTER PLAN

INDICATIVE PROPOSED COMMERCIAL SITE

CITY OF MANDURAH

2.5 Expression of Interest Process

The Western Foreshore Commercial Site forms an important part of the broader Leisure Precinct providing further opportunities for activation through family friendly hospitality offerings and by adding to the existing range of recreation facilities. There have been commercial leases on the Western Foreshore since 1987, with 6,581m² dedicated commercial space, including King Carnival and an aquatic operator.

Following the expiration of the commercial leases previously operating in the northern portion of the Western Foreshore Precinct, the City was required to ensure there was an open and transparent process prior to entering into any future long term lease arrangements.

At its meeting held on 22 June 2021, Council approved the project plan for the upgrade and development of the Commercial Site to be undertaken via a multi-staged competitive expression of interest (EOI) process. The purpose of the EOI was to explore potential opportunities for commercial activations over the existing commercial lease site.

2.5.1 EOI Stage One

For EOI Stage One, the City sought submissions that would enhance the experience of locals and tourists to Mandurah and the Peel Region. The submissions were evaluated against qualitative criteria developed to reflect the community's vision for the site.

The City received seven submissions for EOI Stage One, including a submission from Adventure Golf (locally known as King Carnival).

In addition to the qualitative criteria, the assessment process included consideration of the level of investment. To demonstrate the range in the scope and scale of the proposals, the intended level of investment for each submission is noted below:

Business Name	Level of Investment (Range)
1. Adventure Golf Australia Pty Ltd (King Carnival 2. Floatwest Holdings Pty Ltd 3. Belgravia Leisure	Less than $3 million
4. Nokturnl 5. Old Coast Road Brewery Pty Ltd	$3 million - $10 million
6. Capitol Corp Pty Ltd	$10 million - $20 million
7. Geographe Bay Leisure Group – the entity now referred to as Left Coast Leisure Group Pty Ltd	$20million +

At the Council Meeting of 24 May 2022, Council endorsed the following three submissions to proceed to EOI Stage Two:

- Left Coast Leisure Group Pty Ltd
- Capitol Corp
- Belgravia Leisure

All respondents to both stages of the EOI were offered feedback on their submission.

Confirmed

2.5.2 EOI Stage Two

The three endorsed proponents were then invited to submit detailed proposals to address the following selection criteria:

- **Responsiveness to Site:** the Western Foreshore is a landmark site and has significant community value. The design and scale of the development should look to maximise view corridors, connect to the waterfront, adjacent play space, and war memorial, and maximise retention of existing vegetation.
- **Community Benefit:** the site is designated as Regional Open Space meaning any commercialisation of the site must demonstrate its broad community benefits including accessibility and cultural appreciation.
- **Economic Impact:** any development on the Western Foreshore must demonstrate the ability to add to the current local economy including its ability to attract additional visitation and the estimated number of new jobs that will be created both during and post construction.
- **Financial Commitments:** the proposal must outline the level of investment proposed, any support required from the City of Mandurah and the financial sustainability of the business operations.

In addition to the above criteria, a financial due diligence process was undertaken.

At the Council Meeting of 22 November 2022, Council selected Left Coast Leisure Group Pty Ltd as the preferred proponent for the Commercial Site. Left Coast Leisure Group Pty Ltd demonstrated a clear understanding and ability to meet the selection criteria, and a commitment to delivering a sustainable offering.

The Proposal is seeking 8,000m² of the Commercial Site offering a mix of both hospitality and community recreation. The Proponent demonstrated a clear understanding and ability to meet the selection criteria. The Proposal represents a proposed private investment of $23 million, creation of hundreds of jobs and provides a hospitality and entertainment offering that will attract both locals and tourists alike.

The Proposal consists of:

- Licenced Restaurant and Microbrewery (2,500 m²) that proposes up to 650-person capacity including outdoor dining areas that wrap around the northern and eastern boundaries;
- 18 hole mini-golf course and Café (5,050 m² of which approximately 4,700m² is the mini-golf course) designed to include landscaping in and around the existing trees on site and will reflect the historic and cultural significance of the site; and
- Chocolate Production and Retail (450m²) is proposed in stage two of the development. The chocolate production and retail is to be located on the southern-most portion of the site, adjacent to the play space.

The Draft Western Foreshore Leisure Precinct Master Plan identifies the proposed footprint of the commercial site. Refer to Figure 2.

2.6 Major Land Transaction

In accordance with Section 3.59 of the Act, the City is required to undertake a Major Land Transaction for the disposal (sell, lease or otherwise dispose of, whether absolutely or not) or development of a site if it is worth more than either $10 million or 10% of the local governments operating expenditure incurred by the local government from its municipal fund in the last completed financial year.

Confirmed

The City is proposing to enter into a sublease with Left Coast Leisure Group Pty Ltd, as required and has prepared a Major Land Transaction Business Plan that outlines the proposed terms of the transaction, along with an overall assessment of the transaction including the:

- expected effect on the provision of facilities and services by the local government and other persons providing facilities and services in the district;
- expected financial effect on the local government;
- expected effect on matters referred to in the local government's current plan prepared under section 5.56 of the Act ; and
- the ability of the local government to manage the undertaking or the performance of the transaction.

A Business Plan summary was prepared for the consultation period and is outlined on the next page.

confirmed

mandurah MATTERS | CITY OF MANDURAH

Western Foreshore Commercial Site

Business Plan Summary

Lease site on Western Foreshore

8,000m²

Head Lessor
State Government of Western Australia

Sublessor
City of Mandurah

Sublessee
Left Coast Leisure Group Pty Ltd

Proposed uses and operating times:

Licenced Restaurant and Microbrewery: 10am-10pm
2,500m²

18-hole mini-golf course and café: 6am-9pm
5,050m²

Chocolate production and retail: 7am-9pm
450m²

Training and Development

Support opportunities for work placement, work experience and graduate programs for hospitality students Mandurah TAFE campus.

A better deal for Mandurah

Our negotiated lease creates $700k more revenue over 25 years than a market rate lease would.





A review of the rent will be done every 5 years and the Consumer Price Index (CPI) will be applied annually.

**It is proposed that the revenue from the sublessee is reinvested back into the management, maintenance and ongoing renewal costs for the Western Foreshore Leisure Precinct.*

Duration of lease
Initial 25-year lease, followed by two further optional terms.

$23 million
private investment

750,000 visitors
per year (estimated)

$30 million
visitor spend per year

174 jobs
(direct and indirect) during construction

292 direct jobs and 145 indirect jobs
during operation

Have your say

Advertising and feedback period closes 26 July 2024.

If you'd like to give your feedback or thoughts, you can do so in the following ways:

Scan the QR code

Contact the City by post:
PO Box 210 Mandurah WA 6210

Email: council@mandurah.wa.gov.au

Come into the Administration Centre at 3 Peel St, Mandurah

Confirmed

To satisfy regulation 30(2a) of the *Local Government (Functions and General) Regulations 1996* (Regulations), the City is proposing disposal of land via sublease via Local and Statewide Notice.

In accordance with section 3.59 of the Act, Statewide public notice of the Business Plan must be undertaken for a period of six weeks and state that the local government proposes to enter into a major land transaction described in the notice.

However, due to the community interest in this transaction and the additional planning for the broader Precinct, a period of more than 6 weeks was provided for the community to make a submission.

Council will consider submissions received during the advertising period when making a decision on whether or not to proceed with the Major Land Transaction in accordance with section 3.59(5) of the Act.

confirmed

3 Engagement Methodology

As per Council's decision on 28 May 2024 to advertise both the draft Leisure Precinct Master Plan and the proposed Western Foreshore Commercial Site Major Land Transaction Business Plan, the City undertook a significant community engagement campaign throughout June and July to seek the communities feedback on each Plan.

As the proposed Leisure Precinct Master Plan incorporates the Commercial Site, the City invited submissions from the community on both plans over the same engagement period.

A range of engagement methodologies were utilised together to encourage maximum participation from the community.

A summary of the engagement methods is outlined below.

3.1 Public Advertising and Engagement Methods

Western Foreshore Leisure Precinct

- A copy of the Concept Master Plan was made available at the City's Administration Building and all City libraries, with a QR code to access an online survey.
- A copy of the Concept Master Plan was published on the City's website with an accompanying Mandurah Matters page, inviting comments via an online survey.

Major Land Transaction Business Plan

The City advertised the Major Land Transaction Business Plan via Statewide and local public notice in accordance with Section 3.59(4) of the Act and Regulation 30(2a)(c) of the Regulations. A summary of the advertising of the notice is below:

- 31 May 2024 the Notice was placed on the City's Public Notice Boards at City of Mandurah Facilities including the Administration Building, Mandurah, Lakelands and Falcon Libraries and copies of the Business Plan were made available for inspection;
- 1 June 2024 Public notice advertisement was placed in the West Australian newspaper and on 5 June 2024 the Public Notice was included in the Mandurah Times inviting comments on the Business Plan;
- 4 June 2024 the Public Notice and a copy of the Business Plan was published on the City of Mandurah Website inviting the public to comment via an online survey;
- 29 May 2024 a notification of the proposed Business Plan was included on the City's Facebook page, as it was again on 12 June 2024, 11 July 2024, 12 July 2024 and 19 July 2024, and 4 June 2024 on the City's Twitter/X page; and
- 4 June 2024 the Business Plan was made available on the Mandurah Matters page.

Engagement undertaken for the Major Land Transaction and Western Foreshore Leisure Precinct:

- Social media, digital ads, broadcasts and additional newspaper adverts
- Direct engagement with key stakeholders
- Posters and tri-corflutes
- Consultation Pop-ups at the Western Foreshore, key facilities and events to ensure that members of the community had the opportunity to have their views captured and included in the process.

The purpose of the various engagement methods was to offer Elected Members the broadest cross-section of community views to make an informed decision.

Consultation pop-up sessions were undertaken at key facilities and events to ensure that

Confirmed

members of the community who may not have been aware of the consultation, or were not motivated to engage with the consultation, had the opportunity to have their views captured and included in the process. The locations were selected to offer a good sample of the community, and feedback was captured via online surveys that were emailed to the City. Individuals were asked to what extent they supported, or did not support, the proposals, and given the opportunity to tell us their thoughts. The following were the engagements that were undertaken:

Day / Date	Location	Time Available
Tuesday 16 July	MARC	9.00am - 11.00am
Wednesday 17 July	MARC	9.30pm - 11:00am
Wednesday 17 July	Halls Head Shopping Centre	3.30pm - 5.30pm
Thursday 18 July	MARC	4:00pm - 6.00pm
Saturday 20 July	Thomson Street Netball Courts	8:00am – 11:00am
Monday 22 July	MARC	5.30pm - 7.30pm
Tuesday 23 July	MARC	4.00pm - 6.00pm
Friday 26 July	Mandurah Seniors Centre	9.00am - 11am

3.2 Feedback Methods

At the Council Meeting of 28 May 2024, Council considered, for the purposes of advertising, the Major Land Transaction Business Plan for the proposed disposal via sublease of the Western Foreshore Commercial Site to the Proponent.

The community was invited to make submission in writing in relation to the transaction proposed in the Business Plan to the City's Chief Executive Officer via the following methods:

Mail: PO Box 210, Mandurah WA 6210
Email: council@mandurah.wa.gov.au
In person: 3 Peel Street, Mandurah WA 6210
Community Engagement Platform: Mandurah Matters

confirmed

4. Engagement Outcomes

4.1 Total Reach

Social media
- Organic posts: 4
- Total reach (paid and organic): 268,615
- Total shares (paid and organic): 89
- Total comments (paid and organic): 573
- Total reactions (paid and organic): 369
- Total clicks (click through rate, see more, read more, view photo) (paid and organic): 10,497
- Click through only (paid and organic): 4,786
- Negative reactions (anger and sad reaction) (paid and organic): 40
- Paid frequency (how often the ads were shown on average to the same person): 5.55

Digital advertising
- Click through: 905
- Total reach: 117,850
- Frequency (how often the ads were shown on average to the same person): 3.6

Offline advertising
- Newspaper ads: 3
- Tri corflutes: 56 throughout Mandurah in high traffic areas. (from Madora Bay to Dawesville)
- Posters (corflutes and paper): 35 (throughout Mandurah including hireable facilities from the City, parks, reserves, enclosed dog park etc)

Newspaper mentions
Online
- Number of articles: 11
- Reach: 7.2M

Offline
- Number of articles: 6

Broadcast
- Number of programs: 4

Mandurah Matters
- Total visits: 12,300
- The vast majority (10,506) read or looked at one of more pages. 2,803 people also performed an engagement action (such as downloaded a document, visited the FAQ page, or looked at more than one thing, suggesting some level of engagement), and a total of 725 survey responses were received.

Consultation pop-up sessions
- Number of sessions: 8
- Total responses: 272

e- Newsletters (CoM owned)
- Total amount (external): 7
- Reach: 71,685

Total reach: Over 7.6 million contact points

Confirmed

4.2 Total Submissions

Feedback Mode	No. of Submissions
Received by email, in-person (hand delivered) or posted	95
Received through Mandurah Matters Online Survey 1 Draft Leisure Precinct Master Plan	492
Received through Mandurah Matters Online Survey 2 Commercial Site Major Land Transaction Business Plan	235
Received by email - Consultation pop-ups	280
Total Submissions	**1,102**

The Public Submissions are made available in Report Attachment 1.3, however 10 submissions are not published due to community members requesting that the submission not be provided to Council.

4.3 Key Stakeholder Engagement

The City undertook key stakeholder engagement with business partners, industry leaders, local businesses and residents, associations and community groups. As a result, the City received a number of key stakeholder feedback submissions as outlined below.

City of Mandurah Advisory Groups

Access & Inclusion Committee	Meeting held on 4 June 2024
Youth Advisory Committee	Meeting held on 5 June 2024
Strategic Economic Advisory Group	Meeting held on 22 July 2024
Mandurah Environmental Advisory Group	Meeting held on 23 August 2024

confirmed

4.4 Petitions

Throughout the early planning for the Western Foreshore Commercial Site, a number of community petitions have been tabled at Council in opposition to a proposed development. Most of these petitions were tabled prior to the release of the proposal for the commercial site. Whilst petitions are not considered a formal submission under the Major Land Transaction process, the information has been included for Council's information.

Petitions	Meeting Date	Item No.	No of Signatures		
			Total No.	Signatures confirmed	Signatures unverified
Save Kings Carnival from closure by extending the land lease agreement	23/01/2024	G.4/1/24	2,909	820	2,089
Save Kings Carnival from closure by extending the land lease agreement	23/01/2024	G.5/1/24	596	47	549
Save Kings Carnival	27/02/2024	G.2/2/24	655	27	628
Save Kings Carnival	26/03/2024	G.2/3/24	474	2	472
Save Kings Carnival	23/04/2024	G. 2/4/24	838	97	741
Save Kings Carnival	25/06/2024	G. 1/6/24	584	2	582
No to the Restaurant/Brewery at the Western Foreshore	23/07/2024	G. 1/7/24	90	84	6
Objection to Western Foreshore Development Proposal	27 August 2024	N/A	565	519	46
			6,711	**1,598**	**5,113**

confirmed

5. Feedback Summary

5.1 Feedback overview

During the community engagement feedback period, the City received 1,102 submissions via the avenues outlined in section 3.2.

Mandurah Matters received over 12,000 visits, with 725 surveys collectively completed for the Leisure Precinct Master Plan and the Major Land Transaction Business Plan. Further to this, the City received 95 emailed, in-person or posted submissions and a further 272 online submissions as a result of Consultation Pop-up sessions.

Whilst the community had the opportunity to complete a survey for both the Leisure Precinct and the Major Land Transaction Business Plan for the commercial site, only 112 completed both surveys with many others choosing to complete only one survey.

It should be noted that during this period for the Business Plan, the City also invited comments from the community on the Western Foreshore Leisure Precinct Master Plan. The Leisure Precinct Master Plan is a high-level conceptual plan that outlines the remaining elements of the Waterfront Precinct Plan and incorporates the Western Foreshore Commercial Site.

The submissions were received through various avenues and presented in a range of formats. The feedback was analysed to identify key themes with specific ‘descriptors’ that reflect the subject-matter mentioned. 33 key themes were identified within the data. All Public Submissions have been made available on the City’s website and provided to Council in the Major Land Transaction report for consideration.

confirmed

5.2 Allocation of Themes

As submissions were received through various avenues and presented in a range of formats, feedback was analysed to identify key themes with specific 'descriptors' that reflect the subject-matter mentioned. 33 key themes were identified within the data.

Appendix 6.3: Survey Questions, outlines the specific questions asked in each survey as a point of reference when reviewing the raw data feedback, and the key themes and descriptors outlined below define the subject-matter within each theme. This enabled a consistent analysis across all feedback.

Key Themes

Theme #	Themes	Sub Themes
1	**Traffic Management Concerns / Considerations**	Concerns for single road access on a local road. Upgrades required, junction inadequate
2	**Parking concerns / Considerations**	Proposed parking is inadequate for the proposal.
3	**Social and Safety Issues related to a licenced premises**	Drugs, alcohol, antisocial behaviour, noise
4	**Resistant to change**	Leave as it is, doesn't need change
5	**Environmental Impact**	Loss of Green Space, Loss of green space to parking, Preservation of natural space, tree retention, retain environment for bird life, celebrate nature.
6	**Opposition to Commercialisation of the Western Foreshore**	Keep as a community space, no commercial businesses needed. Keep commercialisation on the Eastern Foreshore.
7	**Impact on Aboriginal and Cultural Heritage**	Concern for Aboriginal meeting spot on the foreshore, has the City engaged with local Elders on the plan?
8	**Concerns on process undertaken**	Disparaging comments, perception that decision is made, lack of transparency, uneasy/unhappy with the way current tenant has been treated.
9	**Concern for spend of rate-payers money and rental terms**	Perception that City is investing in the commercial development and not in other priority areas of Mandurah. Concern that CoM is offering a peppercorn rent, not fair on other local businesses who are struggling. City of Mandurah subsidising proposed commercial rental.
10	**Concerns on proposed lease terms**	Tenure duration, rental value.
11	**Keep King Carnival**	Keep King Carnival, fix up/revamp King Carnival. Offer longer lease

Confirmed

Theme #	Themes	Sub Themes
12	**Objection to a Licensed Restaurant/Microbrewery**	No licensed restaurant or microbrewery, not required, do not want it.
13	**Does not align with values of the site**	Does not align with the values identified in the 2018 engagement and the look and feel for the Western Foreshore that the community want.
14	**Impact / Consideration of War memorial**	Not an appropriate venue beside the war memorial, disrespectful of the war memorial.
15	**Keep Ferris Wheel**	If only the ferris wheel could be kept as a heritage element, fix it up and keep, retain as art, replace with a bigger one.
16	**Concerns about Impact on other Businesses**	Will draw customers to the Western Foreshore. Eastern Foreshore Business's already struggling, this will make it harder for local business's
17	**More family friendly attractions needed**	Not family friendly enough, doesn't cater for teens/youth as a place to go without alcohol
18	**Alternate Ideas**	Ideas that are in addition to their expressed support and ideas alternate to proposal. Bowling alley, laser tag, ice rink, time zone, sea world, movie world, outdoor cinema, arcade
19	**Pedestrian Linkages and access**	Retain water access, improve path networks and pedestrian crossings
20	**Accessibility**	Consider disability accessibly, access to amenities should be considered, family pram parking bays.
21	**Remove King Carnival**	Out with the old, time for a change, proposal better than current offering, happy for King Carnival to be gone, lack of support to keep King Carnival
22	**Improved Family-Friendly Environment**	New Recreational Attractions, good for families
23	**Enhanced Liveability**	For community. Increased or improved amenities the community want to use. Connections. For local use.
24	**Support for Development**	Aesthetic Improvements, great design outcomes, something new.
25	**Community Involvement**	Community feeling involved, informed, engaged, connected
26	**Economic Benefits**	Jobs creation, bring money to the area, support local content.
27	**Western Foreshore Activation**	Using an underutilised space, draw people to the area
28	**Tourism Boost**	Tourism attraction and increased income from visitors through tourism
29	**Improved Community Spaces and Events**	Ability to run events and improve the space for the community, good to retain green space

confirmed

Theme #	Themes	Sub Themes
30	**Diverse and Attractive Plan**	Proposed options are good, great range of activities, happy with the activities presented.
31	**Support for Licensed Restaurant/Microbrewery**	Welcome a licensed restaurant and microbrewery. It will be good for the Western Foreshore, good for families, great for Mandurah to have one.
32	**Aligns with values/vision of the site**	As per the values identified in the 2018 engagement and the look and feel for the Western Foreshore that the community want.
33	**Community Benefit**	Offers benefits to the community

It should be noted that submissions could be allocated more than one theme dependent on the content, many noting three or more.

confirmed

5.3 Key Themes Officer Responses

Theme #	Themes	Sub Themes	City of Mandurah Response
1	**Traffic Management Concerns / Considerations**	Concerns for single road access on a local road. Upgrades required, junction inadequate	<u>Single road access on local road</u> The traffic engineering consultant modelled the existing configuration and three (3) improvement options for the intersections of Mary Street / Leighton Place and Pinjarra Road / Old Coast Road / Mary Street, taking into account the predicted traffic generation related to the Commercial Site Proposal on the Western Foreshore. The modelling considered the present traffic volumes (2023) and the predicted future traffic volumes in 2031, including the impacts of the Mandurah Estuary Bridge Duplication which is presently being delivered by Main Roads WA. The 3 improvement options are outlined below: • Option 0 – Existing configuration (ie. no change). • Option 1 – Dedicated left turn lane from Mary Street onto Pinjarra Road together with a right turn / straight through lane. • Option 2 – Dedicated left turn lane from Old Coast Road onto Mary Street together with a right turn / straight through lane. • Option 3 – Combination of Option 1 and Option 2. The traffic modelling assessed each of the above options during the Weekday AM peak period (8am – 9am), the Weekday PM peak period (3:15pm – 4:15pm) and the Weekend Mid-day peak period (11:30am – 12:30pm). The traffic modelling suggests that the Mandurah Estuary Bridge Duplication will improve the level of service at the intersection of Mary Street / Leighton Place due to a reduction in northbound traffic volumes on Old Coast Road. In addition, minor road network improvements on Mary Street between Leighton Place and Pinjarra Road would result in satisfactory performance at the intersection of Mary Street / Leighton Place during peak periods, taking into account the Commercial Site Proposal on the Western Foreshore.

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			In summary, the outcomes of the traffic modelling showed that Option 1 (dedicated left turn lane from Mary Street onto Pinjarra Road together with a right turn / straight through lane) was the preferred option as it provided a good level of service at the intersections of Mary Street / Leighton Place and Pinjarra Road / Old Coast Road / Mary Street, during all peak periods with only short traffic delays of between 10 and 15 seconds. This option was also not detrimental to the performance of Old Coast Road. If Council agree to proceed with the Major Land Transaction, further detailed analysis will be undertaken as part of the City's own commitment to managing the local road network and there will be further consideration through the Development Application process. <u>Upgrades to intersection</u> As explained above, the intersection improvements / upgrades are likely to be required on Mary Street and Leighton Place with issues such as right turn movements and potential pedestrian and cyclist conflicts being noted. If Council decide to proceed with the major land transaction, design and costings will be presented to Council. The City is committed to engaging and working with local residents to achieve a suitable outcome.
2	**Parking concerns / Considerations**	Proposed parking is inadequate for the proposal.	<u>Inadequate parking</u> Car parking provisions and improvements to transport links to service the Precinct and the future development of the Commercial Site have been considered as part of the extensive work conducted on the City Centre Master Plan and the City Centre Parking Plan. Through the Local Planning Framework, the City has adopted a contemporary approach to parking ratios and is consistent with the State Activity Centre Planning Policy, which include the following principles: • Parking being provided as public parking and therefore available for reciprocal use; • Reciprocal parking allows for the most efficient use of available bays whereby uses that have different periods of peak demand can utilise the same parking facilities; • Promoting the use of public transport, particularly for the location where high-density employment and housing is being promoted; and

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Overflow parking to be provided upon approval by the City of Mandurah.
The proposed Leisure Precinct Plan indicates an additional 202 parking bays to service future activation of the Precinct. This includes: War Memorial Carpark – 96 bays, Skatepark Carpark – 40 bays and Leighton Road street parking – 66 bays, whether they be formal or informal is to be determined through further design development.

The City will carry out carparking works on land adjacent to the proposed Commercial Site. The parking will be available for public use and the Commercial Site Proponent will have no exclusivity over this parking. This is consistent with businesses in the City Centre area where there is recognition through the Strategic Centre City Centre Precinct Plan that efficient use of parking has benefits for City environments and, this is often best located in the public domain. The proposed parking amount is more than what would be required for a development of a similar nature within the City Centre, which is demonstrated in the following table:
<table>
<tr><th></th><th>Guidance Source</th><th>Required Parking Ratio</th><th>Estimated Bays</th></tr>
<tr><td rowspan="4">Supply</td><td>Local Planning Scheme No 12</td><td>1 per 4 patrons</td><td>163 bays</td></tr>
<tr><td>Strategic Centre City Centre Precinct Plan</td><td>3 bays per 100m2</td><td>53 bays</td></tr>
<tr><td>Current bays on western foreshore</td><td></td><td>183 bays (serving war memorial, skate park, play space and general use.</td></tr>
<tr><td>Additional Bays proposed</td><td></td><td>202 bays</td></tr>
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<td>3</td>
<td>Social and Safety Issues related to a</td>
<td>Drugs, alcohol, antisocial behaviour, noise</td>
<td><u>Opening hours</u>
Subject to Council’s decision, the City has negotiated with the Proponent restricting operating hours, with the requirement for the</td>
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	licenced premises		venue to close at 10pm. It is important to note that this restriction far exceeds other venues operating in the City Centre which are typically permitted to trade until 12:00 midnight or later with extended trading permits. A number of conditions are likely to be required to mitigate anti-social or safety issues where the Director of Liquor Licencing, through the liquor licensing process may impose conditions on the venues Liquor Licence requiring the operator to: • Prepare a Harm Minimisation Plan which will outline requirements to manage customers through signage, staffing and security measures. • Set occupancy numbers dependent on factors including toilet facilities, floor area, exit widths among other considerations. <u>Community Safety</u> The Council endorsed a Community Safety Strategy in July 2024 outlining an ongoing commitment from the City to prevent, prepare, and respond to community safety concerns, including anti-social behaviour. The Western Foreshore Leisure Precinct will be designed to best practice Crime Prevention Through Environmental Design (CPTED) principles in order to create an environment that designs out the opportunity for crime. This will include elements such as improved lighting, CCTV and activations to increase passive surveillance. The City will continue to maintain strong partnerships with Police and other stakeholders, such as the Liquor Accord. <u>Noise Impact</u> Through the Development Approval and Liquor Licencing processes the City has the opportunity to request conditions be applied to the development to control noise impacts. These may include the setting of noise levels of speakers, orientation of speakers, amplified music being run through a centralised system with noise limiting device. In all cases the development will be required to comply with the *Environmental Protection (Noise) Regulations 1997*.

confirmed

			With regard to patron noise from patrons Harm Minimisation Plans are required through the liquor licencing process that are able to manage post closure behaviour including the provision of security. Controls are also able to be applied to support lower risk drinking environments with food available and seating lay outs that reduce anti-social behaviour. The liquor licence and development assessment process can also be used to require security management plans that include considerations such as lighting and CCTV.
4	**Resistant to change**	Leave as it is, doesn't need change	Noted. Refer to response for **Community Involvement Theme**. If the Proposal is not approved by Council, the site will return to recreational space once the current lease has expired.
5	**Environmental Impact**	Loss of Green Space, Loss of green space to parking, Preservation of natural space, tree retention, retain environment for bird life, celebrate nature.	<u>Loss of green space</u> Refer to response for **Improved Community Spaces and Events Theme.** <u>Tree retention</u> Tree retention will remain a priority in addition to increasing the tree canopy throughout the reserve with additional planting to increase the usability of the area. For the purposes of the proposed Commercial Site, the City will be conducting a range of environment-related site assessments as part of its due diligence process and in advance of any development application for the site. These assessments will include flora and fauna assessment (including a tree retention plan), arborist report, site contamination report, geotechnical report and coastal risk assessment. The proposed sublease area for the Commercial Site Proposal is 8,000m², which is 1,419m² larger than the existing part of the land used for commercial purposes. It should be noted that the built form component of the Proposal is approximately 3,300m² and the remainder will be utilised for the purposes of the mini-golf course. This enables the City and the Proponent to maximise tree retention, protecting the environmental value of the Site.

confirmed

			The City will be responsible for completing an Arborist Report which will specifically identify those trees that must be retained on the Commercial Site. The Proponent will be required to develop a Tree Management Plan taking into account the City's advice and recommendations. The final design of the built form will be required to work within those parameters.
6	**Opposition to Commercialisation of the Western Foreshore**	Keep as a community space, no commercial businesses needed. Keep commercialisation on the Eastern Foreshore.	Since 1987, the land comprising the Commercial Site, which is a Class A Reserve, has been used for commercial purposes. Since this time approximately 6,581m², comprising the existing King Carnival lease area and the previous commercial aquatic operator, has been dedicated for commercial purposes. The total area of the reserves is 68,634m², which 8,000m² is being used for commercial purposes. The total area for the proposed Commercial Site is 8,000m², noting that approximately 4,700m² of this area will be utilised for the purposes of the 18-hole mini-golf course to maximise tree retention. It is proposed that all rent received will be set aside for funding infrastructure components of the Western Foreshore Leisure Precinct which would be more than likely funded from ratepayers if the proposal did not proceed. If there was no commercialisation on the Western Foreshore, the City would undertake improvements to bring the existing site to a standard that is consistent with the Western Foreshore Leisure Precinct, and this would be required to be funded through rates.
7	**Impact on Aboriginal and Cultural Heritage**	Concern for Aboriginal meeting spot on the foreshore, has the City engaged with local Elders on the plan?	<u>Cultural significance of site</u> The Western Foreshore Leisure Precinct is located within a registered Aboriginal Cultural Heritage site – Winjans Camp (registered Place 3724). The camp itself is located approximately 1km away from the proposed commercial development and is located within Yaburgurt Kaaleepga Reserve. However, it is acknowledged that the proposed development site is close to the shore of the DJILBA (Peel Harvey Estuary) and as such the interface of the development with the DJILBA will be carefully considered.

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			<u>Engagement with Elders</u> In the event the Commercial Site progresses, the City is committed to undertaking due diligence for the heritage value of the site and working with the local Elders to achieve a design that respects the Aboriginal and cultural heritage of the site, including seeking the necessary State planning approvals. In addition, the Proponent has proposed to integrate cultural appreciation practices into design elements and broader engagement activities including: • Understanding the Bindjareb history and stories • Dual naming • Celebrating National Reconciliation Week. • Acknowledgement of Country at all events, on website, menus, and other materials. • Be an equal opportunity employer. • Increase knowledge of Aboriginal culture through ongoing staff training. • Incorporate features of Country into landscape and mini golf design.
8	**Concerns on process undertaken**	Disparaging comments, perception that decision is made, lack of transparency, uneasy/unhappy with the way current tenant has been treated.	At its meeting on 22 June 2021, Council noted the project plan for the Western Foreshore Commercial Site to undertake a multi-staged EOI process to explore potential opportunities for commercial activations over the existing commercial lease site. Following Council approval, the City launched an extensive local, national, and international EOI process seeking proposals for the Commercial Site. The City received seven submissions through the first stage of the EOI and following a comprehensive assessment process Council at its meeting of 24 May 2022 endorsed three submissions to proceed to the second stage of the EOI. Following the EOI Stage Two, at the Council Meeting on 22 November 2022, Council selected Left Coast Leisure Group Pty Ltd as the preferred proponent for the Commercial Site.

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			At the Council Meeting of 28 May 2024, Council endorsed the Western Foreshore Commercial Site Business Plan, inviting submissions from the community and interested stakeholders. The City of Mandurah has met all statutory requirements under the *Local Government Act 1995* and *Local Government (Functions and General) Regulations 1996* in the managing of the disposal of land process for the Western Foreshore Commercial Site. Extensive community consultation has been undertaken through a range of engagement types including 91 signs, 9 newspaper articles and stories, 4 TV broadcast stories, 3 million digital advertisement impressions, 5 variation of social media advertising. The City has received 1,102 submissions with 12,300 Mandurah Matters webpage visits. Refer to response for **Community Involvement Theme.**
9	**Concern for spend of rate-payers money and rental terms**	Perception that City is investing in the commercial development and not in other priority areas of Mandurah. Concern that CoM is offering a peppercorn rent, not fair on other local businesses who are struggling. City of Mandurah subsidising proposed commercial rental.	<u>Concern regarding City investing in a Commercial Development</u> The Western Foreshore Commercial Site is proposed to be developed at an estimated cost of $23 million. The construction of the licenced restaurant, mini-golf course, café and chocolate/retail is the sole responsibility of the Proponent, with no financial contributions being made by the City. Should Council support the Proposal, the Proponent will be responsible for the construction of all elements of the development and ongoing maintenance obligations in accordance with the proposed Sublease conditions. In addition, the Proponent will be required to pay rent (from year 3 onwards). The Proponent will be required to pay all charges, local government rates and outgoings over the full term of the proposed sublease. <u>Financial Contribution by the City</u> The City's financial contribution to the development is limited. The City will support the Proposal by providing infrastructure within the Western Foreshore Precinct including parking upgrades. These infrastructure works (construction of 202 car parking bays) are estimated to cost approximately $850,000 (exclusive of GST). Noting

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			the parking is available for public use and the Proponent will have no exclusivity over this parking. For the purposes of undertaking the Major Land Transaction the costs incurred by the City to date include: • $42,000 (exclusive of GST) for a specialised commercial consultant to market the Expression of Interest; • $4,500 (exclusive of GST) to engage a commercial valuer; and • $26,507 (exclusive of GST) in legal fees to prepare the Heads of Agreement. It is anticipated that the costs incurred by the City for negotiation and preparation of the Sublease, the land excision, Flora and Fauna Assessment, Arborist Report, Site Contamination Report, Geotechnical Report and Coastal Risk Assessment be approximately $130,000. This expenditure is in accordance with the City's approved budget for the project <u>Peppercorn rent (two years only)</u> The City is seeking support from the Department of Planning, Lands and Heritage to enter into a Headlease for the Commercial Site with the State of Western Australia for a peppercorn rent ($1 or other nominal amount payable per annum) over the entire lease term. This will result in the City paying no rent to the State of Western Australia for this Headlease, however is proposing to enter into a Sublease with the Proponent, which will require the Proponent to pay rent and other charges (including rates, taxes, levies, charges and outgoings) directly to the City. In addition, the Proponent will be responsible for all other associated costs including buildings, maintenance and insurance. Under the Proposed Rental Terms for Years 1 and 2 (only) the City will provide the Proponent a peppercorn rent. This is due to the construction phase of the development occurring during this time. It is considered standard commercial practice to negotiate a reduced rental fee during the construction phase as the proponent is not trading or drawing an

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			income from the development. All other fees such as rates and outgoings will be charged to the sublessee during this period. In addition, the City has recognised the delivery of a significant community benefit this development provides in terms of contribution to tourism and economic growth for Mandurah. It is proposed that the revenue from the sublessee is reinvested back into the management, maintenance and ongoing renewal costs for elements of the Western Foreshore Leisure Precinct. <u>Rental Terms</u> The City has engaged an independent commercial valuer to undertake a valuation of the Commercial Site. The current market value of the disposition as carried out by a licensed valuer is $160,000 per annum plus GST. The valuer has taken into account commercial operations of a similar nature and tourism footprint. The City engaged a commercial valuer to undertake analysis and modelling on the Net Present Value (NPV). NPV is defined as the current value of a future net income stream of an investment over a period of time, discounted at an acceptable rate. The NPV calculation is considered the appropriate method for defining the current value of a future net income stream of an investment over a period of time, which incorporates discounts (7.5%) at an acceptable rate. In accordance with the Proposed Rental Terms, which includes the rent free period of two years (due to the construction period) the rent to be received to the City would amount to $6,197,609.91 over the first 25 year term. Based on the Reasonable Market Rent which is based on the valuation undertaken with a starting rent of $160,000 per annum plus GST (with no rent free period) the rent amounts to $5,508,716.35 over the first 25 year term. This indicates that the City is achieving a greater return from the sublessee's Proposed Rental Term, than the rates based on the market valuation. By Year 5 the annual Proposed rent exceeds the amount

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			that could be achieved under the Reasonable Market Rent (which is based on the valuation). The cumulative rent of the Proposed Rental Terms is greater than the Reasonable Market Rent in Year 15. Refer to table below. In addition, the sublease terms will provide the City protection against turbulence in the market, through a term which ensures that the rent cannot be less than the previous year.

	First Term					Second Term	Third Term
	Yr 2	Yr 8 Mkt	Yr 15	Yr 20	Yr 25	Yr 50	Yr 65
Proposed Rental Term per annum	$0	$236K	$280k	$315k	$355k	$640k	$913k
Proposed cumulative Rental income	$0	$1,173m	$3m	$4,505m	$6,197m	$18,435 m	$30,109m
Reasonable Market Rent per annum	$164k	$191k	$228k	$256k	$288k	$521k	$744k
Reasonable cumulative Rental income	$325k	$1,417m	$2,905m	$4,130m	$5,508m	$15,475m	$24,983m

10	**Concerns on proposed lease terms**	Tenure duration, rental value.	<u>Tenure</u> Given the level of private investment for this proposal ($23 million), the Proponent is seeking a lease tenure of 65 years. Department Planning, Lands and Heritage have advised that all proposals are assessed on a case-by-case basis on their individual merits. <u>Valuation</u>

confirmed

			Refer to response for **Concern for spend of rate-payers money and rental terms** <u>Concern regarding financial climate</u> Should the Commercial Site proposal progress, the City will be undertaking further financial due diligence on the Proponent and building into the Heads of Agreement appropriate safeguards to protect the City's interest. This will include conditions in the Heads of Agreement requiring the Sublessee at the end of the Term: • if required by the City to do so, make good the Premises consistent with the condition as if the applicant obligations had been complied with during the Term; or • if required by the City remove any buildings and any services installed by the applicant and return the Premises as a vacant site; or • if not required to make good the Premises, vacate the Premises and leave the Premises in a clean and safe condition (subject to fair wear and tear). It is also proposed that the sublease includes a bank guarantee and a holding company guarantee to ensure the applicant meets all obligations.
11	**Keep King Carnival**	Keep King Carnival, fix up/revamp King Carnival. Offer longer lease	The current tenant, King Carnival, has held a series of exclusive leases over the waterfront site on the Western Foreshore since 1987. Following Council approval to undertake an Expression of Interest (EOI) process for the Commercial Site on 22 June 2021, the City commenced the competitive process inviting proposals. King Carnival were invited to make a submission through the EOI process and were unsuccessful in stage 1 of the process. King Carnival were notified of the outcome in 2022 and requested to remain on the site until a new lease is determined. The City has provided an extension to the holding over of the lease until 30 April 2025. Under the existing lease arrangement, the operators of King Carnival are charged $24,415 per annum in rent. This does not represent a viable commercial return for the City of Mandurah.

confirmed

12	**Objection to a Licensed Restaurant/Microbrewery**	No licensed restaurant or microbrewery, not required, do not want it.	If the Proposal is not approved by Council, the site will return to recreational space once the current lease has expired.
13	**Does not align with values of the site**	Does not align with the values identified in the 2018 engagement and the look and feel for the Western Foreshore that the community want.	Refer to response for **Community Involvement Theme**.
14	**Impact / Consideration of War memorial**	Not an appropriate venue beside the war memorial, disrespectful of the war memorial.	<u>Proposal and Interface with War Memorial</u> The Proponent acknowledges the significance and importance of the War Memorial adjacent to the Commercial Site. The Proponent has committed to undertaking planning and construction of the proposed development with consideration of neighbouring stakeholders. Refer to **Social and Safety Issues related to a licenced premises.** <u>Consultation with RSL</u> The City has undertaken consultation with the City of Mandurah RSL who discussed the Proposal at their Annual General Meeting of 25 July 2024. The RSL presented a number of matters to the City for attention, including: 1. Modifications to Hall Park that would assist our aging veterans on our formal ceremonial occasions, such as wide footpaths that would allow veterans to march 4 abreast on a flat even surface and modified curbing to assist with the veterans transition from Hall Park to the Memorial in a safe manner. City of Mandurah response: Major pathways around the Western Foreshore Leisure Precinct have been proposed to be upgraded to 3.5m width to improve accessibility and pedestrian use and circulation throughout the site. This will include the path network between the proposed Commercial Site and the Estuary. 2. The addition of ablutions closer to the memorial would be advantageous not only for our veterans but the general public who also attend the Memorial site.

confirmed

			City of Mandurah response: The City will discuss location of toilets for Commercial proposal with applicant in due course. 3. Additional installation of more security cameras at or near the memorial car park would also be advantageous to dissuade any future vandalism. City of Mandurah response: The City will work with RSL in relation to reviewing CCTV and other safety measures. The Proponent acknowledges the significance and importance of the War Memorial adjacent to the Commercial Site. The Proponent has committed to undertaking planning and construction of the proposed development with consideration of neighbouring stakeholders. Refer to **Social and Safety Issues related to a licenced premises.**
15	**Keep Ferris Wheel**	If only the ferris wheel could be kept as a heritage element, fix it up and keep, retain as art, replace with a bigger one.	The King Carnival Ferris wheel is an asset of King Carnival and its removal will be required in line with all site infrastructure subject to the expiration of their lease in 30 April 2025 and vacating the site. Due to the age of asset and the cost impost for maintenance and insurance obligations, it would not be in the City's interest to purchase and retain as an art installation.
16	**Concerns about Impact on other Businesses**	Will draw customers to the Western Foreshore. Eastern Foreshore Business's already struggling, this will make it harder for local business's	The evaluation criteria used in the EOI were specifically designed to prioritise proposals that offer demonstrable benefits to Mandurah and complement existing local businesses environment. The recreation aspects of the proposal scored highly with few similar offers within the area. The scale of the hospitality elements is also expected to be complementary to businesses on the Eastern Foreshore. Overall, the proposal is anticipated to generate significant additional economic activity through increased visitation, rather than simply absorb a share of the existing market. This is reflected in the anticipated economic impact of $47m per annum across the Mandurah economy in each year of operation. This notwithstanding, the City intends to continue its investment in the Eastern Foreshore and City Centre activation program to manage the risk of diversion. The City invests just under $550k per year in the City

Confirmed

			Centre activities including grant programs, business led activations, and support for permits and approvals for new opportunities. The investment relating to the City's festivals and events delivered in the City Centre is $1,742,000 and includes Crab Fest, the Christmas in Mandurah program and Winter in Mandurah activations. All these programs support businesses on the Eastern Foreshore/City Centre to maximise footfall. Additionally, the City's support through Visit Mandurah supports City Centre businesses including support in destination marketing and promotion of Mandurah and local businesses across WA and Australia every year, driving visitation to businesses in the City Centre and across Mandurah.
17	**More family friendly attractions needed**	Not family friendly enough, doesn't cater for teens/youth as a place to go without alcohol	Refer to **Improved Family-Friendly Environment.**
18	**Alternate Ideas**	Ideas that are in addition to their expressed support and ideas alternate to proposal. Bowling alley, laser tag, ice rink, time zone, sea world, movie world, outdoor cinema, arcade	<u>Alternate ideas to the proposal</u> A number of community submissions provided alternate ideas to the Commercial Site Proposal, including but not limited to bowling alley, laser tag, ice rink, water park, time zone, sea world, movie world, outdoor cinema, high rise apartments, arcade. It is important to note that all proposals were required to demonstrate the ability to provide a leisure and/or active tourism offering additional and/or complimentary to existing offerings in the area. Whilst the City is pleased to receive alternative ideas for the Western Foreshore Commercial Site, the proposed commercial development is market-led and the process to attract investment opportunities was extensive. The process is outlined below: At its meeting on 22 June 2021, Council noted the project plan for the Western Foreshore Commercial Site to undertake a multi-staged EOI process to explore potential opportunities for commercial activations over the existing commercial lease site. Following Council approval, the City launched an extensive local, national, and international EOI process seeking proposals for the Commercial Site. The purpose of the EOI was to explore potential opportunities for

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			commercial activations over the existing commercial lease site. Through this EOI process the City attracted a broad range of proposals from the market which were evaluated against the following criteria: • Create a destination waterfront recreation space; • Drive visitation through investment in unique 'wow' infrastructure, activities, and events; • Provide facilities and activities that cater for teenagers and young adults; • Acknowledge local heritage and unique character of the foreshore and waterway; and • Provide an inclusive, safe, quality user experience. Through this process the City received seven submissions. At the Council Meeting of 24 May 2022, Council endorsed the following three submissions to proceed to EOI Stage Two: • Geographe Bay Leisure Group (now referred to as Left Coast Leisure Group Pty Ltd for this transaction) • Capitol Corp • Belgravia Leisure The three endorsed proponents were then invited to submit detailed proposals to address the following selection criteria: • Responsiveness to Site: the Western Foreshore is a landmark site and has significant community value. The design and scale of the development should look to maximise view corridors, connect to the waterfront, adjacent play space, and war memorial, and maximise retention of existing vegetation. • Community Benefit: the site is designated as Regional Open Space meaning any commercialisation of the site must demonstrate its broad community benefits including accessibility and cultural appreciation. • Economic Impact: any development on the Western Foreshore must demonstrate the ability to add to the current local economy including its ability to attract additional visitation and the estimated number of new jobs that will be created both during and post construction.

confirmed

			• Financial Commitments: the proposal must outline the level of investment proposed, any support required from the City of Mandurah and the financial sustainability of the business operations Following the EOI process, Council at its meeting on 22 November 2022, selected Geographe Bay Leisure Group (now referred to as Left Coast Leisure Group Pty Ltd for this transaction) as the preferred proponent for the Commercial Site. It is further acknowledged that many of the alternate suggestions may not be appropriate for the Site and that proposals that included similar elements decided to not proceed.
19	**Pedestrian Linkages and access**	Retain water access, improve path networks and pedestrian crossings	<u>Pedestrian linkages</u> Providing access to the Western Foreshore by public transport and active transport options, together with the broader City Centre are key priorities as demonstrated within the CCMP. Currently the Western Foreshore can be accessed by public transport via Bus Route 591 and 592 with stops provided on Mary Street and Old Coast Road. However, this access is not directly provided from the train station via the City Centre. Through the Integrated Transport Strategy and CCMP, the City will advocate for more direct public transport routes linking key activity nodes in the broader Strategic Centre with direct and regular services between the Western Foreshore and the station together with a network that links Mandurah's northern and suburbs to the City Centre, complimented with key transit stops for convenient and comfortable access to the services. <u>Improvements/ repairs to pathways</u> Major pathways around the Western Foreshore Leisure Precinct have been proposed to be upgraded to 3.5m width to improve accessibility and pedestrian use and circulation throughout the site. This will include the path network between the proposed Commercial Site and the Estuary. <u>Retain access to water</u> Access to the water along the Estuary will be retained and enhanced in the proposed Western Foreshore Leisure Precinct Master Plan and

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			the Commercial Site. For broader commentary of site accessibility refer to City officer response in the **Accessibility Theme.**
20	**Accessibility**	Consider disability accessibly, access to amenities should be considered, family pram parking bays.	Accessibility The Western Foreshore Leisure Precinct Concept Master Plan considers accessibility in a variety of ways, including through proposed improvements to path widths and lighting. All design components will meet the required Australian Standard and consultation will take place with the City of Mandurah Access and Inclusion Advisory Group at the detailed design stage of upgrade works. Access to amenity The proposed Commercial Site will improve access to amenity. The war memorial, playground and skate park will be unaffected by the Commercial Site Proposal which will be set back from the waterfront to retain and improve public access to and along the foreshore. In addition, the footprint of the proposed sublease area has been designed to retain as many of the existing natural features and view corridors to the public waterfront as possible. The design of the building incorporates glass walls on both the northern and southern elevations and has significant glass components on the eastern elevation. This ensures views through the building are maintained and views to the war memorial, water's edge and adjacent play space are retained. Parking Bays The additional car parking provided as part of the Western Foreshore Leisure Precinct would also include an increase in the number of disabled car parking bays being available for the community. The number and locations of these bays would be considered further as part of the next stage of the design process to ensure that all key facilities are accessible.
21	**Remove King Carnival**	Out with the old, time for a change, proposal better than current offering, happy for King Carnival to be gone,	The King Carinal lease expires on 30 April 2025 and no further extensions will be granted.

confirmed

		lack of support to keep King Carnival	
22	**Improved Family-Friendly Environment**	New Recreational Attractions, good for families	<u>Western Foreshore Commercial Site</u> The Western Foreshore Commercial Site forms an important part of this Precinct providing further opportunities for activation through high quality designed family friendly and intergenerational hospitality offerings by adding to the existing range of recreation facilities, including a new premium 18-hole mini golf course. <u>Attractions for families</u> The proposed Western Foreshore Leisure Precinct Concept Master Plan contains a variety of elements for different age groups and activities, with a strong family focus. This includes: • Regional level skate park and Koolaanga Waabiny destination playground. • 'Village Green' recreation and events space, including retention of 'disc golf' and potentially new sport specific infrastructure such as AFL goal posts and soccer goals; and the ability for large scale events to continue to take place i.e. Ride to cure cancer, Circus, Crab Fest, Pop-up amusement / fairgrounds etc. • Enhanced foreshore areas for community enjoyment, including green spaces for picnics and recreation, and maintaining access to the water. • New public car parking and new tree planting will improve the access and usability of the space further. • Proposed opportunities for structured recreation closer to the skate park and playground that may accommodate beach volleyball, hard stand for court specific sports. • Under bridge event and activation space with potential new infrastructure to accommodate more music and youth events and mural artwork. • Additional commercial activation through water and land based seasonal and annual licenses by mobile and aquatic commercial operators via Expression of Interest process.

confirmed

23	**Enhanced Liveability**	For community. Increased or improved amenities the community want to use. Connections. For local use.	The proposed Western Foreshore Leisure Precinct Concept Master Plan and Western Foreshore Commercial Site will improve the use and amenity of the Western Foreshore for Mandurah residents and visitors. Should the proposed Commercial Site be supported, it is proposed that the full rent be reinvested back into the management, maintenance and ongoing renewal costs for elements of the Western Foreshore Leisure Precinct to ensure the quality of amenity is retained over time. This includes intersection, parking and foreshore management, which will be required even if the Proposal does not proceed. This will provide an alternative revenue source to ensure the Precinct is maintained, activated, and promoted as a destination for current and future generations. Refer to City officer response for **Improved Family-Friendly Environment Theme**.
24	**Support for Development**	Aesthetic Improvements, great design outcomes, something new.	The level of private investment to develop the proposed Commercial Site is estimated to cost $23 million with the design intended to complement the features of the site. It is set back from the waterfront to retain and improve public access to and along the foreshore, designed to maximise tree retention and as many of the existing natural features and view corridors to the public waterfront as possible. The design of the building incorporates glass walls on both the northern and southern elevations and has significant glass components on the eastern elevation. This ensures views through the building are maintained and views to the war memorial, water's edge and adjacent play space are retained. Further details and design review will occur at the development assessment stage if Council agree to proceed with the Major Land Transaction and the State Government approve the land excision.
25	**Community Involvement**	Community feeling involved, informed, engaged, connected	<u>Community involvement</u> To establish the future vision for the Western Foreshore, in 2018, the City completed an extensive community engagement to inform the Waterfront Redevelopment, which identified the Western Foreshore commercial site as a 'high' priority for change. This engagement identified future opportunities for mixed use cultural/commercial developments to be explored on the site, including land based and overwater development and activities, cultural/arts/heritage attractions, leisure amusements and activities, and food/drink/retail outlets.

confirmed

			Community feedback identified the commercial site on the Western Foreshore as a high priority for change and provided feedback indicating the site is currently underutilised for the prime location, with a preference for the existing activity to be replaced with a more contemporary destination attraction. There were 969 responses from a range of engagement methodologies including written/verbal responses (559 participants), illustrated responses (148 participants) and Dotmocracy activity at pop up locations (491 participants where 229 of participants also provided written/verbal responses and have been not counted twice in the total responses). The City recently completed a major review of the Strategic Community Plan 2020 – 2040. As part of this review process, a multi-stage community engagement process was conducted over a six-month period from August 2023. Through analysis of the community's vision for Mandurah, the community goals, outcomes and measures of success are now reflected in the adopted Strategic Community Plan 2024 – 2044. The community outcomes in the economic pillar of the Plan focus on local jobs, diversified economy, sustainable development, a thriving city for residents and visitors, investment encouragement and education and training opportunities. The proposed Western Foreshore Leisure Precinct and the Commercial Site support the achievement of these community outcomes, while balancing the other community outcomes for the Community and Environment pillars. For the proposed Western Foreshore Leisure Precinct Master Plan and Western Foreshore Commercial Site Major Land Transaction, the City conducted a further community engagement process, providing the community with an engagement period where submissions were received from 31 May 2024, and formally commencing 4 June 2024 (public notice issued).The City invited feedback through a wide range of methods outlined in Attachment 1.2 and included extensive community consultation including 91 signs, 9 newspaper articles and stories, 4 TV broadcast stories, 3 million digital advertisement impressions, 5 variation of social media advertising. The City has received 1,102 submissions with 12,300 Mandurah Matters webpage visits.

confirmed

26	**Economic Benefits**	Jobs creation, bring money to the area, support local content.	<u>Supports Job Creation</u> The City has undertaken an economic impact analysis that indicates the project is expected to support approximately 174 jobs during construction (direct and indirect). Once established, the proposed Western Foreshore Commercial Site will create approximately 437 ongoing jobs (292 direct and 145 indirect), offering various types of employment within a range of industries. Opportunities for casual and part-time positions will exist, in addition to full-time professional roles. Should a sublease be granted, the City requires the Proponent to enter into an agreement with the South Metropolitan TAFE to support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus. <u>Supports Local Content</u> The City has negotiated with the Proponent to maximise local content in the construction phase which will provide opportunities for businesses in Mandurah and the Peel Region. <u>Economic benefit</u> The proposed Commercial Site will deliver a significant wider economic benefit to the local and regional economy over the proposed sublease term. The Proposal represents a private investment of $23 million, creation of hundreds of jobs and provides an additional hospitality and entertainment element within the Western Foreshore Leisure Precinct. The proposal provides services not currently available in the City Centre and is expected to create a net increase in visitation to Mandurah.
27	**Western Foreshore Activation**	Using an underutilised space, draw people to the area	Refer to City officer response for **Economic Benefits Theme** and **Improved Family Friendly Environment Theme**. The total area of the two reserves is 68,634m², which 8,000m² is being used for commercial purposes. This provides 60,634m2 to remain as public open space. Of the 8,000m² a total of 4,700m² will be used for the mini-golf course which has been maximised to ensure tree retention.
28	**Tourism Boost**	Tourism attraction and increased income from visitors through tourism	The proposed Commercial Site offers an opportunity for the City to advance a major commercial development on the Western Foreshore, enhancing the local economy through the creation of a premier tourism

Confirmed

			attraction within the Western Foreshore Leisure Precinct. This development is projected to attract a high number of tourists to Mandurah annually, leveraging the city's strengths as a destination. It will activate and bring vibrancy to a highly visible, waterfront site that is currently under-utilised complementing existing family friendly offerings nearby such as the Koolaanga Waabiny playground. The visitor experience plays an important role in shaping the perception of Mandurah as a tourism destination. Positive interactions enhance the city's brand and reputation, encouraging repeat visitation and generating favourable word-of-mouth. The Western Foreshore Precinct will cater to key target markets, particularly "Family Time" and "Relax and Recharge," as identified by Tourism WA's domestic market profiles. Notably, 83% of visitors to Western Australia are from within the State, seeking family-friendly activities and dining options. The Precinct is anticipated to draw substantial numbers of residents and visitors each year, boosting tourism-related spending throughout the City Centre. Its layout features a diverse range of hospitality and recreational options, all within a walkable distance of 300 meters end-to-end, and only an additional 250 meters to the Eastern Foreshore via the Mandurah Bridge. Furthermore, the proposed Commercial Site will bolster local tourism, hospitality, and retail businesses, reinforcing Mandurah's status as a vibrant and attractive destination.
29	**Improved Community Spaces and Events**	Ability to run events and improve the space for the community, good to retain green space	<u>Improved use of space</u> The 'Village Green' is proposed to be retained as flexible space for passive recreation, major events and seasonal attractions (i.e. ride to conquer cancer, Circus, Crab Fest, Pop-up amusement / fairgrounds etc), and the broader reserve will continue to be retained for community and visitor use, including access to the water. Refer to City officer response for **Improved Family-Friendly Environment Theme.** <u>Retention of green space</u> Due to the planned additional parking requirements to facilitate the Western Foreshore Leisure Precinct, there is an anticipated reduction of approximately 11% of green space. The green space refers to the grass area included in the village green space. It is grass only (does not include trees) and it is not the total reserve area (which is 68,634).

confirmed

			Green Space estimated calculation – based on the Australian parking bay standards which are 2.4 - 2.6m wide and 5.4m long. The total green space is 39,500m2. The proposed car parking is 4,375m2. Detailed design would be required if Council approve to proceed. The reduction is required in order to provide this additional infrastructure to cater to the increasing use by residents and visitors as a significant public open space in line with the Western Foreshore Leisure Precinct Concept Master Plan and City Centre Master Plan (CCMP). The enhancements to the Precinct will improve the usability of the space for the broader community and visitors. Additional planting of trees will improve the usability of the green space and assist in providing adequate shade for users. The proposed Western Foreshore Commercial Site has been designed to maximise retention of green space, with the 18 hole mini-golf course and Café (5,050 m² of which approximately 4,700m2 is mini-golf course) designed to include landscaping in and around the existing trees on site and will reflect the historic and cultural significance of the site. <u>Tree Retention</u> For both the Western Foreshore Leisure Precinct and the Commercial Site, tree retention will remain a priority in addition to increasing the tree canopy throughout the reserve with additional planting planned to increase the shade cover and usability of the area. Refer to **Environmental Impact Theme**.
30	**Diverse and Attractive Plan**	Proposed options are good, great range of activities, happy with the activities presented.	The Proposal outlined in the Major Land Transaction provides for a diverse and unique offering that is unlike any existing hospitality and recreation venue in Mandurah. The Proposal includes: • Licenced Restaurant and Microbrewery (2,500 m²) is proposed to have a 650-person capacity including outdoor dining areas that wrap around the northern and eastern boundaries; • 18 hole mini-golf course and Café (5,050 m²) designed to include landscaping in and around the existing trees on site and will reflect the historic and cultural significance of the site; and

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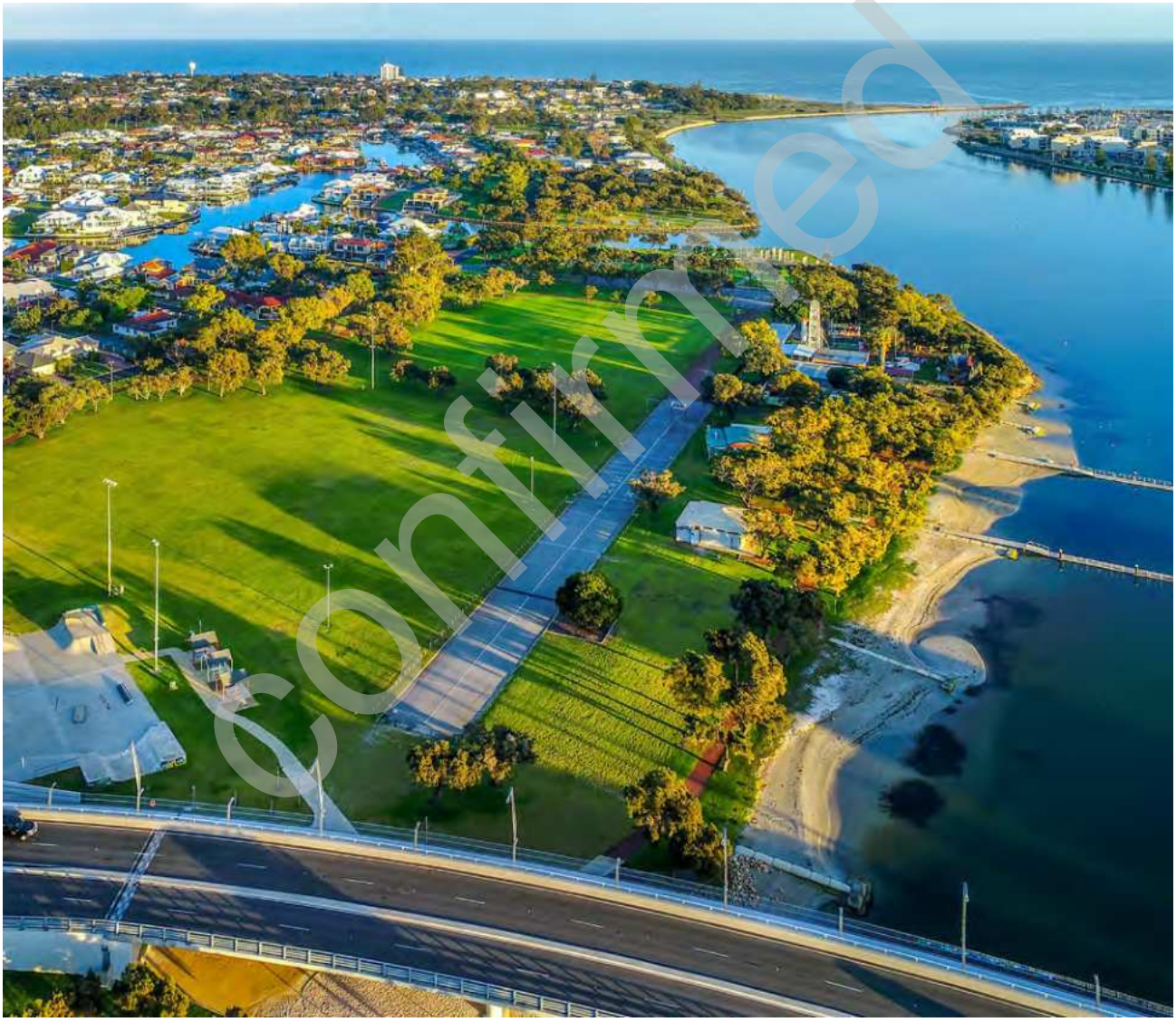
			• Chocolate Production and Retail (450m²) is proposed in stage two of the development. The chocolate production and retail is to be located on the southern-most portion of the site, adjacent to the play space. The Proposal: • Ensures the design and scale of any development (height, bulk and appearance) should be in keeping with the nature of the Western Foreshore, noting the skate park, playground, war memorial have a high-quality architectural design. • Ensures that the City and the Proponent maximise tree retention, protecting the environmental value of the Site. • View corridors to the water are to be maintained between built form elements. • Development is to provide a leisure and/or active tourism offering additional and/or complimentary to existing offerings in the area.
31	**Support for Licensed Restaurant/Microbrewery**	Welcome a licensed restaurant and microbrewery. It will be good for the Western Foreshore, good for families, great for Mandurah to have one.	Refer to response for **Improved Family-Friendly Environment** and **Diverse and Attractive Plan**
32	**Aligns with values/vision of the site**	As per the values identified in the 2018 engagement and the look and feel for the Western Foreshore that the community want.	Refer to response for **Community Involvement Theme.**
33	**Community Benefit**	Offers benefits to the community	The City has undertaken an economic impact analysis that indicates the project is expected to support approximately 174 jobs during construction (direct and indirect). Once established, the proposed Western Foreshore Commercial Site will create approximately 437 ongoing jobs (292 direct and 145 indirect), offering various types of employment within a range of industries. Opportunities for casual and part-time positions will exist, in addition to full-time professional roles. Should a sublease be granted, the City requires the Proponent to enter

Confirmed

			into an agreement with the South Metropolitan TAFE to support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus. <u>Supports Local Content</u> The City has negotiated with the Proponent to maximise local content in the construction phase which will provide opportunities for businesses in Mandurah and the Peel Region. <u>Activation</u> The mini-golf and chocolate production are activities that are not provided elsewhere within Mandurah's city centre. The Proposal provides activities for youth and children.

confirmed

6. Community Engagement Report - Appendices



confirmed

6.1. Council Resolution Table

Council Meeting	Report	Decision
15 December 2015	Leases Disposal – Adventure Golf Australia & Wynyard Nominees Western Foreshore (G.13/12/15)	Council approved a five year lease term for Adventure Golf Australia Pty Ltd (King Carnival).Council also acknowledged detailed Master Planning for the Western Foreshore was required arising from the Mandurah Foreshore Focus 2020 Vision. Moved: Cr F Riebeling Seconded: Cr R Wortley Carried: 9/0
23 October 2018	City Centre Waterfront – Concept Designs Adopt for Advertising and Consultation (G.14/10/18)	Council resolved to adopt the Mandurah City Centre Waterfront Precincts (including the Western Foreshore Recreation for advertising purpose to seek confirmation that the plans developed are consistent with the Community Engagement undertaken in April – June 2018. Moved: Cr S Jones Seconded: Cr T Jones Carried: 11/0
26 February 2019	City Centre Waterfront Concept Plans (G.20/2/19)	City Centre Waterfront Concept Plans: Council adopted the Western Foreshore Recreation Precinct; Eastern Foreshore South Precinct; and Eastern Foreshore North Precinct for detailed design and construction. Moved: Cr S Jones Seconded: Cr P Jackson Carried: 12/0
27 October 2020	Commercial Locations (G.21/10/20) Confidential	Authorise the Chief Executive Officer to notify Adventure Golf Australia Pty Ltd (King Carnival) , that their holding over period term has been approved up until 30 November 2021. Moved: Cr C Knight Seconded: Cr D Pember Carried: 12/0
22 June 2021	Western Foreshore Commercial Site (G.23/6/21) Confidential	Confidential Report: Council noted the project plan for the Western Foreshore Commercial Site and approves the Chief Executive Officer to proceed with the process outlined in the conclusion of the report to provide for and lease a part of the existing Crown Reserve 27581. Moved: Cr D Schumacher Seconded: Mayor R Williams Carried: 11/0
24 May 2022	Western Foreshore Expression of Interest Stage One (G.15/5/22) Confidential	Confidential Report: Council considered seven proposals received during the first stage of the EOI process for the Western Foreshore commercial site and resolved to invite Belgravia Leisure, Capital and Geographe Bay Leisure Group to submit detailed proposals as part of Stage Two of the EOI process. Moved: Cr D Schumacher Seconded: Mayor R Williams

Confirmed

		Carried: 13/0
22 November 2022	Western Foreshore Commercial Site – Expression of Interest (G.21/11/22) Confidential	Council endorsed Geographe Bay Leisure Group as the preferred proponent for the Western Foreshore commercial lease site, and authorised the CEO to commence the Heads of Agreement negations required to move the proposal through to the next stages of approvals for the development; together with formally presenting the proposal to the State Government in order to support the excision of the land required to support the development. Moved: Mayor R Williams Seconded: Cr C Knight Carried: 12/0
28 May 2024	Major Land Transaction – Western Foreshore Commercial Site Business Plan (G. 6/05/24)	At the Council Meeting of 28 May 2024, Council endorsed the Western Foreshore Commercial Site Business Plan for advertising by Statewide notice for the purpose of inviting submissions. Moved: Mayor R Williams Seconded: Cr B Pond Carried: 13/0

confirmed

6.2. Major Land Transaction Statewide Notice

Public Notice
City of Mandurah
Major Land Transaction Business Plan

Statewide and local public notice is given in accordance with Section 3.59(4) of the Local Government Act 1995 and Regulation 30(2a)(c) of the Local Government (Functions and General) Regulations 1996 that the City of Mandurah proposes to enter into a major land transaction by way of a sublease (Sublease) described below:

Headlessor	State of Western Australia
Sublessor	City of Mandurah
Sublessee	Left Coast Leisure Group Pty Ltd ABN 38 677 054 296 ACN 677 054 296
Property Details	A portion of the Hall Park reserve will be excised from Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 835 and Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 488 to create a new Crown lot for commercial purposes (Commercial Site). That part of the Commercial Site that will be subject to the Sublease will have an area of 8,000m².
Sublease Term	Sublease term of 25 years (less one day) with a first further term of 25 years (less one day) and a second further term of 15 years (less one day).
Consideration to be received	The consideration the City will receive in relation to the Sublease is as follows: Rental income consisting of: Year 1 $1.00 plus GST Year 2 $1.00 plus GST Year 3 $103,350 plus GST Year 4 $155,150 plus GST Year 5 $218,488 plus GST Year 6 $227,588 plus GST Year 7 $234,575 plus GST Year 8 and onwards - Previous year's rent as adjusted in accordance with the Sublease (which provides for reviews by reference to changes to CPI on each anniversary of the commencement date (other than a market rent review date and the 1st, 2nd, 3rd, 4th, 5th and 6th anniversaries of the commencement date) and market rent reviews to occur on the 7th anniversary of the commencement date and every 5 years thereafter)
Net Present Value (NPV) of Rent to be received over the term of the Sublease	25 year (less one day) Sublease term $1,359,791 50 year (less two days) Sublease term $2,181,088 65 year (less three days) Sublease term $2,360,152
Proposed Rental Terms	Proposed Rental Terms with rent free period(s) (market incentive) amounting to $6,197,609.91 over the first 25 year term.
Reasonable Market Rent (as ascertained by valuation)	Commencing Rent of $180,000 per annum plus GST with No rent free period (market incentive) amounting to $5,508,716.35 over the first 25 year term.
NPV of Reasonable Market Rent over the term of the Sublease	25 year (less one day) Sublease term $1,336,129 50 year (less two days) Sublease term $2,005,030 65 year (less three days) Sublease term $2,150,868

Major Land Transaction Business Plan
The City of Mandurah has prepared a business plan that includes an overall assessment of the proposed major land transaction. A copy of the business plan may be inspected or obtained from the City of Mandurah Administration Building, 3 Peel Street, Mandurah, WA 6210, via the City of Mandurah website www.mandurah.wa.gov.au or any City of Mandurah Library.

Invitation for submissions
Anyone wishing to make a submission on the proposed Sublease may do so in writing to the City's Chief Executive Officer via the following methods:
Online survey: MandurahMatters.com.au
Email: council@mandurah.wa.gov.au
Mail: PO Box 210, Mandurah WA 6210
In person: 3 Peel Street, Mandurah WA 6210

Closing date for public submissions
All public submissions are to be made and received by the City of Mandurah before 4 pm on Friday 26 July 2024.

Casey Mihovilovich
Chief Executive Officer
CITY OF MANDURAH

confirmed

6.3. Appendix 3: Survey Questions

6.3.1 Survey 1. Mandurah Matters Leisure Precinct - Online Survey

Question 1 What do you like about the proposed Western Foreshore Leisure Precinct Plan?

Question 2 Is there anything about the Western Foreshore Precinct Plan which you think could be improved upon?

Question 3 How do you think the Western Foreshore Leisure Precinct Plan could be improved?

Question 4 The community has told us that they want Mandurah to be a thriving city, connected to its people and nature, delivering possibility for everyone. To what extent do you think the Plan aligns to this vision?

Question 5 Considering the different elements that make up this plan (e.g. under-bridge events space, on-water recreation area, improved pathways, pickleball,

town square and events space, licensed restaurant/microbrewery with mini golf, cafe and chocolate factory etc), how attractive do you think the Western Foreshore will be to families?

6.3.2 Survey 2. Mandurah Matters Business Plan – Online Survey

Question 1	What do you like about the Business Plan that would support a Major Land Transaction?
Question 2	Is there anything about the Business Plan that you think could be improved?
Question 3	How do you think the Business Plan could be improved?
Question 4	The community has told us that they want Mandurah to be a thriving city, connected to its people and nature, delivering possibility for everyone. To what extent do you think this Business Plan aligns to this vision?
Question 5	Considering the different elements that make up this business plan (e.g. Mini-golf, licensed restaurant/ microbrewery, chocolate factory and café), how attractive do you think this area will be to the community?

6.3.3 Survey 3. Engagement Online Survey – Consultation Pop-Ups

Question 1	Do you support the plan for the proposed development of a Restaurant & Microbrewery, 18 Hole Mini Golf Course & Cafe and Chocolate Factory on the Western Foreshore?
Question 2	Do you support the Western Foreshore Leisure Precinct and Commercial Site Business Plan?
Question 3	Are you happy for your comments to be provided to the City of Mandurah Council as part of the public consultation?

confirmed

Theme #	Themes	Sub Themes	City of Mandurah Response
1	**Traffic Management Concerns / Considerations**	Concerns for single road access on a local road. Upgrades required, junction inadequate	<u>Single road access on local road</u> The traffic engineering consultant modelled the existing configuration and three (3) improvement options for the intersections of Mary Street / Leighton Place and Pinjarra Road / Old Coast Road / Mary Street, taking into account the predicted traffic generation related to the Commercial Site Proposal on the Western Foreshore. The modelling considered the present traffic volumes (2023) and the predicted future traffic volumes in 2031, including the impacts of the Mandurah Estuary Bridge Duplication which is presently being delivered by Main Roads WA. The 3 improvement options are outlined below: • Option 0 – Existing configuration (ie. no change). • Option 1 – Dedicated left turn lane from Mary Street onto Pinjarra Road together with a right turn / straight through lane. • Option 2 – Dedicated left turn lane from Old Coast Road onto Mary Street together with a right turn / straight through lane. • Option 3 – Combination of Option 1 and Option 2. The traffic modelling assessed each of the above options during the Weekday AM peak period (8am – 9am), the Weekday PM peak period (3:15pm – 4:15pm) and the Weekend Mid-day peak period (11:30am – 12:30pm). The traffic modelling suggests that the Mandurah Estuary Bridge Duplication will improve the level of service at the intersection of Mary Street / Leighton Place due to a reduction in northbound traffic volumes on Old Coast Road. In addition, minor road network improvements on Mary Street between Leighton Place and Pinjarra Road would result in satisfactory performance at the intersection of Mary Street / Leighton Place during peak periods, taking into account the Commercial Site Proposal on the Western Foreshore. In summary, the outcomes of the traffic modelling showed that Option 1 (dedicated left turn lane from Mary Street onto Pinjarra Road together with a

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			right turn / straight through lane) was the preferred option as it provided a good level of service at the intersections of Mary Street / Leighton Place and Pinjarra Road / Old Coast Road / Mary Street, during all peak periods with only short traffic delays of between 10 and 15 seconds. This option was also not detrimental to the performance of Old Coast Road. If Council agree to proceed with the Major Land Transaction, further detailed analysis will be undertaken as part of the City's own commitment to managing the local road network and there will be further consideration through the Development Application process. <u>Upgrades to intersection</u> As explained above, the intersection improvements / upgrades are likely to be required on Mary Street and Leighton Place with issues such as right turn movements and potential pedestrian and cyclist conflicts being noted. If Council decide to proceed with the major land transaction, design and costings will be presented to Council. The City is committed to engaging and working with local residents to achieve a suitable outcome.
2	**Parking concerns / Considerations**	Proposed parking is inadequate for the proposal.	<u>Inadequate parking</u> Car parking provisions and improvements to transport links to service the Precinct and the future development of the Commercial Site have been considered as part of the extensive work conducted on the City Centre Master Plan and the City Centre Parking Plan. Through the Local Planning Framework, the City has adopted a contemporary approach to parking ratios and is consistent with the State Activity Centre Planning Policy, which include the following principles: • Parking being provided as public parking and therefore available for reciprocal use; • Reciprocal parking allows for the most efficient use of available bays whereby uses that have different periods of peak demand can utilise the same parking facilities;

confirmed

- Promoting the use of public transport, particularly for the location where high-density employment and housing is being promoted; and
- Overflow parking to be provided upon approval by the City of Mandurah.

The proposed Leisure Precinct Plan indicates an additional 202 parking bays to service future activation of the Precinct. This includes: War Memorial Carpark – 96 bays, Skatepark Carpark – 40 bays and Leighton Road street parking – 66 bays, whether they be formal or informal is to be determined through further design development.

The City will carry out carparking works on land adjacent to the proposed Commercial Site. The parking will be available for public use and the Commercial Site Proponent will have no exclusivity over this parking. This is consistent with businesses in the City Centre area where there is recognition through the Strategic Centre City Centre Precinct Plan that efficient use of parking has benefits for City environments and, this is often best located in the public domain. The proposed parking amount is more than what would be required for a development of a similar nature within the City Centre, which is demonstrated in the following table:

	Guidance Source	**Required Parking Ratio**	**Estimated Bays**
	Local Planning Scheme No 12	1 per 4 patrons	163 bays
	Strategic Centre City Centre Precinct Plan	3 bays per 100m2	53 bays
Supp	Current bays on western foreshore		183 bays (serving war memorial, skate park, play space and general use.

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			<table><tr><td>l y</td><td>Additional Bays proposed</td><td></td><td>202 bays</td></tr></table>
3	**Social and Safety Issues related to a licenced premises**	Drugs, alcohol, antisocial behaviour, noise	<u>Opening hours</u> Subject to Council's decision, the City has negotiated with the Proponent restricting operating hours, with the requirement for the venue to close at 10pm. It is important to note that this restriction far exceeds other venues operating in the City Centre which are typically permitted to trade until 12:00 midnight or later with extended trading permits. A number of conditions are likely to be required to mitigate anti-social or safety issues where the Director of Liquor Licencing, through the liquor licensing process may impose conditions on the venues Liquor Licence requiring the operator to: • Prepare a Harm Minimisation Plan which will outline requirements to manage customers through signage, staffing and security measures. • Set occupancy numbers dependent on factors including toilet facilities, floor area, exit widths among other considerations. <u>Community Safety</u> The Council endorsed a Community Safety Strategy in July 2024 outlining an ongoing commitment from the City to prevent, prepare, and respond to community safety concerns, including anti-social behaviour. The Western Foreshore Leisure Precinct will be designed to best practice Crime Prevention Through Environmental Design (CPTED) principles in order to create an environment that designs out the opportunity for crime. This will include elements such as improved lighting, CCTV and activations to increase passive surveillance. The City will continue to maintain strong partnerships with Police and other stakeholders, such as the Liquor Accord.

confirmed

			Noise Impact Through the Development Approval and Liquor Licencing processes the City has the opportunity to request conditions be applied to the development to control noise impacts. These may include the setting of noise levels of speakers, orientation of speakers, amplified music being run through a centralised system with noise limiting device. In all cases the development will be required to comply with the *Environmental Protection (Noise) Regulations 1997*. With regard to patron noise from patrons Harm Minimisation Plans are required through the liquor licencing process that are able to manage post closure behaviour including the provision of security. Controls are also able to be applied to support lower risk drinking environments with food available and seating lay outs that reduce anti-social behaviour. The liquor licence and development assessment process can also be used to require security management plans that include considerations such as lighting and CCTV.
4	**Resistant to change**	Leave as it is, doesn't need change	Noted. Refer to response for **Community Involvement Theme**. If the Proposal is not approved by Council, the site will return to recreational space once the current lease has expired.
5	**Environmental Impact**	Loss of Green Space, Loss of green space to parking, Preservation of natural space, tree retention, retain environment for bird life, celebrate nature.	Loss of green space Refer to response for **Improved Community Spaces and Events Theme.** Tree retention Tree retention will remain a priority in addition to increasing the tree canopy throughout the reserve with additional planting to increase the usability of the area. For the purposes of the proposed Commercial Site, the City will be conducting a range of environment-related site assessments as part of its due diligence process and in advance of any development application for the site. These assessments will include flora and fauna assessment (including a tree retention plan), arborist report, site contamination report,

continued

			geotechnical report and coastal risk assessment. The proposed sublease area for the Commercial Site Proposal is 8,000m², which is 1,419m² larger than the existing part of the land used for commercial purposes. It should be noted that the built form component of the Proposal is approximately 3,300m² and the remainder will be utilised for the purposes of the mini-golf course. This enables the City and the Proponent to maximise tree retention, protecting the environmental value of the Site. The City will be responsible for completing an Arborist Report which will specifically identify those trees that must be retained on the Commercial Site. The Proponent will be required to develop a Tree Management Plan taking into account the City's advice and recommendations. The final design of the built form will be required to work within those parameters.
6	**Opposition to Commercialisation of the Western Foreshore**	Keep as a community space, no commercial businesses needed. Keep commercialisation on the Eastern Foreshore.	Since 1987, the land comprising the Commercial Site, which is a Class A Reserve, has been used for commercial purposes. Since this time approximately 6,581m², comprising the existing King Carnival lease area and the previous commercial aquatic operator, has been dedicated for commercial purposes. The total area of the reserves is 68,634m², which 8,000m² is being used for commercial purposes. The total area for the proposed Commercial Site is 8,000m², noting that approximately 4,700m² of this area will be utilised for the purposes of the 18-hole mini-golf course to maximise tree retention. It is proposed that all rent received will be set aside for funding infrastructure components of the Western Foreshore Leisure Precinct which would be more than likely funded from ratepayers if the proposal did not proceed. If there was no commercialisation on the Western Foreshore, the City would undertake improvements to bring the existing site to a standard that is

confirmed

			consistent with the Western Foreshore Leisure Precinct, and this would be required to be funded through rates.
7	**Impact on Aboriginal and Cultural Heritage**	Concern for Aboriginal meeting spot on the foreshore, has the City engaged with local Elders on the plan?	<u>Cultural significance of site</u> The Western Foreshore Leisure Precinct is located within a registered Aboriginal Cultural Heritage site – Winjans Camp (registered Place 3724). The camp itself is located approximately 1km away from the proposed commercial development and is located within Yaburgurt Kaaleepga Reserve. However, it is acknowledged that the proposed development site is close to the shore of the DJILBA (Peel Harvey Estuary) and as such the interface of the development with the DJILBA will be carefully considered. <u>Engagement with Elders</u> In the event the Commercial Site progresses, the City is committed to undertaking due diligence for the heritage value of the site and working with the local Elders to achieve a design that respects the Aboriginal and cultural heritage of the site, including seeking the necessary State planning approvals. In addition, the Proponent has proposed to integrate cultural appreciation practices into design elements and broader engagement activities including: • Understanding the Bindjareb history and stories • Dual naming • Celebrating National Reconciliation Week. • Acknowledgement of Country at all events, on website, menus, and other materials. • Be an equal opportunity employer. • Increase knowledge of Aboriginal culture through ongoing staff training. • Incorporate features of Country into landscape and mini golf design.

confirmed

8	**Concerns on process undertaken**	Disparaging comments, perception that decision is made, lack of transparency, uneasy/unhappy with the way current tenant has been treated.	At its meeting on 22 June 2021, Council noted the project plan for the Western Foreshore Commercial Site to undertake a multi-staged EOI process to explore potential opportunities for commercial activations over the existing commercial lease site. Following Council approval, the City launched an extensive local, national, and international EOI process seeking proposals for the Commercial Site. The City received seven submissions through the first stage of the EOI and following a comprehensive assessment process Council at its meeting of 24 May 2022 endorsed three submissions to proceed to the second stage of the EOI. Following the EOI Stage Two, at the Council Meeting on 22 November 2022, Council selected Left Coast Leisure Group Pty Ltd as the preferred proponent for the Commercial Site. At the Council Meeting of 28 May 2024, Council endorsed the Western Foreshore Commercial Site Business Plan, inviting submissions from the community and interested stakeholders. The City of Mandurah has met all statutory requirements under the *Local Government Act 1995* and *Local Government (Functions and General) Regulations 1996* in the managing of the disposal of land process for the Western Foreshore Commercial Site. Extensive community consultation has been undertaken through a range of engagement types including 91 signs, 9 newspaper articles and stories, 4 TV broadcast stories, 3 million digital advertisement impressions, 5 variation

confirmed

			of social media advertising. The City has received 1,102 submissions with 12,300 Mandurah Matters webpage visits. Refer to response for **Community Involvement Theme.**
9	**Concern for spend of rate-payers money and rental terms**	Perception that City is investing in the commercial development and not in other priority areas of Mandurah. Concern that CoM is offering a peppercorn rent, not fair on other local businesses who are struggling. City of Mandurah subsidising proposed commercial rental.	<u>Concern regarding City investing in a Commercial Development</u> The Western Foreshore Commercial Site is proposed to be developed at an estimated cost of $23 million. The construction of the licenced restaurant, mini-golf course, café and chocolate/retail is the sole responsibility of the Proponent, with no financial contributions being made by the City. Should Council support the Proposal, the Proponent will be responsible for the construction of all elements of the development and ongoing maintenance obligations in accordance with the proposed Sublease conditions. In addition, the Proponent will be required to pay rent (from year 3 onwards). The Proponent will be required to pay all charges, local government rates and outgoings over the full term of the proposed sublease. <u>Financial Contribution by the City</u> The City's financial contribution to the development is limited. The City will support the Proposal by providing infrastructure within the Western Foreshore Precinct including parking upgrades. These infrastructure works (construction of 202 car parking bays) is estimated to cost approximately $850,000 (exclusive of GST). Noting the parking is available for public use and the Proponent will have no exclusivity over this parking. For the purposes of undertaking the Major Land Transaction the costs incurred by the City to date include: • $42,000 (exclusive of GST) for a specialised commercial consultant to market the Expression of Interest; • $4,500 (exclusive of GST) to engage a commercial valuer; and

confirmed

			• $26,507 (exclusive of GST) in legal fees to prepare the Heads of Agreement. It is anticipated that the costs incurred by the City for negotiation and preparation of the Sublease, the land excision, Flora and Fauna Assessment, Arborist Report, Site Contamination Report, Geotechnical Report and Coastal Risk Assessment be approximately $130,000. This expenditure is in accordance with the City's approved budget for the project <u>Peppercorn rent (two years only)</u> The City is seeking support from the Department of Planning, Lands and Heritage to enter into a Headlease for the Commercial Site with the State of Western Australia for a peppercorn rent ($1 or other nominal amount payable per annum) over the entire lease term. This will result in the City paying no rent to the State of Western Australia for this Headlease, however is proposing to enter into a Sublease with the Proponent, which will require the Proponent to pay rent and other charges (including rates, taxes, levies, charges and outgoings) directly to the City. In addition, the Proponent will be responsible for all other associated costs including buildings, maintenance and insurance. Under the Proposed Rental Terms for Years 1 and 2 (only) the City will provide the Proponent a peppercorn rent. This is due to the construction phase of the development occurring during this time. It is considered standard commercial practice to negotiate a reduced rental fee during the construction phase as the proponent is not trading or drawing an income from the development. All other fees such as rates and outgoings will be charged to the sublessee during this period. In addition, the City has recognised the delivery of a significant community benefit this development provides in terms of contribution to tourism and

confirmed

			economic growth for Mandurah. It is proposed that the revenue from the sublessee is reinvested back into the management, maintenance and ongoing renewal costs for elements of the Western Foreshore Leisure Precinct. <u>Rental Terms</u> The City has engaged an independent commercial valuer to undertake a valuation of the Commercial Site. The current market value of the disposition as carried out by a licensed valuer is $160,000 per annum plus GST. The valuer has taken into account commercial operations of a similar nature and tourism footprint. The City engaged a commercial valuer to undertake analysis and modelling on the Net Present Value (NPV). NPV is defined as the current value of a future net income stream of an investment over a period of time, discounted at an acceptable rate. The NPV calculation is considered the appropriate method for defining the current value of a future net income stream of an investment over a period of time, which incorporates discounts (7.5%) at an acceptable rate. In accordance with the Proposed Rental Terms, which includes the rent free period of two years (due to the construction period) the rent to be received to the City would amount to $6,197,609.91 over the first 25 year term. Based on the Reasonable Market Rent which is based on the valuation undertaken with a starting rent of $160,000 per annum plus GST (with no rent free period) the rent amounts to $5,508,716.35 over the first 25 year term. This indicates that the City is achieving a greater return from the sublessee's Proposed Rental Term, than the rates based on the market

confirmed

<table>
<tr><td></td><td></td><td></td><td>valuation. By Year 5 the annual Proposed rent exceeds the amount that could be achieved under the Reasonable Market Rent (which is based on the valuation). The cumulative rent of the Proposed Rental Terms is greater than the Reasonable Market Rent in Year 15. Refer to table below.

In addition, the sublease terms will provide the City protection against turbulence in the market, through a term which ensures that the rent cannot be less than the previous year.</td></tr>
<tr><td></td><td colspan="3">
<table>
<tr><th></th><th colspan="5">First Term</th><th>Second Term</th><th>Third Term</th></tr>
<tr><td></td><td>Yr 2</td><td>Yr 8 Mkt</td><td>Yr 15</td><td>Yr 20</td><td>Yr 25</td><td>Yr 50</td><td>Yr 65</td></tr>
<tr><td>Proposed Rental Term per annum</td><td>$0</td><td>$236K</td><td>$280k</td><td>$315k</td><td>$355k</td><td>$640k</td><td>$913k</td></tr>
<tr><td>Proposed cumulative Rental income</td><td>$0</td><td>$1,173m</td><td>$3m</td><td>$4,505m</td><td>$6,197m</td><td>$18,435 m</td><td>$30,109m</td></tr>
<tr><td>Reasonable Market Rent per annum</td><td>$164k</td><td>$191k</td><td>$228k</td><td>$256k</td><td>$288k</td><td>$521k</td><td>$744k</td></tr>
<tr><td>Reasonable cumulative Rental income</td><td>$325k</td><td>$1,417m</td><td>$2,905m</td><td>$4,130m</td><td>$5,508m</td><td>$15,475m</td><td>$24,983m</td></tr>
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</td></tr>
<tr><td>10</td><td>Concerns on proposed lease terms</td><td>Tenure duration, rental value.</td><td><u>Tenure</u>
Given the level of private investment for this proposal ($23 million), the Proponent is seeking a lease tenure of 65 years. Department Planning, Lands and Heritage have advised that all proposals are assessed on a case-by-case basis on their individual merits.

<u>Valuation</u>
Refer to response for Concern for spend of rate-payers money and rental terms</td></tr>
</table>

confirmed

			<u>Concern regarding financial climate</u> Should the Commercial Site proposal progress, the City will be undertaking further financial due diligence on the Proponent and building into the Heads of Agreement appropriate safeguards to protect the City's interest. This will include conditions in the Heads of Agreement requiring the Sublessee at the end of the Term: • if required by the City to do so, make good the Premises consistent with the condition as if the applicant obligations had been complied with during the Term; or • if required by the City remove any buildings and any services installed by the applicant and return the Premises as a vacant site; or • if not required to make good the Premises, vacate the Premises and leave the Premises in a clean and safe condition (subject to fair wear and tear). It is also proposed that the sublease includes a bank guarantee and a holding company guarantee to ensure the applicant meets all obligations.
11	**Keep King Carnival**	Keep King Carnival, fix up/revamp King Carnival. Offer longer lease	The current tenant, King Carnival, has held a series of exclusive leases over the waterfront site on the Western Foreshore since 1987. Following Council approval to undertake an Expression of Interest (EOI) process for the Commercial Site on 22 June 2021, the City commenced the competitive process inviting proposals. King Carnival were invited to make a submission through the EOI process and were unsuccessful in stage 1 of the process. King Carnival were notified of the outcome in 2022 and requested to remain on the site until a new lease is determined. The City has provided an extension to the holding over of the lease until 30 April 2025. Under the existing lease arrangement, the operators of King Carnival are charged $24,415 per annum in rent. This does not represent a viable commercial return for the City of Mandurah.

confirmed

12	**Objection to a Licensed Restaurant/Microbrewery**	No licensed restaurant or microbrewery, not required, do not want it.	If the Proposal is not approved by Council, the site will return to recreational space once the current lease has expired.
13	**Does not align with values of the site**	Does not align with the values identified in the 2018 engagement and the look and feel for the Western Foreshore that the community want.	Refer to response for **Community Involvement Theme**.
14	**Impact / Consideration of War memorial**	Not an appropriate venue beside the war memorial, disrespectful of the war memorial.	<u>Proposal and Interface with War Memorial</u> The Proponent acknowledges the significance and importance of the War Memorial adjacent to the Commercial Site. The Proponent has committed to undertaking planning and construction of the proposed development with consideration of neighbouring stakeholders. Refer to **Social and Safety Issues related to a licenced premises.** <u>Consultation with RSL</u> The City has undertaken consultation with the City of Mandurah RSL who discussed the Proposal at their Annual General Meeting of 25 July 2024. The RSL presented a number of matters to the City for attention, including: 1. Modifications to Hall Park that would assist our aging veterans on our formal ceremonial occasions, such as wide footpaths that would allow veterans to march 4 abreast on a flat even surface and modified curbing to assist with the veterans transition from Hall Park to the Memorial in a safe manner. City of Mandurah response: Major pathways around the Western Foreshore Leisure Precinct have been proposed to be upgraded to 3.5m width to improve accessibility and pedestrian use and circulation throughout the site. This will include the path network between the proposed Commercial Site and the Estuary.

confirmed

			2. The addition of ablutions closer to the memorial would be advantageous not only for our veterans but the general public who also attend the Memorial site. City of Mandurah response: The City will discuss location of toilets for Commercial proposal with applicant in due course. 3. Additional installation of more security cameras at or near the memorial car park would also be advantageous to dissuade any future vandalism. City of Mandurah response: The City will work with RSL in relation to reviewing CCTV and other safety measures. The Proponent acknowledges the significance and importance of the War Memorial adjacent to the Commercial Site. The Proponent has committed to undertaking planning and construction of the proposed development with consideration of neighbouring stakeholders. Refer to **Social and Safety Issues related to a licenced premises.**
15	**Keep Ferris Wheel**	If only the ferris wheel could be kept as a heritage element, fix it up and keep, retain as art, replace with a bigger one.	The King Carnival Ferris wheel is an asset of King Carnival and its removal will be required in line with all site infrastructure subject to the expiration of their lease in 30 April 2025 and vacating the site. Due to the age of asset and the cost impost for maintenance and insurance obligations, it would not be in the City's interest to purchase and retain as an art installation.
16	**Concerns about Impact on other Businesses**	Will draw customers to the Western Foreshore. Eastern Foreshore Business's already struggling, this will make it harder for local business's	The evaluation criteria used in the EOI were specifically designed to prioritise proposals that offer demonstrable benefits to Mandurah and complement existing local businesses environment. The recreation aspects of the proposal scored highly with few similar offers within the area. The scale of the hospitality elements is also expected to be complementary to businesses on the Eastern Foreshore.

Confirmed

			Overall, the proposal is anticipated to generate significant additional economic activity through increased visitation, rather than simply absorb a share of the existing market. This is reflected in the anticipated economic impact of $47m per annum across the Mandurah economy in each year of operation. This notwithstanding, the City intends to continue its investment in the Eastern Foreshore and City Centre activation program to manage the risk of diversion. The City invests just under $550k per year in the City Centre activities including grant programs, business led activations, and support for permits and approvals for new opportunities. The investment relating to the City's festivals and events delivered in the City Centre is $1,742,000 and includes Crab Fest, the Christmas in Mandurah program and Winter in Mandurah activations. All these programs support businesses on the Eastern Foreshore/City Centre to maximise footfall. Additionally, the City's support through Visit Mandurah supports City Centre businesses including support in destination marketing and promotion of Mandurah and local businesses across WA and Australia every year, driving visitation to businesses in the City Centre and across Mandurah.
17	**More family friendly attractions needed**	Not family friendly enough, doesn't cater for teens/youth as a place to go without alcohol	Refer to **Improved Family-Friendly Environment.**
18	**Alternate Ideas**	Ideas that are in addition to their expressed support and ideas alternate to proposal. Bowling alley, laser tag, ice rink, time zone, sea world, movie world, outdoor cinema, arcade	<u>Alternate ideas to the proposal</u> A number of community submissions provided alternate ideas to the Commercial Site Proposal, including but not limited to bowling alley, laser tag, ice rink, water park, time zone, sea world, movie world, outdoor cinema, high rise apartments, arcade. It is important to note that all proposals were required to demonstrate the ability to provide a leisure and/or active tourism offering additional and/or complimentary to existing offerings in the area.

Confirmed

			Whilst the City is pleased to receive alternative ideas for the Western Foreshore Commercial Site, the proposed commercial development is market-led and the process to attract investment opportunities was extensive. The process is outlined below: At its meeting on 22 June 2021, Council noted the project plan for the Western Foreshore Commercial Site to undertake a multi-staged EOI process to explore potential opportunities for commercial activations over the existing commercial lease site. Following Council approval, the City launched an extensive local, national, and international EOI process seeking proposals for the Commercial Site. The purpose of the EOI was to explore potential opportunities for commercial activations over the existing commercial lease site. Through this EOI process the City attracted a broad range of proposals from the market which were evaluated against the following criteria: • Create a destination waterfront recreation space; • Drive visitation through investment in unique 'wow' infrastructure, activities, and events; • Provide facilities and activities that cater for teenagers and young adults; • Acknowledge local heritage and unique character of the foreshore and waterway; and • Provide an inclusive, safe, quality user experience. Through this process the City received seven submissions. At the Council Meeting of 24 May 2022, Council endorsed the following three submissions to proceed to EOI Stage Two: • Geographe Bay Leisure Group (now referred to as Left Coast Leisure Group Pty Ltd for this transaction) • Capitol Corp • Belgravia Leisure

confirmed

			The three endorsed proponents were then invited to submit detailed proposals to address the following selection criteria: • Responsiveness to Site: the Western Foreshore is a landmark site and has significant community value. The design and scale of the development should look to maximise view corridors, connect to the waterfront, adjacent play space, and war memorial, and maximise retention of existing vegetation. • Community Benefit: the site is designated as Regional Open Space meaning any commercialisation of the site must demonstrate its broad community benefits including accessibility and cultural appreciation. • Economic Impact: any development on the Western Foreshore must demonstrate the ability to add to the current local economy including its ability to attract additional visitation and the estimated number of new jobs that will be created both during and post construction. • Financial Commitments: the proposal must outline the level of investment proposed, any support required from the City of Mandurah and the financial sustainability of the business operations Following the EOI process, Council at its meeting on 22 November 2022, selected Geographe Bay Leisure Group (now referred to as Left Coast Leisure Group Pty Ltd for this transaction) as the preferred proponent for the Commercial Site. It is further acknowledged that many of the alternate suggestions may not be appropriate for the Site and that proposals that included similar elements decided to not proceed.
19	**Pedestrian Linkages and access**	Retain water access, improve path networks and pedestrian crossings	<u>Pedestrian linkages</u> Providing access to the Western Foreshore by public transport and active transport options, together with the broader City Centre are key priorities as demonstrated within the CCMP. Currently the Western Foreshore can be

confirmed

			accessed by public transport via Bus Route 591 and 592 with stops provided on Mary Street and Old Coast Road. However, this access is not directly provided from the train station via the City Centre. Through the Integrated Transport Strategy and CCMP, the City will advocate for more direct public transport routes linking key activity nodes in the broader Strategic Centre with direct and regular services between the Western Foreshore and the station together with a network that links Mandurah's northern and suburbs to the City Centre, complimented with key transit stops for convenient and comfortable access to the services. <u>Improvements/ repairs to pathways</u> Major pathways around the Western Foreshore Leisure Precinct have been proposed to be upgraded to 3.5m width to improve accessibility and pedestrian use and circulation throughout the site. This will include the path network between the proposed Commercial Site and the Estuary. <u>Retain access to water</u> Access to the water along the Estuary will be retained and enhanced in the proposed Western Foreshore Leisure Precinct Master Plan and the Commercial Site. For broader commentary of site accessibility refer to City officer response in the **Accessibility Theme.**
20	**Accessibility**	Consider disability accessibly, access to amenities should be considered, family pram parking bays.	<u>Accessibility</u> The Western Foreshore Leisure Precinct Concept Master Plan considers accessibility in a variety of ways, including through proposed improvements to path widths and lighting. All design components will meet the required Australian Standard and consultation will take place with the City of Mandurah Access and Inclusion Advisory Group at the detailed design stage of upgrade works. <u>Access to amenity</u> The proposed Commercial Site will improve access to amenity. The war

Confirmed

			memorial, playground and skate park will be unaffected by the Commercial Site Proposal which will be set back from the waterfront to retain and improve public access to and along the foreshore. In addition, the footprint of the proposed sublease area has been designed to retain as many of the existing natural features and view corridors to the public waterfront as possible. The design of the building incorporates glass walls on both the northern and southern elevations and has significant glass components on the eastern elevation. This ensures views through the building are maintained and views to the war memorial, water's edge and adjacent play space are retained. <u>Parking Bays</u> The additional car parking provided as part of the Western Foreshore Leisure Precinct would also include an increase in the number of disabled car parking bays being available for the community. The number and locations of these bays would be considered further as part of the next stage of the design process to ensure that all key facilities are accessible.
21	**Remove King Carnival**	Out with the old, time for a change, proposal better than current offering, happy for King Carnival to be gone, lack of support to keep King Carnival	The King Carinal lease expires on 30 April 2025 and no further extensions will be granted.
22	**Improved Family-Friendly Environment**	New Recreational Attractions, good for families	<u>Western Foreshore Commercial Site</u> The Western Foreshore Commercial Site forms an important part of this Precinct providing further opportunities for activation through high quality designed family friendly and intergenerational hospitality offerings by adding to the existing range of recreation facilities, including a new premium 18-hole mini golf course. <u>Attractions for families</u>

Confirmed

			The proposed Western Foreshore Leisure Precinct Concept Master Plan contains a variety of elements for different age groups and activities, with a strong family focus. This includes: • Regional level skate park and Koolaanga Waabiny destination playground. • 'Village Green' recreation and events space, including retention of 'disc golf' and potentially new sport specific infrastructure such as AFL goal posts and soccer goals; and the ability for large scale events to continue to take place i.e. Ride to cure cancer, Circus, Crab Fest, Pop-up amusement / fairgrounds etc. • Enhanced foreshore areas for community enjoyment, including green spaces for picnics and recreation, and maintaining access to the water. • New public car parking and new tree planting will improve the access and usability of the space further. • Proposed opportunities for structured recreation closer to the skate park and playground that may accommodate beach volleyball, hard stand for court specific sports. • Under bridge event and activation space with potential new infrastructure to accommodate more music and youth events and mural artwork. • Additional commercial activation through water and land based seasonal and annual licenses by mobile and aquatic commercial operators via Expression of Interest process.
23	**Enhanced Liveability**	For community. Increased or improved amenities the community want to use. Connections. For local use.	The proposed Western Foreshore Leisure Precinct Concept Master Plan and Western Foreshore Commercial Site will improve the use and amenity of the Western Foreshore for Mandurah residents and visitors. Should the proposed Commercial Site be supported, it is proposed that the full rent be reinvested back into the management, maintenance and ongoing renewal costs for elements of the Western Foreshore Leisure Precinct to ensure the quality of amenity is retained over time. This includes

Confirmed

			intersection, parking and foreshore management, which will be required even if the Proposal does not proceed. This will provide an alternative revenue source to ensure the Precinct is maintained, activated, and promoted as a destination for current and future generations. Refer to City officer response for **Improved Family-Friendly Environment Theme**.
24	**Support for Development**	Aesthetic Improvements, great design outcomes, something new.	The level of private investment to develop the proposed Commercial Site is estimated to cost $23 million with the design intended to complement the features of the site. It is set back from the waterfront to retain and improve public access to and along the foreshore, designed to maximise tree retention and as many of the existing natural features and view corridors to the public waterfront as possible. The design of the building incorporates glass walls on both the northern and southern elevations and has significant glass components on the eastern elevation. This ensures views through the building are maintained and views to the war memorial, water's edge and adjacent play space are retained. Further details and design review will occur at the development assessment stage if Council agree to proceed with the Major Land Transaction and the State Government approve the land excision.
25	**Community Involvement**	Community feeling involved, informed, engaged, connected	<u>Community involvement</u> To establish the future vision for the Western Foreshore, in 2018, the City completed an extensive community engagement to inform the Waterfront Redevelopment, which identified the Western Foreshore commercial site as a 'high' priority for change. This engagement identified future opportunities for mixed use cultural/commercial developments to be explored on the site, including land based and overwater development and activities, cultural/arts/heritage attractions, leisure amusements and activities, and food/drink/retail outlets. Community feedback identified the commercial site on the Western Foreshore as a high priority for change and provided feedback indicating the site is currently underutilised for the prime location, with a preference for the existing activity to be replaced with a more

confirmed

			contemporary destination attraction. There were 969 responses from a range of engagement methodologies including written/verbal responses (559 participants), illustrated responses (148 participants) and Dotmocracy activity at pop up locations (491 participants where 229 of participants also provided written/verbal responses and have been not counted twice in the total responses). The City recently completed a major review of the Strategic Community Plan 2020 – 2040. As part of this review process, a multi-stage community engagement process was conducted over a six-month period from August 2023. Through analysis of the community's vision for Mandurah, the community goals, outcomes and measures of success are now reflected in the adopted Strategic Community Plan 2024 – 2044. The community outcomes in the economic pillar of the Plan focus on local jobs, diversified economy, sustainable development, a thriving city for residents and visitors, investment encouragement and education and training opportunities. The proposed Western Foreshore Leisure Precinct and the Commercial Site support the achievement of these community outcomes, while balancing the other community outcomes for the Community and Environment pillars. For the proposed Western Foreshore Leisure Precinct Master Plan and Western Foreshore Commercial Site Major Land Transaction, the City conducted a further community engagement process, providing the community with an engagement period where submissions were received from 31 May 2024, and formally commencing 4 June 2024 (public notice issued).The City invited feedback through a wide range of methods outlined in Attachment 1.2 and included extensive community consultation including 91 signs, 9 newspaper articles and stories, 4 TV broadcast stories, 3 million digital advertisement impressions, 5 variation of social media advertising. The City has received 1,102 submissions with 12,300 Mandurah Matters webpage visits.

confirmed

26	**Economic Benefits**	Jobs creation, bring money to the area, support local content.	<u>Supports Job Creation</u> The City has undertaken an economic impact analysis that indicates the project is expected to support approximately 174 jobs during construction (direct and indirect). Once established, the proposed Western Foreshore Commercial Site will create approximately 437 ongoing jobs (292 direct and 145 indirect), offering various types of employment within a range of industries. Opportunities for casual and part-time positions will exist, in addition to full-time professional roles. Should a sublease be granted, the City requires the Proponent to enter into an agreement with the South Metropolitan TAFE to support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus. <u>Supports Local Content</u> The City has negotiated with the Proponent to maximise local content in the construction phase which will provide opportunities for businesses in Mandurah and the Peel Region. <u>Economic benefit</u> The proposed Commercial Site will deliver a significant wider economic benefit to the local and regional economy over the proposed sublease term. The Proposal represents a private investment of $23 million, creation of hundreds of jobs and provides an additional hospitality and entertainment element within the Western Foreshore Leisure Precinct. The proposal provides services not currently available in the City Centre and is expected to create a net increase in visitation to Mandurah.
27	**Western Foreshore Activation**	Using an underutilised space, draw people to the area	Refer to City officer response for **Economic Benefits Theme** and **Improved Family Friendly Environment Theme**. The total area of the two reserves is 68,634m², which 8,000m² is being used for commercial purposes. This provides 60,634m2 to remain as public open

confirmed

			space. Of the 8,000m² a total of 4,700m² will be used for the mini-golf course which has been maximised to ensure tree retention.
28	**Tourism Boost**	Tourism attraction and increased income from visitors through tourism	The proposed Commercial Site offers an opportunity for the City to advance a major commercial development on the Western Foreshore, enhancing the local economy through the creation of a premier tourism attraction within the Western Foreshore Leisure Precinct. This development is projected to attract a high number of tourists to Mandurah annually, leveraging the city's strengths as a destination. It will activate and bring vibrancy to a highly visible, waterfront site that is currently under-utilised complementing existing family friendly offerings nearby such as the Koolaanga Waabiny playground. The visitor experience plays an important role in shaping the perception of Mandurah as a tourism destination. Positive interactions enhance the city's brand and reputation, encouraging repeat visitation and generating favourable word-of-mouth. The Western Foreshore Precinct will cater to key target markets, particularly "Family Time" and "Relax and Recharge," as identified by Tourism WA's domestic market profiles. Notably, 83% of visitors to Western Australia are from within the State, seeking family-friendly activities and dining options. The Precinct is anticipated to draw substantial numbers of residents and visitors each year, boosting tourism-related spending throughout the City Centre. Its layout features a diverse range of hospitality and recreational options, all within a walkable distance of 300 meters end-to-end, and only an additional 250 meters to the Eastern Foreshore via the Mandurah Bridge. Furthermore, the proposed Commercial Site will bolster local tourism, hospitality, and retail businesses, reinforcing Mandurah's status as a vibrant and attractive destination.

confirmed

29	**Improved Community Spaces and Events**	Ability to run events and improve the space for the community, good to retain green space	<u>Improved use of space</u> The 'Village Green' is proposed to be retained as flexible space for passive recreation, major events and seasonal attractions (i.e. ride to conquer cancer, Circus, Crab Fest, Pop-up amusement / fairgrounds etc), and the broader reserve will continue to be retained for community and visitor use, including access to the water. Refer to City officer response for **Improved Family-Friendly Environment Theme.** <u>Retention of green space</u> Due to the planned additional parking requirements to facilitate the Western Foreshore Leisure Precinct, there is an anticipated reduction of approximately 11% of green space. The green space refers to the grass area included in the village green space. It is grass only (does not include trees) and it is not the total reserve area (which is 68,634). Green Space estimated calculation – based on the Australian parking bay standards which are 2.4 - 2.6m wide and 5.4m long. The total green space is 39,500m2. The proposed car parking is 4,375m2. Detailed design would be required if Council approve to proceed. The reduction is required in order to provide this additional infrastructure to cater to the increasing use by residents and visitors as a significant public open space in line with the Western Foreshore Leisure Precinct Concept Master Plan and City Centre Master Plan (CCMP). The enhancements to the Precinct will improve the usability of the space for the broader community and visitors. Additional planting of trees will improve the usability of the green space and assist in providing adequate shade for users. The proposed Western Foreshore Commercial Site has been designed to maximise retention of green space, with the 18 hole mini-golf course and Café (5,050 m² of which approximately 4,700m2 is mini-golf course) designed to include landscaping in and around the existing trees on site and will reflect the historic and cultural significance of the site.

confirmed

			Tree Retention For both the Western Foreshore Leisure Precinct and the Commercial Site, tree retention will remain a priority in addition to increasing the tree canopy throughout the reserve with additional planting planned to increase the shade cover and usability of the area. Refer to **Environmental Impact Theme**.
30	**Diverse and Attractive Plan**	Proposed options are good, great range of activities, happy with the activities presented.	The Proposal outlined in the Major Land Transaction provides for a diverse and unique offering that is unlike any existing hospitality and recreation venue in Mandurah. The Proposal includes: • Licenced Restaurant and Microbrewery (2,500 m²) is proposed to have a 650-person capacity including outdoor dining areas that wrap around the northern and eastern boundaries; • 18 hole mini-golf course and Café (5,050 m²) designed to include landscaping in and around the existing trees on site and will reflect the historic and cultural significance of the site; and • Chocolate Production and Retail (450m²) is proposed in stage two of the development. The chocolate production and retail is to be located on the southern-most portion of the site, adjacent to the play space. The Proposal: • Ensures the design and scale of any development (height, bulk and appearance) should be in keeping with the nature of the Western Foreshore, noting the skate park, playground, war memorial have a high-quality architectural design. • Ensures that the City and the Proponent maximise tree retention, protecting the environmental value of the Site. • View corridors to the water are to be maintained between built form elements.

confirmed

			• Development is to provide a leisure and/or active tourism offering additional and/or complimentary to existing offerings in the area.
31	**Support for Licensed Restaurant/Microbrewery**	Welcome a licensed restaurant and microbrewery. It will be good for the Western Foreshore, good for families, great for Mandurah to have one.	Refer to response for **Improved Family-Friendly Environment** and **Diverse and Attractive Plan**
32	**Aligns with values/vision of the site**	As per the values identified in the 2018 engagement and the look and feel for the Western Foreshore that the community want.	Refer to response for **Community Involvement Theme.**
33	**Community Benefit**	Offers benefits to the community	The City has undertaken an economic impact analysis that indicates the project is expected to support approximately 174 jobs during construction (direct and indirect). Once established, the proposed Western Foreshore Commercial Site will create approximately 437 ongoing jobs (292 direct and 145 indirect), offering various types of employment within a range of industries. Opportunities for casual and part-time positions will exist, in addition to full-time professional roles. Should a sublease be granted, the City requires the Proponent to enter into an agreement with the South Metropolitan TAFE to support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus. <u>Supports Local Content</u> The City has negotiated with the Proponent to maximise local content in the construction phase which will provide opportunities for businesses in Mandurah and the Peel Region.

confirmed

			Activation The mini-golf and chocolate production are activities that are not provided elsewhere within Mandurah's city centre. The Proposal provides activities for youth and children.

confirmed

KEY INDICATIVE TERMS

A summary of the key sublease terms is set out below. Noting this is not intended to be an exhaustive list of all terms to be included in the head lease and sublease.

Headlessor	State of Western Australia
Sublessor	City of Mandurah
Sublessee	Left Coast Leisure Group Pty Ltd ABN 38 677 054 296 ACN 677 054 296
Permitted Purpose	• Licenced Restaurant and Microbrewery • 18-hole Mini Golf Course and Café • Chocolate Production and Retail
Land	A proposed Commercial Site (having an area of approximately 8,000m^2) known as the Western Foreshore Commercial Site (**Commercial Site**) created from the land comprising Reserve 27581 and otherwise known as Hall Park (**Reserve**) which currently comprises: • Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 635; and • Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 486. The Commercial Site will have its own certificate of Crown land title if its excision from the Reserve is approved. The Commercial Site is that portion of the Reserve identified as the "Proposed Leasehold Site" and outlined with a black dashed line in plan at Figure 1.
Premises	8,000m²
Term	25 years, less one day The Sublessor and Sublessee acknowledge and agree that the final Term is dependent upon the term granted under the Headlease and the Term (including any further terms) must be less than the term of the Headlease.
Further Term	First further term of 25 years less one day. Second further term of 15 years less one day. The Sublessor and Sublessee acknowledge and agree that the number and length of the further terms is dependent upon the term granted under the Headlease.

confirmed

Permitted Use	• Restaurant and Microbrewery • 18-hole Mini Golf Course and Café • Chocolate Production and Retail
Rent	Payable by monthly instalments in advance: Year 1 $1.00 plus GST (construction phase) Year 2 $1.00 plus GST (construction phase) Year 3 $103,350 plus GST Year 4 $155,150 plus GST Year 5 $218,488 plus GST Year 6 $227,588 plus GST Year 7 $234,575 plus GST Year 8 onwards: previous year's Rent as adjusted in accordance with this Sublease. The Rent following any rent review must not be less than the Rent payable immediately before the relevant Rent Review Date. In this item, Rent Review Date means each and every date specified in the below.
Rent Reviews	The rent will be reviewed in accordance with an agreed formula contained in the sublease reflecting CPI on each and every anniversary of the Commencement Date of the Sublease other than a Market Rent Review Date and the first, second, third, fourth, fifth and sixth anniversaries of the Commencement Date of the Sublease. The rent will be subject to market reviews on each Market Rent Review Date (with the first Market Rent Review Date being the seventh anniversary of the Commencement Date and each subsequent Market Rent Review Date being every 5 years thereafter. **Term Rent Review Dates** CPI Rent Review Dates Each and every anniversary of the Commencement Date during the Term other than a Market Rent Review Date and the first, second, third, fourth, fifth and sixth anniversaries of the Commencement Date. **Fixed Increase Rent Review Dates** Not applicable. Market Rent Review Dates Seventh anniversary of the Commencement Date.

confirmed

	Twelfth anniversary of the Commencement Date. Seventeenth anniversary of the Commencement Date. Twenty second anniversary of the Commencement Date. First Further Term Rent Review Dates CPI Rent Review Dates Each and every anniversary of the Commencement Date during the First Further Term other than a Market Rent Review Date. Fixed Increase Rent Review Dates Not applicable. Market Rent Review Dates Twenty seventh anniversary of the Commencement Date. Thirty second anniversary of the Commencement Date. Thirty seventh anniversary of the Commencement Date. Forty second anniversary of the Commencement Date. Forty seventh anniversary of the Commencement Date. **Second Further Term Rent Review Dates** CPI Rent Review Dates Each and every anniversary of the Commencement Date during the Second Further Term other than a Market Rent Review Date. Fixed Increase Rent Review Dates No applicable Market Rent Review Dates Fifty second anniversary of the Commencement Date. Fifty seventh anniversary of the Commencement Date. Sixty second anniversary of the Commencement Date

confirmed

Commencement Date	The date when the last of the conditions precedent is satisfied or waived.
Insurance	The sublessee is responsible for: • Building Insurance • Public Liability
Rates, Taxes & Outgoings	The Sublessee must pay all rates, taxes , levies, charges and outgoings that are attributable to the Premises as if the Sublessee is the owner of the Premises.
Construction	Construction costs for the development on the Commercial Site are the responsibility of the Sublessee.
Maintenance	The Sublessee is responsible for all repairs and maintenance to keep the Premises in good and safe repair and condition including all structural and capital repairs to all buildings on the Premises
Opening Hours	Trade is permitted 7 days per week. <u>Licenced Restaurant and Microbrewery</u> 10 am to 10 pm **Conditions attaching to Licenced Restaurant & Microbrewery:** ANZAC Day opening times for the Licenced Restaurant & Microbrewery must not be before 1pm unless approved by the Sublessor. The Sublessor will have discretion to extend operating for special events and permanently in the future at the request of the Sublessee. Any consultation and statutory approvals with RGL for one off or permanent requests to extend trading times will be at the cost of the Sublessee. <u>Café</u> 6 am to 9 pm <u>Chocolate Production and Retail</u> 7 am to 9 pm <u>Mini Golf</u> 7 am to 9 pm

confirmed

	Opening times can be modified with the approval of the Sublessor.
Liquor Licence	Security is required as part of the Liquor Licence in accordance with the Department of Local Government, Sport and Cultural Industries Policy Safety and Security Licenced Premises.
Stages for completion	The development is required in two stages comprising: Stage 1: Licenced Restaurant and Microbrewery, 18-hole Mini Golf Course and Café Stage 2: Chocolate Production and Retail.
TAFE Placement	Prior to commencing the development, the Sublessee acting in good faith will attempt to enter into an agreement with the South Metropolitan TAFE in which the Sublessee agrees to participate in and support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus.
City's contribution to infrastructure adjacent to the Premises	
Carparking Works	The City will carry out carparking works on land adjacent to the Premises. The cost of these carparking works is estimated by the City to be $850,000. Noting the parking is available for public use and the Proponent will have no exclusivity over this parking.

confirmed

Proposed New Reserve

Existing Reserves

RESERVE 27581
CLASS 'A'

LOT 1561 (DP209268):	*1.6186ha*
LOT 500 (DP404353):	*5.2448ha*
TOTAL AREA:	*6.8634ha*

Proposed Leasehold Site

TOTAL AREA: *8000m2*

ACTIVITY AREAS

Licenced Restaurant & Microbrewery	*2500m2*
Mini Golf Cafe / Clubhouse	*350m2*
Chocolate Factory	*450m2*
Mini Golf Course	*4700m2*

Proposed Reserve

TOTAL AREA: *6.0634ha*

EASEMENTS

Access Easement; 6m width;	*880m2*
Service Easement; 6m width; Final Details Subject to Design	*725m2*

Site Area and Final Boundaries Subject to Detailed Design and Survey

CITY OF MANDURAH

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24 May 2024 | 21/CCMP/005E_rev3 | 1:2000 @ A3



2	**SUBJECT:**	City Centre Master Plan: Western Foreshore Leisure Precinct Concept Master Plan – Final Approval
	DIRECTOR:	Director, Strategy and Economic Development
	MEETING:	Council Meeting
	MEETING DATE:	27 August 2024

Summary

The upgrade of the City Centre's Western Foreshore into a family friendly Leisure Precinct has been steadily progressing over the last 15+ years. The current layout has largely been shaped through a number of significant developments including the construction of the Mandurah War Memorial to the north, the replacement of the Mandurah Bridge to the south, and the recent additions of a new regional level skate park and adventure playground (in 2020 and 2022 respectively).

As part of Council's recently endorsed City Centre Master Plan, the Western Foreshore Leisure Precinct was identified as a Key Project Area requiring an updated Concept Plan providing a vision for the community's expectations for the space and to help guide future upgrades and investment.

In May 2024, Council adopted the draft Western Foreshore Leisure Precinct Concept Plan for the purposes of advertising and community engagement. The public comment period was undertaken over eight (8) weeks and conducted in conjunction with the community engagement process for Western Foreshore Commercial Site Major Land Transaction Business Plan with submissions closing on Friday 26 July.

A total 1,102 submissions were received with a detailed Community Engagement Report: Western Foreshore Leisure Precinct & Commercial Site Major Land Transaction Business Plan Report (refer Attachment 2.1) prepared which identifies the key themes from the community's feedback. City officers have assessed all the comments provided and made a number of subsequent updates to the Concept Master Plan. It should be noted that feedback specific to the Western Foreshore Commercial Site Major Land Transaction Business Plan is not addressed in this report.

Due to the high volume of Public Submissions received, City officers have undertaken extensive analysis of the commentary including comments, issues and concerns raised regarding the Commercial Site. To assist Council in their decision-making, the commentary within the Public Submissions has been presented in Themes (for example Traffic Management Concerns, Economic Benefits) and a City officer comment has been provided against each Theme (refer Attachment 2.3).

Council is requested to note the feedback received on the draft Western Foreshore Leisure Precinct Concept Master Plan as outlined in the Community Engagement Report (Attachment 2.1), endorse the updated Western Foreshore Leisure Precinct Concept Master Plan (August 2024) as detailed in Attachment 2.2 and note that future projects to progress the delivery of the Western Foreshore Leisure Precinct will be in line with the timelines set out in the City Centre Master Plan and subject to Council consideration as part of the Long Term Financial Plan's annual review process.

Disclosure of Interest

Nil

Location

The subject of this report is the area commonly referred to as the Western Foreshore Leisure Precinct. It is show in Attachment 2.2 and is situated within the Mandurah City Centre bordered by Leighton Place to the west and the estuary to the east.

confirmed

Property Details

The Western Foreshore Leisure Precinct comprises the following reserve areas;
Reserve No. 49912 – Lot 1912 (1.0711 ha)
Reserve No. 27581 – Lot 1561 (1.6186 ha)
Reserve No. 27581 – Lot 500 (5.2448 ha)

The three reserve areas are zoned Regional Open Space under the Peel Region Scheme and vested to the City of Mandurah to manage for the purposes of Recreation with the power to lease subject to the consent of the Minister for Lands.

In addition, the Western Foreshore Leisure Precinct also incorporates an area of road reserve south of Pinjarra Road and the Mandurah Bridge. The total area of the Western Foreshore Leisure Precinct is in excess of 8ha or 80,000m^2.

Previous Relevant Documentation

• G4/05/24	28 May 2024	Council adopted the City Centre Master Plan and City Centre Parking Plan for final approval and noted the list of priority projects for detailed design and delivery over the next 2 financial years including the finalising of the Western Foreshore Leisure Precinct Master Plan and Implementation Plan.
• G5/05/24	28 May 2024	Council adopted the Western Foreshore Leisure Precinct Concept Plan (dated May 2024) for the purposes of advertising and community engagement.
• G15/11/23	28 November 2023	Council resolved to adopt the City Centre Master Plan and City Centre Parking Plan for advertising.
• G21/10/20	27 October 2020	Council authorised the CEO to advise Adventure Golf Australia Pty Ltd (trading as King Carnival) and Wynyard Nominees Pty Ltd (trading as Kayaks 4 U) that their holding over the period on the existing leases was approved to 30 November 2021. Council also approved modifications to the Trading Permit Guidelines to give exclusive use to location 'WF2' to Wynyard Nominees Pty Ltd until 30 June 2023 and for the project plan for the Western Foreshore Commercial site to be commenced.
• G20/2/19	26 February 2019	Council adopted the City Centre Waterfront Concept Plans for the Western Foreshore Recreation Precinct; Eastern Foreshore South Precinct; and Eastern Foreshore North Precinct for detailed design and construction.
• G13/12/15	15 December 2015	Council approved a five (5) year lease term for Adventure Golf Australia Pty Ltd and Wynyard Nominees Pty Ltd. Council also acknowledged detailed Master Planning for the Western Foreshore was required arising from the Mandurah Foreshore Focus 2020 Vision.

confirmed

• G24/9/11	13 September 2011	Council resolved to adopt the City of Mandurah Car Parking Strategy.
• SP19/4/07	4 April 2007	Council resolved to adopt the Mandurah Foreshore Focus 2020 Master Plan as a visionary document to guide future design work and community consultation.

Background

The Western Foreshore is highly valued by the community offering an idyllic location for people to engage in healthy lifestyle activities and providing important amenity within Mandurah's City Centre. Over the last 15+ years, the City has undertaken a number of master planning exercises to guide and shape the Western Foreshore area to transform it from public open space into a first-class family friendly leisure precinct. A summary of this previous planning is outlined below;

Foreshore Focus 2020 Vision Master Plan

- The Western Foreshore was a key part of the community's vision and outcomes of the Foreshore Focus 2020 Vision Master Plan undertaken in 2005-2007.
- The final plan provided direction for a regional level Skate Park at the southern end of Hall Park (delivered in 2020), a commercial precinct and general upgrades to the landscaping and path networks.
- Another key outcome of this work was the replacement of the old Mandurah Bridge (completed in 2018) with new pedestrian accesses, fishing platforms, decorative and functional lighting and surrounding landscape treatments.

Mandurah Waterfront Redevelopment

- In 2018, the City commenced planning for the Mandurah Waterfront Redevelopment project. The City invited the community to be involved in shaping the vision for the City Centre Waterfront area including the Eastern Foreshore (from the Boardwalk Precinct to the Bridge) and the Western Foreshore, including foreshore areas to the north and south of the Bridge, under the Bridge and Hall Park. The community were asked to share what they love about the foreshore spaces and identify opportunities for improvement as well as prioritise the area that most requires change.
- A total of almost 1,000 responses were received with the themes of the feedback including:
    - Future opportunities for mixed use cultural / commercial developments should be explored;
    - The existing commercial site and surrounding area needs improvement including options such as a kiosk / café, restaurant / bar and new amusements / attractions;
    - The footprint for the commercial area needs to change so that it is setback from the water's edge to improve pedestrian / public access;
    - Improved parking and vehicle access is required along with more picnic tables and BBQ facilities;
    - Any development should incorporate high quality design that takes advantage of the waterfront location and incorporate public toilet facilities, improved pedestrian access and view corridors between the built form;

Confirmed

- In February 2019, Council adopted a Site Context Plan for the Western Foreshore. This plan subsequently led to the detailed design and construction of the new regional level Skate Park and Play Space facilities which were completed in 2022.

City Centre Master Plan

- The City Centre Master Plan was adopted by Council in May 2024 and prepared to reaffirm the importance of the City Centre in the wider context of Mandurah. Its function is to guide and attract private sector investment to Mandurah, assist in the advocacy for Federal and State Government funding support and to guide the investment of public funds.

- The Western Foreshore forms a key part of the Master Plan area, being a significant recreation and events space, with an existing commercial site (currently subject to a separate proposal process) providing support to key public assets.

- In recent years, substantial upgrades to the skate park and the installation of a new play space and 'meeting place' public artwork have been completed. Outside of this zone, the balance of the site requires further improvements such as parking, path connections, lighting, upgrades to the War Memorial and the redevelopment of the commercial site offering.

- Action A4.3 of the City Centre Master Plan recommends detailed design and delivery of the Western Foreshore Leisure Precinct redevelopment works including:

    - Car parking upgrades
    - War memorial upgrades
    - Commercial activation
    - Shared path, lighting, and landscaping improvements
    - Recreation and event activation
    - Public jetty installation
    - Road network improvements to include upgrade to the pedestrian/cycle crossing point on Mary Street.

Western Foreshore Leisure Precinct – Draft Concept Master Plan

Council adopted the draft Concept Master Plan for the Western Foreshore Leisure Precinct in May 2024. The key elements of the draft plan included:

- War Memorial (*)
- Car Parking Areas (*)
- Public Jetty Infrastructure (*)
- Shared Path Network (*)
- Public Recreation (foreshore) Areas (*)
- Village Green Recreation and Event Space (*)
- Koolaanga Waabiny Playground
- Commercial Site (*)
- Skate Park
- On water commercial opportunities (*)
- Swimming Area Pontoon
- Under the bridge event space (*)
- All abilities paddle launch facility (*) and
- Meeting Place Public Artwork

Note: (*) indicates components where improvements were recommended.

Confirmed

Western Foreshore Commercial Site

The Western Foreshore Commercial Site has been designated based on historical commercial use with reshaped areas to ensure increased public access along the shoreline and appropriate access to the recently completed playground and skate park. Whilst dining, retail, entertainment, tourism, or recreation proposals may be acceptable for this site, the following design parameters were also considered important:

- The design and scale of any development (height, bulk and appearance) should be in keeping with the nature of the Western Foreshore and have a high quality architectural design outcome.
- The design of any development should ensure maximum retention of existing vegetation with view corridors to the water to be maintained between built form elements.
- Development is to provide a leisure / active tourism offering that contributes both economic and community benefits, and that is complementary to existing products within the area.

The draft Concept Master Plan identified an area of 8,000 square metres for a commercial lease area; with a 2,500 square metre site for a licensed restaurant and microbrewery; 5,050 square metre site for an 18-hole mini golf and café development and a 450 square metre site for a chocolate production and retail development.

Village Green Recreation and Events Space

Under the draft plan, the central part of the site would continue to function as an event, open space and recreation area, however with enhancements over time that reflect the importance of the site. Whilst subject to detailed design, the intent of the space is to achieve the following:

- Identifying opportunities to create spaces that encourages active, informal recreational activities;
- Additional defining of the space through tree and vegetation planting with the location of shared pathways around the edges;
- Ensuring that large scale events (such as circus', cycling events and City events) can continue to be accommodated;
- Improvements to the standard of the grassed area;
- Recognising that the space also has an important role to play as an overflow, informal parking node for significant events (such as ANZAC Day and Crab Fest).

Enhanced Foreshore Areas & Over Water Opportunities

Consistent with the design intent of the Mandurah Waterfront Recreation node, recent updates in the southern part of the Precinct are proposed to continue further north adjacent to the proposed commercial site. As a popular swimming location and waterside picnic location for families, improvements are proposed to the grassed spaces with additional shoreline tree protection and coastal infrastructure enhancements. The plan recommended that the shared path be moved further back from the water's edge which can be accommodated through the reshaping of the commercial site area and to mitigate existing coastal impacts on the existing path network.

Between the swimming pontoon and Mandurah Bridge, a location for potential on-water commercial opportunities was identified consistent with existing guidelines for commercial permits and with Outcome A4.8 of the City Centre Master Plan.

Confirmed

Public Jetty

Consistent with Movement Outcome 5 of the City Centre Master Plan: Make the City Centre highly accessible via Boat, and arising from the Waterways Waterfront Master Plan, a public jetty location was identified to the north of the swimming pontoon. Whilst detailed design is still required, this location has been determined to ensure swimming and recreation in the southern part of the site can continue.

Shared Path Network

The Western Foreshore also forms an integral part of the Long Term Cycle Network with primary routes planned to connect Mary Street and Old Coast Road to the Mandurah Bridge via the Western Foreshore. In addition, the Western Foreshore is a key part of a network of Trails, with the Trail Head for the proposed 'Island Trail' (a 30km shared use loop trail) to be situated within the reserve.

The path widths are proposed a minimum of 3.5m providing opportunities for significant events and marches as part of commemorations at the War Memorial, a running / walking circuit and to assist in edge treatments for maintenance of the formal and informal grassed spaces.

Parking Nodes

Further attractions being developed within the Precinct will result in additional demand for parking. At the present time, measured occupancy of existing parking is extremely low at approximately 20 per cent. The City Centre Parking Plan recognises that the Precinct will play an important role in providing parking for visitors to the location, but also in the longer term, an overflow parking location for the City Centre during business hours when development reaches maturity. Therefore, in the fullness of time, additional provision at this location was incorporated to provide for weekend and weekday demand.

The draft Concept Master Plan recognised the existing 179 bays and proposed an additional 202 new parking bays to be created (136 formal bays and a further 66 informal / on street verge parking bays).

Comment

The draft Western Foreshore Leisure Precinct Concept Master Plan was developed as a direct action of the City Centre Master Plan and adopted by Council in May 2024 for the purposes of advertising and community engagement.

The community engagement period was open for 8 weeks and undertaken in conjunction with the statutory engagement function for the proposed Major Land Transaction and Business Plan for the Western Foreshore Commercial Site.

Whilst the community was provided with the ability to give separate standalone feedback on the two items, it is acknowledged that the fact that the commercial site is an area within the broader Western Foreshore Leisure Precinct, a considerable amount of crossover exists in the community comments and feedback provided. As a result, City officers have deemed it appropriate to compile a consolidated report to ensure all the community feedback has been captured appropriately no matter how it was received.

Through the various engagement tools that were made available for the community to provide their feedback, a total of 1,102 individual submissions were received.

Further information is available in the Attachment 2.1 Community Engagement Report: Western Foreshore Leisure Precinct & Commercial Site Major Land Transaction Business Plan.

Confirmed

City officers have reviewed all of the community feedback provided on the Western Foreshore Leisure Precinct and have made a number of updates and changes to the draft Concept Master Plan in response. A summary of these improvements are outlined below. It should be noted however, that comments and feedback that relate specifically to the Western Foreshore Commercial Site and the Major Land Transaction Business Plan are not addressed in this report. This feedback is subject to a separate report that is presented to Council at the same meeting.

Outlined below is a summary of the key themes from the community feedback on the Western Foreshore Leisure Precinct which has shaped the changes to the draft Concept Master Plan.

Community Feedback - Key Themes

The Public Submissions on the Western Foreshore Leisure Precinct and the Western Foreshore Commercial Site Major Land Transaction Business Plan are available as part of Report 1 Outcome of Public Notice, Proposed Major Land Transaction Western Foreshore Commercial Site and can be accessed via the City of Mandurah website, Agendas and Minutes page under August Council Meeting. https://www.mandurah.wa.gov.au/-/media/files/com/city-and-council/council/council-and-committee-meetings/agendas-and-minutes/2024/council/council-meeting-agenda-aug-27---public-submissions-electronic-attachment.pdf

Due to the high volume of Public Submissions received, City officers have undertaken extensive analysis of the commentary including comments, issues and concerns raised, To assist Council in their understanding of the commentary within the Public Submissions, the feedback has been presented in Themes (for example Traffic Management Concerns, Economic Benefits) and a City officer comment has been provided against each Theme (refer Attachment 2.3).

Key Changes / Updates

Arising from the above, together with further review of the details, a number of updates and changes have been made to the Concept Master Plan:

- Clearer designation of the various elements and refinements to layouts for parking spaces to clearly articulate the areas required and how access will be managed for overflow event parking;
- Improving connections to surrounding path networks, including identification of the Trailhead as part of Trails projects that are currently underway;
- Increased activation elements including informal sporting infrastructure within the Village Green, offering opportunities for small scale fenced multi court spaces (pickleball, 5-a-side soccer etc), beach volleyball court, frisbee / disc golf, AFL and soccer goals;
- Highlighting the intersection of Mary Street and Leighton Place from ‘Potential Intersection Upgrade’ to ‘Intersection Upgrade to Facilitate Safe Turning Movements’ in recognition of the community feedback and concerns raised;
- Modification to the Indicative Jetty location to be consistent with the Waterways Waterfront Master Plan;
- Update to presentation format and layout to be consistent with the remaining elements of the City Centre Master Plan.

confirmed

City of Mandurah Advisory Groups

Youth Advisory Group This item was considered by the Youth Advisory Group at its meeting on 5 June 2024. The engagement session combined feedback on both the Western Foreshore Leisure Precinct Concept Master Plan and the Western Foreshore Commercial Site Major Land Transaction and Business Plan.	
Summary of feedback/comments	**City of Mandurah Comment**
• Concerns around anti-social behaviour (in later evening). Consideration for safety, regular security, or police patrols? • Skatepark and Playground are far away from the venue. • Concerns of traffic volume increases and resulting traffic management challenges around Mandurah and venue. • Great job opportunities, also for young people. • Great space for youth and young children. • Concern about lack of playground in the venue and implications for accessibility of families with younger kids. • Concern regarding construction and length of construction plans. • Consideration that Kings Carnival is the closest version to a time-zone (Youth entertainment), with sentimental value held to Kings Carnival. YAG suggestion to acknowledge King Carnival in the new development (signs). • YAG love the versatility of the space in terms of recreation and commercial uses. • YAG like the mini golf (as many people went to King Carnival for minigolf only). • Suggestion for archaeological dig on Kings Carnival site. • Artworks in the area (artworks come to life). Art comes to life: Suggestion to insert augmented and/or physical art around Western Foreshore to commemorate landmarks being removed by development (especially kings carnival, ferris-wheel, mini golf etc), and to increase foot traffic along Western Foreshore, from restaurant, microbrewery and cafe to park, playground, skatepark, bridge and around whole area. • Development brings the energy that Mandurah needs to stand out.	Refer to responses for **Improved Family-Friendly Environment, Economic Benefits, Traffic Management Concerns / Considerations, Improved Community Spaces and Events Theme** and **Social and Safety Issues related to a licenced premises.**

Confirmed

Strategic Economic Advisory Group This item was considered by the Strategic Economic Advisory Group at its meeting on 22 July 2024 and provided a letter of support to the City for the proposed Western Foreshore Commercial Site.	
Summary of feedback/comments	**City of Mandurah Comment**
Supports the proposed Business Plan, citing that a redevelopment of this nature and scale will not only be an invaluable enhancement to the new public infrastructure on the Western Foreshore, but it will have a significantly positive impact on Mandurah's local economy through the creation of new local business and significant employment opportunities.	Refer to responses for **Economic Benefits, Community Benefit** and **Improved Community Spaces and Events Theme**
Access and Inclusion Advisory Group This item was considered by the Access and Inclusion Group at its meeting on 4 June 2024. The engagement session combined feedback on both the Western Foreshore Leisure Precinct Concept Master Plan and the Western Foreshore Commercial Site Major Land Transaction and Business Plan.	
Summary of feedback/comments	**City of Mandurah Comment**
• The area is expected to see high use by disability providers and will need more than the regulated number of ACROD parking bays. The MARC has a high number of ACROD bays, which are frequently in use during the day. • Connection to Mandurah's waterways is important, but accessibility is often lacking for people with disability. This plan is a great opportunity to explore accessible options for people with disability to engage with the water in various ways. • Consider access to public transport for people who do not drive. • The buildings and facilities within the space must be accessible, not just the external areas and should move beyond compliance to providing an overall accessible experience for people with different disability needs. • Wide and accessible pathways that connect to all spaces are essential so that people of all abilities and ages can confidently move around the space. General feedback – great spread of activities and commercial spaces, like the area under the bridge, John Tonkin College Education Support Centre students have been asking for a mini golf space, and the area allocated for bands and events is good as another nearby location often used by musicians is not very accessible.	Refer to responses for **Accessibility** and **Pedestrian Linkages and access**

confirmed

Consultation

A comprehensive community engagement process was undertaken to seek public comment and feedback on the Western Foreshore Leisure Precinct Concept Master Plan. The process was conducted in conjunction with the Western Foreshore Commercial Site Major Land Transaction and Business Plan with the community engagement period open for 8 weeks.

A total of 1,102 individual submissions were received with a detailed report developed - see Attachment 2.1 Community Engagement Report: Western Foreshore Leisure Precinct & Commercial Site Major Land Transaction Business Plan.

The outcomes of the Community Engagement undertaken for the Concept Master Plan are addressed above.

Statutory Environment

The Leisure Precinct Concept Plan will be a guide to future infrastructure works together with progressing a commercial operator(s) for the sites identified on the Concept Master Plan. Each of these sites will have their own statutory processes to follow that will include licensing, land tenure, leasing and / or application for development approvals.

The Concept Plan is not intended to outline each of these steps as each distinct component will have their own unique processes to follow.

Policy Implications

Nil

Financial Implications

The City Centre Master Plan in conjunction with the City Centre Parking Plan identifies the following outcomes for the Western Foreshore Leisure Precinct:

Year 1 – 2 (24/25 to 25/26)	**Years 3 – 5 (26/27 to 28/29)**	**Years 5 – 10 (29/30 and beyond)**
$1million New Capital	$2.125million New Capital	$750,000 New Capital
$720,000 Skate Park Car Park	$825,000 War Memorial Car Park Upgrade and New	Stage Two Intersection Upgrades
$280,000 Stage 1 Landscape / Path Upgrades	$550,000 Public Jetty Infrastructure	
	$750,000 Stage One Intersection Upgrades	
	Commercial Development:	
	$23M in private investment (final income to be determined).	

confirmed

A draft schedule of implementation measures for the Leisure Precinct Master Plan has been prepared, however will be subject to final review as an outcome of the final Concept Plan approved by Council following the community engagement period.

Activity Area		Scope	Timing
1.	Commercial Activation - Water and Land Based Seasonal & Annual Licenses	Develop a permit process to be released for Expression of Interest	Launching Sept 2024
2.	War Memorial - Avenue of Honour Upgrade	New Proposal	2024/25
3.	War Memorial – Asset Renewal works	Condition assessment to be undertaken; detailed renewal plan to be prepared	2025/26
4.	Village Green Recreation & Event Space	Concept Plan to be developed	2025/26
5.	Shared Use Path Network	Concept Plan to be developed	2025/26
6.	Security / Lighting / Signage	Concept Plan to be developed	2027/28
7.	Under the Bridge Event Space and Mural Artwork	Concept Plan to be developed	2027/28
8.	Public Jetty Installation	Master Plan developed	2026/27
9.	Leighton Place / Mary Street Intersection & Public Transport Upgrade	Planning not commenced	2028/29
10.	All Abilities Paddle Launch Facility	Site Location Identified; Planning Not Commenced	TBC
11.	Swimming Area Pontoon	Existing Asset Condition Rating and Assessment Required	TBC

confirmed

Risk Analysis

Each of the individual elements of the Concept Master Plan contain their own risks which are primarily linked to their implementation such as detailed design not aligning to the master plan; funding allocation for works; relevant approvals for the commercial site not progressing and the content of the Master Plan being inconsistent with the previous and pending community engagement.

Should Council not proceed with the Major Land Transaction for the Western Foreshore Commercial Site it is recommended that this Report be deferred.

Strategic Implications

The following community outcomes from the City of Mandurah Strategic Community Plan 2024 – 2044 are relevant to this report:

Economic:
- Well-planned, sustainable urban development
- A thriving city that residents are proud to call home and people want to visit

Community:
- Safe and connected communities
- Inclusive and welcoming places, spaces and neighbourhoods

Environment:
- Our built environment is clean, accessible and sustainable
- Our coast and waterways are healthy and celebrated

Leadership:
- A clear and shared vision for Mandurah's future
- Sound decisions based on evidence and meaningful engagement
- Effective advocacy focused on the needs of the community and strong relationships with key stakeholders
- Well-maintained assets and facilities that meet the needs of our community
- Responsible, transparent, value for money delivery of well planned, sustainable, projects, programs and services

Conclusion

The Western Foreshore Leisure Precinct is an important community space and has been identified as a Key Project Area within the City Centre Master Plan. The draft Western Foreshore Leisure Precinct Concept Master Plan was informed by the engagement processes undertaken for both the Waterfront Redevelopment project and the City Centre Master Plan.

Following an 8-week engagement period, an updated Western Foreshore Leisure Precinct Concept Master Plan has been developed. The revised plan reflects the community's long-standing vision for the reserve with new additional elements included based the feedback received. The plan also looks to address concerns raised in relation to parking provisions and traffic congestion and management.

NOTE:

- Refer ***Attachment 2.1*** ***Community Engagement Report: Western Foreshore Leisure Precinct & Commercial Site Major Land Transaction Business Plan***

  Attachment 2.2 ***Western Foreshore Leisure Precinct - Concept Master Plan (August 2024)***

  Attachment 2.3 ***City of Mandurah Comments on Themes***

Confirmed

RECOMMENDATION

That Council:

1. **Notes the feedback received on the Western Foreshore Leisure Precinct Concept Master Plan (May 2024 draft) as outlined in the Community Engagement Report: Western Foreshore Leisure Precinct & Commercial Site Major Land Transaction Business Plan as per Attachment 2.1 and City of Mandurah comments on the Themes as per Attachment 2.3.**

2. **Endorses the updated Western Foreshore Leisure Precinct Concept Master Plan (August 2024) as detailed in Attachment 2.2 for inclusion in the City Centre Master Plan.**

3. **Notes that future projects to progress the delivery of the Western Foreshore Leisure Precinct will be in line with the timelines set out in the City Centre Master Plan and subject to Council consideration as part of the Long Term Financial Plan's annual review process.**

confirmed



Confirmed

Western Foreshore Leisure Precinct and Commercial Site Major Land Transaction Business Plan

Community Engagement Report

August 2024

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confirmed

1 Report Summary

This Community Engagement Report outlines the statutory Statewide public advertising and community engagement process undertaken by the City of Mandurah (the City) to seek community feedback on the Western Foreshore Leisure Precinct Concept Master Plan, and the Western Foreshore Commercial Site Major Land Transaction Business Plan (the Business Plan).

At its meeting on 28 May 2024 Council resolved to:

1. Adopt the Western Foreshore Leisure Precinct Concept Plan (V11 Dated May 2024) for the purposes of advertising and community engagement; and,

2. Approve the Western Foreshore Commercial Site Major Land Transaction Business Plan for Statewide public notice as per section 3.59 of the *Local Government Act 1995*, to invite and consider submissions on the Business Plan before Council considers whether to enter into a major land transaction under sections 3.58 and 3.59 of the *Local Government Act 1995*.

The Western Foreshore Leisure Precinct Master Plan is a high-level conceptual plan that outlines the remaining elements of the Waterfront Precinct Plan following the recent and significant completion of the play space, skate park and 'meeting place' public artwork.

The key elements of the Leisure Precinct Concept Master Plan include the following:

- War Memorial (*)
- Parking Nodes (*)
- Public Jetty (*)
- Shared Path Network
- Public Recreation (foreshore) Areas (*)
- Village Green Recreation and Event Space (*)
- Koolaanga Waabiny Playground
- Commercial Site (*)
- Skate Park
- On water commercial opportunities (*)
- Swimming Area Pontoon (*)
- Under bridge event space (*)
- All abilities paddle launch facility (*)

Notes: (*) indicates components where improvements are required

The Major Land Transaction Business Plan provides an overall assessment of the proposal for the Western Foreshore Commercial site, including details of the proposed commercial operator, permitted uses, key terms and conditions of disposal, and an impact analysis that includes:

- Expected Effect on the Provision of Facilities and Services by the City of Mandurah
- Expected Effect on Other Persons Providing Facilities and Services in the City of Mandurah
- Expected Financial Effect on the City of Mandurah
- Expected Effect on Matters Referred to in the City of Mandurah Strategic Community Plan
- Ability of the City of Mandurah to Manage the Disposal and Ongoing Arrangement
- Any other matter prescribed for the purposes of the subsection

In accordance with section 3.59 of the *Local Government Act 1995* (the Act), Statewide public notice of the Business Plan must be undertaken for a period of six weeks and state that the local government proposes to commence the major land transaction described in the notice.

Confirmed

However, due to the community interest in this transaction and the additional planning and interest for the broader Precinct, an extended period of time was provided for the community to make a submission.

During the Statewide public notice and community engagement period, the City received 1,102 submissions via a range of engagement methods outlined in Section 3.1. Due to the level of cross-over in the feedback received between the Leisure Precinct and the Business Plan, the feedback was analysed collectively to provide clear oversight of the community's thoughts, with the Business Plan responses in direct relation to the Major Land Transaction legislative process noted independently to inform Council's decision-making process.

Submissions were analysed using 33 themes that emerged from the feedback, outlined in Section 5.2 Allocation of Themes, to enable a consistent analysis across all feedback formats. The number of mentions a theme received was captured to create an overview of the Community's feedback, noted in Section 5.3 Key Themes Analysis and Summary.

Council will consider the submissions received during the advertising period when making a decision on whether or not to proceed with the Major Land Transaction proposed in the Business Plan, and adoption of the final Western Foreshore Leisure Precinct Concept Master Plan.

confirmed

Western Foreshore Leisure Precinct and Commercial Site Business Plan

Community Consultation overview

mandurah MATTERS

8 week
consultation, 31 May to 26 July 2024

Reach of over 7.6 million

1,102
Public Submissions



88%
of Mandurah Matters responses from Mandurah residents

8 consultation pop-ups

9 newspaper articles and adverts

91 signs in Mandurah

4 TV broadcast stories

3 million digital ad impressions

5 variations of social media ads

12,300
Mandurah Matters webpage visits

727
Mandurah Matters survey responses

280
consultation pop-up survey responses

2,803 people
engaged in the Mandurah Matters webpage (downloaded documents, visited the FAQs etc)

95
letter and email responses

confirmed

What's important:

- It's a valuable community space
- An accessible place for all
- A place to forge connections

Most anticipated benefits:

- Something new and fresh would invigorate the space
- A family-friendly space
- Attractive for locals and visitors alike
- Employment opportunities

Top concerns:

- Parking and traffic management
- Environmental impact of the development
- Potential impact that the brewery could have on the area

Project Background

2.1 Council Resolutions

Planning for the Western Foreshore commenced as early as 2015, with Council in 2018 resolving to adopt the Waterfront (Eastern and Western Foreshore) Concept Plan for the Mandurah City Centre Waterfront Precincts for the purposes of advertising. In 2019, Council adopted the Western Foreshore Recreation Precinct, Eastern Foreshore South Precinct and Eastern Foreshore North Precinct for detailed design and construction.

In 2021, Council noted the project plan for the Western Foreshore Commercial Site and approved the Western Foreshore Commercial Site Expression of Interest process to invite commercial proposals for the Site. In 2022 Council considered 7 proposals to progress through the Stage 2 of the EOI process. In 2022 Council endorsed Geographe Bay Leisure Group (now Left Coast Leisure Group Pty Ltd) and approved the CEO to move the proposal to the next stage.

In 2024, Council approved the Western Foreshore Major Land Transaction Business Plan advertising the proposal for community submissions.

A full list of Council Resolutions is available in Appendix 6.1.

2.2 Waterfront Redevelopment Project Engagement

In April – May 2018, the City invited the community to be involved in shaping the vision for the City Centre Waterfront area including the Eastern Foreshore Reserve (from the Boardwalk Precinct to the Bridge) and the Western Foreshore Reserves, including foreshore areas to the north and south of the Bridge, under the Bridge and Hall Park.

The community were asked to share what they love about the foreshore spaces and identify opportunities for improvement as well as prioritise the area that most requires change. To assist with this process, the foreshore areas were divided into zones - each with unique character, activities and opportunities.

Nearly 1000 responses were provided during this engagement through various media channels with the subject area (Western Foreshore 1) being identified as a 'High Priority' for upgrade with all feedback captured in the *Waterfront Visions Report*.

As a result of the feedback captured in the Waterfront Vision Report, a Site Context Plan was adopted for the Western Foreshore by Council in February 2019. This plan retained space for commercial activity within the Precinct and identified path networks, water-based trading opportunities, and water edge and over water infrastructure opportunities, including the following:

Future opportunities and locations for mixed use Cultural/Commercial Developments to be explored including:

- *Land based and over-water development and activities*
- *Cultural / Arts / Heritage attractions*
- *Leisure Amusements and Activities*
- *Food / Drink / Retail outlets*

Future Foreshore developments to incorporate:

- *High quality architectural design that takes advantage of waterfront location*
- *Public toilet facilities*
- *Public pedestrian access and spaces*
- *View corridors to water between built form*

Confirmed

Following the adoption of the Site Context Plan for the Western Foreshore, the City undertook detailed planning and construction for the Recreation Precinct (the Skate Park and Play Space) as stage one of the Western Foreshore upgrades, with consideration of the community's feedback in 2018 and the expressed desire to retain and upgrade the commercial activity marked as a future stage.

2.3 City Centre Master Plan

The *City Centre Master Plan (2024)* reaffirms the importance of the City Centre in the wider context of Mandurah, to guide and attract private sector investment in Mandurah, to assist in the advocacy for Federal and State Government funding and to guide the investment of public funds.

The City Centre Master Plan sets the high-level direction and design outcomes for the City Centre featuring a combination of private development and targeted public investment projects; and provides a centralised plan for all projects within the City Centre.

The Western Foreshore forms a key part of the Master Plan area, being a significant recreation and events space, with a commercial development supporting key public assets.

The recent and substantial upgrades to the play space, skate park and 'meeting place' public artwork have significantly enhanced the area with the balance of the site requiring further improvements to fulfill the outcomes of the 2018 community feedback. Elements such as parking, path connections, event layout, improved lighting, upgrades to the war memorial and the upgrading of commercial offerings are yet to be addressed. The pedestrian and bike paths between the Western Foreshore and the Eastern Foreshore, facilitated via the Mandurah Bridge, are key to achieving connection between both sides of the water.

2.4 Western Foreshore Leisure Precinct Master Plan

As a continuation from the Mandurah Waterfront Project Plan and to ensure consistent strategic alignment, a 'Key Moves' plan specifically for the Western Foreshore Leisure Precinct was included in the final City Centre Master Plan for Council adoption, together with an Implementation Plan and key actions.

The key elements of the Leisure Precinct Concept Master Plan are outlined in Figure 1 and include the following:

- War Memorial (*)
- Parking Nodes (*)
- Public Jetty (*)
- Shared Path Network
- Public Recreation (foreshore) Areas (*)
- Village Green Recreation and Event Space (*)
- Koolaanga Waabiny Playground
- Commercial Site (*)
- Skate Park
- On water commercial opportunities (*)
- Swimming Area Pontoon (*)
- Under bridge event space (*)
- All abilities paddle launch facility (*) and
- Meeting Place Public Artwork

Notes: (*) indicates components where improvements are required

confirmed

2.4.1 Village Green Recreation and Events Space

The central part of the Leisure Precinct will continue to function as an event, open space and recreation area, however with enhancements over time that reflect the importance of the site. Whilst subject to detailed design, the intent of the space is to achieve the following:

- Enhancements such as a continuation of informal recreation opportunities such a “disc golf”, potentially sport specific infrastructure such as AFL goal posts and soccer goals;
- Identifying opportunities for structured recreation closer to the skate park and playground that may accommodate beach volleyball, hard stand for court specific sports;
- Improvements to the standard of the grassed area;
- Additional defining the space through tree and vegetation planting and location of paths around the edges;
- Ensuring that large scale events (such as circuses, cycle events and City events) can continue to be accommodated through site ready infrastructure such as power and in a manner that event specific infrastructure (such as fencing) have a defined location; and
- Recognising that the space also has an important role to play as an overflow, informal parking node for significant events (such as ANZAC day).

2.4.2 Market Square

A centralised ‘market square’ event space has been identified on the plan, in part to provide a set down/pick up parking location, but also in key activity times as a hard stand event, market space that compliments the adjoining commercial and recreational activities.

The location has been selected as part of the design response in allocating the commercial site and ensuring accessible vehicular access close to the playground and aid in the whole precincts servicing requirements (such as waste collection and so on).

2.4.3 Enhanced Foreshore Areas & Over Water Opportunities

Consistent with the design intent of the Mandurah Waterfront Recreation node, recent updates in the southern part of the Precinct are proposed to continue further north adjacent to the commercial site.

As significant swimming location and waterside picnic location, improvements are proposed to the grassed spaces, provide for additional shoreline tree protection and coastal infrastructure enhancements, and shared path network improvement with the path moved further back from the water’s edge, in acknowledgment to the reshaping of the existing commercial leased area and to mitigate existing coastal impacts on the existing path network.

Between the swimming pontoon and Mandurah Bridge, a location for potential on-water commercial opportunities has been identified consistent with existing guidelines for commercial permits and with Outcome A4.8 of the City Centre Master Plan that states:

Update the Commercial Trading guidelines; progress infrastructure upgrades that encourage a diverse range of land and water-based activation in the City Centre such as:

- Kayaking/canoes
- Paddleboat hire
- Inflatable water park
- Waterside entertainment

Confirmed

Similar to previous commercial activations in the City Centre, City officers will be preparing an Expression of Interest for suitable land and water-based activities to operate in the upcoming summer period. The outcome of this process will need to strike a careful balance between providing opportunities for 'paid' activities whilst not impacting the existing foreshore activities.

2.4.4 Public Jetty

Consistent with Movement Outcome 5 of the City Centre Master Plan: Make the City Centre highly accessible via Boat, and arising from the Waterways Waterfront Master Plan, a public jetty location has been identified to the north of the swimming pontoon. Whilst detailed design is still required, this location has been determined to ensure swimming and recreation in the southern part of the site can continue and is recognition of the existing navigational channel.

2.4.5 Shared Path Network

The Western Foreshore also forms an integral part of the Long-Term Cycle Network with primary routes planned to connect via Mary Street and Old Coast Road to the Western Foreshore connecting to Mandurah Bridge. In addition, the Western Foreshore is a key part of a network of Trails, with it being an integral part of the 'Island' trail, a 30km shared use loop trail traversing the unique and varied landscapes of the City Centre and Dawesville Cut.

The delivery of the Western Foreshore Recreation Area has established a new standard of path design and width. This approach is proposed to continue around the Precinct and as part of defining the various elements of the Plan.

The path widths are proposed to have a minimum width of 3.5m and have the opportunity to provide for significant events and marches as part of commemorations at the War Memorial, a running / walking circuit and assist in edge treatments for maintenance of the formal and informal grassed spaces.

2.4.6 Parking Nodes

Further attractions being developed within the Precinct will result in additional demand for parking whilst balancing the recreation needs of the location. At the present time, car parking bay occupancy measured as part of surveys for the City Centre Parking Plan indicate an average peak occupancy of approximately 20 per cent.

The City Centre Parking Plan does however recognise that the Precinct will play an important role in providing parking for visitors to the location. Therefore, in the fullness of time, additional provision at this location provides for weekend and weekday demand.

The Parking Plan also acknowledges:

"*That future upgrades to lighting and pedestrian path connectivity within the identified locations must be considered carefully to ensure optimum outcomes. This will occur through the implementation of the recommendations of the City Centre Master Plan, through scheduled renewals and upgrades of streetscapes and through the Western Foreshore Commercial site redevelopment.*

On the Western Foreshore there is adequate space available to increase the provision of parking without impacting its amenity or use as an events facility, if designed in smaller pockets to ensure that parking does not dominate the space. There is also significant opportunity to increase the verge bays, potentially in a staged approach, initially on the grass and formalised over time."

confirmed

As a result, and to ensure consistency with the Parking Plan, the Leisure Precinct Concept Plan identifies the following parking nodes together with staged approach for implementation to ensure a balance between providing for demand but promoting a broader precinct approach to supply:

Location	Timing	Proposed Bays
Western Foreshore South	-	**88 (existing)**
Skate Park	2025/26	**40**
War Memorial Carpark Upgrade (renewal)	2026/27	**91 (existing)**
War Memorial Carpark Expansion	2026/27	**96**
Leighton Place On-Street	**2026/27**	**66**

confirmed

Figure 1



WESTERN FORESHORE LEISURE PRECINCT MASTER PLAN

INDICATIVE CONCEPT PLAN

CITY OF MANDURAH

2.4.7 Western Foreshore Commercial Site

The Western Foreshore Commercial Site (Commercial Site) forms an important part of this Precinct providing further opportunities for activation through family friendly hospitality offerings and by adding to the existing range of recreational facilities. There have been commercial leases on the Western Foreshore since 1987, with 6,581m² dedicated commercial space, including King Carnival and an aquatic operator.

Whilst dining, retail, entertainment, tourism, or recreation proposals may be acceptable for this Commercial Site, the following design parameters should be incorporated into future planning outcomes.

- The design and scale of any development (height, bulk and appearance) should be in keeping with the nature of the Western Foreshore, noting the skate park, playground, war memorial and have high quality architectural design outcomes;
- The design of any development should ensure maximum retention of existing vegetation;
- View corridors to the water should be maintained between built form elements;
- Development is to provide a leisure and/or active tourism offering additional and/or complementary to existing offerings in the area;
- Development will need to activate/create vibrancy in the area and be well integrated into the surrounding reserve and broader City Centre Precinct;
- Development needs to provide economic and/or community benefit, including the provision of local content for construction, and the ongoing economic impact regarding consumer spending, tourism activity and local employment;
- Reserve 27581 is a 'Class A' Crown reserve with management vested to the City of Mandurah. Under the management order, the City has the power to issue a lease for recreational opportunities and complementary commercial uses. Dependant on the scale of development proposed, Council can seek an excision of land from the Class A reserve to create a site which will enable the State and the City to enter into a commercial leasehold arrangement.
- The Western Foreshore is reserved as Regional Open Space (ROS) under the Peel Region Scheme. The purpose of ROS is to: 'protect the natural environment, provide recreational and cultural opportunities, safeguard important landscapes and sites of cultural significance and provide for public access'. Development Control Policy 5.3 – Use of Land Reserved for Parks and Recreation and Regional Open Space outlines the Western Australian Planning Commission's position on the use of ROS, which includes the ability to approve commercial uses that are ancillary and or compatible to the purpose of the reserve, where public access to and enjoyment of the reserve will be enhanced.

Confirmed

Figure 2



confirmed

WESTERN FORESHORE LEISURE PRECINCT MASTER PLAN

INDICATIVE PROPOSED COMMERCIAL SITE

CITY OF MANDURAH

2.5 Expression of Interest Process

The Western Foreshore Commercial Site forms an important part of the broader Leisure Precinct providing further opportunities for activation through family friendly hospitality offerings and by adding to the existing range of recreation facilities. There have been commercial leases on the Western Foreshore since 1987, with 6,581m² dedicated commercial space, including King Carnival and an aquatic operator.

Following the expiration of the commercial leases previously operating in the northern portion of the Western Foreshore Precinct, the City was required to ensure there was an open and transparent process prior to entering into any future long term lease arrangements.

At its meeting held on 22 June 2021, Council approved the project plan for the upgrade and development of the Commercial Site to be undertaken via a multi-staged competitive expression of interest (EOI) process. The purpose of the EOI was to explore potential opportunities for commercial activations over the existing commercial lease site.

2.5.1 EOI Stage One

For EOI Stage One, the City sought submissions that would enhance the experience of locals and tourists to Mandurah and the Peel Region. The submissions were evaluated against qualitative criteria developed to reflect the community's vision for the site.

The City received seven submissions for EOI Stage One, including a submission from Adventure Golf (locally known as King Carnival).

In addition to the qualitative criteria, the assessment process included consideration of the level of investment. To demonstrate the range in the scope and scale of the proposals, the intended level of investment for each submission is noted below:

Business Name	Level of Investment (Range)
1. Adventure Golf Australia Pty Ltd (King Carnival 2. Floatwest Holdings Pty Ltd 3. Belgravia Leisure	Less than $3 million
4. Nokturnl 5. Old Coast Road Brewery Pty Ltd	$3 million - $10 million
6. Capitol Corp Pty Ltd	$10 million - $20 million
7. Geographe Bay Leisure Group – the entity now referred to as Left Coast Leisure Group Pty Ltd	$20million +

At the Council Meeting of 24 May 2022, Council endorsed the following three submissions to proceed to EOI Stage Two:

- Left Coast Leisure Group Pty Ltd
- Capitol Corp
- Belgravia Leisure

All respondents to both stages of the EOI were offered feedback on their submission.

Confirmed

2.5.2 EOI Stage Two

The three endorsed proponents were then invited to submit detailed proposals to address the following selection criteria:

- **Responsiveness to Site:** the Western Foreshore is a landmark site and has significant community value. The design and scale of the development should look to maximise view corridors, connect to the waterfront, adjacent play space, and war memorial, and maximise retention of existing vegetation.
- **Community Benefit:** the site is designated as Regional Open Space meaning any commercialisation of the site must demonstrate its broad community benefits including accessibility and cultural appreciation.
- **Economic Impact:** any development on the Western Foreshore must demonstrate the ability to add to the current local economy including its ability to attract additional visitation and the estimated number of new jobs that will be created both during and post construction.
- **Financial Commitments:** the proposal must outline the level of investment proposed, any support required from the City of Mandurah and the financial sustainability of the business operations.

In addition to the above criteria, a financial due diligence process was undertaken.

At the Council Meeting of 22 November 2022, Council selected Left Coast Leisure Group Pty Ltd as the preferred proponent for the Commercial Site. Left Coast Leisure Group Pty Ltd demonstrated a clear understanding and ability to meet the selection criteria, and a commitment to delivering a sustainable offering.

The Proposal is seeking 8,000m² of the Commercial Site offering a mix of both hospitality and community recreation. The Proponent demonstrated a clear understanding and ability to meet the selection criteria. The Proposal represents a proposed private investment of $23 million, creation of hundreds of jobs and provides a hospitality and entertainment offering that will attract both locals and tourists alike.

The Proposal consists of:

- Licenced Restaurant and Microbrewery (2,500 m²) that proposes up to 650-person capacity including outdoor dining areas that wrap around the northern and eastern boundaries;
- 18 hole mini-golf course and Café (5,050 m² of which approximately 4,700m² is the mini-golf course) designed to include landscaping in and around the existing trees on site and will reflect the historic and cultural significance of the site; and
- Chocolate Production and Retail (450m²) is proposed in stage two of the development. The chocolate production and retail is to be located on the southern-most portion of the site, adjacent to the play space.

The Draft Western Foreshore Leisure Precinct Master Plan identifies the proposed footprint of the commercial site. Refer to Figure 2.

2.6 Major Land Transaction

In accordance with Section 3.59 of the Act, the City is required to undertake a Major Land Transaction for the disposal (sell, lease or otherwise dispose of, whether absolutely or not) or development of a site if it is worth more than either $10 million or 10% of the local governments operating expenditure incurred by the local government from its municipal fund in the last completed financial year.

Confirmed

The City is proposing to enter into a sublease with Left Coast Leisure Group Pty Ltd, as required and has prepared a Major Land Transaction Business Plan that outlines the proposed terms of the transaction, along with an overall assessment of the transaction including the:

- expected effect on the provision of facilities and services by the local government and other persons providing facilities and services in the district;
- expected financial effect on the local government;
- expected effect on matters referred to in the local government's current plan prepared under section 5.56 of the Act ; and
- the ability of the local government to manage the undertaking or the performance of the transaction.

A Business Plan summary was prepared for the consultation period and is outlined on the next page.

confirmed

mandurah MATTERS | CITY OF MANDURAH

Western Foreshore Commercial Site

Business Plan Summary

Lease site on Western Foreshore

8,000m²

Head Lessor
State Government of Western Australia

Sublessor
City of Mandurah

Sublessee
Left Coast Leisure Group Pty Ltd

Proposed uses and operating times:

Licenced Restaurant and Microbrewery: 10am-10pm
2,500m²

18-hole mini-golf course and café: 6am-9pm
5,050m²

Chocolate production and retail: 7am-9pm
450m²

Training and Development

Support opportunities for work placement, work experience and graduate programs for hospitality students Mandurah TAFE campus.

A better deal for Mandurah

Our negotiated lease creates $700k more revenue over 25 years than a market rate lease would.





A review of the rent will be done every 5 years and the Consumer Price Index (CPI) will be applied annually.

**It is proposed that the revenue from the sublessee is reinvested back into the management, maintenance and ongoing renewal costs for the Western Foreshore Leisure Precinct.*

Duration of lease
Initial 25-year lease, followed by two further optional terms.

$23 million
private investment

750,000 visitors
per year (estimated)

$30 million
visitor spend per year

174 jobs
(direct and indirect) during construction

292 direct jobs and 145 indirect jobs
during operation

Have your say

Advertising and feedback period closes 26 July 2024.

If you'd like to give your feedback or thoughts, you can do so in the following ways:

Scan the QR code

Contact the City by post:
PO Box 210 Mandurah WA 6210

Email: council@mandurah.wa.gov.au

Come into the Administration Centre at 3 Peel St, Mandurah

Confirmed

To satisfy regulation 30(2a) of the *Local Government (Functions and General) Regulations 1996* (Regulations), the City is proposing disposal of land via sublease via Local and Statewide Notice.

In accordance with section 3.59 of the Act, Statewide public notice of the Business Plan must be undertaken for a period of six weeks and state that the local government proposes to enter into a major land transaction described in the notice.

However, due to the community interest in this transaction and the additional planning for the broader Precinct, a period of more than 6 weeks was provided for the community to make a submission.

Council will consider submissions received during the advertising period when making a decision on whether or not to proceed with the Major Land Transaction in accordance with section 3.59(5) of the Act.

confirmed

3 Engagement Methodology

As per Council's decision on 28 May 2024 to advertise both the draft Leisure Precinct Master Plan and the proposed Western Foreshore Commercial Site Major Land Transaction Business Plan, the City undertook a significant community engagement campaign throughout June and July to seek the communities feedback on each Plan.

As the proposed Leisure Precinct Master Plan incorporates the Commercial Site, the City invited submissions from the community on both plans over the same engagement period.

A range of engagement methodologies were utilised together to encourage maximum participation from the community.

A summary of the engagement methods is outlined below.

3.1 Public Advertising and Engagement Methods

Western Foreshore Leisure Precinct

- A copy of the Concept Master Plan was made available at the City's Administration Building and all City libraries, with a QR code to access an online survey.
- A copy of the Concept Master Plan was published on the City's website with an accompanying Mandurah Matters page, inviting comments via an online survey.

Major Land Transaction Business Plan

The City advertised the Major Land Transaction Business Plan via Statewide and local public notice in accordance with Section 3.59(4) of the Act and Regulation 30(2a)(c) of the Regulations. A summary of the advertising of the notice is below:

- 31 May 2024 the Notice was placed on the City's Public Notice Boards at City of Mandurah Facilities including the Administration Building, Mandurah, Lakelands and Falcon Libraries and copies of the Business Plan were made available for inspection;
- 1 June 2024 Public notice advertisement was placed in the West Australian newspaper and on 5 June 2024 the Public Notice was included in the Mandurah Times inviting comments on the Business Plan;
- 4 June 2024 the Public Notice and a copy of the Business Plan was published on the City of Mandurah Website inviting the public to comment via an online survey;
- 29 May 2024 a notification of the proposed Business Plan was included on the City's Facebook page, as it was again on 12 June 2024, 11 July 2024, 12 July 2024 and 19 July 2024, and 4 June 2024 on the City's Twitter/X page; and
- 4 June 2024 the Business Plan was made available on the Mandurah Matters page.

Engagement undertaken for the Major Land Transaction and Western Foreshore Leisure Precinct:

- Social media, digital ads, broadcasts and additional newspaper adverts
- Direct engagement with key stakeholders
- Posters and tri-corflutes
- Consultation Pop-ups at the Western Foreshore, key facilities and events to ensure that members of the community had the opportunity to have their views captured and included in the process.

The purpose of the various engagement methods was to offer Elected Members the broadest cross-section of community views to make an informed decision.

Consultation pop-up sessions were undertaken at key facilities and events to ensure that

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members of the community who may not have been aware of the consultation, or were not motivated to engage with the consultation, had the opportunity to have their views captured and included in the process. The locations were selected to offer a good sample of the community, and feedback was captured via online surveys that were emailed to the City. Individuals were asked to what extent they supported, or did not support, the proposals, and given the opportunity to tell us their thoughts. The following were the engagements that were undertaken:

Day / Date	Location	Time Available
Tuesday 16 July	MARC	9.00am - 11.00am
Wednesday 17 July	MARC	9.30pm - 11:00am
Wednesday 17 July	Halls Head Shopping Centre	3.30pm - 5.30pm
Thursday 18 July	MARC	4:00pm - 6.00pm
Saturday 20 July	Thomson Street Netball Courts	8:00am – 11:00am
Monday 22 July	MARC	5.30pm - 7.30pm
Tuesday 23 July	MARC	4.00pm - 6.00pm
Friday 26 July	Mandurah Seniors Centre	9.00am - 11am

3.2 Feedback Methods

At the Council Meeting of 28 May 2024, Council considered, for the purposes of advertising, the Major Land Transaction Business Plan for the proposed disposal via sublease of the Western Foreshore Commercial Site to the Proponent.

The community was invited to make submission in writing in relation to the transaction proposed in the Business Plan to the City's Chief Executive Officer via the following methods:

Mail: PO Box 210, Mandurah WA 6210
Email: council@mandurah.wa.gov.au
In person: 3 Peel Street, Mandurah WA 6210
Community Engagement Platform: Mandurah Matters

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4. Engagement Outcomes

4.1 Total Reach

Social media
- Organic posts: 4
- Total reach (paid and organic): 268,615
- Total shares (paid and organic): 89
- Total comments (paid and organic): 573
- Total reactions (paid and organic): 369
- Total clicks (click through rate, see more, read more, view photo) (paid and organic): 10,497
- Click through only (paid and organic): 4,786
- Negative reactions (anger and sad reaction) (paid and organic): 40
- Paid frequency (how often the ads were shown on average to the same person): 5.55

Digital advertising
- Click through: 905
- Total reach: 117,850
- Frequency (how often the ads were shown on average to the same person): 3.6

Offline advertising
- Newspaper ads: 3
- Tri corflutes: 56 throughout Mandurah in high traffic areas. (from Madora Bay to Dawesville)
- Posters (corflutes and paper): 35 (throughout Mandurah including hireable facilities from the City, parks, reserves, enclosed dog park etc)

Newspaper mentions
Online
- Number of articles: 11
- Reach: 7.2M

Offline
- Number of articles: 6

Broadcast
- Number of programs: 4

Mandurah Matters
- Total visits: 12,300
- The vast majority (10,506) read or looked at one of more pages. 2,803 people also performed an engagement action (such as downloaded a document, visited the FAQ page, or looked at more than one thing, suggesting some level of engagement), and a total of 725 survey responses were received.

Consultation pop-up sessions
- Number of sessions: 8
- Total responses: 272

e- Newsletters (CoM owned)
- Total amount (external): 7
- Reach: 71,685

Total reach: Over 7.6 million contact points

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4.2 Total Submissions

Feedback Mode	No. of Submissions
Received by email, in-person (hand delivered) or posted	95
Received through Mandurah Matters Online Survey 1 Draft Leisure Precinct Master Plan	492
Received through Mandurah Matters Online Survey 2 Commercial Site Major Land Transaction Business Plan	235
Received by email - Consultation pop-ups	280
Total Submissions	**1,102**

The Public Submissions are made available in Report Attachment 1.3, however 10 submissions are not published due to community members requesting that the submission not be provided to Council.

4.3 Key Stakeholder Engagement

The City undertook key stakeholder engagement with business partners, industry leaders, local businesses and residents, associations and community groups. As a result, the City received a number of key stakeholder feedback submissions as outlined below.

City of Mandurah Advisory Groups

Access & Inclusion Committee	Meeting held on 4 June 2024
Youth Advisory Committee	Meeting held on 5 June 2024
Strategic Economic Advisory Group	Meeting held on 22 July 2024
Mandurah Environmental Advisory Group	Meeting held on 23 August 2024

confirmed

4.4 Petitions

Throughout the early planning for the Western Foreshore Commercial Site, a number of community petitions have been tabled at Council in opposition to a proposed development. Most of these petitions were tabled prior to the release of the proposal for the commercial site. Whilst petitions are not considered a formal submission under the Major Land Transaction process, the information has been included for Council's information.

Petitions	Meeting Date	Item No.	No of Signatures		
			Total No.	Signatures confirmed	Signatures unverified
Save Kings Carnival from closure by extending the land lease agreement	23/01/2024	G.4/1/24	2,909	820	2,089
Save Kings Carnival from closure by extending the land lease agreement	23/01/2024	G.5/1/24	596	47	549
Save Kings Carnival	27/02/2024	G.2/2/24	655	27	628
Save Kings Carnival	26/03/2024	G.2/3/24	474	2	472
Save Kings Carnival	23/04/2024	G. 2/4/24	838	97	741
Save Kings Carnival	25/06/2024	G. 1/6/24	584	2	582
No to the Restaurant/Brewery at the Western Foreshore	23/07/2024	G. 1/7/24	90	84	6
Objection to Western Foreshore Development Proposal	27 August 2024	N/A	565	519	46
			6,711	**1,598**	**5,113**

confirmed

5. Feedback Summary

5.1 Feedback overview

During the community engagement feedback period, the City received 1,102 submissions via the avenues outlined in section 3.2.

Mandurah Matters received over 12,000 visits, with 725 surveys collectively completed for the Leisure Precinct Master Plan and the Major Land Transaction Business Plan. Further to this, the City received 95 emailed, in-person or posted submissions and a further 272 online submissions as a result of Consultation Pop-up sessions.

Whilst the community had the opportunity to complete a survey for both the Leisure Precinct and the Major Land Transaction Business Plan for the commercial site, only 112 completed both surveys with many others choosing to complete only one survey.

It should be noted that during this period for the Business Plan, the City also invited comments from the community on the Western Foreshore Leisure Precinct Master Plan. The Leisure Precinct Master Plan is a high-level conceptual plan that outlines the remaining elements of the Waterfront Precinct Plan and incorporates the Western Foreshore Commercial Site.

The submissions were received through various avenues and presented in a range of formats. The feedback was analysed to identify key themes with specific ‘descriptors’ that reflect the subject-matter mentioned. 33 key themes were identified within the data. All Public Submissions have been made available on the City’s website and provided to Council in the Major Land Transaction report for consideration.

confirmed

5.2 Allocation of Themes

As submissions were received through various avenues and presented in a range of formats, feedback was analysed to identify key themes with specific 'descriptors' that reflect the subject-matter mentioned. 33 key themes were identified within the data.

Appendix 6.3: Survey Questions, outlines the specific questions asked in each survey as a point of reference when reviewing the raw data feedback, and the key themes and descriptors outlined below define the subject-matter within each theme. This enabled a consistent analysis across all feedback.

Key Themes

Theme #	Themes	Sub Themes
1	**Traffic Management Concerns / Considerations**	Concerns for single road access on a local road. Upgrades required, junction inadequate
2	**Parking concerns / Considerations**	Proposed parking is inadequate for the proposal.
3	**Social and Safety Issues related to a licenced premises**	Drugs, alcohol, antisocial behaviour, noise
4	**Resistant to change**	Leave as it is, doesn't need change
5	**Environmental Impact**	Loss of Green Space, Loss of green space to parking, Preservation of natural space, tree retention, retain environment for bird life, celebrate nature.
6	**Opposition to Commercialisation of the Western Foreshore**	Keep as a community space, no commercial businesses needed. Keep commercialisation on the Eastern Foreshore.
7	**Impact on Aboriginal and Cultural Heritage**	Concern for Aboriginal meeting spot on the foreshore, has the City engaged with local Elders on the plan?
8	**Concerns on process undertaken**	Disparaging comments, perception that decision is made, lack of transparency, uneasy/unhappy with the way current tenant has been treated.
9	**Concern for spend of rate-payers money and rental terms**	Perception that City is investing in the commercial development and not in other priority areas of Mandurah. Concern that CoM is offering a peppercorn rent, not fair on other local businesses who are struggling. City of Mandurah subsidising proposed commercial rental.
10	**Concerns on proposed lease terms**	Tenure duration, rental value.
11	**Keep King Carnival**	Keep King Carnival, fix up/revamp King Carnival. Offer longer lease

Confirmed

Theme #	Themes	Sub Themes
12	**Objection to a Licensed Restaurant/Microbrewery**	No licensed restaurant or microbrewery, not required, do not want it.
13	**Does not align with values of the site**	Does not align with the values identified in the 2018 engagement and the look and feel for the Western Foreshore that the community want.
14	**Impact / Consideration of War memorial**	Not an appropriate venue beside the war memorial, disrespectful of the war memorial.
15	**Keep Ferris Wheel**	If only the ferris wheel could be kept as a heritage element, fix it up and keep, retain as art, replace with a bigger one.
16	**Concerns about Impact on other Businesses**	Will draw customers to the Western Foreshore. Eastern Foreshore Business's already struggling, this will make it harder for local business's
17	**More family friendly attractions needed**	Not family friendly enough, doesn't cater for teens/youth as a place to go without alcohol
18	**Alternate Ideas**	Ideas that are in addition to their expressed support and ideas alternate to proposal. Bowling alley, laser tag, ice rink, time zone, sea world, movie world, outdoor cinema, arcade
19	**Pedestrian Linkages and access**	Retain water access, improve path networks and pedestrian crossings
20	**Accessibility**	Consider disability accessibly, access to amenities should be considered, family pram parking bays.
21	**Remove King Carnival**	Out with the old, time for a change, proposal better than current offering, happy for King Carnival to be gone, lack of support to keep King Carnival
22	**Improved Family-Friendly Environment**	New Recreational Attractions, good for families
23	**Enhanced Liveability**	For community. Increased or improved amenities the community want to use. Connections. For local use.
24	**Support for Development**	Aesthetic Improvements, great design outcomes, something new.
25	**Community Involvement**	Community feeling involved, informed, engaged, connected
26	**Economic Benefits**	Jobs creation, bring money to the area, support local content.
27	**Western Foreshore Activation**	Using an underutilised space, draw people to the area
28	**Tourism Boost**	Tourism attraction and increased income from visitors through tourism
29	**Improved Community Spaces and Events**	Ability to run events and improve the space for the community, good to retain green space

confirmed

Theme #	Themes	Sub Themes
30	**Diverse and Attractive Plan**	Proposed options are good, great range of activities, happy with the activities presented.
31	**Support for Licensed Restaurant/Microbrewery**	Welcome a licensed restaurant and microbrewery. It will be good for the Western Foreshore, good for families, great for Mandurah to have one.
32	**Aligns with values/vision of the site**	As per the values identified in the 2018 engagement and the look and feel for the Western Foreshore that the community want.
33	**Community Benefit**	Offers benefits to the community

It should be noted that submissions could be allocated more than one theme dependent on the content, many noting three or more.

confirmed

5.3 Key Themes Officer Responses

Theme #	Themes	Sub Themes	City of Mandurah Response
1	**Traffic Management Concerns / Considerations**	Concerns for single road access on a local road. Upgrades required, junction inadequate	Single road access on local road The traffic engineering consultant modelled the existing configuration and three (3) improvement options for the intersections of Mary Street / Leighton Place and Pinjarra Road / Old Coast Road / Mary Street, taking into account the predicted traffic generation related to the Commercial Site Proposal on the Western Foreshore. The modelling considered the present traffic volumes (2023) and the predicted future traffic volumes in 2031, including the impacts of the Mandurah Estuary Bridge Duplication which is presently being delivered by Main Roads WA. The 3 improvement options are outlined below: • Option 0 – Existing configuration (ie. no change). • Option 1 – Dedicated left turn lane from Mary Street onto Pinjarra Road together with a right turn / straight through lane. • Option 2 – Dedicated left turn lane from Old Coast Road onto Mary Street together with a right turn / straight through lane. • Option 3 – Combination of Option 1 and Option 2. The traffic modelling assessed each of the above options during the Weekday AM peak period (8am – 9am), the Weekday PM peak period (3:15pm – 4:15pm) and the Weekend Mid-day peak period (11:30am – 12:30pm). The traffic modelling suggests that the Mandurah Estuary Bridge Duplication will improve the level of service at the intersection of Mary Street / Leighton Place due to a reduction in northbound traffic volumes on Old Coast Road. In addition, minor road network improvements on Mary Street between Leighton Place and Pinjarra Road would result in satisfactory performance at the intersection of Mary Street / Leighton Place during peak periods, taking into account the Commercial Site Proposal on the Western Foreshore.

confirmed

			In summary, the outcomes of the traffic modelling showed that Option 1 (dedicated left turn lane from Mary Street onto Pinjarra Road together with a right turn / straight through lane) was the preferred option as it provided a good level of service at the intersections of Mary Street / Leighton Place and Pinjarra Road / Old Coast Road / Mary Street, during all peak periods with only short traffic delays of between 10 and 15 seconds. This option was also not detrimental to the performance of Old Coast Road. If Council agree to proceed with the Major Land Transaction, further detailed analysis will be undertaken as part of the City's own commitment to managing the local road network and there will be further consideration through the Development Application process. <u>Upgrades to intersection</u> As explained above, the intersection improvements / upgrades are likely to be required on Mary Street and Leighton Place with issues such as right turn movements and potential pedestrian and cyclist conflicts being noted. If Council decide to proceed with the major land transaction, design and costings will be presented to Council. The City is committed to engaging and working with local residents to achieve a suitable outcome.
2	**Parking concerns / Considerations**	Proposed parking is inadequate for the proposal.	<u>Inadequate parking</u> Car parking provisions and improvements to transport links to service the Precinct and the future development of the Commercial Site have been considered as part of the extensive work conducted on the City Centre Master Plan and the City Centre Parking Plan. Through the Local Planning Framework, the City has adopted a contemporary approach to parking ratios and is consistent with the State Activity Centre Planning Policy, which include the following principles: • Parking being provided as public parking and therefore available for reciprocal use; • Reciprocal parking allows for the most efficient use of available bays whereby uses that have different periods of peak demand can utilise the same parking facilities; • Promoting the use of public transport, particularly for the location where high-density employment and housing is being promoted; and

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Overflow parking to be provided upon approval by the City of Mandurah.
The proposed Leisure Precinct Plan indicates an additional 202 parking bays to service future activation of the Precinct. This includes: War Memorial Carpark – 96 bays, Skatepark Carpark – 40 bays and Leighton Road street parking – 66 bays, whether they be formal or informal is to be determined through further design development.

The City will carry out carparking works on land adjacent to the proposed Commercial Site. The parking will be available for public use and the Commercial Site Proponent will have no exclusivity over this parking. This is consistent with businesses in the City Centre area where there is recognition through the Strategic Centre City Centre Precinct Plan that efficient use of parking has benefits for City environments and, this is often best located in the public domain. The proposed parking amount is more than what would be required for a development of a similar nature within the City Centre, which is demonstrated in the following table:
<table>
<tr><th></th><th>Guidance Source</th><th>Required Parking Ratio</th><th>Estimated Bays</th></tr>
<tr><td rowspan="4">Supply</td><td>Local Planning Scheme No 12</td><td>1 per 4 patrons</td><td>163 bays</td></tr>
<tr><td>Strategic Centre City Centre Precinct Plan</td><td>3 bays per 100m2</td><td>53 bays</td></tr>
<tr><td>Current bays on western foreshore</td><td></td><td>183 bays (serving war memorial, skate park, play space and general use.</td></tr>
<tr><td>Additional Bays proposed</td><td></td><td>202 bays</td></tr>
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<td>3</td>
<td>Social and Safety Issues related to a</td>
<td>Drugs, alcohol, antisocial behaviour, noise</td>
<td><u>Opening hours</u>
Subject to Council’s decision, the City has negotiated with the Proponent restricting operating hours, with the requirement for the</td>
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confirmed

	licenced premises		venue to close at 10pm. It is important to note that this restriction far exceeds other venues operating in the City Centre which are typically permitted to trade until 12:00 midnight or later with extended trading permits. A number of conditions are likely to be required to mitigate anti-social or safety issues where the Director of Liquor Licencing, through the liquor licensing process may impose conditions on the venues Liquor Licence requiring the operator to: • Prepare a Harm Minimisation Plan which will outline requirements to manage customers through signage, staffing and security measures. • Set occupancy numbers dependent on factors including toilet facilities, floor area, exit widths among other considerations. <u>Community Safety</u> The Council endorsed a Community Safety Strategy in July 2024 outlining an ongoing commitment from the City to prevent, prepare, and respond to community safety concerns, including anti-social behaviour. The Western Foreshore Leisure Precinct will be designed to best practice Crime Prevention Through Environmental Design (CPTED) principles in order to create an environment that designs out the opportunity for crime. This will include elements such as improved lighting, CCTV and activations to increase passive surveillance. The City will continue to maintain strong partnerships with Police and other stakeholders, such as the Liquor Accord. <u>Noise Impact</u> Through the Development Approval and Liquor Licencing processes the City has the opportunity to request conditions be applied to the development to control noise impacts. These may include the setting of noise levels of speakers, orientation of speakers, amplified music being run through a centralised system with noise limiting device. In all cases the development will be required to comply with the *Environmental Protection (Noise) Regulations 1997*.

confirmed

			With regard to patron noise from patrons Harm Minimisation Plans are required through the liquor licencing process that are able to manage post closure behaviour including the provision of security. Controls are also able to be applied to support lower risk drinking environments with food available and seating lay outs that reduce anti-social behaviour. The liquor licence and development assessment process can also be used to require security management plans that include considerations such as lighting and CCTV.
4	**Resistant to change**	Leave as it is, doesn't need change	Noted. Refer to response for **Community Involvement Theme**. If the Proposal is not approved by Council, the site will return to recreational space once the current lease has expired.
5	**Environmental Impact**	Loss of Green Space, Loss of green space to parking, Preservation of natural space, tree retention, retain environment for bird life, celebrate nature.	<u>Loss of green space</u> Refer to response for **Improved Community Spaces and Events Theme.** <u>Tree retention</u> Tree retention will remain a priority in addition to increasing the tree canopy throughout the reserve with additional planting to increase the usability of the area. For the purposes of the proposed Commercial Site, the City will be conducting a range of environment-related site assessments as part of its due diligence process and in advance of any development application for the site. These assessments will include flora and fauna assessment (including a tree retention plan), arborist report, site contamination report, geotechnical report and coastal risk assessment. The proposed sublease area for the Commercial Site Proposal is 8,000m², which is 1,419m² larger than the existing part of the land used for commercial purposes. It should be noted that the built form component of the Proposal is approximately 3,300m² and the remainder will be utilised for the purposes of the mini-golf course. This enables the City and the Proponent to maximise tree retention, protecting the environmental value of the Site.

confirmed

			The City will be responsible for completing an Arborist Report which will specifically identify those trees that must be retained on the Commercial Site. The Proponent will be required to develop a Tree Management Plan taking into account the City's advice and recommendations. The final design of the built form will be required to work within those parameters.
6	**Opposition to Commercialisation of the Western Foreshore**	Keep as a community space, no commercial businesses needed. Keep commercialisation on the Eastern Foreshore.	Since 1987, the land comprising the Commercial Site, which is a Class A Reserve, has been used for commercial purposes. Since this time approximately 6,581m², comprising the existing King Carnival lease area and the previous commercial aquatic operator, has been dedicated for commercial purposes. The total area of the reserves is 68,634m², which 8,000m² is being used for commercial purposes. The total area for the proposed Commercial Site is 8,000m², noting that approximately 4,700m² of this area will be utilised for the purposes of the 18-hole mini-golf course to maximise tree retention. It is proposed that all rent received will be set aside for funding infrastructure components of the Western Foreshore Leisure Precinct which would be more than likely funded from ratepayers if the proposal did not proceed. If there was no commercialisation on the Western Foreshore, the City would undertake improvements to bring the existing site to a standard that is consistent with the Western Foreshore Leisure Precinct, and this would be required to be funded through rates.
7	**Impact on Aboriginal and Cultural Heritage**	Concern for Aboriginal meeting spot on the foreshore, has the City engaged with local Elders on the plan?	<u>Cultural significance of site</u> The Western Foreshore Leisure Precinct is located within a registered Aboriginal Cultural Heritage site – Winjans Camp (registered Place 3724). The camp itself is located approximately 1km away from the proposed commercial development and is located within Yaburgurt Kaaleepga Reserve. However, it is acknowledged that the proposed development site is close to the shore of the DJILBA (Peel Harvey Estuary) and as such the interface of the development with the DJILBA will be carefully considered.

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			<u>Engagement with Elders</u> In the event the Commercial Site progresses, the City is committed to undertaking due diligence for the heritage value of the site and working with the local Elders to achieve a design that respects the Aboriginal and cultural heritage of the site, including seeking the necessary State planning approvals. In addition, the Proponent has proposed to integrate cultural appreciation practices into design elements and broader engagement activities including: • Understanding the Bindjareb history and stories • Dual naming • Celebrating National Reconciliation Week. • Acknowledgement of Country at all events, on website, menus, and other materials. • Be an equal opportunity employer. • Increase knowledge of Aboriginal culture through ongoing staff training. • Incorporate features of Country into landscape and mini golf design.
8	**Concerns on process undertaken**	Disparaging comments, perception that decision is made, lack of transparency, uneasy/unhappy with the way current tenant has been treated.	At its meeting on 22 June 2021, Council noted the project plan for the Western Foreshore Commercial Site to undertake a multi-staged EOI process to explore potential opportunities for commercial activations over the existing commercial lease site. Following Council approval, the City launched an extensive local, national, and international EOI process seeking proposals for the Commercial Site. The City received seven submissions through the first stage of the EOI and following a comprehensive assessment process Council at its meeting of 24 May 2022 endorsed three submissions to proceed to the second stage of the EOI. Following the EOI Stage Two, at the Council Meeting on 22 November 2022, Council selected Left Coast Leisure Group Pty Ltd as the preferred proponent for the Commercial Site.

confirmed

			At the Council Meeting of 28 May 2024, Council endorsed the Western Foreshore Commercial Site Business Plan, inviting submissions from the community and interested stakeholders. The City of Mandurah has met all statutory requirements under the *Local Government Act 1995* and *Local Government (Functions and General) Regulations 1996* in the managing of the disposal of land process for the Western Foreshore Commercial Site. Extensive community consultation has been undertaken through a range of engagement types including 91 signs, 9 newspaper articles and stories, 4 TV broadcast stories, 3 million digital advertisement impressions, 5 variation of social media advertising. The City has received 1,102 submissions with 12,300 Mandurah Matters webpage visits. Refer to response for **Community Involvement Theme.**
9	**Concern for spend of rate-payers money and rental terms**	Perception that City is investing in the commercial development and not in other priority areas of Mandurah. Concern that CoM is offering a peppercorn rent, not fair on other local businesses who are struggling. City of Mandurah subsidising proposed commercial rental.	<u>Concern regarding City investing in a Commercial Development</u> The Western Foreshore Commercial Site is proposed to be developed at an estimated cost of $23 million. The construction of the licenced restaurant, mini-golf course, café and chocolate/retail is the sole responsibility of the Proponent, with no financial contributions being made by the City. Should Council support the Proposal, the Proponent will be responsible for the construction of all elements of the development and ongoing maintenance obligations in accordance with the proposed Sublease conditions. In addition, the Proponent will be required to pay rent (from year 3 onwards). The Proponent will be required to pay all charges, local government rates and outgoings over the full term of the proposed sublease. <u>Financial Contribution by the City</u> The City's financial contribution to the development is limited. The City will support the Proposal by providing infrastructure within the Western Foreshore Precinct including parking upgrades. These infrastructure works (construction of 202 car parking bays) are estimated to cost approximately $850,000 (exclusive of GST). Noting

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			the parking is available for public use and the Proponent will have no exclusivity over this parking. For the purposes of undertaking the Major Land Transaction the costs incurred by the City to date include: • $42,000 (exclusive of GST) for a specialised commercial consultant to market the Expression of Interest; • $4,500 (exclusive of GST) to engage a commercial valuer; and • $26,507 (exclusive of GST) in legal fees to prepare the Heads of Agreement. It is anticipated that the costs incurred by the City for negotiation and preparation of the Sublease, the land excision, Flora and Fauna Assessment, Arborist Report, Site Contamination Report, Geotechnical Report and Coastal Risk Assessment be approximately $130,000. This expenditure is in accordance with the City's approved budget for the project <u>Peppercorn rent (two years only)</u> The City is seeking support from the Department of Planning, Lands and Heritage to enter into a Headlease for the Commercial Site with the State of Western Australia for a peppercorn rent ($1 or other nominal amount payable per annum) over the entire lease term. This will result in the City paying no rent to the State of Western Australia for this Headlease, however is proposing to enter into a Sublease with the Proponent, which will require the Proponent to pay rent and other charges (including rates, taxes, levies, charges and outgoings) directly to the City. In addition, the Proponent will be responsible for all other associated costs including buildings, maintenance and insurance. Under the Proposed Rental Terms for Years 1 and 2 (only) the City will provide the Proponent a peppercorn rent. This is due to the construction phase of the development occurring during this time. It is considered standard commercial practice to negotiate a reduced rental fee during the construction phase as the proponent is not trading or drawing an

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			income from the development. All other fees such as rates and outgoings will be charged to the sublessee during this period. In addition, the City has recognised the delivery of a significant community benefit this development provides in terms of contribution to tourism and economic growth for Mandurah. It is proposed that the revenue from the sublessee is reinvested back into the management, maintenance and ongoing renewal costs for elements of the Western Foreshore Leisure Precinct. <u>Rental Terms</u> The City has engaged an independent commercial valuer to undertake a valuation of the Commercial Site. The current market value of the disposition as carried out by a licensed valuer is $160,000 per annum plus GST. The valuer has taken into account commercial operations of a similar nature and tourism footprint. The City engaged a commercial valuer to undertake analysis and modelling on the Net Present Value (NPV). NPV is defined as the current value of a future net income stream of an investment over a period of time, discounted at an acceptable rate. The NPV calculation is considered the appropriate method for defining the current value of a future net income stream of an investment over a period of time, which incorporates discounts (7.5%) at an acceptable rate. In accordance with the Proposed Rental Terms, which includes the rent free period of two years (due to the construction period) the rent to be received to the City would amount to $6,197,609.91 over the first 25 year term. Based on the Reasonable Market Rent which is based on the valuation undertaken with a starting rent of $160,000 per annum plus GST (with no rent free period) the rent amounts to $5,508,716.35 over the first 25 year term. This indicates that the City is achieving a greater return from the sublessee's Proposed Rental Term, than the rates based on the market valuation. By Year 5 the annual Proposed rent exceeds the amount

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			that could be achieved under the Reasonable Market Rent (which is based on the valuation). The cumulative rent of the Proposed Rental Terms is greater than the Reasonable Market Rent in Year 15. Refer to table below. In addition, the sublease terms will provide the City protection against turbulence in the market, through a term which ensures that the rent cannot be less than the previous year.

	First Term					Second Term	Third Term
	Yr 2	Yr 8 Mkt	Yr 15	Yr 20	Yr 25	Yr 50	Yr 65
Proposed Rental Term per annum	$0	$236K	$280k	$315k	$355k	$640k	$913k
Proposed cumulative Rental income	$0	$1,173m	$3m	$4,505m	$6,197m	$18,435 m	$30,109m
Reasonable Market Rent per annum	$164k	$191k	$228k	$256k	$288k	$521k	$744k
Reasonable cumulative Rental income	$325k	$1,417m	$2,905m	$4,130m	$5,508m	$15,475m	$24,983m

10	**Concerns on proposed lease terms**	Tenure duration, rental value.	<u>Tenure</u> Given the level of private investment for this proposal ($23 million), the Proponent is seeking a lease tenure of 65 years. Department Planning, Lands and Heritage have advised that all proposals are assessed on a case-by-case basis on their individual merits. <u>Valuation</u>

confirmed

			Refer to response for **Concern for spend of rate-payers money and rental terms** <u>Concern regarding financial climate</u> Should the Commercial Site proposal progress, the City will be undertaking further financial due diligence on the Proponent and building into the Heads of Agreement appropriate safeguards to protect the City's interest. This will include conditions in the Heads of Agreement requiring the Sublessee at the end of the Term: • if required by the City to do so, make good the Premises consistent with the condition as if the applicant obligations had been complied with during the Term; or • if required by the City remove any buildings and any services installed by the applicant and return the Premises as a vacant site; or • if not required to make good the Premises, vacate the Premises and leave the Premises in a clean and safe condition (subject to fair wear and tear). It is also proposed that the sublease includes a bank guarantee and a holding company guarantee to ensure the applicant meets all obligations.
11	**Keep King Carnival**	Keep King Carnival, fix up/revamp King Carnival. Offer longer lease	The current tenant, King Carnival, has held a series of exclusive leases over the waterfront site on the Western Foreshore since 1987. Following Council approval to undertake an Expression of Interest (EOI) process for the Commercial Site on 22 June 2021, the City commenced the competitive process inviting proposals. King Carnival were invited to make a submission through the EOI process and were unsuccessful in stage 1 of the process. King Carnival were notified of the outcome in 2022 and requested to remain on the site until a new lease is determined. The City has provided an extension to the holding over of the lease until 30 April 2025. Under the existing lease arrangement, the operators of King Carnival are charged $24,415 per annum in rent. This does not represent a viable commercial return for the City of Mandurah.

confirmed

12	**Objection to a Licensed Restaurant/Microbrewery**	No licensed restaurant or microbrewery, not required, do not want it.	If the Proposal is not approved by Council, the site will return to recreational space once the current lease has expired.
13	**Does not align with values of the site**	Does not align with the values identified in the 2018 engagement and the look and feel for the Western Foreshore that the community want.	Refer to response for **Community Involvement Theme**.
14	**Impact / Consideration of War memorial**	Not an appropriate venue beside the war memorial, disrespectful of the war memorial.	<u>Proposal and Interface with War Memorial</u> The Proponent acknowledges the significance and importance of the War Memorial adjacent to the Commercial Site. The Proponent has committed to undertaking planning and construction of the proposed development with consideration of neighbouring stakeholders. Refer to **Social and Safety Issues related to a licenced premises.** <u>Consultation with RSL</u> The City has undertaken consultation with the City of Mandurah RSL who discussed the Proposal at their Annual General Meeting of 25 July 2024. The RSL presented a number of matters to the City for attention, including: 1. Modifications to Hall Park that would assist our aging veterans on our formal ceremonial occasions, such as wide footpaths that would allow veterans to march 4 abreast on a flat even surface and modified curbing to assist with the veterans transition from Hall Park to the Memorial in a safe manner. City of Mandurah response: Major pathways around the Western Foreshore Leisure Precinct have been proposed to be upgraded to 3.5m width to improve accessibility and pedestrian use and circulation throughout the site. This will include the path network between the proposed Commercial Site and the Estuary. 2. The addition of ablutions closer to the memorial would be advantageous not only for our veterans but the general public who also attend the Memorial site.

confirmed

			City of Mandurah response: The City will discuss location of toilets for Commercial proposal with applicant in due course. 3. Additional installation of more security cameras at or near the memorial car park would also be advantageous to dissuade any future vandalism. City of Mandurah response: The City will work with RSL in relation to reviewing CCTV and other safety measures. The Proponent acknowledges the significance and importance of the War Memorial adjacent to the Commercial Site. The Proponent has committed to undertaking planning and construction of the proposed development with consideration of neighbouring stakeholders. Refer to **Social and Safety Issues related to a licenced premises.**
15	**Keep Ferris Wheel**	If only the ferris wheel could be kept as a heritage element, fix it up and keep, retain as art, replace with a bigger one.	The King Carnival Ferris wheel is an asset of King Carnival and its removal will be required in line with all site infrastructure subject to the expiration of their lease in 30 April 2025 and vacating the site. Due to the age of asset and the cost impost for maintenance and insurance obligations, it would not be in the City's interest to purchase and retain as an art installation.
16	**Concerns about Impact on other Businesses**	Will draw customers to the Western Foreshore. Eastern Foreshore Business's already struggling, this will make it harder for local business's	The evaluation criteria used in the EOI were specifically designed to prioritise proposals that offer demonstrable benefits to Mandurah and complement existing local businesses environment. The recreation aspects of the proposal scored highly with few similar offers within the area. The scale of the hospitality elements is also expected to be complementary to businesses on the Eastern Foreshore. Overall, the proposal is anticipated to generate significant additional economic activity through increased visitation, rather than simply absorb a share of the existing market. This is reflected in the anticipated economic impact of $47m per annum across the Mandurah economy in each year of operation. This notwithstanding, the City intends to continue its investment in the Eastern Foreshore and City Centre activation program to manage the risk of diversion. The City invests just under $550k per year in the City

Confirmed

			Centre activities including grant programs, business led activations, and support for permits and approvals for new opportunities. The investment relating to the City's festivals and events delivered in the City Centre is $1,742,000 and includes Crab Fest, the Christmas in Mandurah program and Winter in Mandurah activations. All these programs support businesses on the Eastern Foreshore/City Centre to maximise footfall. Additionally, the City's support through Visit Mandurah supports City Centre businesses including support in destination marketing and promotion of Mandurah and local businesses across WA and Australia every year, driving visitation to businesses in the City Centre and across Mandurah.
17	**More family friendly attractions needed**	Not family friendly enough, doesn't cater for teens/youth as a place to go without alcohol	Refer to **Improved Family-Friendly Environment.**
18	**Alternate Ideas**	Ideas that are in addition to their expressed support and ideas alternate to proposal. Bowling alley, laser tag, ice rink, time zone, sea world, movie world, outdoor cinema, arcade	<u>Alternate ideas to the proposal</u> A number of community submissions provided alternate ideas to the Commercial Site Proposal, including but not limited to bowling alley, laser tag, ice rink, water park, time zone, sea world, movie world, outdoor cinema, high rise apartments, arcade. It is important to note that all proposals were required to demonstrate the ability to provide a leisure and/or active tourism offering additional and/or complimentary to existing offerings in the area. Whilst the City is pleased to receive alternative ideas for the Western Foreshore Commercial Site, the proposed commercial development is market-led and the process to attract investment opportunities was extensive. The process is outlined below: At its meeting on 22 June 2021, Council noted the project plan for the Western Foreshore Commercial Site to undertake a multi-staged EOI process to explore potential opportunities for commercial activations over the existing commercial lease site. Following Council approval, the City launched an extensive local, national, and international EOI process seeking proposals for the Commercial Site. The purpose of the EOI was to explore potential opportunities for

confirmed

			commercial activations over the existing commercial lease site. Through this EOI process the City attracted a broad range of proposals from the market which were evaluated against the following criteria: • Create a destination waterfront recreation space; • Drive visitation through investment in unique 'wow' infrastructure, activities, and events; • Provide facilities and activities that cater for teenagers and young adults; • Acknowledge local heritage and unique character of the foreshore and waterway; and • Provide an inclusive, safe, quality user experience. Through this process the City received seven submissions. At the Council Meeting of 24 May 2022, Council endorsed the following three submissions to proceed to EOI Stage Two: • Geographe Bay Leisure Group (now referred to as Left Coast Leisure Group Pty Ltd for this transaction) • Capitol Corp • Belgravia Leisure The three endorsed proponents were then invited to submit detailed proposals to address the following selection criteria: • Responsiveness to Site: the Western Foreshore is a landmark site and has significant community value. The design and scale of the development should look to maximise view corridors, connect to the waterfront, adjacent play space, and war memorial, and maximise retention of existing vegetation. • Community Benefit: the site is designated as Regional Open Space meaning any commercialisation of the site must demonstrate its broad community benefits including accessibility and cultural appreciation. • Economic Impact: any development on the Western Foreshore must demonstrate the ability to add to the current local economy including its ability to attract additional visitation and the estimated number of new jobs that will be created both during and post construction.

confirmed

			• Financial Commitments: the proposal must outline the level of investment proposed, any support required from the City of Mandurah and the financial sustainability of the business operations Following the EOI process, Council at its meeting on 22 November 2022, selected Geographe Bay Leisure Group (now referred to as Left Coast Leisure Group Pty Ltd for this transaction) as the preferred proponent for the Commercial Site. It is further acknowledged that many of the alternate suggestions may not be appropriate for the Site and that proposals that included similar elements decided to not proceed.
19	**Pedestrian Linkages and access**	Retain water access, improve path networks and pedestrian crossings	<u>Pedestrian linkages</u> Providing access to the Western Foreshore by public transport and active transport options, together with the broader City Centre are key priorities as demonstrated within the CCMP. Currently the Western Foreshore can be accessed by public transport via Bus Route 591 and 592 with stops provided on Mary Street and Old Coast Road. However, this access is not directly provided from the train station via the City Centre. Through the Integrated Transport Strategy and CCMP, the City will advocate for more direct public transport routes linking key activity nodes in the broader Strategic Centre with direct and regular services between the Western Foreshore and the station together with a network that links Mandurah's northern and suburbs to the City Centre, complimented with key transit stops for convenient and comfortable access to the services. <u>Improvements/ repairs to pathways</u> Major pathways around the Western Foreshore Leisure Precinct have been proposed to be upgraded to 3.5m width to improve accessibility and pedestrian use and circulation throughout the site. This will include the path network between the proposed Commercial Site and the Estuary. <u>Retain access to water</u> Access to the water along the Estuary will be retained and enhanced in the proposed Western Foreshore Leisure Precinct Master Plan and

confirmed

			the Commercial Site. For broader commentary of site accessibility refer to City officer response in the **Accessibility Theme.**
20	**Accessibility**	Consider disability accessibly, access to amenities should be considered, family pram parking bays.	<u>Accessibility</u> The Western Foreshore Leisure Precinct Concept Master Plan considers accessibility in a variety of ways, including through proposed improvements to path widths and lighting. All design components will meet the required Australian Standard and consultation will take place with the City of Mandurah Access and Inclusion Advisory Group at the detailed design stage of upgrade works. <u>Access to amenity</u> The proposed Commercial Site will improve access to amenity. The war memorial, playground and skate park will be unaffected by the Commercial Site Proposal which will be set back from the waterfront to retain and improve public access to and along the foreshore. In addition, the footprint of the proposed sublease area has been designed to retain as many of the existing natural features and view corridors to the public waterfront as possible. The design of the building incorporates glass walls on both the northern and southern elevations and has significant glass components on the eastern elevation. This ensures views through the building are maintained and views to the war memorial, water's edge and adjacent play space are retained. <u>Parking Bays</u> The additional car parking provided as part of the Western Foreshore Leisure Precinct would also include an increase in the number of disabled car parking bays being available for the community. The number and locations of these bays would be considered further as part of the next stage of the design process to ensure that all key facilities are accessible.
21	**Remove King Carnival**	Out with the old, time for a change, proposal better than current offering, happy for King Carnival to be gone,	The King Carinal lease expires on 30 April 2025 and no further extensions will be granted.

confirmed

		lack of support to keep King Carnival	
22	**Improved Family-Friendly Environment**	New Recreational Attractions, good for families	<u>Western Foreshore Commercial Site</u> The Western Foreshore Commercial Site forms an important part of this Precinct providing further opportunities for activation through high quality designed family friendly and intergenerational hospitality offerings by adding to the existing range of recreation facilities, including a new premium 18-hole mini golf course. <u>Attractions for families</u> The proposed Western Foreshore Leisure Precinct Concept Master Plan contains a variety of elements for different age groups and activities, with a strong family focus. This includes: • Regional level skate park and Koolaanga Waabiny destination playground. • 'Village Green' recreation and events space, including retention of 'disc golf' and potentially new sport specific infrastructure such as AFL goal posts and soccer goals; and the ability for large scale events to continue to take place i.e. Ride to cure cancer, Circus, Crab Fest, Pop-up amusement / fairgrounds etc. • Enhanced foreshore areas for community enjoyment, including green spaces for picnics and recreation, and maintaining access to the water. • New public car parking and new tree planting will improve the access and usability of the space further. • Proposed opportunities for structured recreation closer to the skate park and playground that may accommodate beach volleyball, hard stand for court specific sports. • Under bridge event and activation space with potential new infrastructure to accommodate more music and youth events and mural artwork. • Additional commercial activation through water and land based seasonal and annual licenses by mobile and aquatic commercial operators via Expression of Interest process.

confirmed

23	**Enhanced Liveability**	For community. Increased or improved amenities the community want to use. Connections. For local use.	The proposed Western Foreshore Leisure Precinct Concept Master Plan and Western Foreshore Commercial Site will improve the use and amenity of the Western Foreshore for Mandurah residents and visitors. Should the proposed Commercial Site be supported, it is proposed that the full rent be reinvested back into the management, maintenance and ongoing renewal costs for elements of the Western Foreshore Leisure Precinct to ensure the quality of amenity is retained over time. This includes intersection, parking and foreshore management, which will be required even if the Proposal does not proceed. This will provide an alternative revenue source to ensure the Precinct is maintained, activated, and promoted as a destination for current and future generations. Refer to City officer response for **Improved Family-Friendly Environment Theme**.
24	**Support for Development**	Aesthetic Improvements, great design outcomes, something new.	The level of private investment to develop the proposed Commercial Site is estimated to cost $23 million with the design intended to complement the features of the site. It is set back from the waterfront to retain and improve public access to and along the foreshore, designed to maximise tree retention and as many of the existing natural features and view corridors to the public waterfront as possible. The design of the building incorporates glass walls on both the northern and southern elevations and has significant glass components on the eastern elevation. This ensures views through the building are maintained and views to the war memorial, water's edge and adjacent play space are retained. Further details and design review will occur at the development assessment stage if Council agree to proceed with the Major Land Transaction and the State Government approve the land excision.
25	**Community Involvement**	Community feeling involved, informed, engaged, connected	<u>Community involvement</u> To establish the future vision for the Western Foreshore, in 2018, the City completed an extensive community engagement to inform the Waterfront Redevelopment, which identified the Western Foreshore commercial site as a 'high' priority for change. This engagement identified future opportunities for mixed use cultural/commercial developments to be explored on the site, including land based and overwater development and activities, cultural/arts/heritage attractions, leisure amusements and activities, and food/drink/retail outlets.

confidential

			Community feedback identified the commercial site on the Western Foreshore as a high priority for change and provided feedback indicating the site is currently underutilised for the prime location, with a preference for the existing activity to be replaced with a more contemporary destination attraction. There were 969 responses from a range of engagement methodologies including written/verbal responses (559 participants), illustrated responses (148 participants) and Dotmocracy activity at pop up locations (491 participants where 229 of participants also provided written/verbal responses and have been not counted twice in the total responses). The City recently completed a major review of the Strategic Community Plan 2020 – 2040. As part of this review process, a multi-stage community engagement process was conducted over a six-month period from August 2023. Through analysis of the community's vision for Mandurah, the community goals, outcomes and measures of success are now reflected in the adopted Strategic Community Plan 2024 – 2044. The community outcomes in the economic pillar of the Plan focus on local jobs, diversified economy, sustainable development, a thriving city for residents and visitors, investment encouragement and education and training opportunities. The proposed Western Foreshore Leisure Precinct and the Commercial Site support the achievement of these community outcomes, while balancing the other community outcomes for the Community and Environment pillars. For the proposed Western Foreshore Leisure Precinct Master Plan and Western Foreshore Commercial Site Major Land Transaction, the City conducted a further community engagement process, providing the community with an engagement period where submissions were received from 31 May 2024, and formally commencing 4 June 2024 (public notice issued).The City invited feedback through a wide range of methods outlined in Attachment 1.2 and included extensive community consultation including 91 signs, 9 newspaper articles and stories, 4 TV broadcast stories, 3 million digital advertisement impressions, 5 variation of social media advertising. The City has received 1,102 submissions with 12,300 Mandurah Matters webpage visits.

confirmed

26	**Economic Benefits**	Jobs creation, bring money to the area, support local content.	Supports Job Creation The City has undertaken an economic impact analysis that indicates the project is expected to support approximately 174 jobs during construction (direct and indirect). Once established, the proposed Western Foreshore Commercial Site will create approximately 437 ongoing jobs (292 direct and 145 indirect), offering various types of employment within a range of industries. Opportunities for casual and part-time positions will exist, in addition to full-time professional roles. Should a sublease be granted, the City requires the Proponent to enter into an agreement with the South Metropolitan TAFE to support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus. Supports Local Content The City has negotiated with the Proponent to maximise local content in the construction phase which will provide opportunities for businesses in Mandurah and the Peel Region. Economic benefit The proposed Commercial Site will deliver a significant wider economic benefit to the local and regional economy over the proposed sublease term. The Proposal represents a private investment of $23 million, creation of hundreds of jobs and provides an additional hospitality and entertainment element within the Western Foreshore Leisure Precinct. The proposal provides services not currently available in the City Centre and is expected to create a net increase in visitation to Mandurah.
27	**Western Foreshore Activation**	Using an underutilised space, draw people to the area	Refer to City officer response for **Economic Benefits Theme** and **Improved Family Friendly Environment Theme**. The total area of the two reserves is 68,634m², which 8,000m² is being used for commercial purposes. This provides 60,634m2 to remain as public open space. Of the 8,000m² a total of 4,700m² will be used for the mini-golf course which has been maximised to ensure tree retention.
28	**Tourism Boost**	Tourism attraction and increased income from visitors through tourism	The proposed Commercial Site offers an opportunity for the City to advance a major commercial development on the Western Foreshore, enhancing the local economy through the creation of a premier tourism

confirmed

			attraction within the Western Foreshore Leisure Precinct. This development is projected to attract a high number of tourists to Mandurah annually, leveraging the city's strengths as a destination. It will activate and bring vibrancy to a highly visible, waterfront site that is currently under-utilised complementing existing family friendly offerings nearby such as the Koolaanga Waabiny playground. The visitor experience plays an important role in shaping the perception of Mandurah as a tourism destination. Positive interactions enhance the city's brand and reputation, encouraging repeat visitation and generating favourable word-of-mouth. The Western Foreshore Precinct will cater to key target markets, particularly "Family Time" and "Relax and Recharge," as identified by Tourism WA's domestic market profiles. Notably, 83% of visitors to Western Australia are from within the State, seeking family-friendly activities and dining options. The Precinct is anticipated to draw substantial numbers of residents and visitors each year, boosting tourism-related spending throughout the City Centre. Its layout features a diverse range of hospitality and recreational options, all within a walkable distance of 300 meters end-to-end, and only an additional 250 meters to the Eastern Foreshore via the Mandurah Bridge. Furthermore, the proposed Commercial Site will bolster local tourism, hospitality, and retail businesses, reinforcing Mandurah's status as a vibrant and attractive destination.
29	**Improved Community Spaces and Events**	Ability to run events and improve the space for the community, good to retain green space	<u>Improved use of space</u> The 'Village Green' is proposed to be retained as flexible space for passive recreation, major events and seasonal attractions (i.e. ride to conquer cancer, Circus, Crab Fest, Pop-up amusement / fairgrounds etc), and the broader reserve will continue to be retained for community and visitor use, including access to the water. Refer to City officer response for **Improved Family-Friendly Environment Theme.** <u>Retention of green space</u> Due to the planned additional parking requirements to facilitate the Western Foreshore Leisure Precinct, there is an anticipated reduction of approximately 11% of green space. The green space refers to the grass area included in the village green space. It is grass only (does not include trees) and it is not the total reserve area (which is 68,634).

confirmed

			Green Space estimated calculation – based on the Australian parking bay standards which are 2.4 - 2.6m wide and 5.4m long. The total green space is 39,500m2. The proposed car parking is 4,375m2. Detailed design would be required if Council approve to proceed. The reduction is required in order to provide this additional infrastructure to cater to the increasing use by residents and visitors as a significant public open space in line with the Western Foreshore Leisure Precinct Concept Master Plan and City Centre Master Plan (CCMP). The enhancements to the Precinct will improve the usability of the space for the broader community and visitors. Additional planting of trees will improve the usability of the green space and assist in providing adequate shade for users. The proposed Western Foreshore Commercial Site has been designed to maximise retention of green space, with the 18 hole mini-golf course and Café (5,050 m² of which approximately 4,700m2 is mini-golf course) designed to include landscaping in and around the existing trees on site and will reflect the historic and cultural significance of the site. <u>Tree Retention</u> For both the Western Foreshore Leisure Precinct and the Commercial Site, tree retention will remain a priority in addition to increasing the tree canopy throughout the reserve with additional planting planned to increase the shade cover and usability of the area. Refer to **Environmental Impact Theme**.
30	**Diverse and Attractive Plan**	Proposed options are good, great range of activities, happy with the activities presented.	The Proposal outlined in the Major Land Transaction provides for a diverse and unique offering that is unlike any existing hospitality and recreation venue in Mandurah. The Proposal includes: • Licenced Restaurant and Microbrewery (2,500 m²) is proposed to have a 650-person capacity including outdoor dining areas that wrap around the northern and eastern boundaries; • 18 hole mini-golf course and Café (5,050 m²) designed to include landscaping in and around the existing trees on site and will reflect the historic and cultural significance of the site; and

Confirmed

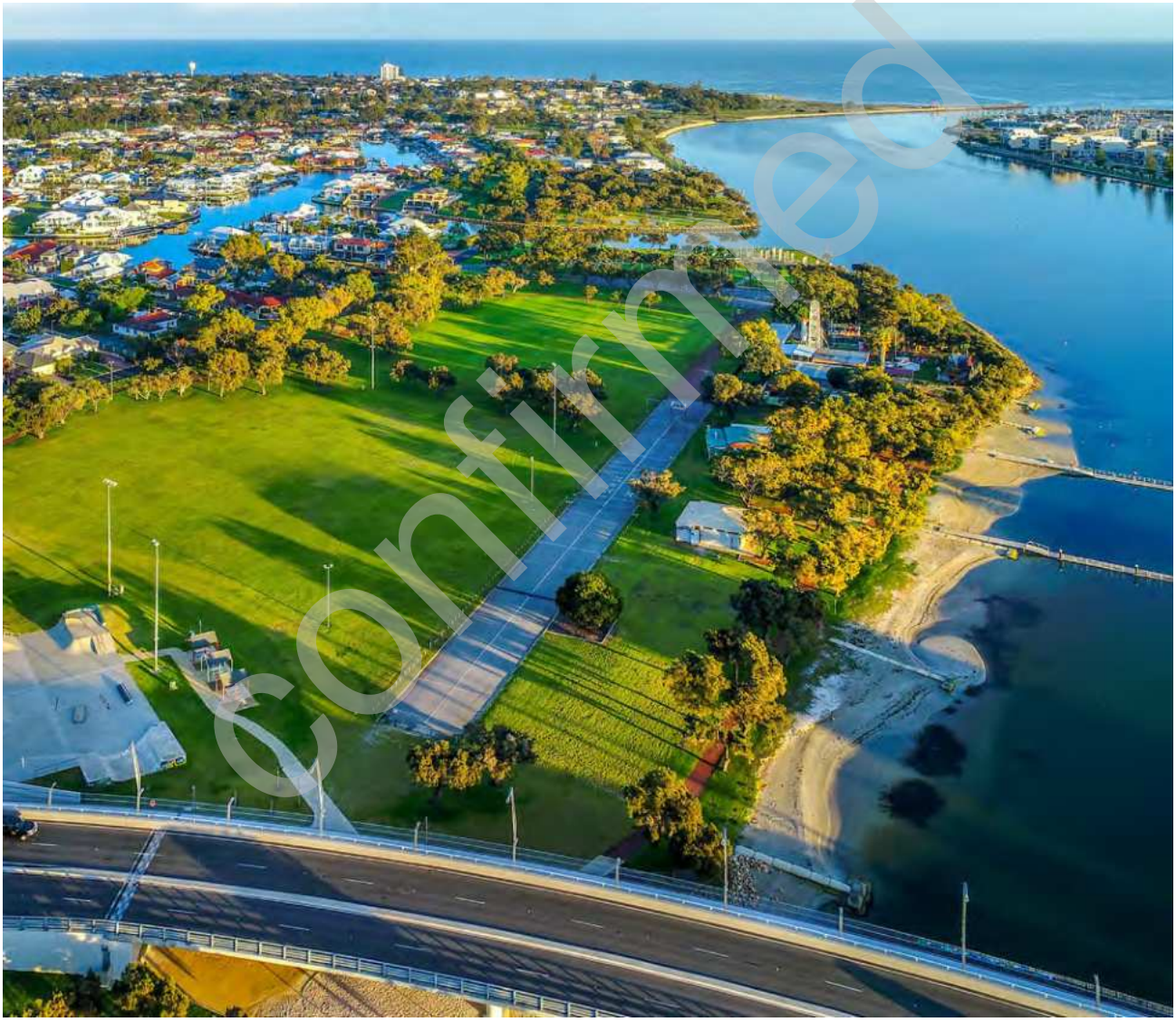
			• Chocolate Production and Retail (450m²) is proposed in stage two of the development. The chocolate production and retail is to be located on the southern-most portion of the site, adjacent to the play space. The Proposal: • Ensures the design and scale of any development (height, bulk and appearance) should be in keeping with the nature of the Western Foreshore, noting the skate park, playground, war memorial have a high-quality architectural design. • Ensures that the City and the Proponent maximise tree retention, protecting the environmental value of the Site. • View corridors to the water are to be maintained between built form elements. • Development is to provide a leisure and/or active tourism offering additional and/or complimentary to existing offerings in the area.
31	**Support for Licensed Restaurant/Microbrewery**	Welcome a licensed restaurant and microbrewery. It will be good for the Western Foreshore, good for families, great for Mandurah to have one.	Refer to response for **Improved Family-Friendly Environment** and **Diverse and Attractive Plan**
32	**Aligns with values/vision of the site**	As per the values identified in the 2018 engagement and the look and feel for the Western Foreshore that the community want.	Refer to response for **Community Involvement Theme.**
33	**Community Benefit**	Offers benefits to the community	The City has undertaken an economic impact analysis that indicates the project is expected to support approximately 174 jobs during construction (direct and indirect). Once established, the proposed Western Foreshore Commercial Site will create approximately 437 ongoing jobs (292 direct and 145 indirect), offering various types of employment within a range of industries. Opportunities for casual and part-time positions will exist, in addition to full-time professional roles. Should a sublease be granted, the City requires the Proponent to enter

Confirmed

			into an agreement with the South Metropolitan TAFE to support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus. <u>Supports Local Content</u> The City has negotiated with the Proponent to maximise local content in the construction phase which will provide opportunities for businesses in Mandurah and the Peel Region. <u>Activation</u> The mini-golf and chocolate production are activities that are not provided elsewhere within Mandurah's city centre. The Proposal provides activities for youth and children.

confirmed

6. Community Engagement Report - Appendices



confirmed

6.1. Council Resolution Table

Council Meeting	Report	Decision
15 December 2015	Leases Disposal – Adventure Golf Australia & Wynyard Nominees Western Foreshore (G.13/12/15)	Council approved a five year lease term for Adventure Golf Australia Pty Ltd (King Carnival).Council also acknowledged detailed Master Planning for the Western Foreshore was required arising from the Mandurah Foreshore Focus 2020 Vision. Moved: Cr F Riebeling Seconded: Cr R Wortley Carried: 9/0
23 October 2018	City Centre Waterfront – Concept Designs Adopt for Advertising and Consultation (G.14/10/18)	Council resolved to adopt the Mandurah City Centre Waterfront Precincts (including the Western Foreshore Recreation for advertising purpose to seek confirmation that the plans developed are consistent with the Community Engagement undertaken in April – June 2018. Moved: Cr S Jones Seconded: Cr T Jones Carried: 11/0
26 February 2019	City Centre Waterfront Concept Plans (G.20/2/19)	City Centre Waterfront Concept Plans: Council adopted the Western Foreshore Recreation Precinct; Eastern Foreshore South Precinct; and Eastern Foreshore North Precinct for detailed design and construction. Moved: Cr S Jones Seconded: Cr P Jackson Carried: 12/0
27 October 2020	Commercial Locations (G.21/10/20) Confidential	Authorise the Chief Executive Officer to notify Adventure Golf Australia Pty Ltd (King Carnival) , that their holding over period term has been approved up until 30 November 2021. Moved: Cr C Knight Seconded: Cr D Pember Carried: 12/0
22 June 2021	Western Foreshore Commercial Site (G.23/6/21) Confidential	Confidential Report: Council noted the project plan for the Western Foreshore Commercial Site and approves the Chief Executive Officer to proceed with the process outlined in the conclusion of the report to provide for and lease a part of the existing Crown Reserve 27581. Moved: Cr D Schumacher Seconded: Mayor R Williams Carried: 11/0
24 May 2022	Western Foreshore Expression of Interest Stage One (G.15/5/22) Confidential	Confidential Report: Council considered seven proposals received during the first stage of the EOI process for the Western Foreshore commercial site and resolved to invite Belgravia Leisure, Capital and Geographe Bay Leisure Group to submit detailed proposals as part of Stage Two of the EOI process. Moved: Cr D Schumacher Seconded: Mayor R Williams

Confirmed

		Carried: 13/0
22 November 2022	Western Foreshore Commercial Site – Expression of Interest (G.21/11/22) Confidential	Council endorsed Geographe Bay Leisure Group as the preferred proponent for the Western Foreshore commercial lease site, and authorised the CEO to commence the Heads of Agreement negations required to move the proposal through to the next stages of approvals for the development; together with formally presenting the proposal to the State Government in order to support the excision of the land required to support the development. Moved: Mayor R Williams Seconded: Cr C Knight Carried: 12/0
28 May 2024	Major Land Transaction – Western Foreshore Commercial Site Business Plan (G. 6/05/24)	At the Council Meeting of 28 May 2024, Council endorsed the Western Foreshore Commercial Site Business Plan for advertising by Statewide notice for the purpose of inviting submissions. Moved: Mayor R Williams Seconded: Cr B Pond Carried: 13/0

confirmed

6.2. Major Land Transaction Statewide Notice

Public Notice
City of Mandurah
Major Land Transaction Business Plan

Statewide and local public notice is given in accordance with Section 3.59(4) of the Local Government Act 1995 and Regulation 30(2a)(c) of the Local Government (Functions and General) Regulations 1996 that the City of Mandurah proposes to enter into a major land transaction by way of a sublease (Sublease) described below:

Headlessor	State of Western Australia
Sublessor	City of Mandurah
Sublessee	Left Coast Leisure Group Pty Ltd ABN 38 677 054 296 ACN 677 054 296
Property Details	A portion of the Hall Park reserve will be excised from Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 835 and Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 488 to create a new Crown lot for commercial purposes (Commercial Site). That part of the Commercial Site that will be subject to the Sublease will have an area of 8,000m².
Sublease Term	Sublease term of 25 years (less one day) with a first further term of 25 years (less one day) and a second further term of 15 years (less one day).
Consideration to be received	The consideration the City will receive in relation to the Sublease is as follows: Rental income consisting of: Year 1 $1.00 plus GST Year 2 $1.00 plus GST Year 3 $103,350 plus GST Year 4 $155,150 plus GST Year 5 $218,488 plus GST Year 6 $227,588 plus GST Year 7 $234,575 plus GST Year 8 and onwards - Previous year's rent as adjusted in accordance with the Sublease (which provides for reviews by reference to changes to CPI on each anniversary of the commencement date (other than a market rent review date and the 1st, 2nd, 3rd, 4th, 5th and 6th anniversaries of the commencement date) and market rent reviews to occur on the 7th anniversary of the commencement date and every 5 years thereafter).
Net Present Value (NPV) of Rent to be received over the term of the Sublease	25 year (less one day) Sublease term $1,359,791 50 year (less two days) Sublease term $2,181,088 65 year (less three days) Sublease term $2,360,152
Proposed Rental Terms	Proposed Rental Terms with rent free period(s) (market incentive) amounting to $6,197,609.91 over the first 25 year term.
Reasonable Market Rent (as ascertained by valuation)	Commencing Rent of $180,000 per annum plus GST with No rent free period (market incentive) amounting to $5,508,716.35 over the first 25 year term.
NPV of Reasonable Market Rent over the term of the Sublease	25 year (less one day) Sublease term $1,336,129 50 year (less two days) Sublease term $2,005,030 65 year (less three days) Sublease term $2,150,868

Major Land Transaction Business Plan
The City of Mandurah has prepared a business plan that includes an overall assessment of the proposed major land transaction. A copy of the business plan may be inspected or obtained from the City of Mandurah Administration Building, 3 Peel Street, Mandurah, WA 6210, via the City of Mandurah website www.mandurah.wa.gov.au or any City of Mandurah Library.

Invitation for submissions
Anyone wishing to make a submission on the proposed Sublease may do so in writing to the City's Chief Executive Officer via the following methods:
Online survey: MandurahMatters.com.au
Email: council@mandurah.wa.gov.au
Mail: PO Box 210, Mandurah WA 6210
In person: 3 Peel Street, Mandurah WA 6210

Closing date for public submissions
All public submissions are to be made and received by the City of Mandurah before 4 pm on Friday 26 July 2024.

Casey Mihovilovich
Chief Executive Officer
CITY OF MANDURAH

confirmed

6.3. Appendix 3: Survey Questions

6.3.1 Survey 1. Mandurah Matters Leisure Precinct - Online Survey

Question 1 What do you like about the proposed Western Foreshore Leisure Precinct Plan?

Question 2 Is there anything about the Western Foreshore Precinct Plan which you think could be improved upon?

Question 3 How do you think the Western Foreshore Leisure Precinct Plan could be improved?

Question 4 The community has told us that they want Mandurah to be a thriving city, connected to its people and nature, delivering possibility for everyone. To what extent do you think the Plan aligns to this vision?

Question 5 Considering the different elements that make up this plan (e.g. under-bridge events space, on-water recreation area, improved pathways, pickleball,

town square and events space, licensed restaurant/microbrewery with mini golf, cafe and chocolate factory etc), how attractive do you think the Western Foreshore will be to families?

6.3.2 Survey 2. Mandurah Matters Business Plan – Online Survey

Question 1	What do you like about the Business Plan that would support a Major Land Transaction?
Question 2	Is there anything about the Business Plan that you think could be improved?
Question 3	How do you think the Business Plan could be improved?
Question 4	The community has told us that they want Mandurah to be a thriving city, connected to its people and nature, delivering possibility for everyone. To what extent do you think this Business Plan aligns to this vision?
Question 5	Considering the different elements that make up this business plan (e.g. Mini-golf, licensed restaurant/ microbrewery, chocolate factory and café), how attractive do you think this area will be to the community?

6.3.3 Survey 3. Engagement Online Survey – Consultation Pop-Ups

Question 1	Do you support the plan for the proposed development of a Restaurant & Microbrewery, 18 Hole Mini Golf Course & Cafe and Chocolate Factory on the Western Foreshore?
Question 2	Do you support the Western Foreshore Leisure Precinct and Commercial Site Business Plan?
Question 3	Are you happy for your comments to be provided to the City of Mandurah Council as part of the public consultation?

confirmed

Legend

- Public Foreshore Areas
- Large Format Event Spaces
- Small Format Event Spaces
- Public Parking Nodes
- Commercial: Food and Beverage
- Commercial: Recreation
- Accessible Toilets
- Shared Path Network (3.5m Width)



A Markets / Events Space



E War Memorial

Image: Next Level Drone & Photography Services and Visit Mandurah



B Under Bridge Events Space



F Commercial / Recreational Boating Access





C Village Green Event and Recreation Space



G All Abilities Paddle Launch Facilities



D On Water Commercial Opportunities



H Public Recreation Areas

Plan prepared to reflect design progression of the City Centre Waterfront Western Foreshore: Site Layout (August 2019) and Recreation Precinct Master Plan (February 2021) with outcomes of the City Centre Master Plan

N

0 25 50m

14 August 2024 | 21/CCMP/005Hc | 1:2000 @ A3

Western Foreshore Leisure Precinct Concept Master Plan

CITY OF MANDURAH



Theme #	Themes	Sub Themes	City of Mandurah Response
1	**Traffic Management Concerns / Considerations**	Concerns for single road access on a local road. Upgrades required, junction inadequate	<u>Single road access on local road</u> The traffic engineering consultant modelled the existing configuration and three (3) improvement options for the intersections of Mary Street / Leighton Place and Pinjarra Road / Old Coast Road / Mary Street, taking into account the predicted traffic generation related to the Commercial Site Proposal on the Western Foreshore. The modelling considered the present traffic volumes (2023) and the predicted future traffic volumes in 2031, including the impacts of the Mandurah Estuary Bridge Duplication which is presently being delivered by Main Roads WA. The 3 improvement options are outlined below: • Option 0 – Existing configuration (ie. no change). • Option 1 – Dedicated left turn lane from Mary Street onto Pinjarra Road together with a right turn / straight through lane. • Option 2 – Dedicated left turn lane from Old Coast Road onto Mary Street together with a right turn / straight through lane. • Option 3 – Combination of Option 1 and Option 2. The traffic modelling assessed each of the above options during the Weekday AM peak period (8am – 9am), the Weekday PM peak period (3:15pm – 4:15pm) and the Weekend Mid-day peak period (11:30am – 12:30pm). The traffic modelling suggests that the Mandurah Estuary Bridge Duplication will improve the level of service at the intersection of Mary Street / Leighton Place due to a reduction in northbound traffic volumes on Old Coast Road. In addition, minor road network improvements on Mary Street between Leighton Place and Pinjarra Road would result in satisfactory performance at the intersection of Mary Street / Leighton Place during peak periods, taking into account the Commercial Site Proposal on the Western Foreshore. In summary, the outcomes of the traffic modelling showed that Option 1 (dedicated left turn lane from Mary Street onto Pinjarra Road together with a

confirmed

			right turn / straight through lane) was the preferred option as it provided a good level of service at the intersections of Mary Street / Leighton Place and Pinjarra Road / Old Coast Road / Mary Street, during all peak periods with only short traffic delays of between 10 and 15 seconds. This option was also not detrimental to the performance of Old Coast Road. If Council agree to proceed with the Major Land Transaction, further detailed analysis will be undertaken as part of the City's own commitment to managing the local road network and there will be further consideration through the Development Application process. <u>Upgrades to intersection</u> As explained above, the intersection improvements / upgrades are likely to be required on Mary Street and Leighton Place with issues such as right turn movements and potential pedestrian and cyclist conflicts being noted. If Council decide to proceed with the major land transaction, design and costings will be presented to Council. The City is committed to engaging and working with local residents to achieve a suitable outcome.
2	**Parking concerns / Considerations**	Proposed parking is inadequate for the proposal.	<u>Inadequate parking</u> Car parking provisions and improvements to transport links to service the Precinct and the future development of the Commercial Site have been considered as part of the extensive work conducted on the City Centre Master Plan and the City Centre Parking Plan. Through the Local Planning Framework, the City has adopted a contemporary approach to parking ratios and is consistent with the State Activity Centre Planning Policy, which include the following principles: • Parking being provided as public parking and therefore available for reciprocal use; • Reciprocal parking allows for the most efficient use of available bays whereby uses that have different periods of peak demand can utilise the same parking facilities;

confirmed

- Promoting the use of public transport, particularly for the location where high-density employment and housing is being promoted; and
- Overflow parking to be provided upon approval by the City of Mandurah.

The proposed Leisure Precinct Plan indicates an additional 202 parking bays to service future activation of the Precinct. This includes: War Memorial Carpark – 96 bays, Skatepark Carpark – 40 bays and Leighton Road street parking – 66 bays, whether they be formal or informal is to be determined through further design development.

The City will carry out carparking works on land adjacent to the proposed Commercial Site. The parking will be available for public use and the Commercial Site Proponent will have no exclusivity over this parking. This is consistent with businesses in the City Centre area where there is recognition through the Strategic Centre City Centre Precinct Plan that efficient use of parking has benefits for City environments and, this is often best located in the public domain. The proposed parking amount is more than what would be required for a development of a similar nature within the City Centre, which is demonstrated in the following table:

	Guidance Source	**Required Parking Ratio**	**Estimated Bays**
	Local Planning Scheme No 12	1 per 4 patrons	163 bays
	Strategic Centre City Centre Precinct Plan	3 bays per 100m2	53 bays
Supp	Current bays on western foreshore		183 bays (serving war memorial, skate park, play space and general use.

confirmed

			<table><tr><td>l y</td><td>Additional Bays proposed</td><td></td><td>202 bays</td></tr></table>
3	**Social and Safety Issues related to a licenced premises**	Drugs, alcohol, antisocial behaviour, noise	<u>Opening hours</u> Subject to Council's decision, the City has negotiated with the Proponent restricting operating hours, with the requirement for the venue to close at 10pm. It is important to note that this restriction far exceeds other venues operating in the City Centre which are typically permitted to trade until 12:00 midnight or later with extended trading permits. A number of conditions are likely to be required to mitigate anti-social or safety issues where the Director of Liquor Licencing, through the liquor licensing process may impose conditions on the venues Liquor Licence requiring the operator to: • Prepare a Harm Minimisation Plan which will outline requirements to manage customers through signage, staffing and security measures. • Set occupancy numbers dependent on factors including toilet facilities, floor area, exit widths among other considerations. <u>Community Safety</u> The Council endorsed a Community Safety Strategy in July 2024 outlining an ongoing commitment from the City to prevent, prepare, and respond to community safety concerns, including anti-social behaviour. The Western Foreshore Leisure Precinct will be designed to best practice Crime Prevention Through Environmental Design (CPTED) principles in order to create an environment that designs out the opportunity for crime. This will include elements such as improved lighting, CCTV and activations to increase passive surveillance. The City will continue to maintain strong partnerships with Police and other stakeholders, such as the Liquor Accord.

confirmed

			Noise Impact Through the Development Approval and Liquor Licencing processes the City has the opportunity to request conditions be applied to the development to control noise impacts. These may include the setting of noise levels of speakers, orientation of speakers, amplified music being run through a centralised system with noise limiting device. In all cases the development will be required to comply with the *Environmental Protection (Noise) Regulations 1997*. With regard to patron noise from patrons Harm Minimisation Plans are required through the liquor licencing process that are able to manage post closure behaviour including the provision of security. Controls are also able to be applied to support lower risk drinking environments with food available and seating lay outs that reduce anti-social behaviour. The liquor licence and development assessment process can also be used to require security management plans that include considerations such as lighting and CCTV.
4	**Resistant to change**	Leave as it is, doesn't need change	Noted. Refer to response for **Community Involvement Theme**. If the Proposal is not approved by Council, the site will return to recreational space once the current lease has expired.
5	**Environmental Impact**	Loss of Green Space, Loss of green space to parking, Preservation of natural space, tree retention, retain environment for bird life, celebrate nature.	Loss of green space Refer to response for **Improved Community Spaces and Events Theme.** Tree retention Tree retention will remain a priority in addition to increasing the tree canopy throughout the reserve with additional planting to increase the usability of the area. For the purposes of the proposed Commercial Site, the City will be conducting a range of environment-related site assessments as part of its due diligence process and in advance of any development application for the site. These assessments will include flora and fauna assessment (including a tree retention plan), arborist report, site contamination report,

Continued

			geotechnical report and coastal risk assessment. The proposed sublease area for the Commercial Site Proposal is 8,000m², which is 1,419m² larger than the existing part of the land used for commercial purposes. It should be noted that the built form component of the Proposal is approximately 3,300m² and the remainder will be utilised for the purposes of the mini-golf course. This enables the City and the Proponent to maximise tree retention, protecting the environmental value of the Site. The City will be responsible for completing an Arborist Report which will specifically identify those trees that must be retained on the Commercial Site. The Proponent will be required to develop a Tree Management Plan taking into account the City's advice and recommendations. The final design of the built form will be required to work within those parameters.
6	**Opposition to Commercialisation of the Western Foreshore**	Keep as a community space, no commercial businesses needed. Keep commercialisation on the Eastern Foreshore.	Since 1987, the land comprising the Commercial Site, which is a Class A Reserve, has been used for commercial purposes. Since this time approximately 6,581m², comprising the existing King Carnival lease area and the previous commercial aquatic operator, has been dedicated for commercial purposes. The total area of the reserves is 68,634m², which 8,000m² is being used for commercial purposes. The total area for the proposed Commercial Site is 8,000m², noting that approximately 4,700m² of this area will be utilised for the purposes of the 18-hole mini-golf course to maximise tree retention. It is proposed that all rent received will be set aside for funding infrastructure components of the Western Foreshore Leisure Precinct which would be more than likely funded from ratepayers if the proposal did not proceed. If there was no commercialisation on the Western Foreshore, the City would undertake improvements to bring the existing site to a standard that is

confirmed

			consistent with the Western Foreshore Leisure Precinct, and this would be required to be funded through rates.
7	**Impact on Aboriginal and Cultural Heritage**	Concern for Aboriginal meeting spot on the foreshore, has the City engaged with local Elders on the plan?	<u>Cultural significance of site</u> The Western Foreshore Leisure Precinct is located within a registered Aboriginal Cultural Heritage site – Winjans Camp (registered Place 3724). The camp itself is located approximately 1km away from the proposed commercial development and is located within Yaburgurt Kaaleepga Reserve. However, it is acknowledged that the proposed development site is close to the shore of the DJILBA (Peel Harvey Estuary) and as such the interface of the development with the DJILBA will be carefully considered. <u>Engagement with Elders</u> In the event the Commercial Site progresses, the City is committed to undertaking due diligence for the heritage value of the site and working with the local Elders to achieve a design that respects the Aboriginal and cultural heritage of the site, including seeking the necessary State planning approvals. In addition, the Proponent has proposed to integrate cultural appreciation practices into design elements and broader engagement activities including: • Understanding the Bindjareb history and stories • Dual naming • Celebrating National Reconciliation Week. • Acknowledgement of Country at all events, on website, menus, and other materials. • Be an equal opportunity employer. • Increase knowledge of Aboriginal culture through ongoing staff training. • Incorporate features of Country into landscape and mini golf design.

confirmed

8	**Concerns on process undertaken**	Disparaging comments, perception that decision is made, lack of transparency, uneasy/unhappy with the way current tenant has been treated.	At its meeting on 22 June 2021, Council noted the project plan for the Western Foreshore Commercial Site to undertake a multi-staged EOI process to explore potential opportunities for commercial activations over the existing commercial lease site. Following Council approval, the City launched an extensive local, national, and international EOI process seeking proposals for the Commercial Site. The City received seven submissions through the first stage of the EOI and following a comprehensive assessment process Council at its meeting of 24 May 2022 endorsed three submissions to proceed to the second stage of the EOI. Following the EOI Stage Two, at the Council Meeting on 22 November 2022, Council selected Left Coast Leisure Group Pty Ltd as the preferred proponent for the Commercial Site. At the Council Meeting of 28 May 2024, Council endorsed the Western Foreshore Commercial Site Business Plan, inviting submissions from the community and interested stakeholders. The City of Mandurah has met all statutory requirements under the *Local Government Act 1995* and *Local Government (Functions and General) Regulations 1996* in the managing of the disposal of land process for the Western Foreshore Commercial Site. Extensive community consultation has been undertaken through a range of engagement types including 91 signs, 9 newspaper articles and stories, 4 TV broadcast stories, 3 million digital advertisement impressions, 5 variation

confirmed

			of social media advertising. The City has received 1,102 submissions with 12,300 Mandurah Matters webpage visits. Refer to response for **Community Involvement Theme.**
9	**Concern for spend of rate-payers money and rental terms**	Perception that City is investing in the commercial development and not in other priority areas of Mandurah. Concern that CoM is offering a peppercorn rent, not fair on other local businesses who are struggling. City of Mandurah subsidising proposed commercial rental.	<u>Concern regarding City investing in a Commercial Development</u> The Western Foreshore Commercial Site is proposed to be developed at an estimated cost of $23 million. The construction of the licenced restaurant, mini-golf course, café and chocolate/retail is the sole responsibility of the Proponent, with no financial contributions being made by the City. Should Council support the Proposal, the Proponent will be responsible for the construction of all elements of the development and ongoing maintenance obligations in accordance with the proposed Sublease conditions. In addition, the Proponent will be required to pay rent (from year 3 onwards). The Proponent will be required to pay all charges, local government rates and outgoings over the full term of the proposed sublease. <u>Financial Contribution by the City</u> The City's financial contribution to the development is limited. The City will support the Proposal by providing infrastructure within the Western Foreshore Precinct including parking upgrades. These infrastructure works (construction of 202 car parking bays) is estimated to cost approximately $850,000 (exclusive of GST). Noting the parking is available for public use and the Proponent will have no exclusivity over this parking. For the purposes of undertaking the Major Land Transaction the costs incurred by the City to date include: • $42,000 (exclusive of GST) for a specialised commercial consultant to market the Expression of Interest; • $4,500 (exclusive of GST) to engage a commercial valuer; and

confirmed

			• $26,507 (exclusive of GST) in legal fees to prepare the Heads of Agreement. It is anticipated that the costs incurred by the City for negotiation and preparation of the Sublease, the land excision, Flora and Fauna Assessment, Arborist Report, Site Contamination Report, Geotechnical Report and Coastal Risk Assessment be approximately $130,000. This expenditure is in accordance with the City's approved budget for the project <u>Peppercorn rent (two years only)</u> The City is seeking support from the Department of Planning, Lands and Heritage to enter into a Headlease for the Commercial Site with the State of Western Australia for a peppercorn rent ($1 or other nominal amount payable per annum) over the entire lease term. This will result in the City paying no rent to the State of Western Australia for this Headlease, however is proposing to enter into a Sublease with the Proponent, which will require the Proponent to pay rent and other charges (including rates, taxes, levies, charges and outgoings) directly to the City. In addition, the Proponent will be responsible for all other associated costs including buildings, maintenance and insurance. Under the Proposed Rental Terms for Years 1 and 2 (only) the City will provide the Proponent a peppercorn rent. This is due to the construction phase of the development occurring during this time. It is considered standard commercial practice to negotiate a reduced rental fee during the construction phase as the proponent is not trading or drawing an income from the development. All other fees such as rates and outgoings will be charged to the sublessee during this period. In addition, the City has recognised the delivery of a significant community benefit this development provides in terms of contribution to tourism and

confirmed

			economic growth for Mandurah. It is proposed that the revenue from the sublessee is reinvested back into the management, maintenance and ongoing renewal costs for elements of the Western Foreshore Leisure Precinct. <u>Rental Terms</u> The City has engaged an independent commercial valuer to undertake a valuation of the Commercial Site. The current market value of the disposition as carried out by a licensed valuer is $160,000 per annum plus GST. The valuer has taken into account commercial operations of a similar nature and tourism footprint. The City engaged a commercial valuer to undertake analysis and modelling on the Net Present Value (NPV). NPV is defined as the current value of a future net income stream of an investment over a period of time, discounted at an acceptable rate. The NPV calculation is considered the appropriate method for defining the current value of a future net income stream of an investment over a period of time, which incorporates discounts (7.5%) at an acceptable rate. In accordance with the Proposed Rental Terms, which includes the rent free period of two years (due to the construction period) the rent to be received to the City would amount to $6,197,609.91 over the first 25 year term. Based on the Reasonable Market Rent which is based on the valuation undertaken with a starting rent of $160,000 per annum plus GST (with no rent free period) the rent amounts to $5,508,716.35 over the first 25 year term. This indicates that the City is achieving a greater return from the sublessee's Proposed Rental Term, than the rates based on the market

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<table>
<tr><td></td><td></td><td></td><td>valuation. By Year 5 the annual Proposed rent exceeds the amount that could be achieved under the Reasonable Market Rent (which is based on the valuation). The cumulative rent of the Proposed Rental Terms is greater than the Reasonable Market Rent in Year 15. Refer to table below.

In addition, the sublease terms will provide the City protection against turbulence in the market, through a term which ensures that the rent cannot be less than the previous year.</td></tr>
<tr><td></td><td colspan="3">
<table>
<tr><th></th><th colspan="5">First Term</th><th>Second Term</th><th>Third Term</th></tr>
<tr><td></td><td>Yr 2</td><td>Yr 8 Mkt</td><td>Yr 15</td><td>Yr 20</td><td>Yr 25</td><td>Yr 50</td><td>Yr 65</td></tr>
<tr><td>Proposed Rental Term per annum</td><td>$0</td><td>$236K</td><td>$280k</td><td>$315k</td><td>$355k</td><td>$640k</td><td>$913k</td></tr>
<tr><td>Proposed cumulative Rental income</td><td>$0</td><td>$1,173m</td><td>$3m</td><td>$4,505m</td><td>$6,197m</td><td>$18,435 m</td><td>$30,109m</td></tr>
<tr><td>Reasonable Market Rent per annum</td><td>$164k</td><td>$191k</td><td>$228k</td><td>$256k</td><td>$288k</td><td>$521k</td><td>$744k</td></tr>
<tr><td>Reasonable cumulative Rental income</td><td>$325k</td><td>$1,417m</td><td>$2,905m</td><td>$4,130m</td><td>$5,508m</td><td>$15,475m</td><td>$24,983m</td></tr>
</table>
</td></tr>
<tr><td>10</td><td>Concerns on proposed lease terms</td><td>Tenure duration, rental value.</td><td><u>Tenure</u>
Given the level of private investment for this proposal ($23 million), the Proponent is seeking a lease tenure of 65 years. Department Planning, Lands and Heritage have advised that all proposals are assessed on a case-by-case basis on their individual merits.

<u>Valuation</u>
Refer to response for Concern for spend of rate-payers money and rental terms</td></tr>
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confirmed

			<u>Concern regarding financial climate</u> Should the Commercial Site proposal progress, the City will be undertaking further financial due diligence on the Proponent and building into the Heads of Agreement appropriate safeguards to protect the City's interest. This will include conditions in the Heads of Agreement requiring the Sublessee at the end of the Term: • if required by the City to do so, make good the Premises consistent with the condition as if the applicant obligations had been complied with during the Term; or • if required by the City remove any buildings and any services installed by the applicant and return the Premises as a vacant site; or • if not required to make good the Premises, vacate the Premises and leave the Premises in a clean and safe condition (subject to fair wear and tear). It is also proposed that the sublease includes a bank guarantee and a holding company guarantee to ensure the applicant meets all obligations.
11	**Keep King Carnival**	Keep King Carnival, fix up/revamp King Carnival. Offer longer lease	The current tenant, King Carnival, has held a series of exclusive leases over the waterfront site on the Western Foreshore since 1987. Following Council approval to undertake an Expression of Interest (EOI) process for the Commercial Site on 22 June 2021, the City commenced the competitive process inviting proposals. King Carnival were invited to make a submission through the EOI process and were unsuccessful in stage 1 of the process. King Carnival were notified of the outcome in 2022 and requested to remain on the site until a new lease is determined. The City has provided an extension to the holding over of the lease until 30 April 2025. Under the existing lease arrangement, the operators of King Carnival are charged $24,415 per annum in rent. This does not represent a viable commercial return for the City of Mandurah.

confirmed

12	**Objection to a Licensed Restaurant/Microbrewery**	No licensed restaurant or microbrewery, not required, do not want it.	If the Proposal is not approved by Council, the site will return to recreational space once the current lease has expired.
13	**Does not align with values of the site**	Does not align with the values identified in the 2018 engagement and the look and feel for the Western Foreshore that the community want.	Refer to response for **Community Involvement Theme**.
14	**Impact / Consideration of War memorial**	Not an appropriate venue beside the war memorial, disrespectful of the war memorial.	<u>Proposal and Interface with War Memorial</u> The Proponent acknowledges the significance and importance of the War Memorial adjacent to the Commercial Site. The Proponent has committed to undertaking planning and construction of the proposed development with consideration of neighbouring stakeholders. Refer to **Social and Safety Issues related to a licenced premises.** <u>Consultation with RSL</u> The City has undertaken consultation with the City of Mandurah RSL who discussed the Proposal at their Annual General Meeting of 25 July 2024. The RSL presented a number of matters to the City for attention, including: 1. Modifications to Hall Park that would assist our aging veterans on our formal ceremonial occasions, such as wide footpaths that would allow veterans to march 4 abreast on a flat even surface and modified curbing to assist with the veterans transition from Hall Park to the Memorial in a safe manner. City of Mandurah response: Major pathways around the Western Foreshore Leisure Precinct have been proposed to be upgraded to 3.5m width to improve accessibility and pedestrian use and circulation throughout the site. This will include the path network between the proposed Commercial Site and the Estuary.

confirmed

			2. The addition of ablutions closer to the memorial would be advantageous not only for our veterans but the general public who also attend the Memorial site. City of Mandurah response: The City will discuss location of toilets for Commercial proposal with applicant in due course. 3. Additional installation of more security cameras at or near the memorial car park would also be advantageous to dissuade any future vandalism. City of Mandurah response: The City will work with RSL in relation to reviewing CCTV and other safety measures. The Proponent acknowledges the significance and importance of the War Memorial adjacent to the Commercial Site. The Proponent has committed to undertaking planning and construction of the proposed development with consideration of neighbouring stakeholders. Refer to **Social and Safety Issues related to a licenced premises.**
15	**Keep Ferris Wheel**	If only the ferris wheel could be kept as a heritage element, fix it up and keep, retain as art, replace with a bigger one.	The King Carnival Ferris wheel is an asset of King Carnival and its removal will be required in line with all site infrastructure subject to the expiration of their lease in 30 April 2025 and vacating the site. Due to the age of asset and the cost impost for maintenance and insurance obligations, it would not be in the City's interest to purchase and retain as an art installation.
16	**Concerns about Impact on other Businesses**	Will draw customers to the Western Foreshore. Eastern Foreshore Business's already struggling, this will make it harder for local business's	The evaluation criteria used in the EOI were specifically designed to prioritise proposals that offer demonstrable benefits to Mandurah and complement existing local businesses environment. The recreation aspects of the proposal scored highly with few similar offers within the area. The scale of the hospitality elements is also expected to be complementary to businesses on the Eastern Foreshore.

Confirmed

			Overall, the proposal is anticipated to generate significant additional economic activity through increased visitation, rather than simply absorb a share of the existing market. This is reflected in the anticipated economic impact of $47m per annum across the Mandurah economy in each year of operation. This notwithstanding, the City intends to continue its investment in the Eastern Foreshore and City Centre activation program to manage the risk of diversion. The City invests just under $550k per year in the City Centre activities including grant programs, business led activations, and support for permits and approvals for new opportunities. The investment relating to the City's festivals and events delivered in the City Centre is $1,742,000 and includes Crab Fest, the Christmas in Mandurah program and Winter in Mandurah activations. All these programs support businesses on the Eastern Foreshore/City Centre to maximise footfall. Additionally, the City's support through Visit Mandurah supports City Centre businesses including support in destination marketing and promotion of Mandurah and local businesses across WA and Australia every year, driving visitation to businesses in the City Centre and across Mandurah.
17	**More family friendly attractions needed**	Not family friendly enough, doesn't cater for teens/youth as a place to go without alcohol	Refer to **Improved Family-Friendly Environment.**
18	**Alternate Ideas**	Ideas that are in addition to their expressed support and ideas alternate to proposal. Bowling alley, laser tag, ice rink, time zone, sea world, movie world, outdoor cinema, arcade	<u>Alternate ideas to the proposal</u> A number of community submissions provided alternate ideas to the Commercial Site Proposal, including but not limited to bowling alley, laser tag, ice rink, water park, time zone, sea world, movie world, outdoor cinema, high rise apartments, arcade. It is important to note that all proposals were required to demonstrate the ability to provide a leisure and/or active tourism offering additional and/or complimentary to existing offerings in the area.

Confirmed

			Whilst the City is pleased to receive alternative ideas for the Western Foreshore Commercial Site, the proposed commercial development is market-led and the process to attract investment opportunities was extensive. The process is outlined below: At its meeting on 22 June 2021, Council noted the project plan for the Western Foreshore Commercial Site to undertake a multi-staged EOI process to explore potential opportunities for commercial activations over the existing commercial lease site. Following Council approval, the City launched an extensive local, national, and international EOI process seeking proposals for the Commercial Site. The purpose of the EOI was to explore potential opportunities for commercial activations over the existing commercial lease site. Through this EOI process the City attracted a broad range of proposals from the market which were evaluated against the following criteria: • Create a destination waterfront recreation space; • Drive visitation through investment in unique 'wow' infrastructure, activities, and events; • Provide facilities and activities that cater for teenagers and young adults; • Acknowledge local heritage and unique character of the foreshore and waterway; and • Provide an inclusive, safe, quality user experience. Through this process the City received seven submissions. At the Council Meeting of 24 May 2022, Council endorsed the following three submissions to proceed to EOI Stage Two: • Geographe Bay Leisure Group (now referred to as Left Coast Leisure Group Pty Ltd for this transaction) • Capitol Corp • Belgravia Leisure

confirmed

			The three endorsed proponents were then invited to submit detailed proposals to address the following selection criteria: • Responsiveness to Site: the Western Foreshore is a landmark site and has significant community value. The design and scale of the development should look to maximise view corridors, connect to the waterfront, adjacent play space, and war memorial, and maximise retention of existing vegetation. • Community Benefit: the site is designated as Regional Open Space meaning any commercialisation of the site must demonstrate its broad community benefits including accessibility and cultural appreciation. • Economic Impact: any development on the Western Foreshore must demonstrate the ability to add to the current local economy including its ability to attract additional visitation and the estimated number of new jobs that will be created both during and post construction. • Financial Commitments: the proposal must outline the level of investment proposed, any support required from the City of Mandurah and the financial sustainability of the business operations Following the EOI process, Council at its meeting on 22 November 2022, selected Geographe Bay Leisure Group (now referred to as Left Coast Leisure Group Pty Ltd for this transaction) as the preferred proponent for the Commercial Site. It is further acknowledged that many of the alternate suggestions may not be appropriate for the Site and that proposals that included similar elements decided to not proceed.
19	**Pedestrian Linkages and access**	Retain water access, improve path networks and pedestrian crossings	<u>Pedestrian linkages</u> Providing access to the Western Foreshore by public transport and active transport options, together with the broader City Centre are key priorities as demonstrated within the CCMP. Currently the Western Foreshore can be

confirmed

			accessed by public transport via Bus Route 591 and 592 with stops provided on Mary Street and Old Coast Road. However, this access is not directly provided from the train station via the City Centre. Through the Integrated Transport Strategy and CCMP, the City will advocate for more direct public transport routes linking key activity nodes in the broader Strategic Centre with direct and regular services between the Western Foreshore and the station together with a network that links Mandurah's northern and suburbs to the City Centre, complimented with key transit stops for convenient and comfortable access to the services. <u>Improvements/ repairs to pathways</u> Major pathways around the Western Foreshore Leisure Precinct have been proposed to be upgraded to 3.5m width to improve accessibility and pedestrian use and circulation throughout the site. This will include the path network between the proposed Commercial Site and the Estuary. <u>Retain access to water</u> Access to the water along the Estuary will be retained and enhanced in the proposed Western Foreshore Leisure Precinct Master Plan and the Commercial Site. For broader commentary of site accessibility refer to City officer response in the **Accessibility Theme.**
20	**Accessibility**	Consider disability accessibly, access to amenities should be considered, family pram parking bays.	<u>Accessibility</u> The Western Foreshore Leisure Precinct Concept Master Plan considers accessibility in a variety of ways, including through proposed improvements to path widths and lighting. All design components will meet the required Australian Standard and consultation will take place with the City of Mandurah Access and Inclusion Advisory Group at the detailed design stage of upgrade works. <u>Access to amenity</u> The proposed Commercial Site will improve access to amenity. The war

Confirmed

			memorial, playground and skate park will be unaffected by the Commercial Site Proposal which will be set back from the waterfront to retain and improve public access to and along the foreshore. In addition, the footprint of the proposed sublease area has been designed to retain as many of the existing natural features and view corridors to the public waterfront as possible. The design of the building incorporates glass walls on both the northern and southern elevations and has significant glass components on the eastern elevation. This ensures views through the building are maintained and views to the war memorial, water's edge and adjacent play space are retained. <u>Parking Bays</u> The additional car parking provided as part of the Western Foreshore Leisure Precinct would also include an increase in the number of disabled car parking bays being available for the community. The number and locations of these bays would be considered further as part of the next stage of the design process to ensure that all key facilities are accessible.
21	**Remove King Carnival**	Out with the old, time for a change, proposal better than current offering, happy for King Carnival to be gone, lack of support to keep King Carnival	The King Carinal lease expires on 30 April 2025 and no further extensions will be granted.
22	**Improved Family-Friendly Environment**	New Recreational Attractions, good for families	<u>Western Foreshore Commercial Site</u> The Western Foreshore Commercial Site forms an important part of this Precinct providing further opportunities for activation through high quality designed family friendly and intergenerational hospitality offerings by adding to the existing range of recreation facilities, including a new premium 18-hole mini golf course. <u>Attractions for families</u>

Confirmed

			The proposed Western Foreshore Leisure Precinct Concept Master Plan contains a variety of elements for different age groups and activities, with a strong family focus. This includes: • Regional level skate park and Koolaanga Waabiny destination playground. • 'Village Green' recreation and events space, including retention of 'disc golf' and potentially new sport specific infrastructure such as AFL goal posts and soccer goals; and the ability for large scale events to continue to take place i.e. Ride to cure cancer, Circus, Crab Fest, Pop-up amusement / fairgrounds etc. • Enhanced foreshore areas for community enjoyment, including green spaces for picnics and recreation, and maintaining access to the water. • New public car parking and new tree planting will improve the access and usability of the space further. • Proposed opportunities for structured recreation closer to the skate park and playground that may accommodate beach volleyball, hard stand for court specific sports. • Under bridge event and activation space with potential new infrastructure to accommodate more music and youth events and mural artwork. • Additional commercial activation through water and land based seasonal and annual licenses by mobile and aquatic commercial operators via Expression of Interest process.
23	**Enhanced Liveability**	For community. Increased or improved amenities the community want to use. Connections. For local use.	The proposed Western Foreshore Leisure Precinct Concept Master Plan and Western Foreshore Commercial Site will improve the use and amenity of the Western Foreshore for Mandurah residents and visitors. Should the proposed Commercial Site be supported, it is proposed that the full rent be reinvested back into the management, maintenance and ongoing renewal costs for elements of the Western Foreshore Leisure Precinct to ensure the quality of amenity is retained over time. This includes

Confirmed

			intersection, parking and foreshore management, which will be required even if the Proposal does not proceed. This will provide an alternative revenue source to ensure the Precinct is maintained, activated, and promoted as a destination for current and future generations. Refer to City officer response for **Improved Family-Friendly Environment Theme**.
24	**Support for Development**	Aesthetic Improvements, great design outcomes, something new.	The level of private investment to develop the proposed Commercial Site is estimated to cost $23 million with the design intended to complement the features of the site. It is set back from the waterfront to retain and improve public access to and along the foreshore, designed to maximise tree retention and as many of the existing natural features and view corridors to the public waterfront as possible. The design of the building incorporates glass walls on both the northern and southern elevations and has significant glass components on the eastern elevation. This ensures views through the building are maintained and views to the war memorial, water's edge and adjacent play space are retained. Further details and design review will occur at the development assessment stage if Council agree to proceed with the Major Land Transaction and the State Government approve the land excision.
25	**Community Involvement**	Community feeling involved, informed, engaged, connected	<u>Community involvement</u> To establish the future vision for the Western Foreshore, in 2018, the City completed an extensive community engagement to inform the Waterfront Redevelopment, which identified the Western Foreshore commercial site as a 'high' priority for change. This engagement identified future opportunities for mixed use cultural/commercial developments to be explored on the site, including land based and overwater development and activities, cultural/arts/heritage attractions, leisure amusements and activities, and food/drink/retail outlets. Community feedback identified the commercial site on the Western Foreshore as a high priority for change and provided feedback indicating the site is currently underutilised for the prime location, with a preference for the existing activity to be replaced with a more

confirmed

			contemporary destination attraction. There were 969 responses from a range of engagement methodologies including written/verbal responses (559 participants), illustrated responses (148 participants) and Dotmocracy activity at pop up locations (491 participants where 229 of participants also provided written/verbal responses and have been not counted twice in the total responses). The City recently completed a major review of the Strategic Community Plan 2020 – 2040. As part of this review process, a multi-stage community engagement process was conducted over a six-month period from August 2023. Through analysis of the community's vision for Mandurah, the community goals, outcomes and measures of success are now reflected in the adopted Strategic Community Plan 2024 – 2044. The community outcomes in the economic pillar of the Plan focus on local jobs, diversified economy, sustainable development, a thriving city for residents and visitors, investment encouragement and education and training opportunities. The proposed Western Foreshore Leisure Precinct and the Commercial Site support the achievement of these community outcomes, while balancing the other community outcomes for the Community and Environment pillars. For the proposed Western Foreshore Leisure Precinct Master Plan and Western Foreshore Commercial Site Major Land Transaction, the City conducted a further community engagement process, providing the community with an engagement period where submissions were received from 31 May 2024, and formally commencing 4 June 2024 (public notice issued).The City invited feedback through a wide range of methods outlined in Attachment 1.2 and included extensive community consultation including 91 signs, 9 newspaper articles and stories, 4 TV broadcast stories, 3 million digital advertisement impressions, 5 variation of social media advertising. The City has received 1,102 submissions with 12,300 Mandurah Matters webpage visits.

confirmed

26	**Economic Benefits**	Jobs creation, bring money to the area, support local content.	<u>Supports Job Creation</u> The City has undertaken an economic impact analysis that indicates the project is expected to support approximately 174 jobs during construction (direct and indirect). Once established, the proposed Western Foreshore Commercial Site will create approximately 437 ongoing jobs (292 direct and 145 indirect), offering various types of employment within a range of industries. Opportunities for casual and part-time positions will exist, in addition to full-time professional roles. Should a sublease be granted, the City requires the Proponent to enter into an agreement with the South Metropolitan TAFE to support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus. <u>Supports Local Content</u> The City has negotiated with the Proponent to maximise local content in the construction phase which will provide opportunities for businesses in Mandurah and the Peel Region. <u>Economic benefit</u> The proposed Commercial Site will deliver a significant wider economic benefit to the local and regional economy over the proposed sublease term. The Proposal represents a private investment of $23 million, creation of hundreds of jobs and provides an additional hospitality and entertainment element within the Western Foreshore Leisure Precinct. The proposal provides services not currently available in the City Centre and is expected to create a net increase in visitation to Mandurah.
27	**Western Foreshore Activation**	Using an underutilised space, draw people to the area	Refer to City officer response for **Economic Benefits Theme** and **Improved Family Friendly Environment Theme**. The total area of the two reserves is 68,634m², which 8,000m² is being used for commercial purposes. This provides 60,634m2 to remain as public open

confirmed

			space. Of the 8,000m² a total of 4,700m² will be used for the mini-golf course which has been maximised to ensure tree retention.
28	**Tourism Boost**	Tourism attraction and increased income from visitors through tourism	The proposed Commercial Site offers an opportunity for the City to advance a major commercial development on the Western Foreshore, enhancing the local economy through the creation of a premier tourism attraction within the Western Foreshore Leisure Precinct. This development is projected to attract a high number of tourists to Mandurah annually, leveraging the city's strengths as a destination. It will activate and bring vibrancy to a highly visible, waterfront site that is currently under-utilised complementing existing family friendly offerings nearby such as the Koolaanga Waabiny playground. The visitor experience plays an important role in shaping the perception of Mandurah as a tourism destination. Positive interactions enhance the city's brand and reputation, encouraging repeat visitation and generating favourable word-of-mouth. The Western Foreshore Precinct will cater to key target markets, particularly "Family Time" and "Relax and Recharge," as identified by Tourism WA's domestic market profiles. Notably, 83% of visitors to Western Australia are from within the State, seeking family-friendly activities and dining options. The Precinct is anticipated to draw substantial numbers of residents and visitors each year, boosting tourism-related spending throughout the City Centre. Its layout features a diverse range of hospitality and recreational options, all within a walkable distance of 300 meters end-to-end, and only an additional 250 meters to the Eastern Foreshore via the Mandurah Bridge. Furthermore, the proposed Commercial Site will bolster local tourism, hospitality, and retail businesses, reinforcing Mandurah's status as a vibrant and attractive destination.

confirmed

29	**Improved Community Spaces and Events**	Ability to run events and improve the space for the community, good to retain green space	<u>Improved use of space</u> The 'Village Green' is proposed to be retained as flexible space for passive recreation, major events and seasonal attractions (i.e. ride to conquer cancer, Circus, Crab Fest, Pop-up amusement / fairgrounds etc), and the broader reserve will continue to be retained for community and visitor use, including access to the water. Refer to City officer response for **Improved Family-Friendly Environment Theme.** <u>Retention of green space</u> Due to the planned additional parking requirements to facilitate the Western Foreshore Leisure Precinct, there is an anticipated reduction of approximately 11% of green space. The green space refers to the grass area included in the village green space. It is grass only (does not include trees) and it is not the total reserve area (which is 68,634). Green Space estimated calculation – based on the Australian parking bay standards which are 2.4 - 2.6m wide and 5.4m long. The total green space is 39,500m2. The proposed car parking is 4,375m2. Detailed design would be required if Council approve to proceed. The reduction is required in order to provide this additional infrastructure to cater to the increasing use by residents and visitors as a significant public open space in line with the Western Foreshore Leisure Precinct Concept Master Plan and City Centre Master Plan (CCMP). The enhancements to the Precinct will improve the usability of the space for the broader community and visitors. Additional planting of trees will improve the usability of the green space and assist in providing adequate shade for users. The proposed Western Foreshore Commercial Site has been designed to maximise retention of green space, with the 18 hole mini-golf course and Café (5,050 m² of which approximately 4,700m2 is mini-golf course) designed to include landscaping in and around the existing trees on site and will reflect the historic and cultural significance of the site.

confirmed

			Tree Retention For both the Western Foreshore Leisure Precinct and the Commercial Site, tree retention will remain a priority in addition to increasing the tree canopy throughout the reserve with additional planting planned to increase the shade cover and usability of the area. Refer to **Environmental Impact Theme**.
30	**Diverse and Attractive Plan**	Proposed options are good, great range of activities, happy with the activities presented.	The Proposal outlined in the Major Land Transaction provides for a diverse and unique offering that is unlike any existing hospitality and recreation venue in Mandurah. The Proposal includes: • Licenced Restaurant and Microbrewery (2,500 m²) is proposed to have a 650-person capacity including outdoor dining areas that wrap around the northern and eastern boundaries; • 18 hole mini-golf course and Café (5,050 m²) designed to include landscaping in and around the existing trees on site and will reflect the historic and cultural significance of the site; and • Chocolate Production and Retail (450m²) is proposed in stage two of the development. The chocolate production and retail is to be located on the southern-most portion of the site, adjacent to the play space. The Proposal: • Ensures the design and scale of any development (height, bulk and appearance) should be in keeping with the nature of the Western Foreshore, noting the skate park, playground, war memorial have a high-quality architectural design. • Ensures that the City and the Proponent maximise tree retention, protecting the environmental value of the Site. • View corridors to the water are to be maintained between built form elements.

confirmed

			• Development is to provide a leisure and/or active tourism offering additional and/or complimentary to existing offerings in the area.
31	**Support for Licensed Restaurant/Microbrewery**	Welcome a licensed restaurant and microbrewery. It will be good for the Western Foreshore, good for families, great for Mandurah to have one.	Refer to response for **Improved Family-Friendly Environment** and **Diverse and Attractive Plan**
32	**Aligns with values/vision of the site**	As per the values identified in the 2018 engagement and the look and feel for the Western Foreshore that the community want.	Refer to response for **Community Involvement Theme.**
33	**Community Benefit**	Offers benefits to the community	The City has undertaken an economic impact analysis that indicates the project is expected to support approximately 174 jobs during construction (direct and indirect). Once established, the proposed Western Foreshore Commercial Site will create approximately 437 ongoing jobs (292 direct and 145 indirect), offering various types of employment within a range of industries. Opportunities for casual and part-time positions will exist, in addition to full-time professional roles. Should a sublease be granted, the City requires the Proponent to enter into an agreement with the South Metropolitan TAFE to support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus. <u>Supports Local Content</u> The City has negotiated with the Proponent to maximise local content in the construction phase which will provide opportunities for businesses in Mandurah and the Peel Region.

confirmed

			<u>Activation</u> The mini-golf and chocolate production are activities that are not provided elsewhere within Mandurah's city centre. The Proposal provides activities for youth and children.

confirmed

3	**SUBJECT:**	**Waterways Waterfront Master Plan**
	DIRECTOR:	Director Built and Natural Environment
	MEETING:	Council Meeting
	MEETING DATE:	27 August 2024

Summary

In May 2024, Council adopted the City Centre Master Plan to review and reset the vision for the city centre and surrounds. A priority action identified in the implementation plan for the City Centre Master Plan was to finalise the Waterways Waterfront Master Plan. The Waterways Waterfront Master Plan has now been developed and provides a long-term vision for the waterways in our city centre. Support for the Waterways Waterfront Master Plan from the broader community and specific user groups has also been established via a comprehensive community engagement process.

Council is requested to adopt the Waterways Waterfront Master Plan.

Disclosure of Interest

Nil

Previous Relevant Documentation

• G.1/5/24	28 May 2024	Council resolved to adopt the City Centre Master Plan and noted priority projects for detailed design and delivery in the next two years, including Master Plan Action A4.7 – Finalise the Waterways Waterfront Master Plan.
• G.15/11/23	28 November 2023	Council resolved to adopt the City Centre Master Plan for advertising.
• G.36/5/06	16 May 2006	Council resolved to support the principles of the Mandurah Central Revitalisation Strategy.
• SP.19/4/07	4 April 2007	Council resolved to adopt the Mandurah Foreshore Focus 2020 Master Plan.

Background

In May 2024, Council adopted the revised City Centre Master Plan to review and reset the vision for the city centre and surrounds, and to direct future public and private investment, with the Plan's key outcomes being as follows:

- Set clear direction for the future based on community priorities;
- Provide for a wide range of users and their needs;
- Address identified challenges in a managed way; and
- Provide a coordinated approach to improvements to public spaces and infrastructure to seek further private investment.

confirmed

A priority action identified in the implementation plan for the City Centre Master Plan over the next two years is to finalise the Waterways Waterfront Master Plan. The Waterways Waterfront Master Plan is intended to serve as a guide for infrastructure upgrades, water-based activities, and recreational and commercial boating opportunities in and on the water within our city centre and contribute to the key outcomes of the City Centre Master Plan.

Comment

The Waterways Waterfront Master Plan (***Attachment 3.1***) provides a long-term vision for the waterways in our city centre, between Stingray Point, Mandjar Bay, and the Eastern and Western foreshores. It has been designed around four key themes derived from feedback received through consultation processes conducted for the City's Strategic Community Plan, City Centre Master Plan, the City Centre Waterfront Project, and the Environment Strategy.

The four key themes are:

1. Connection: Of people and the waterways, of people with local businesses and of the different waterfront elements

   The Master Plan addresses the theme of Connection through the provision of jetties around the precinct. These jetties will allow for commercial and recreational water-based transport options to, from and within the city centre. The Master Plan also positions key infrastructure around the waterways in alignment with other elements of the broader City Centre Master Plan, such as jetty infrastructure to support the Western Foreshore precinct. This ensures improved connection between the waterways precinct and other precincts of the broader City Centre Master Plan.

2. Access: Ensuring everyone continues to have access to the waterways, retaining natural processes to protect the waterside environment, and improving the accessibility of our waterways.

   The Master Plan addresses the theme of Access by establishing key activity areas around the precinct to avoid conflict between different user groups with exclusion zones for boating and swimming demarcated. Indicative jetty infrastructure includes provision for multiple types of water-based transport such as commercial operations, recreational boats, kayaks, canoes, and jet skis. On the Western foreshore, the natural shoreline is intended to be retained as long as possible and an all accessible kayak launching facility is proposed at the southern end of the foreshore.

3. Natural Beauty: Preserving the area's natural beauty and character and retaining the amazing views we have from around our waterfront areas.

   The Master Plan addresses the theme of Natural Beauty by carefully positioning infrastructure so that it does not interrupt views across the water, particularly from key viewing points such as the Mandurah Performing Arts Centre. New infrastructure has also been kept to a minimum to avoid the water appearing cluttered.

4. Atmosphere: Creating an atmosphere that is both vibrant and lively, but also provides areas of serenity. Celebrating local history and culture.

   The Master Plan addresses the theme of Atmosphere by focusing different recreation types in concentrated areas, such as boating in the north of the precinct and swimming and kayaking in the south west of the precinct. Quieter zones are established such as at Stingray Point and the foreshore along Henry Sutton Grove to cater for more passive engagement with the waterways. Additionally, the Master Plan makes allowance for a feature that will serve as an interpretation of the historical footbridge that ran from the Eastern foreshore to Stingray Point, as a way of acknowledging past use of the Waterways precinct.

continued

MEAG Comment

This item was considered by the Mandurah Environmental Advisory Group at its meeting on 19 April 2024 and the following recommendations were made:

1. MEAG questioned the necessity of the boardwalk around Stingray Point.
2. MEAG suggested that cultural aspects be highlighted.
3. MEAG requested the beach on the Western foreshore be retained as long as possible.
4. MEAG suggested the mooring free zone around Stingray Point be changed to a controlled mooring zone.

City Officer Comment:

1. City officers have removed the boardwalk from the Master Plan at Stingray Point.
2. City officers have made reference to a feature that will emphasise the old footbridge that ran from the Eastern foreshore to Stingray Point.
3. The Master Plan reflects the sentiment to manage the beach area in order to retain natural features as long as possible.
4. City officers will liaise with Department of Transport regarding the next Aquatic Use review, which considers the permissible usage of this area. This review will include consideration of mooring in this location.

Youth Advisory Group Comment

This item was circulated to members of the Youth Advisory Group in April for comment ahead of the commencement of formal Youth Advisory Group meetings in May.

The Youth Advisory Group emphasizes the significance of preserving Mandurah's waterways, as we unanimously advocate for maintaining the natural environment in the City Centre to safeguard its cultural and historical value, ensuring it remains a gathering place for young people.

To encourage youth input throughout planning, we propose strategies such as ambassadorship, consulting with peers, engaging high school leadership groups, utilizing social media, and incorporating QR codes in youth-centric areas. Our group values activating the space while balancing development to preserve scenic views and address concerns like holiday boat traffic, distinguishing commercial and public jetties, and managing coastal erosion through natural vegetation.

We also recommend expanding the congested waterfront boardwalk from San Churros to Tods to improve accessibility.

City Officer Comment:

City officers will adopt the recommended youth engagement methods as part of the design stages. The width of the waterfront boardwalk at the northern end of the Eastern Foreshore will be reviewed in the further design work following on from the adoption of the master plan.

Consultation

The development of the Waterways Waterfront Master Plan has been derived from community engagement exercises previously conducted for other plans and strategies such as the Strategic Community Plan, City Centre Master Plan, City Centre Waterfront Project, and the Environment Strategy.

Confirmed

A draft Waterways Waterfront Master Plan has been presented to stakeholders and the broader community for feedback via several engagement activities such as targeted user group workshops, social media targeted advertising campaigns, direct emails to members of relevant contact lists and pop-up information stalls at Mandjar Markets and at City facilities. Through these activities feedback was directed through to the Mandurah Matters platform.

A total of 3,400 visits to the Waterways Waterfront Master Plan page on the Mandurah Matters platform was recorded with 103 comments made and 1,018 downloads of the Master Plan made. Feedback was generally supportive of the Master Plan with a few concerns being raised and informing a review of the Master Plan ahead of its presentation to Council. These concerns included:

- Western foreshore jetty should not be over-commercialised or detract from the public open space area behind it.
- Extra provision for recreational boating is generally supported but needs to be balanced and not create cluttering of Mandjar Bay or impeding views across the water.
- The view across the water from the Mandurah Performing Arts Centre should not be obstructed.
- The hireable event deck in front of the Peninsula Hotel should be removed.
- Piling for additional jetty infrastructure should be minimised and referral back to Binjareb Elders will be necessary to avoid negative impacts to cultural values.

Statutory Environment

The Waterways Waterfront Master Plan will not replace or supersede existing statutory planning tools which currently guide development standards, height limits and land uses. However, further detailed design required to deliver the Master Plan will need to be completed in accordance with existing relevant development standards.

Policy Implications

Nil

Financial Implications

The Waterways Waterfront Master Plan is a high-level, concept plan and the elements contained within it are subject to further detailed planning, design, project scoping and cost analysis. Following endorsement of the Master Plan, staging and design will be completed and presented as part of the next revision of the Long-Term Financial Plan, in accordance with the timetable for the implementation of the City Centre Master Plan.

Risk Analysis

The preparation of the Waterways Waterfront Master Plan seeks to address strategic risks regarding failure to adequately plan for and develop essential infrastructure, failure to plan for future development, failure to identify, understand and meet expectations of stakeholders and reputational risk in regard to lack of planning, or preparing plans that are unreasonable.

Confirmed

Strategic Implications

The following community outcomes from the City of Mandurah Strategic Community Plan 2024 – 2044 are relevant to this report:

Economy:
- Well-planned, sustainable urban development.
- A thriving city that residents are proud to call home and people want to visit.
- A supportive business environment where investment is encouraged, and entrepreneurship prospers.

Community:
- Inclusive and welcoming places, spaces and neighbourhoods.

Environment:
- Our natural environment is celebrated, protected and restored for generations to come.
- Our coast and waterways are healthy and celebrated.

Leadership
- A clear and shared vision for Mandurah's future.
- Sound decisions based on evidence and meaningful engagement.
- Well-maintained assets and facilities that meet the needs of our community.

Conclusion

The Waterways Waterfront Master Plan sets out the long-term vision for the waterways within our city centre designed to support the realisation of outcomes intended to be realised through the broader City Centre Master Plan. Support from the broader community and specific user groups has been established via a comprehensive community engagement process.

Council is requested to adopt the Waterways Waterfront Master Plan.

NOTE:

- Refer ***Attachment 3.1*** ***Waterways Waterfront Master Plan***

RECOMMENDATION

That Council:

1. **Adopts the Waterways Waterfront Master Plan (as detailed in Attachment 3.1).**

2. **Notes that City officers will commence planning for the implementation of the Waterways Waterfront Master Plan, in accordance with the implementation table under the City Centre Master Plan, with the timetable for concept design to be considered as part of the next revision of the Long-Term Financial Plan.**

confirmed

Project Outline

The Waterways Waterfront Master Plan provides a long-term vision for the waterways in our city centre (between Stingray Point, Mandjar Bay, and the Eastern and Western Foreshores).

This plan focuses on ensuring our community, businesses, visitors, and wildlife continue to have appropriate access to these waterways for years to come.

It considers potential infrastructure upgrades (e.g. boardwalks, alfresco dining or jetties), water-based activities, and recreational and commercial boating opportunities, to guide how these spaces are protected, celebrated, and explored.

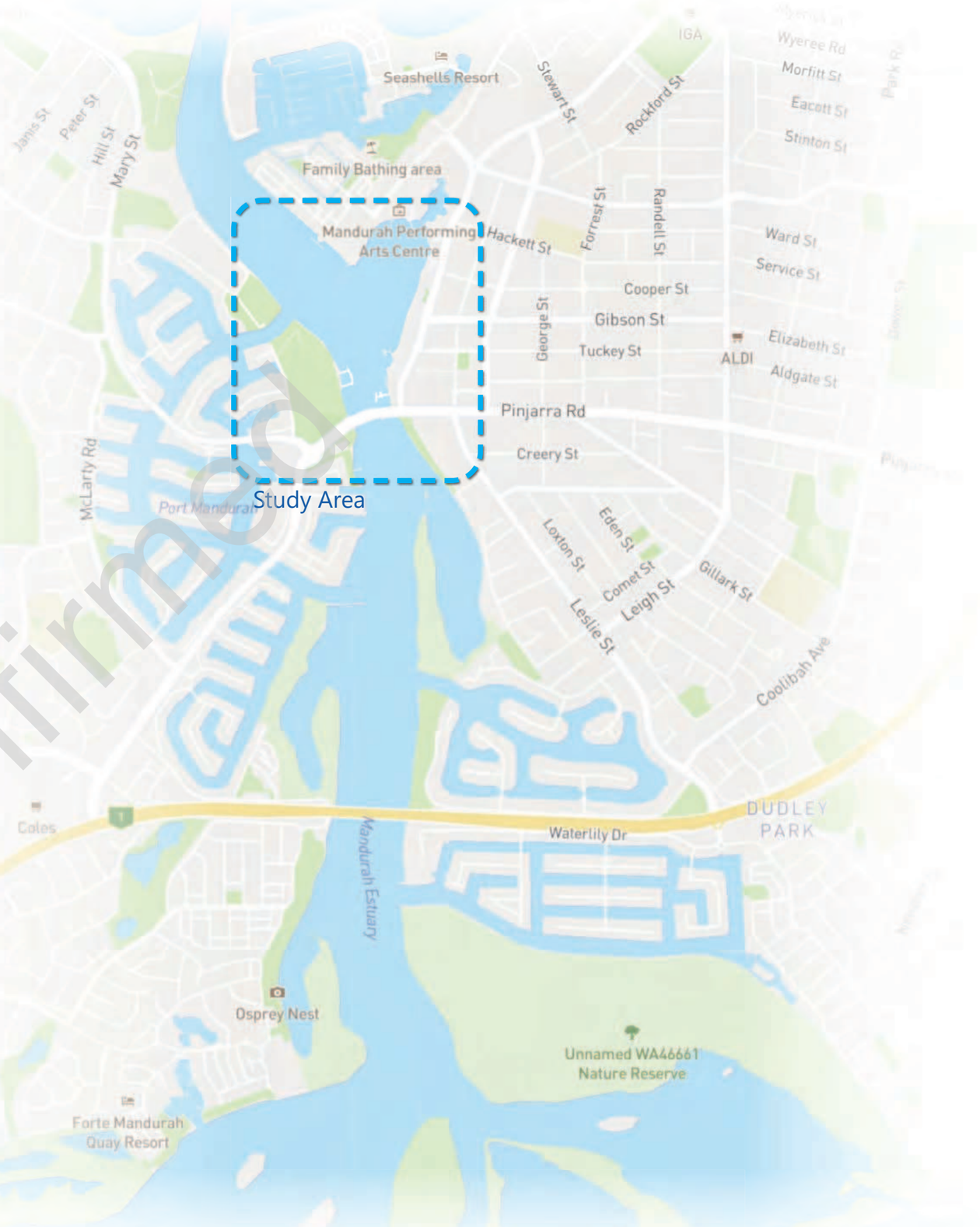
The Waterways Waterfront Master Plan aims to create a vibrant and environmentally-sensitive waterfront that aligns with the City Centre Master Plan and work already completed across the city's foreshores in the Waterfront Project.

It was developed based on previous community feedback including community consultation on the Strategic Community Plan, City Centre Waterfront Project, City Centre Master Plan, and Environment Strategy.

The Master Plan has been designed around four key themes, which were based on the feedback received through these consultation processes.

They include:

- **Connection**: Of people and the waterways, of people with local businesses and of the different waterfront elements.
- **Access**: Ensuring everyone continues to have access to the waterways, retaining natural processes to protect the waterside environment, and improving the accessibility of our waterways.
- **Natural Beauty**: Preserving the area's natural beauty and character, and retaining the amazing views we have from around our waterfront areas.
- **Atmosphere**: Creating an atmosphere that is both vibrant and lively, but also provides areas of serenity. Celebrating local history and culture.



confirmed

N

LEGEND

- Study Area
- Public Space
- Existing Paths & Boardwalks
- Dredged Waterway

Boat Access

- a Commercial and Public Jetty
- b Boardwalk Precinct Access
- c Commercial and Public Jetty
- d Public Jetty
- e Commercial Jetty
- f Stingray Wharf

Recreational Access

- 1 Non Powered
- 2 Swimming
- 3 Fishing
- 4 Pavilion Jetty (historic lookout)
- 5 Key Viewing Area
- 6 Passive Recreation Area
- 7 War Memorial



View south west at Stingray Point



Beach launch south of traffic bridge





Pavilion Jetty at Stingray Point



Floating Commercial / Public Jetty



View south from San Churro



Commercial and Public Jetty

N

50 0 150m

August 2024 1:5000 @ A3

Council Meeting
27 August 2024

Council Report

WATERWAYS WATERFRONT MASTER PLAN

EXISTING CONDITIONS

CITY OF MANDURAH



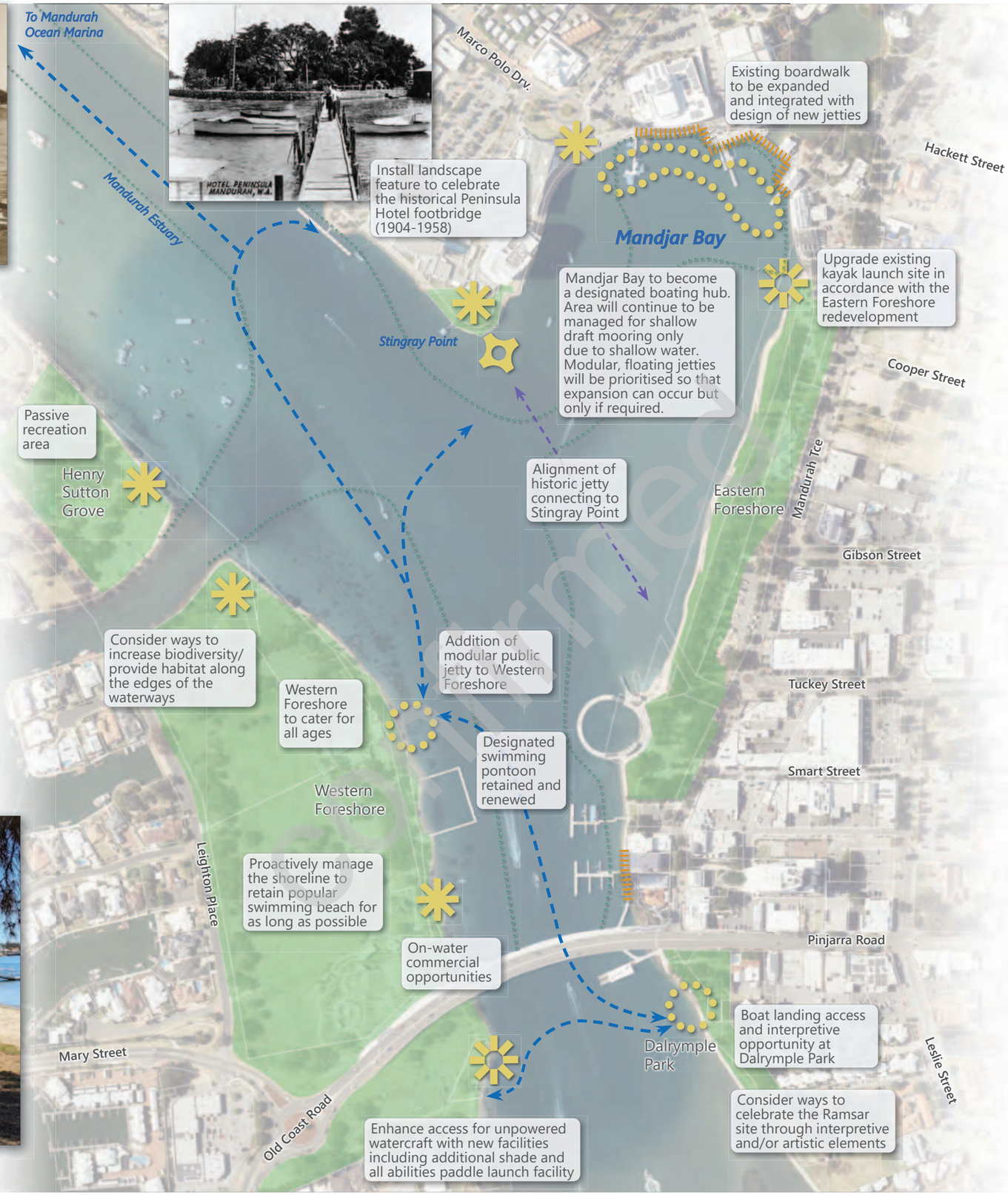
Historical image of a popular Mandurah boating area (picture looking north from the Peninsula Hotel), 1960s



View south of Western Foreshore beach



Shade trees over grass at Western Foreshore beach



LEGEND

New Connections

Water Craft

Access Opportunities

New / Improved Jetty Facilities

Unpowered Launch Facility

Key Viewing Area

Landscape Feature (over water)



All abilities paddle launch facility



Dalrymple Jetty, 1929



View south-east, Dalrymple Park

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August 2024 1:5000 @ A3

Council Meeting
27 August 2024

Council Report

WATERWAYS WATERFRONT MASTER PLAN

OPPORTUNITIES

CITY OF MANDURAH



Potential alfresco dining or hireable space idea

Upgrade existing infrastructure as required. Consider and incorporate accessibility requirements for boat and jetty access.

Ensure Water Police are able to temporarily utilise jetty space as required

Short term public berths for larger vessels

Extend boardwalk to cover steps

New deck area for events and alfresco dining

Potential to reconfigure area to improve pedestrian experience and view lines to the marina, as determined by the City Centre Master Plan

Short term public berths for vessels up to 10m. Upgrade new infrastructure to allow safe embarking and disembarking.

Mandjar Bay

Replace and expand jetty infrastructure to enable both commercial operators and recreational boaters to access infrastructure safely.

Anchorage and mooring free zone

Existing lower boardwalk to be replaced with floating boardwalk

Existing boardwalk

No Swimming Area

Mandjar Bay to become a designated boating node. Swimming prohibited to protect swimmers from increased boating activity.

All infrastructure outlined in this plan is subject to detailed design and should be sensitive to the area so that Mandjar Bay does not become overly cluttered.

Modular, floating jetties will be prioritised so that expansion can occur but only if required.

Short term public berths for small boats and jet skis

Proposed kayak / canoe mooring and potential launching facility

Stingray Point

Landscape feature to interpret historical footbridge. Ensure accessibility to proposed feature.

Anchorage and mooring free zone

Continued

LEGEND

- Replace existing fixed jetty
- Existing Boardwalks
- Alfresco/Event Space
- New Boardwalk / Jetty
- Commercial Jetty
- Unpowered Launch Facility
- Key Viewing Area



Landscape feature to interpret historical estuary footbridge
Image: Richard Szwejkowski

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August 2024 1:1500 @ A3

Council Meeting
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Council Report

WATERWAYS WATERFRONT MASTER PLAN

MANDJAR BAY CONCEPT - INDICATIVE DESIGN ONLY

CITY OF MANDURAH

WATERWAYS WATERFRONT MASTER PLAN

WESTERN FORESHORE CONCEPT - INDICATIVE DESIGN ONLY

Future shared path along foreshore

Indicative modular public jetty

Kwillena Gabbi

Designated swimming pontoon retained and renewed

Potential new access configurations, linking into groynes

Ensure Water Police are able to temporarily utilise jetty space as required

Replacement of existing boardwalk

Trees to be protected from high tide and storm surges through site-sensitive retaining walls or groynes

Western Foreshore

Manage risks to the area (e.g. inundation and erosion to maintain the natural state of the Western Foreshore beach for as long as possible.

Revegetation of area next to bridge

Groynes to be installed and planted with native vegetation to replace existing sandbags

On-water commercial opportunities

Mandurah Bridge



Western Foreshore trees to be protected



Proposed Western Foreshore all abilities paddle launch facility (south of bridge)



Shaded seating to planted areas along foreshore edge



Planted groyne to replace existing sandbags



Groyne to replace existing sandbags



Seating areas in planted coastal buffer area

LEGEND

- Existing Boardwalk Replaced
- Existing Boardwalk / Jetty
- New Boardwalk / Jetty
- Key Viewing Area

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August 2024

1:1250 @ A3

Council Meeting
27 August 2024

Council Report

CITY OF MANDURAH

Consultation Draft



Landscape feature to interpret historical estuary footbridge Image: Richard Szwejkowski



Planted limestone groyne to replace existing sandbags on Western Foreshore



Shaded seating to planted areas along foreshore edge



Shaded seating to planted areas along foreshore edge





Alfresco dining



Potential alfresco dining or hireable space idea



All abilities paddle launch facility

LEGEND

- Unpowered Launch Facility
- Key Viewing Area
- Landscape Feature (over water)

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August 2024 1:5000 @ A3

WATERWAYS WATERFRONT MASTER PLAN

WATERWAYS WATERFRONT MASTER PLAN CONCEPT - INDICATIVE DESIGN ONLY

CITY OF MANDURAH

4	**SUBJECT:**	Review of POL-RCS 04 Grants and Donations Policy
	DIRECTOR:	Place and Community
	MEETING:	Council Meeting
	MEETING DATE:	27 August 2024

Summary

Council approval is sought to amend POL-RCS 04 Grants and Donations ("the Policy") which was first adopted in 2010, then reviewed in 2019. The Policy recognises the City's role as a community partner in building community capacity, pride and a sense of belonging by supporting a wide range of individual and community initiatives. It's intended that the financial contributions leverage a collective effort to advance outcomes in the City's Strategic Community Plan.

A review of the Policy has highlighted several areas for improvement, and material changes are proposed to strengthen the Policy. The amended policy offers improved end-to-end grants administration, probity, transparency, value for money, outcomes orientation and accountability.

Council is requested to consider amendments to the current Grants and Donations Policy (refer attachment 4.1), and adopt the amended Grants and Funding Policy (refer attachment 4.2).

Disclosure of Interest

Nil

Previous Relevant Documentation

• G.24/06/10	22 June 2010	POL-RCS-04 adoption
• G.57/2/12	28 February 2012	POL-RCS-04 review and amendment
• G.35/2/15	24 February 2015	POL-RCS-04 review and amendment
• G.12/07/19	23 July 2019	POL-RCS-04 review and amendment

Background

The City offers a suite of grants and funding programs designed to align with, and advance, objectives within the City's Strategic Community Plan. By financially supporting a wide range of projects, the City intends to promote Mandurah as a thriving, connected, vibrant City with possibility for everyone. This includes building capacity and empowering our community to deliver a range of endeavours that encourage social connectedness, promote healthy lifestyles, and nurture the environment. It's intended that community-led initiatives can leverage City funds to create meaningful change and generate a greater positive impact than the City could on its own.

It is imperative that good governance, transparency and accountability are applied to the disbursement of grants and funding throughout the entirety of the grant management processes.

Confirmed

Comment

City officers researched grants best practice and sector commitments, including:

- Office of the Auditor General Western Australia – Grants Administration
- Findings from a Local Government Inquiry
- Western Australian Grants Administration Guidelines
- Policy and practice of other local governments

Common themes resulted from the research, mainly that grants administration processes should ensure that grants are awarded fairly, transparently, used for their intended purpose and achieve value for money outcomes aligned with the strategic direction of the organisation.

The City's Grants and Donations Policy and associated practices were reviewed in light of findings of the desktop review, as well as being the subject of an external Grants Audit in 2023. It was noted that the City had already undertaken many improvements over the past two years that align with best practice, such as introducing an assessment panel for some grants, establishing a robust procedure for conflict of interest and improved monitoring and acquittals.

The desktop research, and subsequent review of the City's existing Policy against best practice, have prompted material amendments to POL- RCS 04 to improve the overall grants administration. The main changes are outlined below:

Identified Policy Improvement	**Proposed changed in revised Policy**
The title of the Policy includes reference to "donations", which is not required because donations are covered under a different Policy, POL–CMR–09 Donations to Charitable & Not for Profit Organisations Policy	The amended policy has a new title which refers more accurately to "Grants and Funding".
Needs clarity on when the Policy is applicable	The amended Policy articulates where the policy is applicable, and not applicable.
Needs definitions	The amended Policy includes key definitions
The Policy Statement needs greater clarity	The amended Policy includes more robust aims and principles to explain the purpose and overarching guiding intentions of the Policy.
The Policy does not list all of the active funding programs	The amended Policy identifies clearly every grant and funding program available to applicants.
The Policy needs more clarity and rigour on governance.	The amended Policy includes a governance framework that outlines budget allocation, how the City will promote the grants and funding, information about lobbying, probity, and reporting mechanisms.
More clarity was required on the baseline eligibility criteria.	The amended Policy describes eligibility and ineligibility more clearly.
More clarity was required regarding grant conditions	The amended Policy includes baseline grant conditions, and notes that each grant and funding program will have its own additional conditions that are specific to that program. For example, the age range on the Youth Dream Big Fund.
More clarity was required to outline the grants process from application through to acquittal.	The amended Policy has been strengthened to more clearly explain the grants process, including application, assessment, decision, agreement, payment and acquittal.
The Policy does not include a process to administer change variations.	The amended Policy includes a change variation process via Change Request Form.

confirmed

The Policy lacked clear and concise information about each program.	The amended Policy includes a table that outlines the following key information for each grant or funding program: - Title - Purpose - Total Funding pool per annum (i.e. overall budget allocation) - Level of Support (i.e. amount available per application) - Availability (i.e. grant rounds or ongoing) - Application Format - Assessment and Notification Process - Basic requirements of an acquittal - Program Administrator (i.e. which team oversees the Program - Approving Officer (i.e. which position has approval to make a decision on the grant application outcomes)

Most of the existing grants and funding programs are subject to one or more minor changes for continuous improvement, such as introduction of a grants panel or necessity for online application. The amended Policy includes some material changes to the Outstanding Representation Fund, and the addition of three new grants programs, outlined below:

Funding Program	Details	Financial Implication
Outstanding Representation Grant	• Currently, this grant is for sporting representation only. Eligibility will be expanded to include state or national representation in any endeavour, such as arts or science. Selection via competitive process needs to be demonstrated, and at the highest level of open competition available. • The maximum individual donation has remained at $200 since inception of this grant and is due for an increase to ensure the level of support is valuable.	To account for the expanded eligibility, the total pool of funds will increase from $17,000 per annum to $20,000 per annum (i.e. an increase of $3,000). It is not anticipated that this will be required in 2024/25, and the full amount will be listed for consideration in the 2025/26 Operating Budget.
New Group Start Up Fund	To help newly formed (or newly amalgamated) community and sporting groups build strong foundations by assisting with expenses such as incorporation, insurance, promotions or governance costs. The City often receives requests by newly formed groups and the current grants programs do not cater for these requests. It's in the best interest of the community to have well governed incorporated groups. The fund will exclude eligibility for duplicated groups (or splinter groups).	$6,000 is the total pool allocated and will be an additional cost to the City. It is anticipated only $2,000 will be required for the remainder of 2024/25 financial year, and it is proposed to transfer this from 163046-4000-1263-61001 Place and Community Projects - General Operations – Materials.
Milestone Celebration Fund	To acknowledge continuous length of service milestones by incorporated groups in 50-year increments (i.e. 50yrs, 100yrs, 150yrs…). The City receives ad-hoc requests to support community groups with milestone celebrations and the current grants do not cater for these requests. This new fund will encourage	$5,000 is the total pool allocated and will be an additional cost to the City. It is anticipated only $2,000 will be required for the remainder of 2024/25 financial year, and it is

Confirmed

	marking these milestones and offer consistency for requests.	proposed to transfer this from 163046-4000-1263-61001 Place and Community Projects - General Operations – Materials.
Meet your Neighbours Grant	To encourage residents to hold small initiatives to get to know their neighbours to reduce isolation, improve social connections and promote safety. Applicants will be encouraged to shop local for their celebration. This grant is listed as an action in the endorsed Place Enrichment Strategy.	$3,000 is the total pool allocated. This amount is already budgeted through the Neighbourhood Enrichment Plan.

Youth Advisory Group Comment

Nil

Consultation

Nil

Statutory Environment

Local Government Act 1995

Policy Implications

POL- RCS 04 Grants and Donations Policy ("the Policy") will be amended as noted in Attachment 4.2.

POL – CMR – 09 Donations to Charitable & Not for Profit Organisations Policy outlines the parameters for the release of donations, including that the Chief Executive Officer may authorise donations up to a maximum value of $1,000 subject to certain conditions outlined in the Policy.

POL-CMR 06 Sponsorship Policy outlines how the City will maximise sponsorship of City of Mandurah events, programs and activities, to achieve mutually beneficial outcomes for all parties concerned.

Financial Implications

Grants and funding amounts are set through the annual Council budgetary process, or as varied by Council resolution. Requests that are inconsistent with Policy may be presented to Council for consideration where any financial implications will be outlined.

The City's financial contribution to each Funding Program will be reviewed annually as part of the Long Term Financial Plan and annual budget process, with the allocation of funds into each program placed in the Operating Budget accordingly as adopted by Council.

Due to amendments to the Outstanding Representative Grant and establishment of new grants programs, an additional funding commitment of $14,000 is required per annum to meet commitments in the new Policy (noting that the Neighbourhood Celebration Fund is already budgeted through the Neighbourhood Enrichment Strategy). This additional amount of $14,000 will be listed for consideration in the 2025/26 as part of the budget process.

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For the remainder of 2024/25, it's anticipated that the existing Outstanding Representation Fund has sufficient budget to fulfil the expanded eligibility. It's anticipated the New Group Start Up Fund will require $2,000 and the Milestone Celebration Fund will require $2,000 up to 30 June 2025. This additional $4,000 in the current financial year is proposed to be funded from 63046-4000-1263-61001 Place and Community Projects - General Operations – Materials.

Risk Analysis

The absence of an effective policy guiding the disbursement of discretionary funds has potential to cause probity issues, reputational risk, value for money concerns and lack of alignment with the City's strategic objectives.

Strategic Implications

The following strategies from the City of Mandurah Strategic Community Plan 2024 – 2044 are relevant to this report:

Community
Community outcomes:
2.1. Access to support services that enhance opportunities for everyone
2.2. Safe and connected communities
2.3. Inclusive and welcoming places, spaces and neighbourhoods
2.4. An enriched, creative, and empowered community that values culture, heritage and lifelong learning
2.5. A healthy lifestyle and healthy community, with an emphasis on prevention

Environment
Community outcomes:
3.2. A shared responsibility for our environment with a focus on engagement, education and respect
3.3. Our natural environment is celebrated, protected and restored for generations to come
3.5. Our coast and waterways are healthy and celebrated

Leadership
Community outcomes:
4.2. Sound decisions based on evidence and meaningful engagement
4.5. Responsible, transparent, value for money delivery of well planned, sustainable, projects, programs and services

confirmed

Conclusion

The provision of grants and funding is an important way for the City to foster a vibrant, inclusive and empowered community. By providing financial contributions for various projects, initiatives and endeavours, the City enhances community capacity, promotes social cohesion, and encourages civic engagement. Ultimately, distributing community grants and funding demonstrates the City's commitment to the wellbeing of its residents, builds trust, and leverages additional resources, contributing to a resilient and thriving community.

A thorough investigation and major review of the City's POL-RCS 04 Grants and Donations Policy identified the need to strengthen the policy in several areas with significant improvements. The amended Policy is considered consistent with best practice and provides a robust, transparent framework to administer the City's Grants and Funding Programs.

NOTE:

- ***Attachment 4.1*** ***POL-RCS 04 Grants and Donations Policy***
- ***Attachment 4.2*** ***Proposed Amendments to POL-RCS 04 Grants and Funding Policy***

RECOMMENDATION

That Council:

1. adopts the amended Policy POL-RCS 04 Grants and Funding as detailed in Attachment 4.2.

2. Approves the following budget variations for operating projects:

a. Create a new operating account named Start Up Fund
i. To be funded from Place and Community Projects - General Operations – Materials $2,000*
b. Create a new operating account named Milestone Celebration Fund
i. To be funded from Place and Community Projects - General Operations – Materials $2,000*

confirmed

Grants and Donations Policy
POL-RCS 04

Objective

ATTACHMENT 4.1

1) To support the City of Mandurah's (the 'City') role as a community partner in building capacity, developing community ownership and sustainability and community pride, identity and spirit.

2) To ensure that all members of the Mandurah community have access to a range of community activities and services.

3) To align grants and donations programs with the City's Corporate Business Plan.

4) To provide a framework that delivers an equitable and transparent process in which to assess and allocate funds to local non-profit community associations and residents.

Statement

In recognition of the pivotal role that community and sporting groups and organisations play in developing vibrant and diverse communities, the City is committed to the provision of financial assistance through the operation of a grants and donations program each financial year.

There are six (6) grants and donations programs available in order to encourage a range of activities. These areas are as follows:

- Community Grants
- Club Development Grants
- Event Support Grants
- Community, Sport & Recreation Facilities Fund
- Outstanding Representative Donation
- Youth Dream Big Fund

In order to ensure an equitable process that is both accountable and transparent, the funding priorities will be given to requests and applications according to its ability to meet the below principles and criteria.

Principles:

1. Aligning with the City's objectives, as outlined in the Strategic Community Plan 2013-2033.

2. Build capacity & partnerships and leverage resources to:
   - Increase the human and organisational capacity of recipients;
   - Maximise matching in kind, cash donations and volunteer time from community, business and/or other funding bodies;
   - Facilitate volunteerism and corporate citizenship/involvement in community;
   - Optimise strategic alignment with City partners, such as other funding bodies.

3. Demonstrate accountability for the expenditure of public funds:
   - Provide evidence to establish that funds and in kind support provided by the City have been used for their intended purpose;
   - Seek to maximise value for money;
   - Adopt a risk-based management approach.

4. Recognise the City's Contribution:
   - Enhance the image of the City;
   - Maximise media coverage.

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General Eligibility Criteria:

- Project is to be within the City's local government boundaries, or, if the applicant is an individual, be a resident.
- Address the relevant principles of the City's Grants and Donations Program.
- The applicant must not have any outstanding debts to the City; aquittals outstanding
- Applications must be submitted in accordance with the requirements outlined in the relevant Information Package and on the prescribed form;
- Prior discussion with relevant officer;
- All information, services or events provided to the public are required to be accessible to people with disabilities.

General Ineligibility Criteria:

- Commercial activities or organisations.
- Core organisational operating costs, for example a permanent position for ongoing work.
- Projects that duplicate existing services and programmes.
- Activities that are already covered by existing service agreements with the City.
- Projects with a political or religious purpose only.
- Projects that will rely on recurrent funding.
- Retrospective costs.
- Costs or activities already funded by another grant.

Assessment, Acquittal and Review Service Standards:

All current and new funding programs are required to follow the below service standards. In addition there are two assessment streams outlined below.

Service Standards for Assessment Process

- Applicants will receive a letter within 10 working days confirming receipt of their application.
- Applications will be assessed initially on the eligibility criteria by the relevant funding officer, unless otherwise described in the relevant Information Package.
- Applications that meet the eligibility criteria are then considered by an officer panel from the relevant business units.
- Applicants will receive a letter notifying them of the outcome of their application.
- The City reserves the right to reject any application that does not meet the criteria and/or to request further information to support the application.
- Applicants should clarify the timing of the assessment process in relation to their project time-line with the relevant officer prior to making a submission.

Service Standard for Acquittals

- Information on all applicants is recorded
- Monitoring or a checking mechanism for successful applicants is required to ensure compliance with aforementioned Principle 3.

Service Standard for Reviews

- Business units are required to review grant and donation programs on at least an annual basis.
- The review is to include an assessment of how the program:

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  - meets strategic goals;
  - is fair and uses transparent and objective decision making processes;
  - meets community identified needs; and
  - maximises value for money.
- Review findings to be presented to Council for acknowledgment.

Assessment Stream 1:

For financial assistance that meets the Scheme's principles and eligibility but requires assessment against a pool of applicants.

Assessment Process

Applications that meet the eligibility criteria are then considered by an assessment panel from the relevant business units and a minimum of two (2) Elected Member representatives. Delegated Authority lies with the Manager to action decisions of assessment panel.

Assessment Criteria

- Addresses the criteria of the relevant program.
- Supports the key directions outlined in the City's Strategic Community Plan and other corporate planning documents where applicable.
- Clearly defines aims, objectives and outcomes that are measurable.
- Is an innovative and creative approach to the identified need and/or issue.
- Is well-planned and achievable within clear and detailed timelines.
- Encourages community participation and capacity building.
- Demonstrates an effect that will have an impact beyond the funding period.
- Involves working in partnership with community or business organisations.

Assessment Stream 2:

For financial assistance that meets the Scheme's principles and eligibility, has specific set of criteria, and does not require assessment against a pool of applicants.

Assessment Process

Applications that meet the eligibility criteria are then considered by an officer and approved by the Manager of the relevant business unit as per delegated authority or within approval authority.

Assessment Criteria

- Addresses the criteria of the relevant program.
- Supports the key directions outlined in the City's Strategic Community Plan and other corporate planning documents where applicable.

Legislative Context

Disability Services Act 1993 (Amended 2004)
Disability Discrimination Act 1992
Associations Incorporations Act 1987
Local Government Act 1995

confirmed

Grants and Donations Policy
POL-RCS 04

Related Documents

City of Mandurah Strategic Community Plan 2013-2033

Responsible Directorate: Place and Community

Responsible Department: Community

Reviewer: Executive Manager Community

Creation date and reference: 22 June 2010, G.24/6/10

Last Review: 23 July 2019, G.12/7/19

Amendments			
Version #	**Council Approval Date, Reference**	**Date Document in force**	**Date Document Ceased**
2	Minute G.57/2/12	29/02/2012	24/02/2015
3	Minute G.35/2/15	25/02/2015	23/07/2019
4	Policy Manual Review Minute G.12/7/19	24/07/2019	-

confirmed

Grants and Funding Policy
POL-RCS 04

Council Policy

ATTACHMENT 4.2

1. OBJECTIVE:

The purpose of this Policy is to provide the City of Mandurah (the City) with an equitable, transparent, and accountable framework to guide the disbursement of grants and funding to third parties for the purpose of supporting initiatives that align with strategic direction of the City.

2. APPLICABILITY

This Policy is applicable to:

- All Elected Members and employees.
- All applicants and recipients of City of Mandurah grants and funding.

This Policy is not applicable to:

- The procurement of goods and services guided by Council Procurement Policy.
- Incoming grants and funding received by the City.
- Incoming or outgoing gifts, sponsorships, donations, or non-monetary contributions (excluding in-kind support related direct to a specific grant or funding application).
- Disbursement or administration of funded grant pools established by another agency (e.g. Kidsport).
- Financial contributions to 'for profit' entities such as businesses.

Definitions:

- **Applicant** - means the party that makes an application, including its officers, directors, employees, an auspice of an applicant, an agent, or any individual who represents, acts on behalf of, or in the interests of, the applicant.

- **Approving Officer** – means the City officer positions that have authority to make a final decision on the outcome of each grant application.

- **Assessment Panel** - means the panels established under this Policy to review applications and make recommendations to the Approving Officer for decision.

- **Council** – means City of Mandurah Council.

- **City** - means the City of Mandurah.

- **Funding** – means a financial assistance arrangement made for a specific purpose or project as a cash contribution, provided to the recipient for an eligible purpose. This is as part of an approved grant program, with the understanding that there will be a defined outcome that directly or indirectly benefits the community, but with no expectation of a commercial return to the City. If applicants can prove eligibility and their application meets all criteria, funds will be awarded without a competitive application process (ie, applicants are either eligible or not, there is not a sliding scale of applicant priority through a competitive process).

- **Grants** – means a financial assistance arrangement made for a specific purpose or project, including cash and/or in-kind contributions provided to the recipient for an eligible purpose. This is as part of an approved grant program, with the understanding that there will be a defined outcome that directly or indirectly benefits the community, but with no expectation of a commercial return to the City. If applicants can prove eligibility and their application meets all

confirmed

criteria, their application will be assessed as part of a competitive application process (ie, the strength of the application relative to the purpose and objectives of the program will determine the outcome).

- **Grant and Funding Guidelines** – means the document containing the relevant information required for potential recipients to understand: the purpose, outcomes and objectives of a grant or funding; the application and assessment process; the governance arrangements (including roles and responsibilities); and the operation of the grant or funding. The guidelines include related documents, such as a grant variation request.

- '**In-kind support'** means where the City provides the value of its resources, goods or services, at no or reduced cost to eligible parties, instead of cash as part of a sponsorship or grant. In-kind support will be attributed a monetary value and considered within the totality of funds provided by the City to the eligible party.

- **Lobby/ing** – means to contacting Elected Members or employees with the intention of trying to influence a grant or funding outcome, by applying pressure beyond considered more that general communication.

- **Policy** means this Policy POL-RCS 04.

- **Recipient** - means the individual or organisation that has been selected to receive a financial contribution by grant or funding via an application process.

Any reference in this Policy to a dollar threshold for decision making or a funding limit is taken to be the combined amount of cash and in-kind support funding in Australian dollars.

3. POLICY STATEMENT

Through the provision of Grants and Funding, Council aims to:

- Advance the vision described in the City's Strategic Community Plan by supporting groups or individuals to generate initiatives and outcomes that align with strategic objectives.
- Support a wide range of projects and initiatives that create a thriving, welcoming, vibrant City with possibility for everyone.
- Build capacity, encourage community ownership, and foster a sense of community pride.
- Support a range of endeavours that encourage inclusivity and connectedness, promote healthy lifestyles, and nurture the environment.
- Leverage City funding to create meaningful change and generate greater positive impact.
- Empower community-led and sector-led initiatives.
- Ensure transparency, accountability and good governance measures are applied to the management of grants processes.

The following guiding principles apply in consideration of support for grants and funding:

- Strategic Alignment – funded projects and initiatives accelerate the City's vision and objectives as outlined in the Strategic Community Plan.
- Demonstrated Need – demonstrating that the purpose meets an unmet community need
- Best Practice – Design and delivering of robust grants and funding guidelines underpinned by professional, ethical, and efficient administration.
- Value for money – Optimising financial value throughout all phases of the grants and funding process by City and recipients.
- Probity and transparency – effective processes, systems and controls for good governance, compliance, risk management, declarations, reporting and accountability.
- Clarity and simplicity – information and processes that are easily understood and applied by applicants.

Confirmed

- Communication and Engagement - Effective communication for promotion, management and collaboration between stakeholders to implement the grants and funding programs.
- Outcomes Orientation – capturing the greater public value generated by grants and funding recipients and ensuring accountability of funds by recipients.
- Sustainability – encouraging recipients to build capacity, resilience and self-sufficiency.
- Proportionality – throughout the grants process, striking an appropriate balance between complexity, risks, outcomes, and transparency. The size of the grant and the administrative capacity of the recipient should be weighed up so as not to overburden or dissuade recipients or potential recipients. Grant opportunities will be tailored with scalable guidelines, application processes, grant agreements, accountability, and reporting requirements based on the objectives.

4. GRANT AND FUNDING GOVERNANCE FRAMEWORK

4.1 Grant and Funding Programs

There are nine grants and funding programs available as follows:

- Community Grants
- Community Partnership Grants
- Community Event Support Grants
- Youth Dream Big Fund
- Club Grants
- Outstanding Representation Fund
- New Group Start-Up Fund
- Milestone Celebration Fund
- ‘Meet your Neighbours’ Fund

4.2 Guidelines

The City will establish and maintain Grants and Funding Guidelines published annually and available on the City’s website that outline details for each program. The Guidelines are intended as a ‘one stop shop’ which enables transparency and clarity of all details relating to each funding program. It will also include officer contact details and general useful information for applicants such as: how to recognise the City’s contribution; promote other financial contributions available through the City (eg sponsorship or donation); and how to identify other external funding opportunities available, such as through the GrantsGuru online platform.

4.3 Grant and Funding Program Approval

The City’s financial contribution for each Funding Program will be reviewed annually as part of the City’s Long Term Financial Plan, with allocations placed in the Operating Budget accordingly as adopted by Council. Any changes to Funding programs that have a financial impact, including the total pool available or level of financial contribution per applicant, will require Council approval through amendment of this policy.

4.4 Access to Grant and Funding Programs

Information on the City’s Grant and Funding Programs outlined in this Policy is available on the City’s website or by contacting City officers. The City will hold a minimum of one workshop per year that informs potential applicants about the grants and funding available, and how to access these.

City officers are available to assist applicants submit an application if required, including digital help to access online platforms.

Confirmed

4.5 Lobbying of Elected Members and City Officers

Applicants for Grant and Funding Programs must not lobby or seek to influence their application through lobbying of Elected Members or City officers.

If an Applicant, whether personally or by an agent, canvasses any of the City's Elected Members or City officers with a view to influencing the outcome of the application made by it or by any other Applicant, then regardless of whether the canvassing had or may have had any influence on the outcome of such Application, the City may at its discretion omit the Application from further consideration.

Note that Applicants are encouraged to contact the nominated Program Administrator prior to application. City officers will assist Applicants with the process for submitting applications.

4.6 Probity in Decision Making

In order to ensure decisions are made in a transparent manner, with integrity and free from bias the following principles apply:

- Decision making associated with the assessment and awarding of grants must be captured, managed and retained in accordance with the *State Records Act 2000* and the City's Recordkeeping Plan 2022-2027.
- Elected Members and City officers are not permitted to apply for Grants and Funding programs available under this Policy.
- Elected Members and City employees should not provide a letter of support or a reference for an applicant in either professional or personal capacity.
- The applicant should advise in their grant application if an Elected Member or City Officer is a member of their Committee or holds another position of influence at the entity.
- In the administration and awarding of grants and funding programs, any real, potential or perceived conflicts of interest are to be managed in keeping with the *Local Government Act 1995* and the City's Code of Conduct. This applies to any Elected Members or City officers involved within the grant and funding process to declare and manage any:
    - financial, indirect financial, proximity or gift interests that they have with any applicant for a community funding program; and
    - impartiality interests they have with any applicant for a community funding program.
- Where any employee discloses a financial, indirect financial, proximity or gift-related interest, they must not be involved in any part of the grants management or oversight process for the application.
- Where an impartiality interest by an employee is disclosed, the interest should be referred to the CEO or a Director to establish if it continues to be appropriate for that employee to be involved in the assessment process.
- All panel members on grant applications must undertake appropriate Probity in Decision Making training.
- Applicants must not lobby or seek to influence the recommendations of the Assessment Panel or decision-making of the Approving Officer in relation to their submitted grant or funding application. In doing so, the funding application may be excluded from being assessed or considered for approval.

4.6 Reporting

The City will report successful grant outcomes publicly through the Annual Report, including: the grant or funding program; recipient of funds; brief description of activity and the amount approved. The City will aggregate the data for individuals and not list specific names or details.

Confirmed

To assess implementation of Grants and Funding Programs outlined in this Policy, the City will conduct periodic reviews (minimum every three years). Findings will be reported through the Audit and Risk Committee.

5. ELIGIBILITY

Each grant program includes unique eligibility criteria and objectives that will be outlined in the grant guidelines.

Baseline eligibility for all grants and funding is outlined below:

- Applications must be submitted in accordance with the Grant or Funding Program.
- Applications must align with the City's strategic direction.
- Where an application is submitted by a group, then the project, program, event or initiative for which funding is sought must benefit or service the City of Mandurah community.
- Where an application is submitted by an individual, the applicant must reside primarily in the City of Mandurah.
- Where an application is submitted by a group, the applicant must be incorporated under the Associations Incorporations Act 2015 (or other Australian State Government Incorporations Act), except for applicants to the Start Up Fund, which may obtain incorporation and be reimbursed.
- Where an application is submitted from a group that involves children or young people in the project, program, event or initiative for which funding is sought, they must comply with all applicable State and Commonwealth laws relating to the employment and engagement of people who work or volunteer with children (Working with Children Check) and it is encouraged that applicants demonstrate to the City a commitment to the 10 National Principles for Child Safe Organisations.
- Approved initiatives must be welcoming and inclusive for people
- Approved initiatives must be culturally inclusive.
- All grants and funding are subject to the City's annual budget adoption for the funding and grants programs.
- Applicants must submit an application that is consistent with objects and reasons of their constitution.

Unless otherwise stated in additional ineligibility criteria under each funding program, applicants will be considered ineligible under the following circumstances:

- The applicant has:
    - an outstanding or overdue debt with the City
    - current legal proceedings with the City
    - failed to submit a satisfactory acquittal from a previous grant or funding program
    - an existing funding arrangement with the City for the same purpose
    - an existing funding arrangement in the same grant program
    - auspiced another grant application in the same round
- The applicant is:
    - Financially unsustainable or insolvent
    - a for profit entity
    - a City of Mandurah Elected Member or employee
- The application is submitted retrospectively i.e. the project, program event or initiative commenced prior to the City providing an outcome on the application
- The application is for:
    - contingency or on-going operational costs, e.g., base salaries, rent, insurance, administration, utilities.
    - Payments of debts or deficits.
    - Activities which are the direct responsibility of Commonwealth or State Government departments or associated agencies.
    - fundraising, income-generating or commercial activities.

Confirmed

  - political, religious, advocacy or lobbying activities.
  - travel, entry fees, insurance, or conference attendance (excluding the travel or outstanding representation funding).
  - the purchase of alcohol, prizes, gifts, trophies, medals, awards, annual ceremonies.
  - Initiatives that are a duplication of existing City of Mandurah activities, without demonstration of unique added value.
  - A purpose where a significant part of the budget is for meals or catering.
  - Initiatives that should be funded by a more relevant agency
- Any projects, programs, events, or activity that is unlawful, contravenes City policy or Local Laws, or inconsistent with the City's values.

6. GRANT CONDITIONS

Each grant program may include unique conditions that will be outlined in the grant guidelines.

Baseline conditions for all grants and funding are outlined below:

- Meeting the criteria and submitting a correct application does not guarantee funds will be provided.
- The grants and funding are finite and may result in some applicants missing out if the total funding pool is oversubscribed.
- The City reserves the right not to expend all available funds in the pool.
- Grants will be assessed and prioritised in relation to the grant purpose, objectives and eligibility criteria.
- Grants and funding must be used in accordance with the approved program, unless a formal funding variation is approved.
- Recipients will be required to sign a funding agreement prior to commencement of the program or initiative.
- Funded programs are required to meet all relevant legislative requirements (e.g. Disability access, and Work Health & Safety requirements).
- Funding being provided to entities for a purpose involving children must comply with all applicable State and Commonwealth laws relating to the employment and engagement of people who work or volunteer with children (Working with Children Check) and it is encouraged that applicants demonstrate to the City a commitment to the 10 National Principles for Child Safe Organisations.
- Funds are required to be expended within 12 months of the signing of the funding agreement, unless otherwise provided for within the funding agreement, or a formal funding variation is approved.
- Funds not expended within the agreed timeframe are to be returned to the City unless a formal variation/extension is approved by the City.
- Grant recipients must submit a signed acquittal as described for the program to evidence how the funds were utilised and report on outcomes, within three months following completion of the funded project. Grant recipients who fail to provide a suitable acquittal will not be eligible to make further grant applications until received.
- Variations to Funding Agreements must be approved by the City in accordance with the Grants and Funding Procedures.
- Recipients must comply with Local, State and Commonwealth laws applicable to the approved project or initiative.
- The City retains the right to refuse to award a grant or funding to an individual or group if there is evidence the applicant has a poor history in previously managing City of Mandurah grants or funding

7. GRANT PROCESS

Confirmed

7.1 Application

The application process varies slightly for each program as outlined in the Grant Guidelines. General information regarding application is outlined below:

- Applicants are encouraged to contact the program administrator to discuss the proposed application before submitting an application.
- Assistance with completing an online application can be provided by the program administrator.
- Applications must be submitted in accordance with program requirements (for example, by the closing date).
- Applicants must address the application criteria and provide the mandatory supporting documentation. This may include, for example, project budget, objectives, intended outcomes, public liability insurance certificate of currency to the prescribed amount, other documentation as required, such as letters of support.
- Applicants may be requested to provide current (within three months) quotes for goods and services which could be in the form of a screenshot of an advertised price on a website, formal written quote or equivalent.

7.2 Assessment, Decision, Agreement and Payment

The assessment, decision and agreement process vary for each program which are outlined in the Grant Guidelines. General information regarding assessment is outlined below:

- The City reserves the right to reject any application that does not meet the criteria and/or to request further information to support or clarify the application.
- Applications will be assessed initially on the eligibility criteria by City officers.
- Applications that meet the eligibility criteria will be considered, with a recommendation provided on the assessment outcome.
- The Approving Officer will review the recommended outcome and make a final decision regarding the application (i.e. approve or not approve the application).
- Applicants will be notified in writing of the outcome of their application and may seek feedback on their application.
- Applications received outside of the funding parameters may be referred to Council for a decision at the discretion of the Chief Executive Officer.
- The decision of the Approving Officer or Council is final and not subject to any further appeal within the City.
- If approved, the successful applicant will enter into a written agreement with the City before any funding is provided to the successful applicant, including guidelines around City acknowledgement (for example, use of City logo).
- Successful grants and funding will be paid by bank transfer to the account provided by the applicant. The offer may lapse if the applicant does not respond in the timeframes given.

7.3 Acquittal

The acquittal process varies for each program as outlined in the Grant Guidelines. General information regarding acquittal is outlined below:

- All grants and funding must be acquitted by the recipient upon completion of the activity using the acquittal form provided by the City.
- The acquittal will be scalable depending on the amount provided and complexity of the program.
- Acquittal will require evidence that the funds were used for the approved purpose.

confirmed

- Following the conclusion of the relevant project and receipt of acquittal, the City should evaluate whether the grant or funding achieved its objectives and whether the recipient complied with the funding agreement.
- The acquittal report and the City's evaluation must be considered as part of any further application for grants or sponsorships by the same applicant.
- The acquittal should include how the City of Mandurah was acknowledged by the recipient (for example, in speech, logo, on social media).

7.4 Change Variation

It is acknowledged that in some instances it may necessary (or preferable) for the recipient to make a change to the initiative for which they have received funds. For example, in the instance a critical supplier is no longer available.

Any changes by the recipient to fulfilling the requirements of the Grant Agreement must be submitted to the Program Administrator via the Change Request Form.

Changes that are regarded to be within keeping of the original grant purpose may be considered.

Changes that significantly change the purpose, outcomes or core elements of the initiative will not be approved. In these instances, the recipient would need to either deliver in accordance with the Agreement, or return the funds and reapply with a new application for assessment in a future round.

confirmed

Grants and Funding Policy

POL-RCS 04

8.0 Grants and Funding – Program Information

Program Title	Purpose	Total Pool Available (exc. GST)	Level of Support	Availability	Application format	Assessment and Notification Process	Acquittal	Program Administrator	Approving Officer
Community Grants	To support the delivery of community initiated projects, programs, events and initiatives that align with the City's strategic objectives and benefit Mandurah residents with economic, community, environment or good governance outcomes with a single financial commitment.	$110,000 ($55,000 per round)	Up to $5,000 per application	Minimum two grant rounds per year	Online Application	Grant Assessment Panel to make recommendation to Approving Officer for decision. Applicants notified within 6 weeks	Evidence of: Activity, Outcomes, Expenditure, Acknowledgement	Community Services	CEO and/or Director Place and Community
Community Partnership Grants	To support the delivery of community-initiated projects, programs, events and initiatives that align with the City's strategic objectives and benefit Mandurah residents with economic, community, environmental or good governance outcomes with a financial commitment over multiple consecutive years.	$220,000	Up to $15,000 per year for a maximum of 3 years (ie total $45,000 over 3 years). Limit of one active partnership grant per applicant.	Minimum one grant round per year	Online Application	Grant Assessment Panel to make recommendation to Approving Officer for decision. Applicants notified within 6 weeks	Evidence of: Activity, Outcomes, Expenditure, Acknowledgement	Community Services	CEO and/or Director Place and Community
Community Event Support Grants	To assist non-profit recreation clubs and community groups located within the City of Mandurah to conduct community based events that encourage participation, engage local businesses and add vibrancy to the area.	$30,000 per year	Up to$3,000 per application	Applications open all year round.	Online Application	Grant Assessment Panel to make recommendation to Approving Officer for decision. Applicants notified within 6 weeks	Evidence of: Activity, Expenditure, Outcomes, Acknowledgement	Events Team	CEO and/or Director Place and Community and/or Director Strategy and Economic Development.
Youth Dream Big Fund	To support young people to achieve something great such as developing new skills, increase education or employment outcomes, leadership and talent skills or, reaching toward a dream goal.	$9,000	$350 per person, or $500 per family or $700 per organisation.	Applications open all year round. One application per financial year.	Online Application	Grant Assessment Panel (minimum 2 City officers) to make recommendation to Approving Officer for decision. Applicants notified within 4 weeks.	Evidence of: Activity, Outcomes, Expenditure, Acknowledgement	Youth Development Team	CEO and/or Director Place and Community and/or Executive Manager Community

confirmed

Grants and Funding Policy

POL-RCS 04

Program Title	Purpose	Total Pool Available (exc. GST)	Level of Support	Availability	Application format	Assessment and Notification Process	Acquittal	Program Administrator	Approving Officer
Club Grants	To assist sporting and recreation clubs with items that promote their club to be well governed, sustainable and meeting the needs of members.	$17,000	$700/ per financial year	Ongoing (applications accepted at any time)	Online Application	Grant Assessment Panel (minimum 2 City officers) to make recommendation to Approving Officer for decision. Applicants notified within 4 weeks	Evidence of: Activity, Expenditure, Outcomes, Acknowledgement	Recreation Services Team	CEO and/or Director Place and Community and/or Executive Manager Healthy Communities
Outstanding Representation Fund	To assist individuals when selected via open competitive process regarded to be the peak level to travel interstate or internationally to represent Western Australia (State representation) or Australia (national representation) for any community endeavour that aligns with City strategic direction and values. State or national representation intrastate will be considered at the discretion of the Approving Officer (for example, if held in a remote region of WA).	$20,000	The maximum grant available $300 per person and capped at $1,000 for representatives from the same organisation requesting funding for the same competition.	Ongoing (applications accepted at any time)	Online Application	Grant Assessment Panel (minimum 2 City officers) to make recommendation to Approving Officer for decision. Applicants notified within 4 weeks	Evidence of attendance	Recreation Services Team	CEO and/or Director Place and Community and/or Executive Manager Healthy Communities
New group Start-up Fund	To help newly formed (or newly amalgamated) community and sporting groups build strong foundations with expenses such as incorporation, insurance, promotions or governance costs. Duplicated groups or splinter groups of existing groups will not be supported with funding.	$6,000	$1,000	Ongoing (applications accepted at any time)	Online Application	Grant Assessment Panel (minimum 2 City officers) to make recommendation for application outcome. Applicants notified within 6 weeks	Evidence of Incorporation and use of funds.	Community Services and Recreation Team	CEO and/or Director Place and Community and/or Executive Manager Community
Milestone Celebration Fund	To acknowledge continuous length of service milestones by incorporated groups in 50-year increments (ie 50yrs, 100yrs, 150yrs…).	$5,000	$1,000	Ongoing (applications accepted at any time)	Online Application	Grant Assessment Panel (minimum 2 City officers) to make recommendation for application outcome. Applicants notified within 6 weeks	Evidence of: Activity, Expenditure, Acknowledgement	Community Services	CEO and/or Director Place and Community and/or Executive Manager Community

confirmed

Grants and Funding Policy

POL-RCS 04

Program Title	Purpose	Total Pool Available (exc. GST)	Level of Support	Availability	Application format	Assessment and Notification Process	Acquittal	Program Administrator	Approving Officer
Meet your Neighbour Fund	To encourage residents to hold small initiatives to get to know their neighbours to reduce isolation, improve social connections and promote safety.	$3,000	Up to $300	Ongoing	Online Application	Grant Assessment Panel (minimum 2 City officers) to make recommendation to Approving Officer for decision. Applicants notified within 4 weeks	Evidence of activity, outcomes and expenditure	Community Services	CEO and/or Director Place and Community and/or Executive Manager Community

Note – none of the grants require matching contributions

confirmed

Grants and Funding Policy

POL-RCS 04

Responsible Directorate:	Place and Community
Reviewer:	Director Place and community
Creation date:	27 August 2024
Amendments:	

Related Documentation and/or Legislation:

- *State Records Act 2000*
- *Local Government Act 1995*
- *Working With Children (Criminal Record Checking) Act 2004*
- City of Mandurah Strategic Community Plan
- Grants and Funding Guidelines
- Application form
- Acquittal form
- Agreement
- Change Variation

confirmed

5	**SUBJECT:**	Review of POL-CMR 07 Welcome to Country and Acknowledgement of Country Policy
	DIRECTOR:	Place and Community
	MEETING:	Ordinary Council Meeting
	MEETING DATE:	27 August 2024

Summary

Council approval is sought to amend POL-CMR 07 Welcome to Country and Acknowledgement of Country Policy ("the Policy") which was first adopted in 2015, then reviewed in 2019. The Policy recognises the importance of cultural protocols for Traditional Custodians of the land, the Bindjareb people, and promotes cultural understanding by the wider community. The Policy provides guidance to City officers around the practical implementation of Welcome to Country and Acknowledgement of Country, and notes other cultural protocols to observe.

A review of the Policy has highlighted several areas for improvement, and material changes are proposed to strengthen the Policy. Council is requested to consider amendments to the current Policy (refer attachment 5.1), and adopt the revised Welcome to Country, Acknowledgement of Country and Cultural Protocols Policy (refer Attachment 5.2).

Disclosure of Interest

Nil

Previous Relevant Documentation

• G.14/06/15	23 June 2015	Adoption of inaugural POL-CMR 07
• G. 12/07/19	23 July 2019	Review and update of POL-CMR 07

Background

The City of Mandurah recognises that the first people of this Country are the Bindjareb people of the Noongar Nation. The City's most recent Reconciliation Action Plan (RAP) outlines the City's vision for reconciliation, which is:

"to create an inclusive community with strong relationships across cultures based on mutual respect and understanding. Reconciliation involves justice, recognition and healing. It is about helping all Australians move forward with a better understanding of the past and how this affects us all today. Reconciliation is about finding new, meaningful ways to tackle issues and connect with each other. Reconciliation involves the recognition of the honoured place of the First Australians. It also involves practical measures to address the disadvantage often experienced by Aboriginal and Torres Strait Islander peoples in health, employment, education and general opportunity."

A key pillar of the RAP is "Respect", and this pillar outlining actions to foster respect for Aboriginal and Torres Strait Islander peoples as an essential foundation for meaningful relationships. It notes that practicing respect for each other's cultures leads to a greater ability to work together for a stronger future.

The key focus area of Cultural Protocols identifies the following action in the RAP:

- Action 7.1 - Demonstrate respect to Aboriginal and Torres Strait Islander peoples and communities by embedding cultural protocols as part of the way our organisation functions.

Confirmed

One of the corresponding initiatives of the above action is to review the City's Welcome to Country and Acknowledgement of Country policies and procedures. This action is overdue given the RAP Steering Group has not met for an extended period.

Comment

A review of how the existing POL-CMR 07 Welcome to Country and Acknowledgement of Country Policy was being applied within the organisation and several issues were identified. These included:

- In many instances, the Policy was being applied as intended, with a paid Welcome at major events and a Welcome to Country at less significant events.
- In some instances, City practices were inconsistent with policy, with several examples of Welcome to Country at events that were additional to Policy expectations.
- In some instances, the Policy was too ambiguous to determine compliance with Policy. This occurred for several reasons, such as a City officer interpretation varied regarding what constituted as a "major" event; consultation with Traditional Owners as per policy sometimes resulted in delivery of a Welcome to Country at events that were otherwise not aligned with Policy; and there were instances where "significant events" were deemed to require a forma Welcome, rather than Acknowledgement as guided in the Policy.

The above findings, coupled with consultation with local Aboriginal community and review of literature, have prompted material changes in the Policy to improve cultural respect and practical application. The main changes are outlined below:

Identified Policy Improvement	Proposed changed in revised Policy
Needs clarity on who can conduct a Welcome to Country.	The amended Policy articulates more clearly who can conduct a Welcome, including development of a Welcome to Country Register.
Needs clarity regarding which City officers can approve the booking of a paid Welcome to Country.	The amended Policy confirms only CEO, Directors and Executive Managers can approve the booking of a Welcome to Country.
The Policy was silent on payments.	The amended Policy acknowledges the need to pay for a Welcome to Country and recognises that the fee will vary dependent on the event and provider.
Needs clarity for around the process for organising a Welcome to Country.	The amended Policy outlines the steps for organising a Welcome to Country.
The current Policy doesn't reference providing the Traditional Owner with information to support them provide a suitable Welcome to Country.	The amended Policy introduces an Engagement Confirmation to assist the Traditional Owner with key details about the occasion, such as purpose of the event, who will be in the audience and any useful information about a theme that could be the focus point for a Welcome.
Addition of a Smoking Ceremony	The amended Policy includes information about the inclusion of a Smoking Ceremony and when it's appropriate. At certain times of the year, permission from Department Fire and Emergency Services might be required.
Improved clarity on when a paid Welcome to Country is suitable	The amended Policy articulates more clearly when it's suitable to observe a Welcome to Country, as per the following: • Notable, Large-scale or significant civic events or public events, such as Crabfest, Mandurah Arts Festival. • Events with a direct connection to Aboriginal culture, such as NAIDOC Week, Reconciliation Week or launch of an artwork by an Aboriginal artist.

confirmed

	• Significant events, programs, conferences or initiatives that are of national, state or regional significance. • Openings of major new City facilities, significant public open space developments, major public artwork or other large scale capital projects, such as a new sporting clubroom. • Launches of major strategies endorsed by Council that are accompanied by an event, such as the Reconciliation Action Plan or Environment Plan • Citizenship Ceremonies • Launch of a building or place receiving a dual name.
Improved clarity on when an Acknowledgement of Country is suitable.	The amended Policy articulates more clearly when it's suitable to observe an Acknowledgement of Country, as per the following: • Council meetings and other meetings where external stakeholders or public are present. • Small to medium gatherings or public events, such as Music in the Park, Junior Council, exhibitions, programs, Seniors Week, business breakfast. • Attendance by local or regional guests, such as OAM recognition event • Participation in official proceedings by employees other local governments, state government or federal government. • Openings of small to medium facilities, minor works, small public artwork or launching small scale capital projects. • Launches of operational plans, action plans, significant policy or project launches • Whole of organisation functions • Formal gatherings, functions and ceremonies.
Needs clarity regarding Acknowledgement of Country	The amended Policy articulates more clearly who can conduct an Acknowledgement of Country, when to conduct, approvals and that no costs are incurred.
Needs clarity regarding how to conduct a verbal Acknowledgement	The amended Policy provides guidance on how to give a respectful verbal Acknowledgement of Country.
Needs clarity regarding a written Acknowledgement of Country.	The amended Policy includes wording for inclusion in written documents, and when it should be used.
An opportunity identified to include other cultural protocols.	The amended Policy has included some general information about observing cultural protocols.

Confirmed

The Policy refers to several new supporting documents to help operationalise the policy effectively, including:

- Welcome to Country Register – A centralised register will be maintained that includes the name and contact details of Traditional Owners who are endorsed by the Bindjareb community to conduct a Welcome to Country.
- Approval Form – A form will be created in OneCouncil for City officers to submit to the Chief Executive Officer, Director or Executive Manager requesting approval to initiate booking a Welcome to Country. It will include the event, budget and scope of the proposed Welcome to Country. This ensures that permission is granted prior to contacting a Traditional Owner.
- Engagement Form – Once approval is given, the City officer liaises with a Traditional Owner to invite their attendance at an event to provide a Welcome to Country. The Engagement Form will provide a confirmation of details (such as date, time, venue) as well as information to assist the Traditional Owner provide a Welcome that is suitable for the nature of the event (such as purpose of event, theme and target audience).

Youth Advisory Group Comment

City officers engaged with the Youth Advisory Group on 7 August 2024 to discuss the draft Policy which included a presentation, discussion and hard copy survey. The full draft Policy and survey were included in the YAG Agenda circulated prior to the meeting, and available during the meeting.

Key findings of the engagement with the YAG include:

- How important is it that the City of Mandurah has a Welcome to Country by an Aboriginal traditional Owner at big events"
  - Very important (10)
  - Important (1)
  - Not important
  - Really not important

- How important is it that the City of Mandurah has an Acknowledgement to Country by another person at smaller events:
  - Very important (8)
  - Important (2)
  - Not important
  - Really not important (1)

- Comments about what makes a great Welcome to Country included:
  - Inclusions of songs, stories, dance, sticks
  - A display of Aboriginal culture with different inclusions in the Welcome
  - In Noongar language
  - Speaking from the heart
  - Non-scripted personal stories
  - Encouraging reflection
  - Explanation of what a Welcome to Country is and why it is important
  - Smoking Ceremony
  - Description of the connection to the land, for example, if it is an important site and why.
  - History of the area, information about different groups, and information like the seasons landmarks, how the land was used

- The group considered what information a person would need to give a suitable and appropriate Acknowledgement of Country, and provided the following:
  - Information and training to learn how to give an Acknowledgement
  - History and significance of the area
  - Values of local Bindjareb people
  - Understanding key words, how to pronounce them, and when to use them.
  - Learn about the people, land, connection to country, significant events in history, seasons, landmarks and anything important that we should know.
  - Clarity on what we shouldn't say

- The group was given an opportunity to provide general comments, and a summary of these is includes:
  - Overall support for Welcome to Country, Acknowledgement of Country and respecting cultural protocols.
  - Consideration that Acknowledgement of Country may have become overused and lost authenticity. It should be spoken from the heart and not feel forced or 'tick a box'.
  - Make it impactful and moving to people who otherwise were not aware of the connection to the land.
  - Acknowledgement of Country should be delivered sincerely, and explained to wider community.
  - It should be easy to understand.

Confirmed

- Maintain the acknowledgment meaningful not scripted.
- Good to see effort put into the process for observing cultural protocols.
- Promote learning, sharing and education in the community, specific to Mandurah history and connection to Country.

Consultation

A formal engagement was undertaken on 6 August with representatives of Winjan to contribute to the Policy review. Information and commentary garnered from this consultation has helped to shape the Policy is outlined below:

- The group outlined that Welcome to Country is very important for Indigenous people. It is a traditional practice that acknowledges ancestral lands. It was explained that inside Noongar country there are 14 different clans, from below Geraldton to Esperance. This takes time when different tribes wanted to travel to different parts of the country. This is Bindjareb country, so they had to send runners back and forwards over multiple weeks to explain what they wanted and why they wanted to cross into Bindjareb Country, usually related to trading. It could include talk about men's business and women's business. Certain areas were out of limits due to cultural reasons. The smoking ceremonies or cleansing was done so the spirits would stay on the borders.

- Welcome to Country recognises a continuing connection to land and culture. It promotes respect and cultural awareness within the broader community.

- The group provided four names of people who have permission to give a Welcome to Country within the City of Mandurah.

- It's appropriate for a Welcome to Country to be at notable events like festivals or NAIDOC events.

- Event logistics such as date, time and venue are the information needed in advance by the Traditional Owner to provide a Welcome at an event.

- The provider (City) can work out with the Traditional Owner what to include in the Welcome, such as song, dance, storytelling – and this will be dependent on various factors, including budget available.

- It's not appropriate to predetermine a schedule of fees for a Welcome to Country, because each Elder will charge something different depending on the event and inclusions within the Welcome.

- Suitability of a Smoking Ceremony as part of a Welcome to Country will depend on the nature of the event and budget available. It will be considered case by case.
- The verbal and written Acknowledgement of Country in the Policy is considered suitable.

- It's suitable for an Acknowledgement of Country to occur at internal and external staff meetings and important events that may be smaller in scale.

- An Acknowledgement is all about respecting Aboriginal and Bindjareb people, "who we are these days and where we came from – 60 thousand years of human existence in this country". It is about paying respect to a long period of time. The person needs to know not only what to say, but why they are saying the Acknowledgement, to ensure it is genuine and respectful.

- There we no other specific cultural protocols requested for inclusion in the Policy.

confirmed

An informal discussion was held on 12 August with the Koolbardies Friendship Circle regarding Welcome to Country and Acknowledgement of Country. The group supported the importance of Welcome to Country, acknowledged that different Traditional Owners will have a different fee schedule, explained that women's events should have a female Traditional Owner give the Welcome, and confirmed that these cultural protocols can promote understanding, respect and an ongoing connection to culture. The group also confirmed that an Acknowledgement of Country needs to be given in a genuine way to be meaningful.

Statutory Environment

Nil

Policy Implications

POL-CMR 07 Welcome to Country and Acknowledgement of Country Policy ("the Policy") will be amended as noted in Attachment 5.2.

There is an alignment with POL-CMR 08 Aboriginal Connection to Country (Land) Policy

Financial Implications

This Policy is cost neutral. In instances where initiatives previously had a paid Welcome that no longer fit with the Policy, it is possible there will be cost savings. Conversely, in instances where initiatives previously did not have a paid Welcome that will do once the revised Policy takes effect, there may be a cost increase (although this is less likely).

Improved process for implementation of the Policy, such as clearer decision-making and engagement information, should generate some efficiencies and better value.

Risk Analysis

The absence of an effective policy guiding cultural protocol practices risks damaging a strong relationship with the Traditional Custodians of the land, the Bindjareb people of the Noongar Nation. It also reduces the opportunity to foster cultural understanding and mutual respect more broadly in the community.

Failure to adopt the proposed improvements to the Policy may lead to inconsistency or inappropriate implementation of cultural protocols. This could create administrative challenges, increased cost implications, relationship damage and difficulties in the delivery of Welcomes and Acknowledgements that meet expectations.

The City is in a dynamic environment with notable events, initiatives and projects changing each year. Consequently, it is not possible to provide a discrete list in the Policy of occasions where a formal paid Welcome to Country is appropriate, and where an Acknowledgement of Country is appropriate. The Policy tries to address this by putting in place more rigorous systems for booking an observance with clearer guidelines, a request form seeking approval prior to contacting a Traditional Owner, and ensuring the decision-making for approval is with Chief Executive Officer, Director or Executive Manager.

Confirmed

It is recognised that there are some individuals and communities who regard the implementation of cultural protocols such as Welcome to Country as less necessary, as evidenced by several Councils in Australia considering the discontinuation of a paid Welcome to Country. In the City of Mandurah, it's considered that that the continuation of Welcome to Country and cultural observance matches the City's aspiration for reconciliation and fostering respect, understanding and opportunities. It also aligns with the City's Strategic Community Plan and most recent Reconciliation Action Plan. The revised Policy is intended to articulate more transparently how and when cultural protocols are implemented, which may offer reassurance that the City is improving its governance when implementing cultural protocols, including those that are paid. It also endeavours to improve the implementation of Acknowledgement of Country, to ensure these are delivered in a way that is genuine, not in a way that is tokenistic.

Strategic Implications

The following strategies from the City of Mandurah Strategic Community Plan 2024 – 2044 are relevant to this report:

Community
Community outcomes:
2.2. Safe and connected communities
2.3. Inclusive and welcoming places, spaces and neighbourhoods
2.4. An enriched, creative, and empowered community that values culture, heritage and lifelong learning

Leadership
Community outcomes:
4.1. A clear and shared vision for Mandurah's future
4.2. Sound decisions based on evidence and meaningful engagement
4.3. Effective advocacy focused on the needs of the community and strong relationships with key stakeholders
4.6. A committed, innovative, effective, and values driven Council and workforce

Conclusion

The City of Mandurah is committed to observing appropriate protocols for acknowledging the Bindjareb people of the Noongar Nation as the Traditional Custodians of the land. The City is also genuine with its intentions to foster cultural practices and facilitating relationships that promote respect, understanding and opportunity. The delivery of Welcome to Country and Acknowledgement of Country in a manner that is relevant, genuine and respectful is an important part of reconciliation and promoting mutual understanding.

NOTE:

- Refer ***Attachment 5.1*** ***Existing POL-CMR 07 Welcome to Country and Acknowledgement of Country Policy***
  Attachment 5.2 ***Amended draft xPOL-CMR 07 Welcome to Country, Acknowledgement of Country and Cultural Protocols Policy***

RECOMMENDATION

That Council adopts the amended Policy POL-CMR 07 Welcome to Country, Acknowledgement of Country and Cultural Protocols Policy as detailed in Attachment 5.2.

Confirmed

Welcome to Country and Acknowledgement of Country Policy

POL-CMR 07

Objective

ATTACHMENT 5.1

1) To acknowledge the cultural importance of Welcome to Country for Aboriginal people and its importance to Mandurah's heritage and identity.

2) To enable the wider community to share in Aboriginal culture thereby leading to better community relationships and understanding.

3) To provide direction and support to officers of the City of Mandurah for Welcome to Country and Acknowledgment of Country protocols.

Statement

Confirmed

Definitions

Welcome to Country is a ceremony performed by Aboriginal people to welcome visitors to their traditional land. It can take on many forms, depending on the particular culture of the traditional owners, and can include singing, dancing, symbolic ritual or a speech in traditional language or English.

Acknowledgement of Country is a way for non-Aboriginal people to show awareness of and respect for the traditional Aboriginal owners of the land on which a meeting or event is being held, by recognising the continuing connection of Aboriginal people to their Country. It can be informal or formal and involves visitors acknowledging the Aboriginal people as the original/traditional owners of the land as well as the long and continuing relationship between Aboriginal people and their Country.

The City of Mandurah (the 'City'):

- Acknowledges that the Bindjareb people are the original inhabitants and traditional owners of the land in and around Mandurah;
- Acknowledges the importance of including the local Aboriginal community in decisions relating to Welcome to Country and Acknowledgement of Country;
- Acknowledges the importance of paying respect to the traditional custodians of the land, their Elders past and present and the continuing cultural and spiritual practices of local Aboriginal people;
- Acknowledges the value of local Elders and Traditional Owners and their intellectual Cultural property;
- Will provide officers with an understanding of the importance of Welcome to and Acknowledgment of Country.

The City encourages all officers to include a Welcome to Country for all major City and Civic events, or an Acknowledgement of Country at all relevant City and civic meetings and events.

Welcome to Country and Acknowledgement of Country Policy
POL-CMR 07

Welcome to Country - major City and civic events include:

- Major conferences (Regional or State-wide, hosted by the City)
- Major events - Large scale City-led events – indicators might include:
    - Invitations to several dignitaries, Members of Parliament, Politicians, Department Heads (e.g. Major launches, exhibitions, award ceremonies);
    - Significant media marketing around the event (e.g. Crabfest, Stretch festival);
- Citizenship ceremonies - although not a major event, it is considered significant due to its role in welcoming people from diverse cultures.

Officers, where necessary, may wish to consult with local Aboriginal Elders, Traditional Owners or groups as part of the event as to what is appropriate for the occasion.

Acknowledgement of Country - relevant City and civic meetings and events include:

- Council meetings;
- Exhibition openings;
- Annual art awards;
- Significant policy, report or project launches;
- Whole of organisation functions;
- Formal gatherings, functions or ceremonies.

Related Documents

City of Mandurah Reconciliation Action Plan
Procedure PRO-CMR 03 Welcome to Country Protocol
Procedure PRO-CMR 04 Acknowledgement of Country Protocol

Responsible Directorate: Place and Community

Responsible Department: Community

Reviewer: Executive Manager Community

Creation date and reference: 23 June 2015, Minute G.14/6/15

Last Review: 23 July 2019, Minute G.12/7/19

Amendments			
Version #	**Council Approval Date, Reference**	**Date Document In force**	**Date Document Ceased**
2	Minute G.12/7/19	23/07/2019	-

confirmed

Welcome to Country, Acknowledgement of Country and Cultural Protocols Policy POL-CMR 07

Council Policy

1. Policy Objective

The City of Mandurah (the "City") is committed to acknowledging and respecting the traditional custodians of the land on which we live and work, the Bindjareb people of the Noongar Nation. The City recognises that valuing and respecting Aboriginal cultural protocols appropriately can help increase mutual understanding and respect for cultural practices between Aboriginal Australians and the wider community.

The purpose of this policy is to provide clear guidance to ensure cultural protocols are undertaken appropriately and consistently as a sign of respect that acknowledges the cultural significance of Country and the Bindjareb people.

2. Applicability

This policy applies to all City of Mandurah Elected Members and employees.

This policy applies to all City of Mandurah events, meetings, official functions, and public gatherings organised by or involving the Council or City.

3. Policy Statement

The City of Mandurah (the 'City'):

- Acknowledges the Bindjareb people of the Noongar Nation as the Traditional Custodians of the lands upon which the City of Mandurah has been established;
- Is committed to observing appropriate protocols for acknowledging this custodianship;
- Is committed to fostering cultural practices and facilitating relationships that promote respect, understanding and opportunity;
- Acknowledges the importance of paying respect to the traditional custodians of the land, their Elders past and present and the continuing cultural and spiritual practices of local Aboriginal People;
- Acknowledges the value of local Elders and Traditional Owners and their intellectual cultural
- property;
- Will provide Elected Members and City officers with opportunities to learn about the cultural protocols, including Welcome to Country, Acknowledgment of Country and others with availability of training and provision of information.

Recognising cultural protocols enables the wider community to share Aboriginal culture and heritage, promote understanding and support reconciliation.

4. Details

4.1 Welcome to Country

4.1.1 Definition of 'Welcome to Country'

A 'Welcome to Country' is a formal cultural protocol conducted by an Elder, Traditional Owner or a recognised representative of the traditional custodians to welcome visitors to Country at notable occasions. It is a significant cultural protocol that acknowledges the traditional custodianship, ancestral lands and enduring connection to the land by Aboriginal people. The welcome of visitors to the land is

Confirmed

intended to offer safe passage and protection, wellbeing and the sharing of cultural knowledge related to the land and its significance.

4.1.2 Who can conduct

Welcome to Country can only be conducted by an Elder, Traditional Owner or a recognised representative of the traditional custodians Traditional Owners, or Aboriginal and Torres Strait Islander peoples who have been given permission from Traditional Owners to welcome visitors to their Country.

The City will maintain a 'Welcome to Country Register' of individuals and groups who are recognised and permitted by the Bindjareb people to deliver a Welcome to Country, and who can be contacted by City officers to engage for this purpose.

There is no exact wording when delivering a Welcome to Country. The content of the Welcome should be agreed to between the City of Mandurah and Bindjareb Elder or designated person.

4.1.3 When to observe a 'Welcome to Country'

Welcome to Country occurs at the beginning of a notable event and can take many forms including spoken word, song, dance, traditional instruments, performance, storytelling, smoking ceremony and/or a speech.

A Welcome to Country is suitable on occasions that are considered significant or noteworthy.

Occasions that are significant or notable in the City change from year to year. As a guide, examples where a Welcome to Country is considered appropriate include, but are not limited to:

- Notable large-scale or significant civic events or public events, such as Crab Fest or Mandurah Arts Festival.
- Events with a direct connection to Aboriginal culture, such as NAIDOC Week, Reconciliation Week or launch of a major artwork by an Aboriginal artist.
- Significant events, programs, conferences or initiatives with national, state or regional importance.
- Openings of major new City facilities, significant public open space developments, major public artwork or other large scale capital projects, such as a new sporting clubroom or community facility.
- Launches of major strategies endorsed by Council that are accompanied by an event, such as the Reconciliation Action Plan or Environment Plan.
- Citizenship Ceremonies
- Launch of a building or place receiving a dual name.

In circumstances where it is not possible to engage a traditional owner to undertake a Welcome to Country (for example they are unavailable), then the most senior person available from the City of Mandurah, or other host organisation should give an Acknowledgement of Country.

4.1.4 Approval

The Chief Executive Officer, Directors and Executive Managers have authority to approve the booking of a Welcome to Country via the Approval Form. This approval should be sought before making contact with a Traditional Owner regarding an engagement.

4.1.5 Schedule of Fees

Providing cultural services such as Welcome to Country, artistic performances or Smoking Ceremonies involves Aboriginal people's intellectual property. It is customary to respect the time and knowledge of the Elder or representative by providing appropriate remuneration for their contribution. This acknowledges the value of their cultural role and the importance of their participation.

Confirmed

The payment and level of service should be agreed in advance of the Welcome to Country being undertaken, with the fee dependent on factors such as the scale of the event, significance of the occasion, time commitment and complexity of the Welcome. Once the Welcome has been approved, payable fees will be consistent with the City's associated policies and practices for the procurement of goods and services.

4.1.6 Organising and undertaking a Welcome to Country

The following process should be followed for arranging and delivering a Welcome to Country:

- Prior to engaging a person to undertake a Welcome, an employee should complete and submit the "Request for Welcome to Country" engagement form, preferably minimum eight weeks prior to the engagement taking place, seeking approval from Chief Executive Officer, Director or Executive Manager.
- Where it has been determined that a Welcome to Country is appropriate, the City officer can seek to engage an individual or group to deliver the Welcome. Discussion will take place about the nature of the Welcome, what it is to include and whether the City needs to make any specific provisions to accommodate the Welcome (such as space for dance).
- To enable the person giving the Welcome ample opportunity to prepare, City officers will provide them with key details about the specific engagement such as name of contact person from the City, venue, date, time of Welcome, run sheet, type of event, purpose of event, target audience, expectations and any other key details. The City officer will provide this information on the "Welcome to Country – Engagement Confirmation" form in advance of the event taking place.
- The person delivering the Welcome to Country will be given the opportunity to display the Aboriginal and Torres Strait Islander flags in the space where the Welcome is delivered if they choose to.
- The Welcome to Country should occur at the beginning of official proceedings.
- The facilitator or MC should introduce the person delivering the Welcome to Country.
- At the conclusion of the Welcome to Country, the facilitator or MC should thank the person who delivered the Welcome. For example, "Thank you [name] for welcoming us. I respectfully acknowledge the past and present Traditional Owners of this land on which we are meeting, the Bindjareb people. It is a privilege to be standing on Bindjareb Country."
- Approval via exemption from Department Fire and Emergency (DFES) is required for Smoking Ceremonies between 1 December to 31 March. A burning permit is required through the City Chief Bushfire Control Officer at other times.

4.1.7 Welcome to Country with Smoking Ceremony

On some occasions, a Smoking Ceremony may form part of the Welcome to Country. A Smoking Ceremony is a cultural ceremony intended to cleanse the area and the people of bad spirits, and promote the protection, and well-being of visitors. The smoke and its various elements are believed to bring blessing and healing, connecting those involved with Country and each other. The smoke is important in the ceremony as well as how the fire is lit and what is used to make it. Guests may be invited to participate, such as walk through the smoke.

Given the significant nature of the ceremony, a Smoking Ceremony is usually only performed on special occasions. As a guide, examples where a Smoking Ceremony is considered appropriate include, but are not limited to:

- Welcome ceremonies for visitors or notable dignitaries
- Significant occasions, such as clearing land for a new public building or the opening launch of a new facility.
- Healing and mourning ceremonies, to provide comfort and solace during times of grief.
- Cultural celebrations and gatherings to reinforce connections to heritage and ancestors.

Confirmed

A Traditional Owner may choose to undertake a Smoking Ceremony if they are engaged to deliver a service or community program, such as a Cultural Walk or educational workshop. In this instance, the ceremony would be at their own discretion or delivered as part of the City program.

4.2 Verbal Acknowledgement of Country

4.2.1 Definition of 'Acknowledgement of Country'

An Acknowledgement of Country is an opportunity for anyone to show awareness, understanding and respect for Traditional Owners and the continuing connection of Aboriginal and Torres Strait Islander peoples to Country. It is informal and involves visitors acknowledging the Aboriginal people as the traditional custodians of the land as well as the long and continuing relationship between Aboriginal people and their Country.

4.2.2 Who can deliver an Acknowledgement

An Acknowledgement of Country can be delivered by any person in the wider community to demonstrate respect for Aboriginal people, culture and connection to land. It can be provided by any individual, Aboriginal or non-Aboriginal, participating in an occasion of any kind.

An Acknowledgement of Country can be provided by any Elected Member or employee, preferably the designated 'lead' for the gathering or the most senior person attending. Aboriginal Cultural Awareness Training is provided and encouraged to support understanding of Bindjareb culture which should assist in delivering a respectful Acknowledgement.

A person may decline to give an Acknowledgement if it does not feel authentic. If it's an important event, the host would be encouraged to ask another person to make a genuine Acknowledgement that matches the City's desire for reconciliation and mutual understanding.

4.2.3 When to undertake an 'Acknowledgement of Country'.

An Acknowledgement of Country is suitable on occasions that are considered important. There are not strict rules about which occasions are suitable for an Acknowledgement, and it can be flexible for the host around what feels relevant for the specific occasion and right for them. As a guide, examples where an Acknowledgement is considered appropriate by the City of Mandurah include, but are not limited to:

- Council meetings and other meetings where external stakeholders or public are present.
- Small to medium gatherings or public events, such as Music in the Park, Junior Council, exhibitions, programs, Seniors Week, business breakfast.
- Attendance by local or regional guests, such as OAM recognition event.
- Participation in official proceedings by employees other local governments, state government or federal government.
- Openings of small to medium facilities, minor works, small public artwork or launching small scale capital projects.
- Launches of operational plans, action plans, significant policy or project launches
- Whole of organisation functions
- Formal gatherings, functions and ceremonies.

4.2.4 Approval

Elected Members and employees do not need to seek approval to provide an Acknowledgement of Country.

Confirmed

4.2.5 Schedule of Fees

There are no fees associated with the delivery of an Acknowledgement of Country.

4.2.6 Undertaking an Acknowledgement of Country

When providing an Acknowledgement of Country, the following applies:

- The person providing the Acknowledgement should have a good understanding of the purpose of the occasion.
- The Acknowledgment of Country should occur at the beginning of official proceedings (but after practical information such as toilet locations or emergency evacuation procedures).
- It is important that an Acknowledgement of Country is delivered sincerely and genuinely. It should not be delivered in a way that feels rushed, read verbatim without personal connection, or presented as formality only. The intention should always be to honour its significance, not just to fulfill a procedural requirement.
- The Acknowledgement should be in the individual's own words, heartfelt and meaningful. At minimum, it should cover the following:
    - Acknowledge the traditional custodians of the land, the Bindjareb people of the Noongar Nation
    - Pay respect to Elders past and present
    - Express gratitude for being on Country
- Personalising an Acknowledgement of Country is encouraged. For example, referencing the current Noongar Season or connecting the purpose of the gathering to a reconciliation message.
- An Acknowledgement can use Noongar language, such as beginning with "Kaya" meaning "hello".
- If there are multiple speakers within a program of events, it is not necessary for every new speaker to provide an Acknowledgement.
- If giving an acknowledgement online when there are people from different lands, acknowledgement should be made to the Country that you are on personally as host, and respect offered to all those online and the traditional custodians of their land, wherever they may be.

The City will make training available to Elected Members and employees to support them provide an appropriate Acknowledgement of Country.

4.3 Written Acknowledgement of Country

The City's approved wording for a written Acknowledgement of Country is:

> "The City of Mandurah would like to acknowledge the Bindjareb people, the Traditional Custodians of this land, and pay respect to all Elders, past and present. We wish to acknowledge and respect their continuing culture and the contribution they make to the life of this City and the region."

This wording can be modified depending on the purpose of the written document and with approval of the Chief Executive Officer.

The City will include a written Acknowledgement of Country in certain circumstances, for example:

- Endorsed Strategies, Plans and publications
- Agendas and Minutes of public meetings (not necessarily for every meeting with external stakeholders)
- Elected Member and employee email footers
- City website

confirmed

- A statement displayed within public buildings such as in the Council Chamber, customer service area and facilities.
- Printed materials where it is considered an Acknowledgement is suitable.

4.4 Cultural Protocols to be observed

The City of Mandurah recognises that certain Aboriginal cultural traditions are important. Observing cultural protocols may include respecting confidential matters specific to gender, such as Men's Business or Women's Business. It also includes being respectful around flag protocols, mourning protocols and other observances.

The City will promote respectful communication by engaging with Bindjareb representatives to ensure their cultural knowledge and contributions are sought to inform key decisions, especially those that affect land, culture, and community.

City of Mandurah Elected Members and employees will hold good intentions to be respectful with culturally appropriate language, behaviours and actions. The City is committed to ongoing discussion with Bindjareb people about applying appropriate cultural protocols.

The City will continue a commitment for making cultural training available to staff in an effort to promote mutual respect, understanding and reconciliation.

Legislative Context
Nil

Review

At a minimum, this Council Policy will be reviewed every two years.

Related Documents

Policy POL-CMR 08 Aboriginal Connection to Country (Land) Policy
City of Mandurah Reconciliation Action Plan
Welcome to Country Register
Request for Welcome to Country (form)
Welcome to Country – Engagement Confirmation (form)

Responsible Directorate:	Place and Community
Responsible Department:	Community
Reviewer:	Director Place and Community
Creation date and reference:	23 June 2015, Minute G.14/06/16
Last Review:	23 July 2019, Minute G.12/07/19

confirmed

Welcome to Country, Acknowledgement of Country and Cultural Protocols Policy POL-CMR 07

Amendments			
Version #	**Council Approval Date, Reference**	**Date Document In force**	**Date Document Ceased**
2	Minute G.26/03/07	23/07/2019	-
3		xx/xx2024	-

confirmed

6 **SUBJECT:** Financial Report June 2024
DIRECTOR: Business Services
MEETING: Council Meeting
MEETING DATE: 27 August 2024

Summary

The Financial Report for June 2024 together with associated commentaries, notes on investments, balance sheet information and the schedule of accounts are presented for Elected Members' consideration.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.24/7/23 25/07/2023 Budget Adoption 2023/2024

Background

Nil

Comment

Financial Summary

The financial report for June 2024 shows an actual surplus for this period of $8.1 million. It is expected that most of the surplus will be requested to be carried forward once the final invoices for 2024 have been received. The carried forward amount is required as a result of works and services not being completed at the 30 June 2024, however are committed to complete the works and services that have commenced.

The 2024/25 Annual Budget has estimated that there will be an unallocated surplus of $600,000 which is included in the actual surplus and will be used to offset the amount that is required from rates to fund the programs and services for the 2024/25 financial year. The closing surplus as at 30 June 2024 will be closely monitored by City officers and presented to Council around November/December 2024 after the conclusion of the Annual Financial Statements audit (carried out by the Office of the Auditor General).

A summary of the financial position for June 2024 is detailed in the table below:

confirmed

	Current Budget	YTD Budget (a)	YTD Actual (b)	Var. (b)-(a)	Var.% (b)-(a)/(a)
	$ 000s	$ 000s	$ 000s	$ 000s	%
Opening Funding Surplus / (Deficit)	**1,019**	**1,019**	**1,019**	**-**	**0%**
Revenue					
Revenue from operating activities	134,479	134,479	138,613	4,135	3%
Capital revenue, grants and Contribution	17,595	17,595	10,889	(6,707)	-38%
	152,074	**152,074**	**149,502**	**(2,572)**	
Expenditure					
Operating Expenditure	(152,464)	(152,464)	(152,755)	(291)	0%
Capital Expenditure	(33,634)	(33,634)	(31,662)	1,972	-6%
	(186,099)	**(186,099)**	**(184,417)**	**1,682**	
Non-cash amounts excluded from operating activities	33,870	33,870	35,743	1,874	6%
Non-cash amounts excluded from investing activities	500	500	(1,329)	(1,829)	-366%
Other Capital Movements	(1,364)	(1,364)	7,534	8,898	-652%
Closing Funding Surplus / (Deficit)	**-**	**-**	**8,053**	**8,053**	**0%**

The following table highlights the status of the City's key capital projects for the 2023/2024 financial year:

Project	2023/24 Actuals $`000s	2023/24 Annual Budget $`000s	On Time / On Budget	Asset Classification	Comment
MARC Roof Repairs	6,073	6,094	Building work is complete.	*Buildings*	*Project status:* The pool was reopened on 6 May
Eastern Foreshore South Precinct	1,173	1,500	The project's original date of completion was January 2022, and the project was completed in August 2022. The project remains within the budget allocated. The toilet block and surrounds were completed and opened on 15 March 2024.	*Parks*	*Project status:* **Estuary Pool** Completed **Eastern Foreshore South – Reserve Area** Completed **Toilet Block** Completed except for the public art component. Public Artist selection has been completed.

confirmed

Eastern Foreshore North and Central Precinct	899	899	Additional funds have been approved. The project completion date is expected to be March 2025.	*Parks*	*Project status:* Works commenced on 4 June 2024 and are expected to be completed by March 2025. Demolition works are well progressed and below ground site services will commence in July.
Coodanup Foreshore	1,082	1,179	Stage 1 and 2 complete. Stage 3 completion is expected to be in 2024/2025 financial year.	*Parks*	*Project status:* Stages 1 and 2 were completed in December 2023. Stage 3 - Community feedback has been received and the concept design has been reviewed and has been published on the Mandurah Matters website.
RC Peel Street Stage 4	1,809	2,936	The project completion date is expected to be the end of August 2024.	*Roads*	*Project status:* Construction has commenced. The expected project completion date is the end of August 2024.
Dawesville Community Centre	852	1,031	An increase in State Government project funding has been approved. It is noted that the committed funds include the full contract value and the necessary budgeted funds to complete the project will be allocated under the 2024/2025 budget. The project completion date is expected to be mid-2025.	*Buildings*	*Project status:* Concrete slab is complete and steel work fabrication is progressing. The expected project completion date is mid-2025.

confirmed

Falcon Coastal Shared Path Stage 1	61	61	The project timetable is presently being reviewed and the LTFP will be updated accordingly.	*Roads*	*Project status:* The Department of Transport are revising the Western Australian Bicycle Network (WABN) program and accordingly funding for the Falcon Coastal Shared Path project beyond 2024/2025 will also be reviewed. Preliminary works are planned to commence in 2024/2025.
Halls Head Coastal Shared Path	1,598	1,752	Construction of the Shared Path, Blue Bay carpark and associated works are complete. Landscape works expected to be completed in July 2024. The relocation of the Western Power stay poles remains outstanding.	*Roads*	*Project status:* Construction of the Shared Path, Blue Bay carpark and associated works have been completed. Landscape activation works adjacent to Blue Bay carpark are progressing and are expected to be completed in June 2024. Western Power to program the relocation of stay poles.

Statutory Environment

Local Government Act 1995 Section 6.4 Financial Report
Local Government (Financial Management) Regulations 1996 Part 4 Financial Reports

Policy Implications

Nil

Financial Implications

Any material variances that have an impact on the outcome of the budgeted surplus position are explained in the Monthly Financial Report, as detailed in **Attachment 6.1.**

Risk Analysis

Nil

confirmed

Strategic Implications

The following community outcomes from the City of Mandurah Strategic Community Plan 2024 – 2044 is relevant to this report:

Leadership:
- Responsible, transparent, value for money delivery of well planned, sustainable, projects, programs and services

2023/24 Budget Variations

Contemporary Arts Space Mandurah (CASM) Front Counter

Contemporary Arts Space Mandurah (CASM) had $10,000 in their operational budget in 2023/24 to purchase and install a new front counter for CASM. This work is capital in nature and was completed in the 2023/24 financial year.

It is recommended that $10,000 be transferred from the operational budget to the CASM Front Counter capital project for capitalisation purposes

Budget variations for Operating Works for 2023/24

The City obtained a $21,095 grant for the coastal protection options for Doddies Beach project in the financial year 2023/24. The Project had been completed using the municipal funds. Therefore, due to $21,905 not being required to be funded from municipal funds, it is proposed to transfer the surplus into the Asset Management Reserve.

Budget variations for Capital Works for 2023/24

The project Waterways Seashells Seawall will not receive a small grant of $5,095. Therefore, it is proposed to reduce $5,095 from the capital expenditure project.

2024/25 Budget Variations

Consolidating Capital Projects

The City currently has several large capital projects in the budget for 2024/25 that are spread out into several individual project accounts. It is proposed that these stages of projects are consolidated into one project account to align to the City's new project management software.

It is proposed that the Western Foreshore Recreation Precinct, Smart Street Mall, Eastern Foreshore North and Central Waterfront Project and the Eastern Foreshore South Precinct (700055) be consolidated into one project named Waterfront Project as detailed below:

Project	**Amount to be consolidated**	**Consolidated Amount**
Western Foreshore Recreation Precinct	$2,034,816	
Smart Street Mall	$591,166	
Eastern Foreshore North and Central Waterfront Project	$6,467,064	
Eastern Foreshore South Precinct	$1,192,386	
Waterfront Project		**$10,285,432**

confirmed

It is proposed that Pinjarra Road Upgrade Stage 5, Pinjarra Road Upgrade Stage 6, and Pinjarra Road Upgrade Stage 8 & 9 be consolidated and renamed Pinjarra Road as detailed below:

Project	Amount to be consolidated	Consolidated Amount
Pinjarra Road Upgrade Stage 5	$1,528,742	
Pinjarra Road Upgrade Stage 6	$1,528,742	
Pinjarra Road Upgrade Stage 8 & 9	$110,218	
Pinjarra Road		**$3,167,702**

It is proposed that Dawesville Channel SE Foreshore Upgrade Stage 1 and Dawesville Channel SE Foreshore Upgrade be consolidated and renamed Dawesville Channel SE Foreshore as detailed below:

Project	Amount to be consolidated	Consolidated Amount
Dawesville Channel SE Foreshore Upgrade Stage 1	$1,807,851	
Dawesville Channel SE Foreshore Upgrade	$139,650	
Dawesville Channel SE Foreshore		**$1,947,501**

It is proposed that the Merlin Street Reserve Activation Plan – Implementation and Merlin Reserve Activation Plan be consolidated into one project and named Merlin Activation Plan as detailed below:

Project	Amount to be consolidated	Consolidated Amount
Merlin Street Reserve Activation Plan - Implementation	$359,589	
Merlin Reserve Activation Plan	$389,802	
Merlin Activation Plan		**$749,391**

Expenditure of Loan for a Changed Purpose

The City borrowed $776,084 over 10 years in the 2023/24 financial year for the Western Foreshore Recreation Precinct project. The capital project that the loan was assigned to included Eastern Foreshore elements including completion of Estuary Pool, upgrade of adjacent reserve area and new toilet facility. The total budget for the capital project was $2,046,729 which was not spent and as part of the May 2024 Monthly Financial Report, Council approved $2,034,816 of this project to be carried forward. As this expenditure relates to the Waterfront Project, it is recommended that the loan name be changed to Waterfront Project. Under the *Local Government Act 1995*, this may be interpreted as a change in the purpose of the loan and in order to ensure compliance, it is recommended that the City advertises the change for 21 days.

Carryovers into the 2024/25 Budget

In the May 2024 Monthly Financial Report, both operating and capital carryovers were adopted to be reduced in the 2023/2024 Budget and transferred into the reserves. As part of the May 2024 Monthly Financial Report, City officers advised that the carry over items will be included in August 2024. To ensure City officers can spend funds to carry out these works and services, the carry overs need to be recognised in the 2024/2025 Budget.

Confirmed

Operating

An increase in material and contracts of $1,394,672 in 2024/25, relating to projects detailed in **Attachment 6.3**, which is funded from:

Restricted Cash Reserve	$1,050,902
Unspent Grants Reserve	$273,770
Operating grants	$70,000

Capital

An increase in capital expenditure of $12,949,325 in 2024/25, relating to projects detailed in as per **Attachment 6.4**, which is funded from:

Unspent Loans	$1,847,554
Fleet Proceeds	$706,464
Capital Grants	$1,482,481
Unspent Grant Reserve	$3,256,309
Asset Management Reserve	$5,656,517

Conclusion

The City strives to manage its finances adequately and maintain expenditure within budget to ensure services that have been approved through the budget process are fully funded.

It is recommended that Council receive the Monthly Financial Report, the Schedule of Accounts and the budget variations.

NOTE:

- Refer ***Attachment 6.1*** ***Monthly Financial Report***
  Attachment 6.2 ***Schedule of Accounts (electronic only)***
  Attachment 6.3 ***2023/24 Operating Carryovers***
  Attachment 6.4 ***2023/24 Capital Works Carryovers***

RECOMMENDATION

That Council:

1 Receives the Financial Report for June 2024 as detailed in Attachment 6.1 of the report.

2 Receives the Schedule of Accounts for the following amounts as detailed in Attachment 6.2 of the report:

Total Municipal Fund	**$ 13,422,667.39**
Total Trust Fund	**$ 0.00**
	$ 13,422,667.39

confirmed

3 Approves the following budget variations for the 2024/25 annual budget:

3.2 Increase in capital expenditure of $10,285,432* for Waterfront Project (700055)

- **To be funded from Western Foreshore Recreation Precinct capital project $2,034,816***
- **To be funded from Smart Street Mall capital project $591,166***
- **To be funded from Eastern Foreshore North and Central Waterfront capital project (700576) $6,467,064***
- **To be funded from Eastern Foreshore South Precinct capital project (700055) $1,192,386***

3.3 Increase in capital expenditure of $3,167,702* for Pinjarra Road (previously named Pinjarra Road Upgrade Stage 8 & 9)

- **To be funded from Pinjarra Road Upgrade Stage 5 capital project $1,528,741.73***
- **To be funded from Pinjarra Road Upgrade Stage 6 capital project $1,528,741.73***
- **To be funded from Pinjarra Road Upgrade Stage 8&9 capital project $110,218***

3.4 Increase in capital expenditure of $1,947,501* for Dawesville Channel Southeast Foreshore Upgrade

- **To be funded from Dawesville Channel Southeast Foreshore capital project $139,650***
- **To be funded from Dawesville Channel Southeast Foreshore Upgrade Stage 1 $1,087,851***

3.5 Increase in capital expenditure of $749,391* for Merlin Street Reserve Activation Plan

- **To be funded from Merlin Activation Plan capital project $389,802***
- **To be funded from Merlin Street Reserve Activation Plan – Implementation $359,589***

4 Approves the purpose of the loan for the Western Foreshore Recreation Precinct be amended to the Waterfront Project and that the change in purpose is advertised for 21 days in accordance with *the Local Government Act 1995*.

5. Approves the following budget variations for 2023/24:

5.1 Increase in operating grant revenue of project Administration – Waterways of $21,095*

5.2 Increase in Transfer for Asset Management Reserve of $21,095*

5.3 Unbudgeted capital expenditure of $10,000* for Contemporary Arts Space Mandurah Front Counter

- **To be funded from CASM – Cultural Development operating budget $10,000*.**

5.4 Decrease in capital grant revenue of $5,094* for 2023/24 Waterways Seashells Seawall

5.5 Decrease in capital expenditure of $5,094* for 2023/24 Waterways Seashells Seawall

6. Approves the following budget variations for Operating Carryovers that were scheduled in 2024/25:

6.1 Increase in Materials and Contracts of $1,394,672* for the 2023/24 operating projects carried over to 2024/25 as detailed in Attachment 6.3.

6.2 Increase in transfer from the Restricted Cash Reserve of $1,050,902*

6.3 Increase in transfer from the Unspent Grants Reserve of $273,770*

6.4 Increase in Operating Grants of $70,000*

confirmed

7. Approves the following budget variations for Capital Works Carryovers for 2024/25 year:

7.1 Increase in capital expenditure of $12,949,324* as detailed in Attachment 6.4

7.2 Increase in unspent loans utilised of $1,847,554*

7.3 Increase in fleet proceeds of $706,464*

7.4 Increase in capital grant revenue of $1,482,481*

7.5 Net movement of transfer to reserves of $8,912,826* made up of

7.5.1 Increase in transfer from Unspent Grants Reserve $3,256,309*

7.5.2 Increase in transfer from Asset Management Reserve of $5,656,517*

ABSOLUTE MAJORITY REQUIRED

confirmed

Monthly Financial Report

June 2024

continued

City of Mandurah
June 2024

$0K

Estimated surplus/deficit at 30 June 2024 with proposed budget amendments

$8.1M

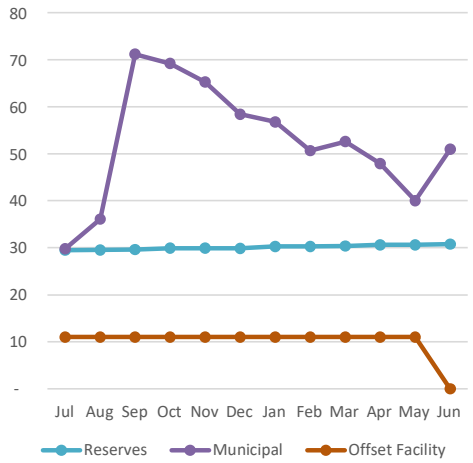
Year to Date Actual Surplus

Executive Summary

- Actual Rates Raised $93.2M
- Actual Rates Received $91.4M (96.1% collected)
- Actual Operating Revenue $138.6M
- Actual Capital Revenue $9.9M
- Actual Operating Expenditure $152.8M
- Actual Capital Expenditure $31.7M
- Actual Proceeds from Sale of Assets $960K

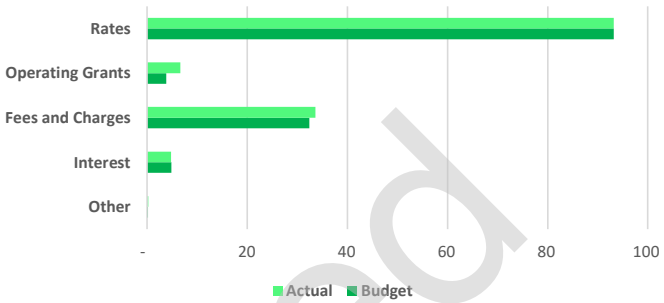
Investments

$ Millions



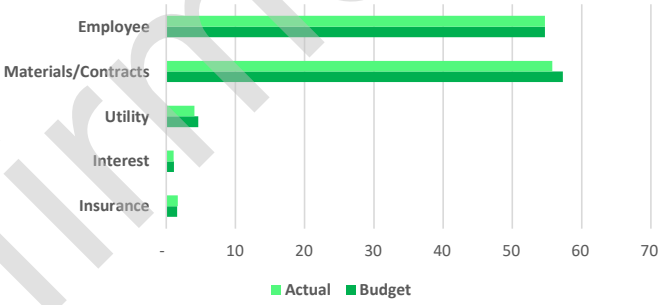
Year to Date Revenue Actuals Compared to Annual Budget

$ Millions

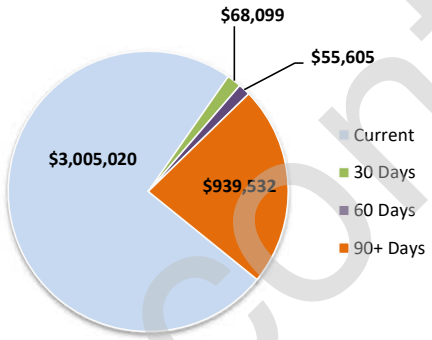


Year to Date Expenditure Actuals Compared to Annual Budget

$ Millions



Sundry Debtors Outstanding



Rates Outstanding

17	Properties with >$10K outstanding	=
67	Properties $3K to $10K outstanding	▼
2	Properties commenced legal action in 23/2	=
$2.24M	Rates Exemptions	=

Grants Received in 23/24 year

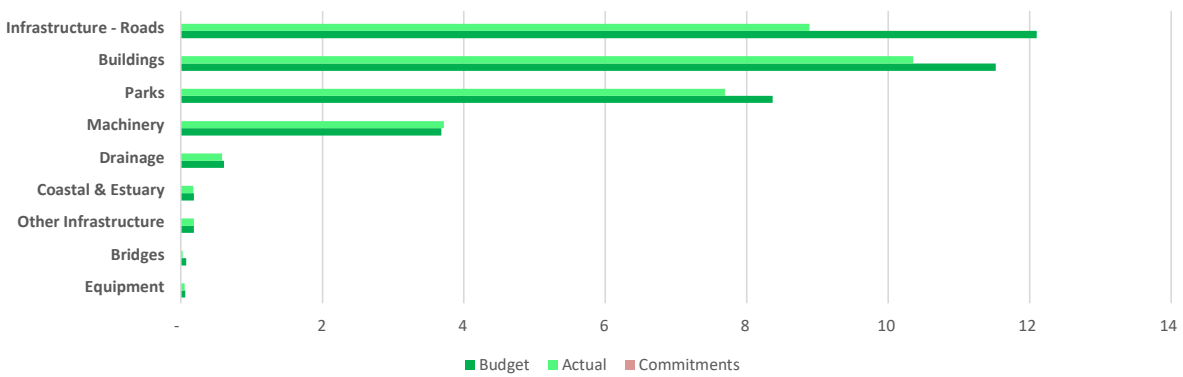
87.36% Grants received - Accrual Basis

Tenders - June 2024

3 Tenders accepted/rejected during the month through CEO delegation

Year to Date Capital Actuals Compared to Annual Budget*

$ Millions



Confirmed

*Commitments are raised based on contract amounts. Contracts may span multiple financial years causing commitments to display over the total budget for the year.

CITY OF MANDURAH

MONTHLY FINANCIAL REPORT
For the Period Ended 30 June 2024

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confirmed

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2024

BY NATURE OR TYPE

	Ref Note	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		$	$	$	$	%	
Opening Funding Surplus / (Deficit)		1,018,972	1,018,972	**1,018,972**	0	0.00%	
Revenue from operating activities							
Rates		93,219,303	93,219,303	**93,175,787**	(43,516)	(0.05%)	
Operating grants, subsidies and contributions		3,829,988	3,829,988	**6,615,220**	2,785,232	72.72%	▲
Fees and charges		32,406,322	32,406,322	**33,612,002**	1,205,680	3.72%	
Interest earnings		4,834,207	4,834,207	**4,788,505**	(45,702)	(0.95%)	
Other revenue		188,698	188,698	**234,787**	46,089	24.42%	▲
Profit on disposal of assets		-	-	**186,781**	186,781	100.00%	▲
		134,478,518	**134,478,518**	**138,613,082**	4,134,564	3.07%	
Expenditure from operating activities							
Employee costs		(54,722,790)	(54,722,790)	**(54,698,863)**	23,927	0.04%	
Materials and contracts		(57,309,051)	(57,309,051)	**(55,758,589)**	1,550,462	2.71%	
Utility charges		(4,630,493)	(4,630,493)	**(4,079,278)**	551,215	11.90%	▲
Depreciation on non-current assets		(33,084,683)	(33,084,683)	**(35,304,908)**	(2,220,225)	(6.71%)	
Interest expenses		(1,125,625)	(1,125,625)	**(1,073,306)**	52,319	4.65%	
Insurance expenses		(1,591,711)	(1,591,711)	**(1,677,843)**	(86,132)	(5.41%)	
Other expenditure		-	-	**(3,789)**	(3,789)	100.00%	▼
Loss on disposal of assets	1(a) & 4	-	-	**(158,339)**	(158,339)	100.00%	▼
		(152,464,353)	**(152,464,353)**	**(152,754,914)**	(290,561)	-0.19%	
Non-cash amounts excluded from operating activities	1(a)	33,869,873	33,869,873	**35,743,437**	1,873,564	5.53%	
Amount attributable to operating activities		**15,884,038**	**15,884,038**	**21,601,605**	5,717,567	(36.00%)	
Investing activities							
Non-operating grants, subsidies and contributions		15,107,100	15,107,100	**9,928,800**	(5,178,300)	(34.28%)	▼
Proceeds from disposal of assets	4	2,488,384	2,488,384	**959,900**	(1,528,484)	(61.42%)	▼
Payments for property, plant and equipment	6	(33,634,165)	(33,634,165)	**(31,661,697)**	1,972,468	5.86%	
Amount attributable to investing activities		**(16,038,682)**	**(16,038,682)**	**(20,772,997)**	(4,734,316)	-29.52%	
Non-cash amounts excluded from investing activities	1(b)	500,000	500,000	**(1,328,681)**	(1,828,681)	(365.74%)	
Amount attributable to investing activities		**(15,538,682)**	**(15,538,682)**	**(22,101,679)**	(6,562,997)	(42.24%)	
Financing Activities							
Proceeds from new debentures	7	7,212,475	7,212,475	**7,212,475**	0	0.00%	
Unspent Loans Utilised		30,105	30,105	**-**	(30,105)	100.00%	▼
Repayment of debentures	7	(4,783,724)	(4,783,724)	**(4,256,524)**	527,200	11.02%	▲
Payment of lease liability		(477,053)	(477,053)	**(448,300)**	28,753	6.03%	
Proceeds from new interest earning liability		710,000	710,000	**110,488**	(599,512)	(84.44%)	▼
Principal elements of interest earning liability		(725,002)	(725,002)	**(752,650)**	(27,648)	(3.81%)	
Transfer from reserves	8	18,131,241	18,131,241	**8,409,337**	(9,721,904)	(53.62%)	▼
Transfer to reserves	8	(21,462,370)	(21,462,370)	**(2,740,836)**	18,721,534	87.23%	▲
Amount attributable to financing activities		**(1,364,328)**	**(1,364,328)**	**7,533,990**	8,898,318	652.21%	
Closing Funding Surplus / (Deficit)	1(d)	-	-	**8,052,888**	8,052,888	100.00%	

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Actual and YTD Budget data as per the adopted materiality threshold.
Refer to Note 13 for an explanation of the reasons for the variance.
This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

confirmed

NOTE 1
STATEMENT OF FINANCIAL ACTIVITY INFORMATION

(a) Non-cash items excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with Local Government (Financial Management) Regulation 1996.

Non-cash items excluded from operating activities	Notes	Annual Budget	YTD Budget (a)	YTD Actual (b)
		$	$	$
Adjustments to operating activities				
Less: Profit on asset disposals		-	-	(186,781)
Movement in liabilities associated with restricted cash		785,190	785,190	167,775
Movement in pensioner deferred rates (non-current)		-	-	(119,953)
Movement in employee benefit provisions (non-current)		-	-	419,150
Movement in contract liabilities (non-current)				0
Add: Loss on asset disposals	4	-	-	158,339
Add: Depreciation on assets		33,084,683	33,084,683	35,304,908
Total non-cash items excluded from operating activities		**33,869,873**	**33,869,873**	**35,743,437**

(b) Non-cash items excluded from investing activities

The following non-cash revenue and expenditure has been excluded from investing activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.

Adjustments to investing activities				
Movement in non current liabilities for transfers to acquire or construct non-financial assets to be controlled by the entity				
Movement in current liabilities for transfers to acquire or construct non-financial assets to be controlled by the entity associated with restricted cash		500,000	500,000	(1,328,681)
Total non-cash amounts excluded from investing activities		**500,000**	**500,000**	**(1,328,681)**

(c) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with regulation 32 of the Local Government (Financial Management) Regulations 1996 to agree to the surplus/(deficit) after imposition of general rates.

		Actual Closing 30 Jun 2023	Budget Closing 30 Jun 2024	Year to Date 30 Jun 2024
Adjustments to net current assets				
Less: Reserves - restricted cash		(62,819,360)	(50,429,303)	(57,150,859)
Less: Unspent loans		(2,224,772)	(310,134)	(2,224,772)
Less: Inventory		(445,000)	-	(445,000)
Less: Other receivables		(46,142)	-	(0)
Less: Clearing accounts		-	-	18,662
Add: Borrowings	7	4,361,670	4,709,990	18,881,811
Add: Other liabilities		7,361,650	1,115,424	3,755,327
Add: Lease liability		210,703	1,034,492	280,709
Add: Provisions - employee		4,786,776	5,020,443	4,411,172
Total adjustments to net current assets		**(48,814,475)**	**(38,859,088)**	**(32,472,949)**

(d) Net current assets used in the Statement of Financial Activity

Current assets				
Cash and cash equivalents	2	82,323,664	69,854,029	80,989,463
Rates receivables	3	2,137,347	3,598,072	3,721,461
Receivables	3	2,040,489	493,585	3,536,705
Other current assets		5,180,101	1,638,336	2,565,454
Less: Current liabilities				
Payables		(19,787,860)	(17,243,936)	(14,506,755)
Borrowings	7	(4,361,670)	(4,709,990)	(18,881,811)
Interest earning liabilities		(705,954)	-	(63,793)
Unspent non-operating grant, subsidies and contributions liability		(6,655,696)	-	(5,494,790)
Lease liabilities		(210,703)	(1,034,492)	(280,709)
Provisions		(10,126,271)	(13,736,516)	(11,059,389)
Less: Total adjustments to net current assets	1(c)	(48,814,475)	(38,859,088)	(32,472,949)
Closing Funding Surplus / (Deficit)		**1,018,972**	**0**	**8,052,888**

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

confirmed

OPERATING ACTIVITIES
NOTE 2
CASH AND INVESTMENTS

	Total Amount	Interest rate	Total Interest Earnings at Maturity Date	Institution	S&P rating	Deposit Date	Maturity Date	Term days
	$	$	$	$				
Cash on hand								
Westpac Municipal Bank Account (inc. Bonds Investments & Notice Savers)	31,716,001	Variable		Westpac	AA-	NA	NA	
	31,716,001							
Municipal Investments								
Muni 10	31,066	3.50%	269	ANZ	AA-	1/04/2024	1/07/2024	92
Muni 42	6,563,823	5.00%	80,816	NAB	AA-	13/05/2024	12/08/2024	90
Muni 49	3,275,891	4.95%	39,935	NAB	AA-	20/05/2024	19/08/2024	91
Muni TD WBC 5	3,155,213	5.06%	39,735	Westpac	AA-	22/05/2024	22/08/2024	92
Muni TD WBC 12	3,115,012	4.97%	38,126	Westpac	AA-	24/04/2024	24/07/2024	92
Muni TD WBC 13	3,075,710	5.00%	38,280	Westpac	AA-	12/05/2024	12/08/2024	92
	19,216,716							
Reserve Investments								
Reserve 42 - 36-976-7906	3,368,289	5.10%	83,979	NAB	AA-	17/06/2024	17/12/2024	183
Reserve 44 - 70-586-3025	3,314,575	5.00%	41,253	NAB	AA-	24/06/2024	24/09/2024	92
Reserve 45 - 70-568-6989	3,309,818	5.05%	81,732	NAB	AA-	25/03/2024	24/09/2024	183
Reserve 47 - B33713404.106	4,359,027	4.70%	49,938	CBA	AA-	16/04/2024	15/07/2024	90
Reserve 48 - B33713404.106	6,517,406	4.70%	74,665	CBA	AA-	16/04/2024	15/07/2024	90
Reserve TD WBC 1 - 032-108 267862	3,492,857	4.97%	42,750	Westpac	AA-	18/04/2024	18/07/2024	91
Reserve TD WBC 2 - 032-108 267897	3,192,197	4.97%	39,070	Westpac	AA-	18/04/2024	18/07/2024	91
Reserve TD WBC 3 - 032-108 267926	3,192,197	4.97%	39,070	Westpac	AA-	18/04/2024	18/07/2024	91
	30,746,365							
Total Municipal and Reserve Funds	**81,679,082**		**689,618.48**					

Interest revenue	
Investment Interest Accrued	52,448
Investment Interest Matured	3,990,412
Rates Interest	745,645
	4,788,505

Interest Earned
$4,788,505

Loan Offset Facility	Amount	Interest rate on loans	Interest Saved	YTD Interest Saved
Westpac	-	6.11%	13,883	231,651

KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments highly liquid investments with original maturities of twelve months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Total Municipal Cash	Unrestricted
$81.68 M	**$50.93 M**

confirmed

OPERATING ACTIVITIES
NOTE 3
RECEIVABLES

Rates Receivable	30-Jun-23	30-Jun-23	30 Jun 24
	$		$
Opening Arrears Previous Years	2,028,200	2,028,200	1,925,935
Rates levied	87,363,981	87,363,981	93,175,787
Less - Collections to date	(87,466,245)	(87,466,245)	(91,380,262)
Equals Current Outstanding	**1,925,935**	**1,925,935**	**3,721,461**
Net Rates Collectable	**1,925,935**	**1,925,935**	**3,721,461**
% Collected	97.8%	97.8%	96.1%

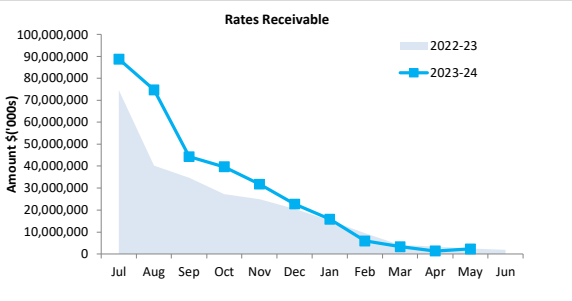
	30 Jun 23	30 Jun 24
- No. of Legal Proceedings Commenced for the financial year	11	2
- No. of properties > $10,000 outstanding	16	17
- No. of properties between $3,000 and $10,000 outstanding	64	67
- Value of Rates Concession	68,587	49,775
- Value of Rates Exemptions	2,117,724	2,243,551

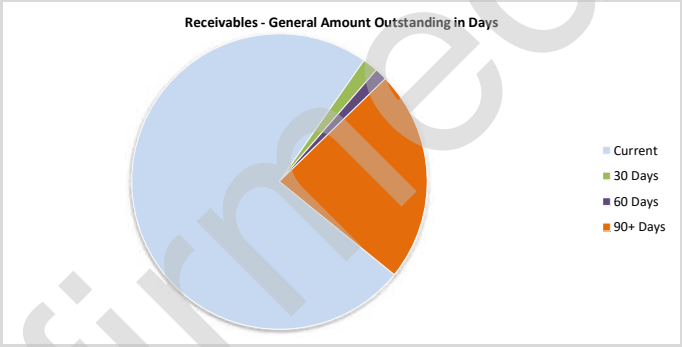
Receivables - General	30-Jun-23	Current	30 Days	60 Days	90+ Days	30 Jun 24
	$	$	$	$	$	$
Balance per Trial Balance						
Sundry receivable	624,315	2,077,079	27,792	14,949	170,722	2,290,543
Recreation Centres	197,441	69,062	848	2,219	32,557	104,686
Mandurah Ocean Marina	(122,786)	70,732	0	1	0	70,733
GST receivable	557,591	773,018	0	0	0	773,018
Allowance for impairment of receivables	(210,870)	0	0	0	(192,969)	(192,969)
Infringements	860,456	15,129	39,459	38,436	929,222	1,022,246
Total Receivables General Outstanding	**1,906,148**	**3,005,020**	**68,099**	**55,605**	**939,532**	**4,068,256**
Percentage		73.9%	1.7%	1.4%	23.1%	

Other Receivables	30-Jun-23	Current	30 Days	60 Days	90+ Days	30 Jun 24
	$	$	$	$	$	$
Balance per Trial Balance						
Pensioners rates and ESL deferred	61,804	0	0	0	295,110	295,110
Other Receivables	310,570	0	0	0	0	0
Total Other Receivables Outstanding	**372,374**	**0**	**0**	**0**	**295,110**	**295,110**
Percentage		0%	0%	0%	100%	

KEY INFORMATION

Rates and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of rates and other receivables is reviewed on an ongoing basis. Other receivables that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.





Collected	Rates Due
96.1%	$3,721,461

Debtors Due
$4,068,256

Over 30 Days
26%

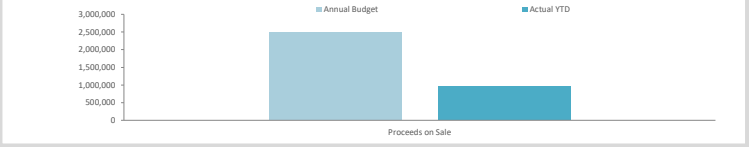
Over 90 Days
23%

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OPERATING ACTIVITIES
NOTE 4
DISPOSAL OF ASSETS

			Budget				YTD Actual			
Asset	Asset ID	Asset Owner	Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
			$	$	$	$	$	$	$	$
Land										
Land			1,000,000	1,000,000	0	0	0	0	0	0
					0	0	0	0		
Light Passenger Vehicles - Replacement										
SUBARU XV MH9971A	C00219	Safety	11,624	11,624	0	0	0	0	0	0
MITSUBISHI MIRAGE MH7413A	C00518	Youth Development	7,452	7,452	0	0	0	0	0	0
TOYOTA RAV4 MH2547B	C01220	Library & Heritage	17,338	17,338	0	0	15,356	27,313	11,957	0
SUBARU IMPREZA MH9953A	C01320	City Build	13,014	13,014	0	0	11,907	16,859	4,952	0
SUBARU XV MH1502B	C01420	Development & Compliance	13,862	13,862	0	0	0	0	0	0
HYUNDAI SANTE FE MH7641A	C01718	Design & Development	14,419	14,419	0	0	0	0	0	0
TOYOTA COROLLA MH2651B	C02320	Engineering Services	14,261	14,261	0	0	0	0	0	0
KIA SPORTAGE MH2372B	C02620	Ranger Services	17,166	17,166	0	0	14,848	19,586	4,738	0
TOYOTA RAV4 MH1084B	C04419	Project Management	12,282	12,282	0	0	0	0	0	0
KIA SPORTAGE MH1224B	C05619	Health Services	12,882	12,882	0	0	0	0	0	0
TOYOTA RAV4 MH1625B	C06319	Seniors	15,692	15,692	0	0	15,112	22,541	7,429	0
TOYOTA RAV4 MH2284B	C07119	Development & Compliance	17,152	17,152	0	0	15,400	27,541	12,141	0
HYUNDAI TUSCON MH1056B	C07919	Engineering Services	12,440	12,440	0	0	0	0	0	0
SUBARU XV MH0363B	C08019	Landscape Services	14,335	14,335	0	0	0	0	0	0
SUBARU XV 2.0I-L MH8534A	C07519		0	19,885	19,885	0	13,775	19,885	6,110	0
MH4990B - KIA SPORTAGE DSL MY21	C05121		0	0	0	0	25,283	0	0	(25,283)
Light Commercial Vehicles - Replacement										
ISUZU D'MAX MH3051B	U00320	Health Services	22,682	22,682	0	0	20,152	30,495	10,344	0
FORD RANGER MH1911B	U00719	Parks Central	19,991	19,991	0	0	18,493	25,495	7,002	0
HOLDEN COLORADO MH2348B	U02220	Survey Services	21,959	21,959	0	0	20,370	24,813	4,443	0
ISUZU D'MAX MH9162A	U02919	Parks Natural Areas	16,946	16,946	0	0	16,329	25,495	9,166	0
FORD RANGER MH2737B	U03220	Ranger Services	24,053	24,053	0	0	0	0	0	0
TOYOTA HIACE MH1075B	U03919	City Maintenance	14,882	14,882	0	0	0	0	0	0
ISUZU D'MAX MH1575B	U05119	Infrastructure Management	15,699	15,699	0	0	0	0	0	0
ISUZU D'MAX MH3052B	U05220	Parks Assets	22,591	22,591	0	0	19,706	30,268	10,562	0
ISUZU D'MAX MH2729B	U05320	City Traffic	19,894	19,894	0	0	16,650	26,631	9,981	0
FORD RANGER MH2485B	U05419	Parks Central	20,955	20,955	0	0	0	0	0	0
ISUZU D'MAX MH2211B	U05820	Parks Central	19,295	19,295	0	0	17,275	24,131	6,856	0
ISUZU D'MAX MH3056B	U05920	Parks Assets	22,671	22,671	0	0	19,297	30,041	10,744	0
ISUZU D'MAX MH4523B	U06520	Parks Assets	22,670	22,670	0	0	20,082	26,859	6,776	0
HOLDEN COLORADO MH2301B	U06919	Ranger Services	19,198	19,198	0	0	0	0	0	0
FORD RANGER MH2017B	U07319	Development & Compliance	20,393	20,393	0	0	0	0	0	0
FORD RANGER MH0619B	U07719	Civil Construction	21,856	21,856	0	0	0	0	0	0
FORD RANGER MH2014B	U08120	Waterways	23,903	23,903	0	0	0	0	0	0
HOLDEN COLORADO LS MH9619A	U01218		0	23,521	23,521	0	17,910	23,521	5,611	0
MITSUBISHI TRITON GLX MH8327A	U07918		0	19,657	19,657	0	14,728	19,657	4,929	0
HOLDEN COLORADO - MH8957A	U03518		0	25,132	25,132	0	18,266	25,132	6,866	0
MH5394A - ISUZU D'MAX SX	U05717		0	0	0	0	18,815	25,041	6,226	0
MH0438B - FORD RANGER	U08019		0	0	0	0	22,205	25,041	2,836	0
Trucks & Buses Replacements										
Hino 300-616-KEVREK-KS50	T045	City Fleet	23,373	23,373	0	0	0	0	0	0
Hino T003 - MH252U-HINO - 917 300	T003	Parks North	26,912	26,912	0	0	0	0	0	0
Hino 917 3	T008	Parks North	26,674	26,674	0	0	0	0	0	0
Hino 917 3	T021	Parks Central	26,912	26,912	0	0	0	0	0	0
Hino 300-917-KEVREK-1500	T024	Civil Construction	25,804	25,804	0	0	0	0	0	0
Hino 917 3	T033	Parks Central	26,674	26,674	0	0	0	0	0	0
MERCEDES SPRINTER	C00718	Seniors	49,486	45,500	0	(3,986)	0	0	0	0
Hino 917 3	T011	Parks Natural Areas	26,674	26,674	0	0	24,421	36,659	12,237	0
Trailers										
Park Body Boxtop Tipping	V048	Parks Assets	2,201	1,250	0	(951)	2,119	1,631	0	(488)
Park Body Boxtop Tipping	V049	Parks Assets	0	1,250	1,250	0	0	0	0	0
MH79615 - VAWDREY - WASTECH COMPA	V050		0	0	0	0	79,070	43,289	0	(35,780)
MH79643 - VAWDREY - WASTECH COMPA	V051		0	0	0	0	79,070	43,289	0	(35,780)
MH75758- VAWDREY - WASTECH CONVE	V052		0	0	0	0	12,680	18,784	6,104	0
Parks & Mowers										
Kubota OUTFRONT MOWER 72 F369	M00219	Parks North	19,173	7,500	0	(11,673)	0	0	0	0
Kubota OUTFRONT MOWER 72 F369	M03416	Parks South	6,667	7,500	833	0	0	0	0	0
Kubota OUTFRONT MOWER 60 F369	M01619	Parks North	18,879	7,500	0	(11,379)	0	0	0	0
Toro ZERO TURN	M02620	Parks South	12,704	7,500	0	(5,204)	9,911	11,144	1,233	0
Kubota OUTFRONT MOWER 60 F369	M01019	Parks North	8,910	7,500	0	(1,410)	0	0	0	0
Kubota OUTFRONT MOWER 72 F369	M02419	Parks North	8,063	7,500	0	(563)	0	0	0	0
Toro ZERO TURN- ELECTRIC MOWER	M03219	Parks Central	20,597	7,500	0	(13,097)	0	0	0	0
Minor Equipment >$5000										
LUCAS - LUCAS SAW MILL 8	P601		0	0	0	0	6,991	6,256	0	(735)
TWO WAY RADIO COMPRISING: 2 X REPEATER S			0	0	0	0	5,500	255	0	(5,245)
Miscellaneous Equipment										
Honda 60HP OUTBOARD	P605	Built & Natural Environment	4,671	4,671	0	0	0	0	0	0
Unimec - Roller pedestrian W71A	P61216	Built & Natural Environment	3,168	3,168	0	0	3,215	876	0	(2,339)
Unimec - Roller pedestrian W71A	P61316	Built & Natural Environment	5,990	5,990	0	0	5,188	876	0	(4,312)
MH83189 - YAMAHA - SCOOTER X-MAX	U10218		0	0	0	0	1,362	2,426	1,064	0
MH83190-YAMAHA - SCOOTER X- MAX	U10418		0	0	0	0	1,362	1,589	227	0
Plant disposals carried over from 2022/23 budget:										
Light Passenger Vehicles - Replacement										
TOYOTA RAV4 CV	C06018	Building and Compliance	14,891	14,891	0	0	13,900	16,177	2,277	0
TOYOTA RAV4 CV	C06218	Landscape Services	13,088	21,041	7,953	0	11,336	21,041	9,705	0
TOYOTA PRIUS-C	C07019	Youth	12,400	12,400	0	0	0	0	0	0
Light Commercial Vehicles - Replacement										
FORD RANGER PU MK11	U07518	City Works - Civil Construction	21,365	21,365	0	0	0	0	0	0
ISUZU D'MAX SX	U07618	Marina and Waterways	17,094	19,086	1,993	0	15,167	19,086	3,919	0
FORD RANGER PX	U04318	City Maintenance - Civil	21,848	21,848	0	0	19,701	18,677	0	(1,024)
Trucks & Buses Replacements										
HINO - FG1628 5	T006	City Maintenance - Civil	44,376	44,376	0	0	0	0	0	0
HINO-500-FG1628-HIAB-088	T026	City Maintenance - Civil	48,954	48,954	0	0	0	0	0	0
NISSAN - PK16 2B	T002	City Works - Civil Construction	44,443	44,443	0	0	0	0	0	0
HINO-300-716-KEVREK-1000	T005	City Maintenance - Civil	35,985	35,985	0	0	0	0	0	0
HINO-300-716-KEVREK-1500	T007	City Maintenance - Civil	35,985	35,985	0	0	0	0	0	0
Trailers										
Parks & Mowers										
KUBOTA - OUTFRONT MOWER 60	M03119	Cityparks Assets	12,253	7,000	0	(5,253)	0	0	0	0
KUBOTA - OUTFRONT MOWER 60 F369	M03018	Cityparks South	10,853	7,000	0	(3,853)	0	0	0	0
M03618 - KUBOTA - OUTFRONT MOWER 72 F369	M03618	Cityparks North	10,853	7,000	0	(3,853)	0	0	0	0
KUBOTA - OUTFRONT MOWER 72 F369	M02118	Cityparks Central	10,853	7,000	0	(3,853)	0	0	0	0
KUBOTA - OUTFRONT MOWER 72 CAB	M01419	Cityparks Assets	18,113	7,000	0	(11,113)	0	0	0	0
TORO - ZERO TURN 72	M02219	Cityparks South	20,094	7,000	0	(13,094)	17,414	10,262	0	(7,152)
TORO - ZERO TURN 72	M01119	Cityparks Central	20,094	7,000	0	(13,094)	0	0	0	0
TORO - ZERO TURN 72	M00419	Cityparks Assets	20,795	7,000	0	(13,795)	18,353	11,585	0	(6,768)
JOHN DEERE - OUTFRONT MOWER 60I	M02717	Cityparks Assets	13,044	8,500	0	(4,544)	12,356	12,702	346	0
Minor Equipment >$5000										
Construction Vehicles - Replacement										
KOMATSU WHEEL LOADER	G004	Works Construction	109,579	95,000	0	(14,579)	106,273	104,954	0	(1,319)
Plant disposals from 2021/22 budget:										
Light Passenger Vehicles - Replacement										
Light Commercial Vehicles - Replacement										
KOMATSU WHEEL LOADER	G005	Works Construction	65,410	65,410	0	0	94,470	67,418	0	(27,053)
Construction Vehicles - Replacement										
Trailers										
Parks & Mowers										
TORO ZERO TURN 60" SD DECK	M00117	Parks Central	12,000	7,000	0	(5,000)	12,000	7,287	0	(4,713)
TORO ZERO TURN 72S RD DECK	M01817	Parks South	7,643	7,000	0	(643)	7,643	7,295	0	(348)
			2,529,095	**2,488,384**	**100,224**	**(140,935)**	**931,458**	**959,900**	**186,781**	**(158,339)**

KEY INFORMATION



Proceeds on Sale		
Annual Budget	YTD Actual	%
$2,488,384	$959,900	39%

confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2024

NOTE 5
TENDERS/QUOTES AWARDED FOR THE MONTH

CEO delegation – accepted/rejected tenders during the month
Awarded under Financial Authorisation $250,000 and above

Tender code	Tender Description	Company Awarded to	Contract Term	Contract Amount
T02-2024	Cinemas AC Replacement	Heru Holdings Pty Ltd T/As ME Engineering Group	Upon Supply of Requirements with a Date for Practical Completion of 22 weeks from award	$769,345.00
RFQ03-2024	Provision of Tyres and Roadside Services	National Tyre & Wheel Pty Ltd	Three (3) years with one (1) option to extend for a further two (2) years	$623,375.00
RFQ07-2024	Supply & Delivery of Four (4) New 4 Tonne Crew Cab 3 Way Tipping Trucks	Major Motors Pty Ltd ATF The Major Motors Unit Trust Trading as Major Motors (Major Motors)	Upon Supply of Requirements with a Date for Practical Completion on or before 30 June 2025	$514,480.00

confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2024

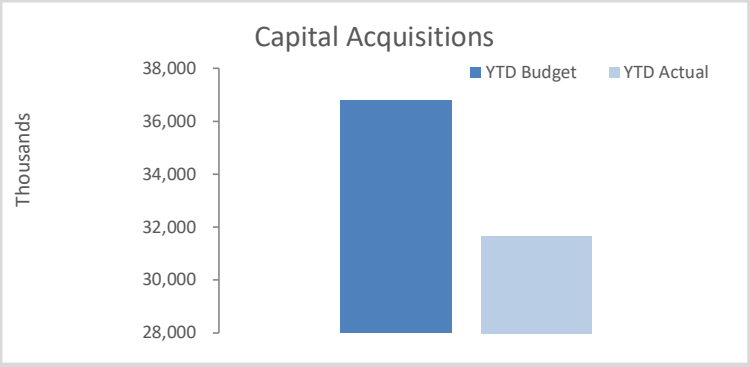
INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS

Capital Acquisitions	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	YTD Actual Variance
	$		$	$	$
Buildings	11,570,935	11,519,200	11,519,200	10,352,036	(1,167,164)
Equipment	41,461	62,223	62,223	51,308	(10,915)
Machinery	5,880,134	3,683,269	3,683,269	3,715,088	31,819
Infrastructure - Roads	15,048,273	12,095,967	12,095,967	8,884,434	(3,211,533)
Bridges	-	74,415	74,415	27,576	(46,839)
Parks	12,905,737	8,364,928	8,364,928	7,690,549	(674,379)
Drainage	692,325	609,209	609,209	583,005	(26,205)
Coastal & Estuary	334,856	185,980	185,980	174,493	(11,488)
Other Infrastructure	328,001	184,347	184,347	183,208	(1,139)
Capital Expenditure Totals	**46,801,721**	**36,779,539**	**36,779,539**	**31,661,697**	**(5,117,842)**
Capital Acquisitions Funded By:					
	$		$	$	$
City of Mandurah Contribution	**9,591,186**	**2,493,031**	**19,477,592**	**16,211,244**	(3,266,347)
Capital grants and contributions	**15,180,583**	**15,511,976**	**15,813,564**	**9,928,800**	(5,884,764)
Borrowings	**8,870,793**	**7,242,580**	**-**	**7,212,475**	7,212,475
Other (Disposals & C/Fwd)	**1,529,095**	**781,921**	**1,488,384**	**959,900**	(528,484)
Cash Backed Reserves					
Building Reserve	**389,407**	**71,656**	**-**	**-**	-
Asset Management Reserve	**8,082,620**	**7,919,934**	**-**	**-**	-
Cultural Centre Reserve	**-**	**187,283**	**-**	**-**	-
Sustainability Reserve	**50,000**	**186,710**	**-**	**-**	-
Sanitation Reserve	**570,616**	**320,938**	**-**	**-**	-
Waterways Reserve	**-**	**-**	**-**	**(131,868)**	(131,868)
Unspent Grants & Contributions Reserve	**-**	**-**	**-**	**(4,850,190)**	(4,850,190)
Specified Area Rates - Waterside Canals			**0**	**6,738**	6,738
Specified Area Rates - Port Mandurah Canals			**0**	**213,012**	213,012
Specified Area Rates - Mandurah Ocean Marina			**0**	**48,076**	48,076
Plant Reserve	**2,537,422**	**2,063,510**	**-**	**2,063,510**	2,063,510
Capital Funding Total	**46,801,721**	**36,779,539**	**36,779,539**	**31,661,697**	**(7,181,352)**

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

KEY INFORMATION

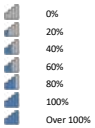


Acquisitions	Annual Budget	YTD Actual	% Spent
	$36.78 M	**$31.66 M**	**86%**

Capital Grant	Annual Budget	YTD Actual	% Received
	$15.51 M	**$9.93 M**	**64%**

Unaudited

Capital Expenditure Total
Level of Completion Indicators



Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

Level of completion indicator, please see table at the end of this note for further detail.

	Account Description	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
	Land						
	Buildings						
	750686 22-23 Enhancements to Reserve Changerooms	23,300	41,205	41,205	9,180	32,025	Design complete. Finances to be finalised.
	750688 22-23 MPAC Internal Refurb	55,000	107,550	107,550	102,460	5,090	Completed.
	750689 Works & Services Building Refurb	555,376	668,392	668,392	703,676	(35,284)	Project to be carried over to the next FY. The overspend is covered by the capital surplus.
	750690 Install walls and roof to the Camera Deck at Rushton Main	15,500	0	0	0	0	Project not proceeding in 23/24.
	750694 Tims Thicket Waste Facility - Decommissioning	10,000	15,000	15,000	0	15,000	Project is not being completed in 2023/24.
	750695 WMC - Upgrade Fire Fighting Infrastructure	150,000	25,000	25,000	15,600	9,400	Design only. Construction to be completed in 24/25.
	750696 MPAC - External Steelwork	85,000	0	0	0	0	Project not proceeding in 23/24.
	750702 Civic Building Roof Renewal	66,065	43,025	43,025	43,025	0	Design completed.
	750706 Mandurah Community Museum Roof & Gutters	34,326	9,333	9,333	0	9,333	Project completed in 22/23.
	750708 MARC Sauna Expansion & Refurbishment	35,000	34,883	34,883	34,884	(0)	Completed.
	750710 PBSLSC - External Steelwork Painting	30,000	25,525	25,525	23,100	2,425	Completed.
	750712 Refurbishment of Billy Dower Youth Centre	45,000	46,500	46,500	12,604	33,896	Construction 90% complete.
	750655 MARC Leisure Pool Acoustics	307,400	307,400	307,400	312,396	(4,996)	Construction 95% complete. The overspend is covered by the capital surplus.
	750647 Dawesville Community Centre	489,370	129,188	129,188	59,905	69,283	Refer to Financial Report, Key Capital Projects table.
	750657 MPAC Internal Refurb	27,793	5,766	5,766	5,766	(0)	Completed.
	750660 WMC Tipping Shed	142,616	8,939	8,939	0	8,939	Project to be carried over to the next FY.
	750661 Works & Services Building Refurb	102,805	69,904	69,904	69,785	119	Completed.
	750679 Solar Plan 2021/22	45,260	46,920	46,920	46,020	900	Completed.
	750678 ManPAC RVIF Lighting	266,755	260,572	260,572	259,792	780	Construction 95% complete.
	750681 MARC Roof Repairs	3,860,829	6,094,628	6,094,628	6,072,568	22,060	Refer to Financial Report, Key Capital Projects table.
	750726 Changing Places Eastern Foreshore Mandurah	140,075	140,075	140,075	141,507	(1,432)	Construction complete. Finances to be finalised.
	750729 MPAC Fly Tower and Auditorium Facade Cladding and Roof	98,611	78,500	78,500	73,370	5,130	Design completed.
	750730 Falcon eLibrary Air Conditioning	144,643	5,925	5,925	5,925	(0)	Completed.
	750754 23-24 Administration Centre - HVAC Renewal Design	112,421	112,421	112,421	41,021	71,400	Design only.
	750738 23-24 Automatic Transfer Switch for the MARC Generator	56,175	73,175	73,175	61,281	11,894	Completed.
	750733 23-24 Cinema HVAC Replacement	224,710	42,480	42,480	37,507	4,973	Design only.
	750732 23-24 Dawesville Community Centre	2,247,318	902,225	902,225	792,111	110,114	Refer to Financial Report, Key Capital Projects table.
	750734 23-24 Enhancements to Reserve Changerooms (unisex amenities)	112,421	112,421	112,421	51,914	60,508	Design completed.
	750740 23-24 MPAC Flytower Roof and Cladding Renewal	168,597	29,347	29,347	29,347	(0)	Completed.
	750735 23-24 MPAC Minor Renewal & Upgrade Works	337,131	712,560	712,560	37,131	675,428	Construction 20% complete.
	750737 23-24 Solar Plan	56,175	45,739	45,739	45,739	0	Completed.
	750741 23-24 BR Avalon Foreshore Ablution Building Renewal (Design)	45,850	60,850	60,850	60,560	290	Design only.
	750742 23-24 BR Billy Dower Youth Centre Flooring	41,561	13,061	13,061	17,379	(4,318)	Completed.
	750743 23-24 BR EMCC - Mandurah Community Centre Flooring	129,247	99,247	99,247	40,192	59,055	Construction 95% complete.
	750744 23-24 BR EMCC - Tuart Avenue Building Flooring	59,528	44,528	44,528	22,428	22,100	Construction 90% complete.
	750745 23-24 BR Falcon Library Flooring	48,267	37,267	37,267	33,962	3,305	Completed.
	750746 23-24 BR Falcon Library HVAC	56,175	150,885	150,885	153,972	(3,087)	Construction 95% complete.
	750747 23-24 BR Lions Club of Mandurah Flooring	20,179	2,179	2,179	2,179	0	Project not proceeding in 23/24.
	750748 23-24 BR Mandurah Bowling and Recreation Club Flooring	33,723	33,723	33,723	29,411	4,312	Completed.
	750749 23-24 BR Mandurah Community Museum House Flooring	28,088	28,088	28,088	20,347	7,740	Completed.
	750750 23-24 BR Rushton Park Stadium Flooring	157,335	157,335	157,335	103,269	54,066	Completed.
	750751 23-24 BR Rushton Park North Pavilion Roof	393,307	260,000	260,000	255,219	4,781	Completed.
	750752 23-24 BR Civic Centre HVAC & Roof (Design)	231,117	11,617	11,617	11,617	0	Design completed.
	750753 23-24 Site Main Switchboard Program	56,175	28,000	28,000	27,014	986	Ongoing Program 2023/24.
	750756 23-24 MPAC HVAC Renewal (Design)	224,710	56,000	56,000	24,710	31,290	Design only.
	750700 Administration Building - Foyer Upgrade	0	2,650	2,650	2,650	(0)	Completed.
	750671 Mandurah Library Roofing Project 21/22	0	1,752	1,752	1,752	0	Completed.
	750687 22-23 LED Buildings Plan	0	27,777	27,777	27,777	(0)	Completed.
	750705 22-23 Mandurah Community House	0	2,970	2,970	2,916	54	Completed.
	750757 MMFNC Mustangs Reimbursement - CSRFF	0	47,106	47,106	47,106	0	Completed.
	750758 PBSRC Small Grants - CSRFF	0	45,832	45,832	45,832	0	Ongoing Program 2023/24.
	750725 Other Buildings Renewal	0	27,728	27,728	27,728	0	Completed.
	750759 23-24 CASM Lighting	0	51,848	51,848	52,261	(413)	Construction 95% complete.
	750760 23-24 Air-Conditioners Council Civic Building	0	14,180	14,180	14,180	0	Completed.
	750777 Waste Management Centre Shed Door Replacement	0	20,189	20,189	40,378	(20,189)	Completed.
	750778 MPAC Flooring Upgrade	0	26,732	26,732	53,464	(26,732)	Completed.
	750779 MARC Chlorine System	0	62,885	62,885	125,771	(62,886)	Completed.

Confirmed

Level of completion indicator, please see table at the end of this note for further detail.

	Account Description		Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
	750780	MARC Chlorine Leak Detection System	0	10,173	10,173	20,347	(10,174)	Completed.
	Bridges							
	880012	Lakelands-Madora Bay Pedestrian Bridge	0	74,415	74,415	27,576	46,839	Design only.
	Parks							
	700516	Yalgorup National Park	381,719	76,967	76,967	15,567	61,400	Consultant work underway. Project to be carried over to the next FY.
	700547	Tickner Reserve Playground	45,000	47,059	47,059	47,059	(0)	Completed.
	700498	Tickner Reserve Final Stage	70,374	43,960	43,960	39,751	4,209	Completed.
	700545	Suncrest Meander Playground	35,000	43,751	43,751	37,641	6,110	Completed.
	700535	St Ives Boardwalk	94,167	26,459	26,459	27,014	(555)	Completed.
	700533	2022-23 South Harbour Paving Upgrades	64,046	19,549	19,549	18,913	636	Completed.
	700536	Seascapes boardwalk, steps lookout node	282,503	285,414	285,414	284,208	1,207	Completed.
	700566	Bruce Cresswell Reserve Stage 1 of 2	130,020	130,133	130,133	114,392	15,741	Completed.
	700534	Riverside Boardwalk	93,901	31,944	31,944	31,944	0	Completed.
	700494	Pleasant Grove Foreshore	64,132	82,165	82,165	82,165	1	Completed.
	700529	Observation Deck, Watersun Drive	87,000	55,100	55,100	55,100	0	Completed.
	700521	Lakes Lawn Cemetery - Plinths and Irrigation Upgrade	33,528	24,840	24,840	20,631	4,209	Completed.
	700548	Karri Karri Pass Playground	45,000	47,996	47,996	47,996	0	Completed.
	700523	Kangaroo Paw Park	34,492	40,578	40,578	39,673	905	Completed.
	700530	Falcon Bay Stage 5 of 5	377,929	276,745	276,745	128,537	148,208	Construction complete. Finances to be finalised.
	700518	Eastport Foreshore Upgrade	148,534	235,341	235,341	199,181	36,160	Construction 95% complete.
	700515	Mandurah Netball Feasibility Study - CSRFF	35,704	35,704	35,704	25,764	9,940	Feasibility study in progress.
	700480	Central Irrigation Management System Renewal	90,000	0	0	0	0	Ongoing Program 2023/24.
	700478	Meadow Springs Golf Course Fence	40,000	41,668	41,668	11,822	29,846	Construction commenced. Project to be carried over to the next FY.
	700544	Central Irrigation Management System	90,000	0	0	0	0	Ongoing Program 2023/24.
	700546	Bruce Cresswell Reserve Playground	49,800	53,041	53,041	53,041	(0)	Completed.
	700549	Bortolo Reserve Playground	52,390	55,204	55,204	55,204	(0)	Completed.
	700485	Bortolo Park Drainage Basin	23,228	70,254	70,254	77,343	(7,089)	Completed. The overspend is covered by the capital surplus.
	700531	2022-23 Falcon Reserve Activation Plan - Implementation	27,990	45,972	45,972	45,972	(0)	Completed.
	700514	Bortolo Fire Track Water Infrastructure	18,877	48,149	48,149	6,468	41,681	Ongoing Program 2023/24.
	700582	23-24 Bin Enclosures Upgrade	58,131	52,242	52,242	45,794	6,448	Completed.
	700580	23-24 Blythwood Reserve	332,257	332,257	332,257	328,881	3,376	Construction 95% complete.
	700575	23-24 Coodanup Foreshore	1,379,218	1,179,218	1,179,218	1,085,251	93,966	Refer to Financial Report, Key Capital Projects table.
	700577	23-24 Merlin Street Activation Plan - Implementation	417,234	57,644	57,644	47,234	10,410	Design completed. Construction to commence 2024-25.
	700583	23-24 North Mandurah Irrigation Water Supply	182,234	150,000	150,000	68,049	81,951	Construction 40% complete. Project to be carried over to the next FY.
	700584	23-24 BMX/Pump Track Renewal	83,248	83,243	83,243	83,243	0	Completed.
	700581	23-24 Wilderness Reserve	537,192	507,192	507,192	469,831	37,361	Construction 95% complete.
	700585	23-24 BW Henson St Beach Access	138,781	91,031	91,031	94,178	(3,148)	Completed.
	700586	23-24 BW Warrungup Spring Reserve Boardwalk (Design)	27,699	27,699	27,699	18,841	8,859	Design only.
	700587	23-24 BW Westview Parade Foreshore Boardwalk Renewal	25,243	72,993	72,993	67,353	5,640	Completed.
	700593	23-24 Irrigation Renewal Program	90,435	270,435	270,435	160,435	110,000	Ongoing Program 2023/24.
	700613	23-24 Parks and Reserves Signage New	40,998	40,998	40,998	40,633	365	Construction 90% complete.
	700594	23-24 PR BBQ Renewal Program	215,841	217,041	217,041	160,034	57,007	Ongoing Program 2023/24.
	700595	23-24 PR Falcon Reserve	34,751	49,251	49,251	46,065	3,186	Completed.
	700596	23-24 PR Parks Furniture Renewal	28,965	41,965	41,965	41,053	912	Construction 95% complete.
	700597	23-24 PR Performing Arts Centre - Retaining Wall	48,726	71,726	71,726	71,074	652	Completed.
	700598	23-24 PR Quandong Reserve	89,636	83,501	83,501	87,344	(3,843)	Completed.
	700599	23-24 PR Rushton Park	51,313	105,313	105,313	39,645	65,668	Construction 80% complete.
	700600	23-24 PR Synthetic Turf Renewal	42,186	37,096	37,096	37,096	0	Completed.
	700601	23-24 PGR Abraham France	12,540	29,540	29,540	23,752	5,788	Completed.
	700602	23-24 PGR Blythwood Reserve	54,826	54,826	54,826	54,561	265	Construction 95% complete.
	700603	23-24 PGR Coodanup Community Centre	39,064	43,364	43,364	41,173	2,191	Completed.
	700604	23-24 PGR Floribunda Park Stage 1	36,702	39,511	39,511	42,107	(2,596)	Completed.
	700605	23-24 PGR Montego Reserve	57,831	56,819	56,819	52,785	4,034	Completed.
	700606	23-24 SF Catapillar Park	21,283	17,678	17,678	17,678	0	Completed.
	700607	23-24 SF Floribunda Park	43,345	76,778	76,778	66,813	9,965	Completed.
	700608	23-24 SF Keith Holmes Reserve	27,183	35,926	35,926	35,926	0	Completed.
	700610	23-24 Drinking Fountain Renewal	26,000	30,000	30,000	23,078	6,922	Completed.
	700611	23-24 FR Fisheries Boatshed (Soldiers Cove Terrace)	12,602	20,284	20,284	20,284	0	Completed.
	700612	23-24 FR Island Point	91,330	27,285	27,285	27,285	0	Completed.
	700588	23-24 FR Orion Reserve	10,858	6,734	6,734	6,734	(0)	Completed.
	700589	23-24 FR Rushton Park - Tennis Centre	129,107	53,076	53,076	5,293	47,783	Project to be carried over to the next FY.
	700590	23-24 FR Sabina DR Foreshore & Madora Bay Karinga Foreshore	60,930	42,949	42,949	39,830	3,118	Completed.
	700591	23-24 FR San Remo Beach & Eros Reserve	39,706	23,946	23,946	23,431	516	Completed.
	700592	23-24 FR Watersun Beach	86,043	77,096	77,096	74,547	2,550	Completed.
	930045	23-24 Major Public Artworks	90,000	0	0	0	0	Ongoing Program 2023/24.
	700615	23-24 SF Badgerup Park	60,669	52,037	52,037	52,037	0	Completed.
	700616	23-24 Missing Person Memorial Mandurah Upgrade	20,000	20,000	20,000	22,026	(2,026)	Completed.
	700619	23-24 Dawesville Channel SE Foreshore Upgrade Stage 1	825,136	95,920	95,920	77,958	17,962	Project to be carried over to the next FY.
	700519	22-23 South East Dawesville - Boundary	0	154	154	154	(1)	Completed.
	700527	22-23 Mandurah Ocean Marina Bocce Court	0	16,923	16,923	16,924	(0)	Completed.
	700532	22-23 Merlin Street Activation Plan	0	34,319	34,319	31,229	3,090	Design only.
	700621	Replacement of Shade Sail - Marina Chalets	0	17,640	17,640	17,640	1	Completed.
	700622	Milgar Reserve BMX Starting Gate	0	114,000	114,000	112,684	1,316	Completed.
	700623	Thompson Street Netball Court Resurface	0	120,000	120,000	103,560	16,440	Completed.

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Level of completion indicator, please see table at the end of this note for further detail.

	Account Description	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
700624	23-24 Falcon Community Centre - Shade Sail	0	20,000	20,000	14,500	5,500	Completed.
700625	EV Charging Stations	0	175,000	175,000	0	175,000	Project is not being completed in 2023/24.
700644	Waste Management Centre CCTV Upgrade	0	11,341	11,341	22,682	(11,341)	Completed.
700645	Drink Fountain, Coote Reserve	0	6,713	6,713	13,426	(6,713)	Completed.
700646	Dawesville Foreshore Reserve Bollards	0	25,000	25,000	0	25,000	Construction 10% complete.
	Roads						
501130	City Centre Streetscape Upgrades	100,000	0	0	0	0	Project not proceeding in 23/24.
501131	Dawesville Channel SE Foreshore Upgrade	141,150	1,200	1,200	1,200	0	Design only. Project to be carried over to the next FY.
501135	Resurface of the Driveway to the Mandurah Tennis Club	16,327	0	0	0	0	Project not proceeding in 23/24.
501136	Senior Citizens Carpark	100,000	45,268	45,268	45,291	(23)	Completed.
501137	Torcello Mews Canal PAW Renewal	30,421	0	0	0	0	Project completed in 22/23.
501139	WMC - Upgrade Recycling Area Stage 1	20,000	0	0	0	0	Project not proceeding in 23/24.
501116	SP Pleasant Grove POS	38,707	28,648	28,648	28,828	(180)	Completed.
501142	SL Light pole replacement	104,198	104,198	104,198	0	104,198	Ongoing Program 2023/24.
501148	RR Olive Road	151,512	63,401	63,401	63,401	(0)	Completed.
501169	RS Stock Road, Parklands	48,200	68,145	68,145	57,626	10,519	Construction 95% complete.
501113	SP Halls Head PSP	773,890	1,752,176	1,752,176	1,597,794	154,382	Refer to Financial Report, Key Capital Projects table.
501175	22-23 TM Discretional Traffic Management	70,733	91,650	91,650	69,122	22,528	Completed.
501127	Falcon Reserve Activation Plan - Stage 3	57,826	211,823	211,823	192,602	19,221	Construction complete. Finances to be finalised.
501089	RC Peel Street Stage 3	1,343,906	996,061	996,061	996,068	(7)	Construction 95% complete.
501181	TM Estuary Road Delineation	27,672	8,355	8,355	8,355	0	Completed.
501182	SL Old Coast Road/McLarty Road/Leeward Road Ent	43,526	0	0	0	0	Project not proceeding in 23/24.
501183	SL Lakes Road/Murdoch Drive	84,977	80,632	80,632	71,601	9,031	Construction 15% complete.
501129	Trails Project	696,345	366,539	366,539	370,228	(3,689)	Consultant work underway. Project to be carried over to the next FY.
500016	Smart Street Mall Upgrade	701,274	108,008	108,008	94,862	13,146	Construction 55% complete. Project to be carried over to the next FY.
501187	23-24 Dawesville Channel SE Foreshore Upgrade	20,829	10,829	10,829	10,829	0	Design completed.
501247	23-24 Ormsby Terrace Car Park	68,037	53,037	53,037	48,037	5,000	Design completed.
501248	23-24 Sutton Farm - Car Parking	113,680	43,680	43,680	43,680	0	Design completed.
501188	23-24 WMC Road Reseal	49,100	9,950	9,950	9,645	305	Project not proceeding in 23/24.
501191	23-24 CP Stewart Street	48,489	63,695	63,695	57,392	6,303	Construction 95% complete.
501192	23-24 SP Falcon Coastal Shared Path - Stage 1	1,160,653	60,653	60,653	60,653	0	Refer to Financial Report, Key Capital Projects table.
501193	23-24 TM Clarice St	244,671	29,758	29,758	27,633	2,124	Project to be carried over to the next FY.
501194	23-24 TM Mandurah Tce/Adonis Rd	70,455	14,620	14,620	12,795	1,825	Project to be carried over to the next FY.
501195	23-24 TM Meadow Springs Drive Bridge	51,437	11,437	11,437	11,437	0	Completed.
501196	23-24 TM Wanjeep St	422,616	35,513	35,513	31,069	4,443	Project to be carried over to the next FY.
501197	23-24 TM White Hill Road	570,743	857,409	857,409	744,847	112,561	Construction 95% complete.
501199	23-24 RR Guillardon Tce/Karringa Rd	481,047	175,047	175,047	168,084	6,963	Construction 50% complete. Project to be carried over to the next FY.
501200	23-24 RR Mayfair Mews	309,729	16,729	16,729	16,729	0	Project not proceeding in 23/24.
501201	23-24 RR Quarry Way	614,742	40,742	40,742	40,742	0	Project not proceeding in 23/24.
501202	23-24 RR Tara St	161,193	163,977	163,977	136,801	27,176	Completed.
501203	23-24 RS Balwina Court	90,995	100,944	100,944	22,193	78,751	Construction 95% complete.
501204	23-24 RS Castleward St	48,347	3,347	3,347	3,347	0	Project not proceeding in 23/24.
501205	23-24 RS Dalby St	65,471	82,244	82,244	55,049	27,195	Construction 95% complete.
501206	23-24 RS Leyburn Drv	224,216	262,790	262,790	170,467	92,323	Construction 95% complete.
501207	23-24 RS Soldiers Cove Tce and Bolton St	146,427	7,742	7,742	6,427	1,315	Project not proceeding in 23/24.
501208	23-24 RS Tara St	87,595	88,369	88,369	83,588	4,781	Completed.
501209	23-24 RS Thisbe Drv	102,182	120,237	120,237	97,451	22,786	Construction 95% complete.
501210	23-24 RS Westbourne Pass	161,906	3,906	3,906	3,906	0	Project not proceeding in 23/24.
501211	23-24 RS Cambridge Drv	307,903	347,203	347,203	213,205	133,998	Construction 95% complete.
501212	23-24 RS Carter St	45,347	53,819	53,819	50,230	3,589	Construction 95% complete.
501213	23-24 RS Charon Rd	196,092	235,772	235,772	148,094	87,678	Construction 95% complete.
501215	23-24 RS Councel Cl	63,471	63,471	63,471	17,047	46,425	Completed.
501216	23-24 RS Dior Place	73,471	73,471	73,471	51,122	22,349	Construction 95% complete.
501217	23-24 RS Everlasting Retreat	201,092	5,407	5,407	4,092	1,315	Project not proceeding in 23/24.
501218	23-24 RS Glenroy Drv	37,347	51,418	51,418	48,327	3,091	Construction 95% complete.
501219	23-24 RS Harvey View Drv	141,844	150,316	150,316	63,281	87,035	Completed.
501220	23-24 RS Hibiscuss Rise	43,347	3,347	3,347	3,347	0	Project not proceeding in 23/24.
501221	23-24 RS Kelly St	45,347	45,347	45,347	36,560	8,787	Construction 95% complete.
501222	23-24 RS Littleton St	220,216	237,892	237,892	75,550	162,342	Construction 95% complete.
501223	23-24 RS Maria Pl	105,657	4,972	4,972	3,657	1,315	Project not proceeding in 23/24.
501224	23-24 RS Mayfair Mews	112,657	3,657	3,657	3,657	0	Project not proceeding in 23/24.
501225	23-24 RS Quarry Road	221,216	247,753	247,753	4,216	243,537	Project not proceeding in 23/24.
501226	23-24 RS Rakoa St	153,906	4,220	4,220	4,220	0	Project not proceeding in 23/24.
501227	23-24 RS Rouse Rd	144,844	5,159	5,159	3,844	1,315	Project not proceeding in 23/24.
501228	23-24 RS Sandalwood Pde	163,906	197,808	197,808	106,850	90,958	Completed.
501229	23-24 RS Sedgemere Tce	103,657	3,657	3,657	3,657	0	Project not proceeding in 23/24.
501230	23-24 RS Skud St	77,533	98,742	98,742	63,623	35,119	Construction 95% complete.
501231	23-24 RS Spinaway Pde	26,285	36,035	36,035	3,285	32,750	Project not proceeding in 23/24.
501232	23-24 RS Talbot St	60,409	74,697	74,697	38,872	35,826	Completed.
501233	23-24 RS Thomson St	217,427	6,742	6,742	5,427	1,315	Project not proceeding in 23/24.
501234	23-24 RS Wilkins St	107,657	127,489	127,489	92,641	34,848	Completed.
501235	23-24 RC Peel Street Stage 4	1,712,021	2,935,939	2,935,939	1,809,467	1,126,472	Refer to Financial Report, Key Capital Projects table.
501236	23-24 SF Street Furniture Renewal	51,803	51,803	51,803	37,666	14,136	Ongoing Program 2023/24.
501237	23-24 SP Apollo Place	34,313	10,813	10,813	8,350	2,463	Project not proceeding in 23/24.
501239	23-24 SP Guillardon Tce/Karinga Rd	29,820	7,820	7,820	7,820	0	Construction 95% complete. Project to be carried over to the next FY.

ATTACHED

Level of completion indicator, please see table at the end of this note for further detail.

	Account Description		Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
	501240	23-24 Signage Renewal Program	40,808	40,808	40,808	35,064	5,744	Ongoing Program 2023/24.
	501241	23-24 SL Street Lighting New Program	57,762	57,762	57,762	56,864	898	Ongoing Program 2023/24.
	501242	23-24 SL Street Lighting Renewal Program	107,762	107,762	107,762	57,361	50,401	Ongoing Program 2023/24.
	501243	23-24 TM Esperance Avenue Pedestrian Refuge	40,111	50,139	50,139	32,558	17,581	Construction 95% complete.
	501244	23-24 TM Halls Head Parade & Leighton Road Intersection	75,370	94,741	94,741	85,310	9,430	Construction 95% complete.
	501245	23-24 TM Samphire Cove ACROD Bay	24,436	32,444	32,444	28,675	3,769	Completed.
	501249	23-24 SP Caspar Road	120,551	4,551	4,551	5,231	(680)	Project to be carried over to the next FY.
	501253	23-24 Dawesville Channel SE Foreshore - Car Park Design	17,659	11,412	11,412	12,236	(824)	Design only.
	501162	RS Hill Street, Halls Head	0	6,463	6,463	6,463	0	Completed.
	501178	Merlin Street Reserve Southern Car Park	0	12,119	12,119	12,119	(0)	Completed.
	501254	Installation of CCTV - Giants of Mandurah Coodanup Foreshore	0	18,347	18,347	18,347	0	Completed.
	501132	22-23 Installation of Flood Lighting	0	2,602	2,602	2,602	(0)	Completed.
	501256	MBRC Club Night Lights - CSRFF	0	18,499	18,499	16,070	2,429	Construction complete. Finances to be finalised.
	501084	Peel Street Underground Power	0	104,803	104,803	104,803	0	Completed.
	501179	22-23 SF Street Furniture New Program	0	5,985	5,985	0	5,985	Ongoing Program 2023/24.
	501257	Avalon and San Remo Accessible Beach Paths	0	60,000	60,000	42,842	17,158	Completed.
	501258	23-24 Tims Thicket Waste Facility - Upgrade CCTV	0	0	0	0	0	Acquisition completed. Project to be carried over to the next FY.
	501259	23-24 Shard Path (SP) Old Coast Road Path Renewal	0	200,000	200,000	0	200,000	Completed. Finances to be finalised.
	Drainage							
	600189	DR 130 Mandurah Terrace	25,000	11,879	11,879	1,379	10,500	Project not proceeding in 23/24.
	600190	DR 30 George Street Drainage Improvement	44,799	54,628	54,628	33,902	20,726	Completed.
	600192	DR Cervantes Drive	20,522	42,281	42,281	14,276	28,005	Construction 25% complete.
	600193	DR Colonial Court Drainage Upgrade - Stage 1	234,380	304,769	304,769	304,867	(98)	Completed.
	600195	DR Hopetoun Bend Drainage Upgrade	50,264	42,830	42,830	680	42,150	Project to be carried over to the next FY.
	600196	DR Loton Road/Ashley Terrace Intersection Stage 1	42,652	37,704	37,704	37,767	(63)	Completed.
	600198	23-24 DR Mary Street (Stage 1) - Drainage Renewal	274,708	40,000	40,000	39,895	105	Project not proceeding in 23/24.
	600202	Waste Management Centre Soak well	0	7,733	7,733	15,466	(7,733)	Completed.
	600203	Stormwater Drainage, Windsor Way, Falcon	0	39,642	39,642	79,285	(39,643)	Completed.
	600204	Stormwater Drainage, Mandurah Bowling Club	0	11,314	11,314	22,628	(11,314)	Completed.
	600205	Mandurah Surf Life Saving Club Rain Water Pump	0	16,430	16,430	32,860	(16,430)	Completed.
	Coastal & Estuary							
	910075	Birchley Road Boat Ramp Jetty	74,826	0	0	0	0	Project completed in 22/23.
	910109	Cambria Island Abutment Walls Repair	57,121	0	0	0	0	Project completed in 22/23.
	911002	23-24 WR Seashells Seawall	41,356	29,166	29,166	29,166	0	Design complete. Finances to be finalised.
	911001	23-24 WR South Harbour Paving	161,553	129,496	129,496	118,009	11,487	Construction complete. Finances to be finalised.
	910076	22-23 Dawesville Foreshore Res (Leura)	0	6,804	6,804	6,804	(0)	Completed.
	910077	22-23 Dawesville Foreshore Res (Avon)	0	18,800	18,800	18,800	0	Completed.
	911005	John Street Seawall	0	1,714	1,714	1,714	0	Completed.
	Equipment							
	820195	MARC Replacement Pool Inflatable	41,461	41,461	41,461	30,545	10,916	Ongoing Program 2023/24.
	820196	23-24 Washer/Dryer Stackers at Pen	0	13,125	13,125	13,125	0	Completed.
	820197	Museum Projector and Lens	0	7,637	7,637	7,637	(0)	Completed.
	Plant & Machinery							
	770001	Replacement Light Passenger Vehicles	542,074	217,260	217,260	452,165	(234,905)	Ongoing Program 2023/24.
	770002	Replacement Light Commercial Vehicles	854,872	699,039	699,039	693,138	5,901	Ongoing Program 2023/24.
	770005	New - Light Passenger Vehicles	40,000	40,000	40,000	34,277	5,723	Ongoing Program 2023/24.
	770006	Trucks and Buses	1,734,741	313,245	313,245	191,111	122,133	Ongoing Program 2023/24.
	770008	Construction Vehicles	564,648	564,648	564,648	559,943	4,705	Ongoing Program 2023/24.
	770009	Parks and Mowers	879,368	532,839	532,839	500,464	32,376	Ongoing Program 2023/24.
	770010	New - Heavy Vehicles Plant and Equipment	872,731	872,731	872,731	877,837	(5,106)	Ongoing Program 2023/24.
	770020	Tim's Thicket Weighbridge	150,000	201,807	201,807	194,105	7,702	Ongoing Program 2023/24.
	770007	Trailers	18,000	18,000	18,000	16,631	1,369	Ongoing Program 2023/24.
	770011	Miscellaneous Equipment	78,500	78,500	78,500	60,110	18,390	Ongoing Program 2023/24.
	770012	New - Vehicle and Small Plant Program	145,200	145,200	145,200	135,307	9,893	Ongoing Program 2023/24.
	Other Infrastructure							
	930042	23-24 Upgrade the WMC CCTV Server	8,000	8,000	8,000	6,350	1,650	Completed.
	930043	23-24 Christmas Decorations Program	170,001	170,001	170,001	170,512	(512)	Ongoing Program 2023/24.
	930044	23-24 CSRFF Program - Small Grants	150,000	664	664	664	0	Completed.
	700053	Lakelands DOS Sports Specific Infrastructure	169,317	219,317	219,317	109,286	110,031	Construction 60% complete.
	700055	Eastern Foreshore South Precinct	2,762,166	1,500,000	1,500,000	2,071,833	(571,834)	Refer to Financial Report, Key Capital Projects table.
	700056	Western Foreshore Recreation Precinct	1,989,677	11,913	11,913	11,913	0	Refer to Financial Report, Key Capital Projects table.
	930038	MARC Geothermal Pump & VSD 21/22	0	5,682	5,682	5,682	0	Completed.
	Grand Total		**46,801,721**	**36,779,539**	**36,779,539**	**31,661,697**	**5,117,842**	

Confirmed

Repayments - Borrowings

Information on Borrowings		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	1 July 2023	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	$	$	$	$	$	$	$	$	$
Law, order, public safety									
Bortolo Fire Track Water Infrastructure	40,021	-	-	2,830	2,809	37,191	37,212	2,534	1,316
Community amenities						0			
Compactor Waste Trailers and Dolly [336]	65,156	-	-	60,641	67,376	4,515	(2,220)	2,060	1,371
Waste Water Reuse [349]	78,609	-	-	21,590	21,403	57,020	57,206	4,018	2,558
Halls Head Ablution Block [350]	52,442	-	-	14,384	14,263	38,058	38,179	2,681	1,707
Halls Head Recycled Water 2019/20	146,877	-	-	14,307	17,169	132,570	129,708	8,195	4,213
Ablutions 2020/21	-	-	-	-	-	0	-	-	0
Ablutions 2021/22	228,857	-	-	25,755	31,365	203,103	197,493	2,088	7,657
Recreation and culture						0			
Rushton Park Redevelopment [318(ii)]	54,125	-	-	54,125	81,188	-0	-	1,044	735
Meadow Springs Recreation Facility [318(iii)]	40,657	-	-	40,657	60,986	-0	-	784	540
Mandurah Football & Sporting Club [324]	-0	-	-	-	0	-0	-	0	0
Mandurah Rugby Club [325]	-0	-	-	-	0	-0	-	0	0
Bowling Club Relocation [326]	0	-	-	-	0	0	-	0	14
Ablutions - Netball Centre [329(i)]	0	-	-	-	0	0	-	0	4
Parks Construction [329(v)]	0	-	-	-	0	0	-	0	4
Halls Head Bowling Club upgrade [331]	202,117	-	-	32,544	35,271	169,574	166,846	10,907	6,979
Parks - Falcon Bay Reserve [333(i)]	-0	-	-	-	0	-0	-	0	0
MARC Redevelopment [338]	264,969	-	-	162,050	159,336	102,920	105,633	9,239	7,558
MARC Redevelopment Stage 1 [340]	257,181	-	-	77,926	80,728	179,255	176,453	12,855	8,257
MARC Redevelopment Stage 2 [341]	596,973	-	-	204,920	203,021	392,054	393,952	29,357	19,691
Eastern Foreshore Wall [344]	405,374	-	-	131,541	130,332	273,833	275,042	20,150	13,089
MARC Stage 2 [345]	600,606	-	-	188,187	186,454	412,420	414,152	30,045	19,901
Falcon Bay Seawall [351]	131,758	-	-	36,078	35,758	95,681	96,000	6,738	4,291
MARC Solar Plan [353]	113,559	-	-	17,896	19,800	95,664	93,760	6,129	3,928
Novara Foreshore Development [355]	227,595	-	-	41,443	44,142	186,152	183,453	6,616	7,862
Falcon Bay Foreshore Upgrades [356]	227,059	-	-	35,824	40,472	191,235	186,588	12,234	7,854
Mandjar Square Development [358]	280,642	-	-	47,401	50,933	233,241	229,709	12,671	9,771
Lakelands DOS [360]	1,387,697	-	-	267,294	262,283	1,120,403	1,125,414	69,148	49,554
Mandjar Square Stage 3 and 4	328,443	-	-	36,704	45,812	291,739	282,632	18,122	17,633
Falcon Seawall	620,830	-	-	75,433	86,860	545,397	533,970	34,234	9,243
Novara Foreshore Stage 3	132,591	-	-	14,769	18,486	117,823	114,105	7,155	3,735
Smart Street Mall Upgrade 2019/20	350,153	-	-	57,113	57,478	293,040	292,675	3,618	10,174
Falcon Bay Foreshore Stage 3 of 4	219,015	-	-	31,750	35,841	187,265	183,174	2,007	6,320
Mandjar Square Final Stage	219,002	-	-	30,617	34,739	188,384	184,262	3,140	6,319
Falcon Skate Park Upgrade	86,124	-	-	10,090	10,123	76,034	76,001	4,478	2,457
Westbury Way North side POS Stage 3	146,891	-	-	14,305	17,152	132,586	129,739	8,196	4,213
Eastern/ Western Foreshore 2020/21	912,751	-	-	120,004	137,263	792,747	775,487	5,959	24,486
Smart Street Mall 2020/21	905,433	-	-	105,466	134,643	799,967	770,789	6,305	23,933
Novara Foreshore Stage 4	84,550	-	-	7,784	8,786	76,766	75,764	3,246	2,182
Bortolo Reserve - Shared Use Parking and Fire Track Facility	248,388	-	-	31,271	36,865	217,117	211,523	1,837	6,546
Falcon Bay Upgrade - Stage 4 of 5	231,480	-	-	29,175	33,540	202,305	197,940	1,726	6,110
Enclosed Dog Park	17,065	-	-	1,243	1,650	15,822	15,415	964	440
South Harbour Paving Upgrade Stage 2	42,286	-	-	3,373	4,192	38,913	38,095	2,135	1,091
Falcon Skate Park Upgrade 2020/21	63,077	-	-	5,022	6,282	58,055	56,795	3,294	1,646
Eastern/ Western Foreshore 2021/22	1,377,800	-	-	159,733	237,384	1,218,066	1,140,416	8,686	46,982
Smart Street Mall 2021/22	568,125	-	-	65,422	78,622	502,703	489,502	4,058	19,309
Enclosed Dog Park 2021/22	165,729	-	-	18,599	22,327	147,130	143,401	1,560	5,508
Novara Foreshore Stage 4 2021/22	210,045	-	-	23,828	28,439	186,217	181,606	1,815	7,044
Falcon Bay Upgrade - Stage 4 of 5 2021/22	66,188	-	-	7,295	8,538	58,893	57,649	998	2,188
Parks and Reserves Upgrades 2021/22	446,783	-	-	51,216	61,840	395,567	384,943	3,446	15,160
Mandurah Library Re Roofing Project	106,264	-	-	12,070	14,299	94,194	91,965	986	3,870
Falcon Reserve Activation Plan Stage 3	400,211	-	-	51,388	51,437	348,823	348,773	2,339	12,757
Pleasant Grove Foreshore	59,031	-	-	7,408	7,351	51,623	51,680	1,174	1,807
Kangaroo Paw Park	307,570	-	-	39,016	39,167	268,553	268,403	2,263	9,570
Falcon Bay Stage 5 of 5	145,076	-	-	18,480	18,503	126,597	126,574	986	4,661
2022/23 South Harbour Upgrades	102,054	-	-	13,027	12,926	89,027	89,127	665	3,381
Upgrade of Playing Surface Peelwood Parade	-	-	-		-	0	-	-	0
Bruce Cresswell Reserve	196,103	-	-	24,934	25,058	171,169	171,045	1,382	6,399
Seascapes Boardwalk	200,105	-	-	25,610	25,570	174,495	174,536	1,246	5,918
Mandurah Community Museum Roof and Gutters	130,068	-	-	16,678	16,706	113,391	113,362	783	4,014
Stage 2 of Upgrades to Peelwood Reserve	-	-	-	-	-	0	-	-	0
Smart Street Mall Upgrade	58,748	-	-	7,392	7,333	51,356	51,415	495	1,707
Eastern Foreshore South Precinct	-	-	-	-	-	0	-	-	0
Western Foreshore Recreation Precinct	-	-	-	-	-	0	-	-	0
2022/23 Parks and Reserves Upgrades	390,205	-	-	50,031	50,094	340,175	340,111	2,351	13,025
Parks & Reserves Program	0	3,439,391	3,439,391	-	-	3,440,409	3,439,391	1,018	0
Transport						0			

confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2024

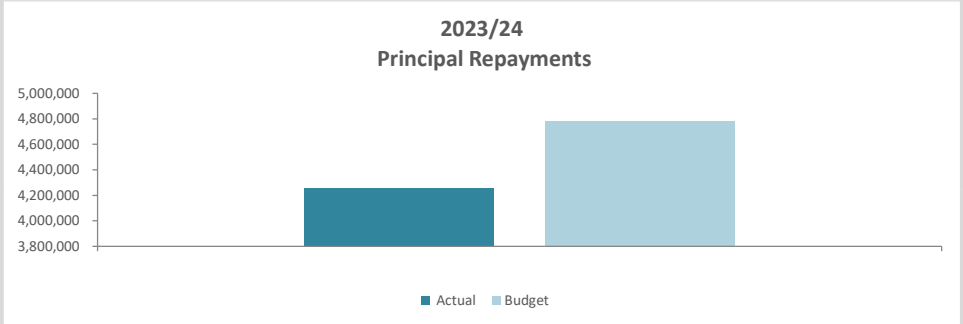
FINANCING ACTIVITIES
NOTE 7
BORROWINGS

Repayments - Borrowings

Information on Borrowings		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	**1 July 2023**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**
Drainage [318(iv)]	13,468	-	-	13,468	20,202	-0	-	260	195
Road Construction [318(v)]	135,186	-	-	135,186	202,778	-0	-	2,607	1,752
Road Construction [333(ii)]	-0	-	-	-	0	-0	-	0	
New Pedestrian Bridge Construction [335]	125,775	-	-	122,749	130,964	3,026	(5,188)	3,931	2,545
New Road Construction [339]	204,350	-	-	114,371	112,636	89,978	91,714	7,635	5,615
New Road Construction [342]	320,256	-	-	101,175	101,905	219,081	218,352	15,957	10,380
WMC Tims Thicket [343]	52,113	-	-	14,960	16,345	37,154	35,768	2,607	1,685
Road Construction [346]	206,862	-	-	56,866	56,356	149,996	150,505	10,573	6,734
MARC Carpark [347]	157,187	-	-	43,194	42,808	113,993	114,378	8,035	5,117
MPAC Forecourt [348]	65,532	-	-	17,987	17,833	47,545	47,699	3,350	2,133
Mandurah Marina [352]	113,552	-	-	17,897	19,827	95,655	93,725	6,128	3,927
MARC Carpark [354]	170,326	-	-	26,846	29,740	143,480	140,586	9,192	5,891
Mandurah Foreshore Boardwalk Renewal [357]	254,393	-	-	42,111	121,336	212,282	133,057	11,950	8,803
New Road Construction [359]	723,964	-	-	134,613	132,409	589,350	591,554	35,405	24,991
Smoke Bush Retreat Footpath [361]	56,775	-	-	8,947	9,899	47,828	46,876	3,064	1,963
New Boardwalks 18/19	330,762	-	-	36,737	46,063	294,025	284,699	18,091	9,327
Coodanup Drive - Road Rehabilitation	66,321	-	-	7,459	9,231	58,862	57,090	3,498	1,868
Pinjarra Road Carpark	132,591	-	-	14,769	18,486	117,823	114,105	7,155	3,735
New Road Construction 2018/19	1,026,254	-	-	124,360	143,571	901,894	882,683	56,591	29,190
New Road Construction 2019/20	604,125	-	-	104,899	104,897	499,226	499,228	4,433	17,688
South Harbour Upgrade 2019/20	169,324	-	-	16,744	19,736	152,580	149,587	9,126	4,845
New Roads 2020/21	481,957	-	-	61,623	70,885	420,334	411,072	4,607	12,689
Carryover Roads 2020/21	457,080	-	-	51,509	63,506	405,571	393,573	3,273	15,314
Roads 2021/22	229,614	-	-	25,305	31,401	204,309	198,213	1,792	7,657
SP Halls Head PSP	200,105	-	-	25,610	25,570	174,495	174,536	1,246	5,762
Carparks 2021/22	152,434	-	-	17,244	20,622	135,191	131,812	1,357	5,073
RC Peel Street	111,058	-	-	14,139	14,202	96,920	96,857	766	3,370
Cambria Island Abutment Wall	54,949	-	-	6,351	7,463	48,598	47,486	573	1,806
Senior Citizens Carpark	12,006	-	-	852	850	11,154	11,156	760	352
Torcello Mews Canal PAW Renewal	100,053	-	-	12,721	12,791	87,331	87,262	707	2,855
MARC Carpark Additional and overflow	-	-	-	-	-	0	-	0	-
Halls Head Parade Car Park Stage 2a	50,026	-	-	4,683	3,968	45,343	46,058	2,024	1,582
RC Pinjarra Road Stage 4	500,263	-	-	63,800	63,817	436,464	436,447	3,351	14,924
Cambria Island Abutment Walls Repair	268,538	-	-	34,592	34,630	233,947	233,908	1,454	8,695
RC Pinjarra Road Stage 3	500,263	-	-	63,814	63,817	436,450	436,447	3,337	15,053
Halls Head Pde Beach Central CP Stage 2	97,261	-	-	12,055	11,957	85,207	85,304	999	3,051
Cambria Island Abutment Walls Repair	-	-	-	-	-	0	-	-	-
Roads & Drainage Program	-	2,364,522	2,364,522	-	-	2,365,222	2,364,522	700	-
Economic services					-	0		-	
Mandurah Ocean Marina Chalets Refurbishment	137,711	-	-	15,821	18,814	121,889	118,897	1,077	5,048
Other property and services						0			
IT Communications Equipment [318(i)]	10,673	-	-	10,673	16,009	-0	-	206	153
Civic Building - Tuckey Room Extension	330,343	-	-	36,761	46,007	293,582	284,336	18,067	9,303
Building Renewal & Upgrades Program	-	1,408,562	1,408,562	-	-	1,408,979	1,408,562	417	
	23,563,914	7,212,475	7,212,475	4,256,524	4,783,724	26,522,000	26,119,719	658,463	729,752
Total	23,563,914	7,212,475	7,212,475	4,256,524	4,783,724	26,522,000	26,119,719	658,463	729,752
Current borrowings	4,783,724		7,212,475	4,256,524	4,783,724	18,881,811	4,783,724	658,463	729,752
Non-current borrowings	18,780,190					7,640,189	21,335,995		
	23,563,914					26,522,000	26,119,719		

All debenture repayments were financed by general purpose revenue.

KEY INFORMATION
All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.



Principal Repayments
$4,256,524

Interest Expense
$658,463

Loans Due
$26.52 M

Confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2024

OPERATING ACTIVITIES
NOTE 8
CASH RESERVES

Cash Backed Reserve

Reserve Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	$	$	$	$	$	$	$	$	$
Building	1,448,838	30,556	30,556	125,000	0	(71,656)	0	1,532,738	1,479,394
Parking	491,695	11,625	11,625	0	0	0	0	503,320	503,320
Asset Management	21,080,104	238,627	238,627	13,600,018	0	(7,797,984)	0	27,120,765	21,318,731
Cultural Centre	189,763	0	0	0	0	(187,283)	0	2,480	189,763
Sustainability	509,862	9,748	9,748	0	0	(236,710)	0	282,900	519,610
Waste Facilities Reserve Fund	8,221,489	119,830	119,830	425,660	1,835,608	(464,138)	0	8,302,841	10,176,927
Interest Free Loans	191,704	0	0	0	0	0	0	191,704	191,704
CLAG	20,690	284	284	0	0	0	0	20,974	20,974
Mandurah Ocean Marina	181,789	4,298	4,298	0	0	0	0	186,087	186,087
Waterways	1,055,377	18,054	18,054	0	0	(131,868)	(131,868)	941,563	941,563
Port Mandurah Canals Stage 2 Maintenance	95,096	2,248	2,248	0	0	0	0	97,344	97,344
Mariners Cove Canals	86,645	2,048	2,048	0	0	0	0	88,693	88,693
Port Bouvard Canal Maintenance Contributions	272,719	6,448	6,448	0	0	0	0	279,167	279,167
Unspent Grants & Contributions	10,621,307	0	0	3,923,809	0	(4,850,190)	(4,850,190)	9,694,926	5,771,117
Long Service Leave	3,261,428	0	0	0	0	(964,133)	0	2,297,295	3,261,428
Bushland and Environmental Protection	1,539,761	36,332	36,332	200,000	0	0	0	1,776,093	1,576,093
Coastal Storm Contingency	264,001	6,241	6,241	0	0	0	0	270,242	270,242
Digital Futures	58,078	1,377	1,377	0	0	0	0	59,455	59,455
Decked Carparking	1,030,111	24,354	24,354	0	0	0	0	1,054,465	1,054,465
Specified Area Rates - Waterside Canals	116,808	2,662	2,662	0	0	(6,738)	(6,738)	112,732	112,732
Specified Area Rates - Port Mandurah Canals	287,011	6,622	6,622	65,040	65,040	(213,012)	(213,012)	145,661	145,661
Specified Area Rates - Mandurah Quay Canals	239,190	5,581	5,581	26,861	26,861	0	0	271,632	271,632
Specified Area Rates - Mandurah Ocean Marina	774,206	17,181	17,181	149,147	149,147	(48,076)	(48,076)	892,459	892,459
Specified Area Rate - Port Bouvard Canals	152,725	3,363	3,363	518	518	0	0	156,606	156,606
Specified Area Rate - Mariners Cove	4,783	121	121	811	811	0	0	5,715	5,715
Specified Area Rate - Eastport	52,585	1,056	1,056	853	853	0	0	54,494	54,494
Sportclubs Maintenance Levy	304,673	6,129	6,129	12,000	12,000	0	0	322,802	322,802
City Centre Land Acquisition Reserve	1,052,919	22,021	22,021	0	0	0	0	1,074,940	1,074,940
Lakelands Community Infrastructure Reserve	1,125,604	26,611	26,611	0	0	0	0	1,152,215	1,152,215
Plant Reserve	3,011,375	13,608	13,608	1,068,297	0	(2,063,510)	(2,063,510)	2,029,770	961,473
Workers Compensation Reserve	554,251	13,083	13,083	0	0	0	0	567,334	567,334
Restricted Cash Reserve	2,848,106	19,890	19,890	1,050,902	0	(1,095,943)	(1,095,943)	2,822,955	1,772,053
Transform Mandurah Funding Program Reserve	852,513	0	0	73,456	0	0	0	925,969	852,513
Community Safety	510,653	0	0	90,000	0	0	0	600,653	510,653
Public Art Reserve	311,498	0	0	0	0	0	0	311,498	311,498
	62,819,360	**649,998**	**649,998**	**20,812,372**	**2,090,838**	**(18,131,241)**	**(8,409,337)**	**66,150,489**	**57,150,859**

Confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 30 JUNE 2024

NOTE 9

OPERATING GRANTS AND CONTRIBUTIONS

Provider	Unspent Operating Grant, Subsidies and Contributions Liability				Operating Grants, Subsidies and Contributions Revenue			
	Liability 1-Jul	Increase in Liability	Liability Reduction (As revenue)	Liability 30-Jun	Adopted Budget	Budget Variations	Annual Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Operating Grants and Subsidies								
General purpose funding								
2023-24 Financial Assistance Grant - Local Roads	0	0	0	0	1,536,209	0	41,435	165,023
2023-24 Financial Assistance Grant - General Roads	0	0	0	0	2,031,064	0	144,485	82,870
2020-21 Financial Assistance Grant - Transform Mandurah	0	0	0	0	0	143,725	0	0
2024-25 Financial Assistance Grant - Local Roads	0	1,542,331	(1,542,331)	0	0		0	1,542,331
2024-25 Financial Assistance Grant - General Roads	0	2,157,809	(2,157,809)	0	0		0	2,157,809
Law, order, public safety								
Southern Districts Bush Fire Brigade LGGS: DFES	0	0	0	0	38,000	0	38,000	34,062
SES LGGS: 2023/24 DFES	0	0	0	0	0	0	58,624	53,245
Bushfire Mitigation Activity Fund (MAF) Grants: DFES	22,800	22,800	(22,800)	22,800	0	0	22,800	22,800
Education and welfare								
Waterwise Verge Grant: Water Corp	0	10,000	(10,000)	0	10,000	0	10,000	10,000
Int Day for People with a Disability	0	1,000	(1,000)	0	3,000	0	1,000	1,000
Waste Sorted Community Education: DWER	0	6,928	(6,928)	0	0	0	6,928	6,928
Stay On Your Feet: Injury Matters	0	4,486	(4,486)	(0)	0	0	4,486	4,486
WA Bike Month: Dept of Transport	0	1,546	(1,546)	0	0	0	1,546	1,546
Paint Manjoogoordup REaD: Department of Communities	0	99,811	0	99,811	0	0	0	0
Community amenities								
Bus Shelter Maintenance Assistance Scheme: PTA	0	17,160	(17,160)	0	17,605	0	17,605	17,160
Recreation and culture								
Christmas Pageant: Lotterywest	0	20,000	(20,000)	0	10,000	0	20,000	20,000
Crabfest: Tourism WA	0	140,000	(140,000)	0	140,000	0	140,000	140,000
Every Club Funding 2023: DLGSC	38,966	0	(38,966)	0	0	0	38,966	38,966
Every Club Funding 2024: DLGSC	0	38,930	0	38,930	38,930	0	38,930	0
Gnoonie Youth Football Cup: Healthway	0	2,500	(2,500)	0	2,500	0	2,500	2,500
CHRMAP: DPLH	0	98,000	0	98,000	140,000	0	70,000	0
Emerging Crime Program: Western Australian Police	25,000	0	(25,000)	0	0	0	25,000	25,000
Community Action Plan: Alcohol and Drug Foundation	16,687	0	0	16,687	0	0	16,687	0
Mandurah Assertive Outreach Trial	0	0	0	0	62,500	0	0	0
Christmas Light Trail: Lotterywest	0	50,000	(50,000)	0	0	0	50,000	50,000
Christmas Pageant: Ray White	0	18,182	(18,182)	0	0	0	0	18,182
Christmas Light Trail: Ray White	0	9,090	(9,090)	0	0	0	0	9,090
New Years Eve: Betty's Burgers	0	8,500	(8,500)	0	0	0	0	8,500
2023 Crabfest: Spud Shed	0	15,000	(15,000)	0	0	0	0	15,000
2023 Crabfest: Tourism WA	0	10,000	(10,000)	0	0	0	0	10,000
2024 Crabfest: Spud Shed	0	20,000	(20,000)	0	0	0	0	20,000
2024 Crabfest: Buy West Eat Best	0	7,500	(7,500)	0	0	0	0	7,500
2024 Crabfest: Satterley Group	0	20,000	(20,000)	0	0	0	0	20,000
2024 Crabfest: Alcoa	0	20,000	(20,000)	0	0	0	0	20,000
National Volunteer Week	0	1,500	(1,500)	0	1,500	0	1,500	1,500
Young Yorgas Program 2023: Murdoch University	0	4,200	(4,200)	0	0	0	0	0
Coastal Adaption and Protection: Department of Transport	0	21,095	(21,095)	0	0	0	0	21,095
	103,453	**4,368,368**	**(4,195,593)**	**276,228**	**4,031,308**	**143,725**	**750,492**	**4,526,593**
Recreation and culture				0				
She Codes Workshop: PDC	5,000	0	(5,000)	0	0	0	0	0
	5,000	**0**	**(5,000)**	**0**	**0**	**0**	**0**	**0**
TOTALS	**108,453**	**4,368,368**	**(4,200,593)**	**276,228**	**4,031,308**	**143,725**	**750,492**	**4,526,593**

* The Note 9 above relates to Operating Grants, Subsidies and Contributions with contract liability

confirmed

		Unspent Non Operating Grants, Subsidies and Contributions Liability				Non Operating Grants, Subsidies and Contributions Revenue			
Provider		Liability 1-Jul	Increase in Liability	Liability Reduction (As revenue)	Liability 30-Jun	Adopted Budget Revenue	Budget Variations	Annual Budget	YTD Revenue Actual (b)
		$	$	$	$	$	$	$	$
Non-Operating Grants and Subsidies					0				
750726	Changing Places - Eastern Foreshore	140,075	0	(140,075)	(0)	140,075	0	140,075	140,075
700055	Eastern Foreshore South Precinct - DoH	2,500,000	0	0	2,500,000	2,500,000	0	2,500,000	0
	Eastern Foreshore South Precinct - DoH 22-23	2,500,000	0	(2,062,122)	437,878	0	0	0	0
700055	Eastern Foreshore South Precinct - RfR	9,711	0	(9,711)	0	79,490	(69,779)	9,711	9,711
750688	22-23 MPAC Internal Refurb	0	0	0	0	0	0	0	0
750647	Dawesville Community Centre	698,323	2,000,000	(59,905)	2,638,418	469,523	(340,335)	129,188	59,905
700516	Yalgorup National Park	104,674	0	(15,567)	89,108	129,674	(25,000)	104,674	15,567
750681	MARC Roof Repairs	0	0	0	0	877,524	0	877,524	0
501113	SP Halls Head PSP - WABN	0	541,420	(541,420)	0	29,054	892,091	921,145	0
501113	SP Halls Head PSP - DPIRD	0	325,000	(325,000)	0			0	0
501129	Trails Project	174,454	300,000	(370,228)	104,226	599,025	(349,572)	249,453	370,228
750732	Dawesville Community Centre	0	0	(732,206)	0	2,000,000	269,135	2,269,135	0
750740	23-24 MPAC Flytower Roof and Cladding Renewal	0	0	0	0	150,000	(150,000)	0	0
700577	Merlin Street Activation Plan - Implementation	150,000	0	0	150,000	150,000	0	150,000	0
501089	RC Peel Street Stage 3	0	600,000	(600,000)	0	815,806	(319,745)	496,061	600,000
501084	Peel Street - Power Relocation	0	0	0	0	0	104,803	104,803	0
501145	RC Pinjarra Road Stage 4	0	0	0	0	0	506,175	0	0
501148	RR Olive Road	0	55,000	(55,000)	0	55,000	0	55,000	55,000
501181	TM Estuary Road Delineation	0	8,370	(8,355)	15	8,307	48	8,355	8,355
501183	SL Lakes Road/Murdoch Drive	1,086	23,678	(24,764)	0	40,947	12,807	53,754	24,764
501182	SL Old Coast Road/McLarty Road/Leeward Road Ent	8,920	0	0	8,920	41,230	(41,230)	0	0
501235	23-24 RC Peel Street Stage 4 - RRG	400,000	1,200,000	(1,600,000)	0	1,000,000	333,132	1,333,132	0
501235	23-24 RC Peel Street Stage 4 - LRCI	0	0	0	0	0	0	0	0
700616	Missing Person Memorial Mandurah Upgrade	10,000	10,000	(20,000)	0	0	0	0	0
501192	23-24 SP Falcon Coastal Shared Path - Stage 1	0	0	0	0	550,000	(550,000)	0	0
501193	23-24 TM Clarice St	0	58,667	(27,633)	31,034	146,666	(87,999)	58,667	27,633
501194	23-24 TM Mandurah Tce/Adonis Rd	0			0	38,440	(38,440)	0	0
501196	23-24 TM Wanjeep St	0	105,334	(31,069)	74,265	263,333	(157,999)	105,334	31,069
501197	23-24 TM White Hill Road - Blackspot Funding	0	453,334	(453,334)	0	353,334	186,666	540,000	453,334
501198	23-24 TM White Hill Road - Direct Grant	0	125,000	(125,000)	0	0	125,000	125,000	125,000
501200	23-24 RR Mayfair Mews	0	0	0	0	250,000	(250,000)	0	0
501201	23-24 RR Quarry Way	0	0	0	0	500,000	(500,000)	0	0
501202	23-24 RR Tara St	0	135,000	(135,000)	0	45,000	0	45,000	135,000
501205	23-24 RS Dalby St	0	50,000	(50,000)	0	50,000	0	50,000	50,000
501206	23-24 RS Leyburn Drv	0	65,000	0	65,000	45,708	(45,708)	0	0
501213	23-24 RS Charon Rd	0	85,000	(85,000)	0	150,000	0	150,000	85,000
501209	23-24 RS Thisbe Drv	0	60,000	(60,000)	0	0	60,000	60,000	0
501216	23-24 RS Dior Place - Direct Grant	0	19,218	(19,218)	0	0	0	0	0
501216	23-24 RS Dior Place - Roads to Recovery	0	40,000	(40,000)	0	0	0	0	0
700619	23-24 Dawesville Channel SE Foreshore Upgrade Stage 1	0	0	0	0	350,000	(350,000)	0	0
911002	23-24 WR Seashells Seawall	0	9,905	(9,905)	0	15,000	0	15,000	9,905
501239	23-24 SP Guillardon Tce/Karinga Rd	0	0	0	0	0	0	500,000	0
501211	23-24 RS Cambridge Drv	0	0	0	0	0	0	200,000	0
501222	23-24 RS Littleton St	0	70,000	(70,000)	0	0	0	95,708	0
501216	23-24 RS Dior Place	0	0	0	0	0	0	19,218	0
700625	EV Charging Stations	0	0	0	0	0	0	175,000	0
501212	23-24 RR Carter St	0	50,000	(50,000)	0	0	0	0	0
501234	23-24 RS Wilkins St	0	90,000	(90,000)	0	0	0	0	0
501219	23-24 RS Harvey View Drv	0	60,000	(60,000)	0	0	0	0	0
501230	23-24 RS Skud St	0	60,000	(60,000)	0	0	0	0	0
501228	23-24 RS Sandalwood Pde	0	105,709	(105,709)	0	0	0	0	0
501208	23-24 RS Tara St	0	80,000	(80,000)	0	0	0	0	0
501213	23-24 RS Charon Rd	0	150,000	(148,094)	1,906	0	0	0	0
Economic services						0	0	0	0
750759	23-24 CASM Lighting	0	46,848	(46,848)	0	0	46,848	46,848	46,848
		6,697,244	**6,982,483**	**(8,311,165)**	**5,368,562**	**11,843,136**	**(739,102)**	**11,587,785**	**2,247,395**
Non-Operating Contributions									
	PEET - Cash in Lieu Contribution	1,065,909	0	0	1,065,909	0	0	0	0
700518	Eastport Foreshore Upgrade	0	84,657	(84,657)	0	148,534	(13,194)	135,340	84,657
750681	MARC Roof Repairs	0	1,085,456	(1,085,456)	0	2,900,000	340,000	3,240,000	1,085,456
700616	Missing Person Memorial Mandurah Upgrade	0	0	0	0	20,000	0	20,000	20,000
700622	Milgar Reserve BMX Starting Gate	0	29,263	(29,263)	0	0	38,000	38,000	29,263
400016	MMFC Upgrade Rushton North Pav (CSRFF) - Buildings	0	125,000	(125,000)	0	0	125,000	125,000	125,000
501131	Dawesville Channel SE Foreshore Upgrade	0	10,350	(10,350)	0	141,150	(300)	140,850	10,350
700619	23-24 Dawesville Channel SE Foreshore Upgrade Stage 1	0	77,958	(77,958)	0	0	350,000	350,000	77,958
770007-C	Trailers	0	17,178	(17,178)	0	0	17,178	17,178	0
770011-C	Miscellanous Equipment	0	159,411	(159,411)	0	0	159,411	159,411	0
		1,065,909	**1,589,273**	**(1,589,273)**	**1,065,909**	**3,209,684**	**1,016,095**	**4,225,779**	**1,432,684**
Total Non-operating grants, subsidies and contributions		**7,763,153**	**8,571,757**	**(9,900,439)**	**6,434,471**	**15,052,820**	**276,993**	**15,813,564**	**3,680,079**

confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2024

NOTE 11
PROPOSED BUDGET VARIATIONS FOR COUNCIL APPROVAL

The following are for consideration for Council to approve as budget variations

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				$	$	$	$
			Opening Surplus/(Deficit)				0
New-6100-1001-61001	CASM Front Counter		Capital Expenses			(10,000)	(10,000)
102711-4200-1263-61001	CASM - Cultural Development		Operating Expenses		10,000		0
700055-6900-1001-xxxxx	Waterfront Project (previously Eastern Foreshore South Precinct)		Capital Expenses			(10,285,432)	(10,285,432)
700056-6900-1001-xxxxx	Western Foreshore Recreation Precinct		Capital Expenses		2,034,816		(8,250,616)
500016-6250-1001-xxxxx	Smart Street Mall Upgrade		Capital Expenses		591,166		(7,659,450)
700576-6900-1001-xxxxx	Eastern Foreshore North and Centeral Waterfront Project		Capital Expenses		6,467,064		(1,192,386)
TBC	Eastern Foreshore South Precinct		Capital Expenses		1,192,386		0
501291-6250-1001-xxxxx	Pinjarra Road (previously Pinjarra Road Upgrade Stage 8 & 9)		Capital Expenses			(3,167,702)	(3,167,702)
501289-6250-1001-xxxxx	Pinjarra Road Upgrade Stage 5		Capital Expenses		1,528,742		(1,638,960)
501290-6250-1001-xxxxx	Pinjarra Road Upgrade Stage 6		Capital Expenses		1,528,742		(110,218)
TBC	Pinjarra Road Upgrade Stage 8 & 9		Capital Expenses		110,218		0
700619-6600-1001-xxxxx	Dawesville SE Foreshore (previously 23-24 Dawesville Channel SE Foreshore Upgrade Stage 1)		Capital Expenses			(1,947,501)	(1,947,501)
TBC	Dawesville Channel SE Foreshore Upgrade Stage 1		Capital Expenses		1,807,851		(139,650)
501131-6250-1001-xxxxx	Dawesville Channel SE Foreshore Upgrade		Capital Expenses		139,650		0
700577-6600-1001-xxxxx	Merlin Street Reserve Activation Plan (previously 2023/24 Merlin Street Activation Plan - Implementation)		Capital Expenses			(749,391)	(749,391)
	Merlin Street Reserve Activation Plan - Implementation		Capital Expenses		359,589		(389,802)
501269-6250-1001-xxxxx	Merlin Activation Plan		Capital Expenses		389,802		0
100010-5850-1263-41400	Increase in Operating Grant - Project Administration Waterways		Operating Revenue		21,095		21,095
	Transfer into Asset Management Reserve		Other: Transfer Into Reserve			(21,095)	0
911002-6400-1263-41403	Decrease in Capital Grants - Project Waterways Seashells Seawall		Capital Revenue			(5,095)	(5,095)
911002-6400-1045-61129	Decrease in Capital Expenses - Project Waterways Seashells Seawall		Capital Expenses		5,095		0
				0	**16,186,216**	**(16,186,216)**	

confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2024

NOTE 12
BUDGET AMENDMENTS APPROVED

Amendments to original budget since budget adoption. Surplus/(Deficit)
A positive number in the amended budget running balance represents an estimated closing surplus.
A negative number in the amended budget running balance represents an estimated closing deficit

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				$	$	$	$
	Budget Adoption		Opening Surplus/(Deficit)				(490,468)
501129-6250-1045-61129	Trails Project	July FR G.4/8/23	Capital Expenses			(23,387)	(513,855)
	Trails Project	July FR G.4/8/23	Other: Transfer Out of Reserve		23,387		(490,468)
501187-6250-1045-61129	23-24 Dawesville Channel SE Foreshore Upgrade	July FR G.4/8/23	Capital Expenses		10,000		(480,468)
	23-24 Dawesville Channel SE Foreshore Upgrade	July FR G.4/8/23	Other: Transfer Out of Reserve			(10,000)	(490,468)
12000-5820-215061129	Chalets Maintenance - Chalets	July FR G.4/8/23	Operating Expenses		17,640		(472,828)
New-6600-1045-61129	Replacement of Shade Sail - Marina Chalets	July FR G.4/8/23	Capital Expenses			(17,640)	(490,468)
700608-6600-1045-xxxxx	23-24 SF Keith Holmes Reserve	August FR G.7/9/23	Capital Expenses			(11,567)	(502,035)
700607-6600-1045-xxxxx	23-24 SF Floribunda Park	August FR G.7/9/23	Capital Expenses		11,567		(490,468)
750758-6100-1045-61129	PBSRC Small Grant - CSRFF	August FR G.7/9/23	Capital Expenses			(5,000)	(495,468)
930044-6500-1045-61129	23-24 CSRFF Program - Small Grants	August FR G.7/9/23	Capital Expenses		5,000		(490,468)
New-6600-1045-61129	Milgar Reserve BMX Starting Gate	August FR G.7/9/23	Capital Expenses			(114,000)	(604,468)
930044-6500-1045-61129	23-24 CSRFF Program - Small Grants	August FR G.7/9/23	Capital Expenses		38,000		(566,468)
700612-6600-1045-xxxxx	23-24 FR Island Point	August FR G.7/9/23	Capital Expenses		38,000		(528,468)
New-6600-1045-61129	Contribution from Mandurah BMX Club	August FR G.7/9/23	Capital Revenue		38,000		(490,468)
New-6600-1045-61129	Thompson Street Netball Court Resurface	August FR G.7/9/23	Capital Expenses			(120,000)	(610,468)
	Asset Management Reserve	August FR G.7/9/23	Other: Transfer Out of Reserve		120,000		(490,468)
	Capital Works 22/23 Carryovers Reconciliation	August FR G.7/9/23	Capital Expenses			(2,125,728)	(2,616,196)
	Capital Works 22/23 Carryovers Reconciliation	August FR G.7/9/23	Capital Revenue			(49,429)	(2,665,625)
	Capital Works 22/23 Carryovers Reconciliation	August FR G.7/9/23	Other: Unutilised Loans		221,719		(2,443,906)
	Capital Works 22/23 Carryovers Reconciliation	August FR G.7/9/23	Other: Transfer Out of Reserve		1,953,438		(490,468)
	Adopted Budget 23/24 Asset Management Reserve	September FR G.12/10/23	Other: Transfer Out of Reserve		50,000		(440,468)
	Adopted Budget 23/24 Asset Management Reserve	September FR G.12/10/23	Other: Transfer into Reserve			(2,763)	(443,231)
501181-6250-1045-41403	TM Estuary Road Delineation	September FR G.12/10/23	Capital Revenue		2,763		(440,468)
	Adopted Budget 23/24 Asset Management Reserve	September FR G.12/10/23	Other: Transfer into Reserve			(412,015)	(852,483)
	Adopted Budget 23/24 Culture Reserve	September FR G.12/10/23	Other: Transfer Out of Reserve		213,495		(638,988)
	Adopted Budget 23/24 Building Reserve	September FR G.12/10/23	Other: Transfer Out of Reserve		24,260		(614,728)
	Adopted Budget 23/24 Sustainability Reserve	September FR G.12/10/23	Other: Transfer Out of Reserve		74,260		(540,468)
	Adopted Budget 23/24 City Centre Land Acquisition Reserve	September FR G.12/10/23	Other: Transfer Out of Reserve		100,000		(440,468)
	Capital Works 22/23 Carryovers Reconciliation	September FR G.12/10/23	Other: Unutilised Loans			(2,377)	(442,845)
	Capital Works 22/23 Carryovers Reconciliation	September FR G.12/10/23	Other: Transfer Out of Reserve		2,377		(440,468)
400016-6100-1263-41452	MMFC Upgrade Rushton North Pav (CSRFF) - Buildings	September FR G.12/10/23	Capital Revenue		125,000		(315,468)
	Building Reserve	September FR G.12/10/23	Other: Transfer Into Reserve			(125,000)	(440,468)
750687-6100-1045-61129	22-23 LED Building Plan	October FR G.13/11/23	Capital Expenses			(8,000)	(448,468)
750696-6100-1045-61129	MPAC - External Steelwork	October FR G.13/11/23	Capital Expenses		8,000		(440,468)

confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2024

NOTE 12
BUDGET AMENDMENTS APPROVED

Amendments to original budget since budget adoption. Surplus/(Deficit)
A positive number in the amended budget running balance represents an estimated closing surplus.
A negative number in the amended budget running balance represents an estimated closing deficit

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
700587-6600-1045-61129	23-24 BW Westview Parade Foreshore Boardwalk Renewal	October FR G.13/11/23	Capital Expenses			(47,750)	(488,218)
700585-6600-1045-61001	23-24 BW Henson St Beach Access	October FR G.13/11/23	Capital Expenses		47,750		(440,468)
820196-6700-1045-61129	23-24 Washer/Dryer Stackers at Pens	October FR G.13/11/23	Capital Expenses			(13,125)	(453,593)
127011-5840-2150-61129	Miscellaneous - Marina	October FR G.13/11/23	Operating Expenses		13,125		(440,468)
750688-6100-1045-61129	22-23 MPAC Internal Refurb	October FR G.13/11/23	Capital Expenses			(52,550)	(493,018)
750735-6100-1045-61129	23-24 MPAC Minor Renewal & Upgrade Works	October FR G.13/11/23	Capital Expenses		52,550		(440,468)
750759-6100-1045-61129	23-24 CASM Lighting	October FR G.13/11/23	Capital Expenses			(51,848)	(492,316)
102711-4200-1507-61129	CASM - Cultural Development	October FR G.13/11/23	Operating Expenses		5,000		(487,316)
750759-6100-1045-41403	23-24 CASM Lighting Grant Revenue	October FR G.13/11/23	Capital Revenue		46,848		(440,468)
750760-6100-1045-61129	23-24 Air-Conditioners Council Civic Building	October FR G.13/11/23	Capital Expenses			(14,180)	(454,648)
114002-5570-1083-61129	Civic Centre - Facility Maintenance	October FR G.13/11/23	Operating Expenses		14,180		(440,468)
700595-6600-1045-xxxxx	23-24 PR Falcon Reserve	November G.14/12/23	Capital Expenses			(14,500)	(454,968)
700485-6600-1045-xxxxx	Bortolo Park Drainage Basin	November G.14/12/23	Capital Expenses			(55,000)	(509,968)
700596-6600-1045-xxxxx	23-24 PR Parks Furniture Renewal	November G.14/12/23	Capital Expenses			(13,000)	(522,968)
700610-6600-1045-xxxxx	23-24 Drinking Fountain Renewal	November G.14/12/23	Capital Expenses			(4,000)	(526,968)
700594-6600-1045-xxxxx	23-24 PR BBQ Renewal Program	November G.14/12/23	Capital Expenses			(1,200)	(528,168)
700601-6600-1045-xxxxx	23-24 PGR Abraham France	November G.14/12/23	Capital Expenses			(17,000)	(545,168)
700603-6600-1045-xxxxx	23-24 PGR Coodanup Community Centre	November G.14/12/23	Capital Expenses			(4,300)	(549,468)
700604-6600-1045-xxxxx	23-24 PGR Floribunda Park Stage 1	November G.14/12/23	Capital Expenses			(2,000)	(551,468)
700597-6600-1045-xxxxx	23-24 PR Performing Arts Centre - Retaining Wall	November G.14/12/23	Capital Expenses			(23,000)	(574,468)
New-6600-1045-61129	23-24 Falcon Community Centre - Shade Sail	November G.14/12/23	Capital Expenses			(20,000)	(594,468)
750738-6100-1045-xxxxx	23-24 Automatic Transfer Switch for the MARC Generator	November G.14/12/23	Capital Expenses			(17,000)	(611,468)
750752-6100-1045-xxxxx	23-24 BR Civic Centre HVAC & Roof (Design)	November G.14/12/23	Capital Expenses		171,000		(440,468)
700607-6600-1045-xxxxx	23-24 SF Floribunda Park	November G.14/12/23	Capital Expenses			(45,000)	(485,468)
911001-6400-1045-xxxxx	23-24 WR South Harbour Paving	November G.14/12/23	Capital Expenses		45,000		(440,468)
700599-6600-1045-xxxxx	23-24 PR Rushton Park	November G.14/12/23	Capital Expenses			(54,000)	(494,468)
700533-6600-1045-xxxxx	2022-23 South Harbour Paving Upgrades	November G.14/12/23	Capital Expenses		54,000		(440,468)
501235-6250-1045-xxxxx	23-24 RC Peel Street Stage 4	November G.14/12/23	Capital Expenses			(1,823,918)	(2,264,386)
501235-6250-1045-41403	23-24 RC Peel Street Stage 4	November G.14/12/23	Capital Revenue		1,000,000		(1,264,386)
501235-6250-1045-41403	23-24 RC Peel Street Stage 4	November G.14/12/23	Capital Revenue		506,175		(758,211)
501235-6250-1045-xxxxx	23-24 RC Peel Street Stage 4	November G.14/12/23	Other: Transfer Out of Reserve		317,743		(440,468)
501113-6250-1045-xxxxx	SP Halls Head PSP	November G.14/12/23	Capital Expenses			(700,006)	(1,140,474)
501113-6250-1045-41403	SP Halls Head PSP	November G.14/12/23	Capital Revenue		350,000		(790,474)

confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2024

NOTE 12
BUDGET AMENDMENTS APPROVED

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501192-6250-1045-xxxxx	23-24 SP Falcon Coastal Shared Path - Stage 1	November G.14/12/23	Capital Expenses		700,006		(90,468)
501192-6250-1045-41403	23-24 SP Falcon Coastal Shared Path - Stage 2	November G.14/12/23	Capital Revenue			(350,000)	(440,468)
501197-6250-1045-xxxxx	23-24 TM White Hill Road	November G.14/12/23	Capital Expenses			(286,666)	(727,134)
501197-6250-1045-41403	23-24 TM White Hill Road	November G.14/12/23	Capital Revenue		186,666		(540,468)
501229-6250-1045-xxxxx	23-24 RS Sedgemere Tce	November G.14/12/23	Capital Expenses		100,000		(440,468)
501162-6250-1045-xxxxx	RS Hill Street, Halls Head	November G.14/12/23	Capital Expenses			(6,463)	(446,931)
501204-6250-1045-xxxxx	23-24 RS Castleward St	November G.14/12/23	Capital Expenses		6,463		(440,468)
600196-6200-1045-xxxxx	DR Loton Road/Ashley Terrace Intersection Stage 1	November G.14/12/23	Capital Expenses			(37,767)	(478,235)
501204-6250-1045-xxxxx	23-24 RS Castleward St	November G.14/12/23	Capital Expenses		37,767		(440,468)
600193-6200-1045-xxxxx	DR Colonial Court Drainage Upgrade - Stage 1	November G.14/12/23	Capital Expenses			(84,075)	(524,543)
501210-6250-1045-xxxxx	23-24 RS Westbourne Pass	November G.14/12/23	Capital Expenses		84,075		(440,468)
501204-6250-1045-xxxxx	23-24 RS Castleward St	November G.14/12/23	Capital Expenses		770		(439,698)
501210-6250-1045-xxxxx	23-24 RS Westbourne Pass	November G.14/12/23	Capital Expenses		74,695		(365,003)
	Transfer into Reserve	November G.14/12/23	Other: Transfer Out of Reserve			(75,465)	(440,468)
101558-4600-1263-41450	Young Women's Program - Youth Development	December G.8/1/24	Operating Revenue		4,200		(436,268)
101558-4600-1263-61001	Young Women's Program - Youth Development	December G.8/1/24	Operating Expenses			(4,200)	(440,468)
100010-4390-1263-61001	Administration - Healthy Communities	December G.8/1/24	Operating Expenses			(4,486)	(444,954)
100010-4390-1263-41400	Administration - Healthy Communities	December G.8/1/24	Operating Revenue		4,486		(440,468)
700611-6600-1045-61001	23-24 FR Fisheries Boatshed (Soldiers Cove Terrace)	December G.8/1/24	Capital Expenses			(7,398)	(447,866)
700590-6600-1045-61001	23-24 FR Sabina DR Foreshore & Madora Bay Karinga Foreshore	December G.8/1/24	Capital Expenses		7,398		(440,468)
700531-6600-1045-xxxxx	2022-23 Falcon Reserve Activation Plan - Implementation	December G.8/1/24	Capital Expenses			(20,000)	(460,468)
910076-6400-1045-xxxxx	Dawesville Foreshore Reserve (Leura Street) Rock Protection	December G.8/1/24	Capital Expenses		20,000		(440,468)
501175-6250-1045-xxxxx	22-23 TM Discretional Traffic Management	December G.8/1/24	Capital Expenses			(25,000)	(465,468)
910076-6400-1045-xxxxx	Dawesville Foreshore Reserve (Leura Street) Rock Protection	December G.8/1/24	Capital Expenses		25,000		(440,468)
	BR2023 Adjustments Surplus/(Deficit)	March G.13/3/24	Opening Surplus/(Deficit)		418,972		(21,497)
	BR2023 Adjustments Revenue from Operating Activities	March G.13/3/24	Operating Revenue			(2,367,231)	(2,388,727)
	BR2023 Adjustments Expenditure from Operating Activities	March G.13/3/24	Operating Expenses			(835,751)	(3,224,478)
	BR2023 Adjustments Investing Activities	March G.13/3/24	Capital Expenses		2,769,269		(455,208)
	BR2023 Adjustments Financing Activities	March G.13/3/24	Other: Financing Activities			(540,019)	(995,227)
	BR2023 Adjustments Transfer to Reserve	March G.13/3/24	Other: Transfer Into Reserve			(3,332,673)	(4,327,900)
	BR2023 Adjustments Transfer from Reserve	March G.13/3/24	Other: Transfer Out of Reserve		4,045,744		(282,157)
	BR2023 Adjustments Rates Revenue	March G.13/3/24	Operating Revenue		282,157		0
New-6700-1045-61129	Museum Projector and Lens	April G.5/4/24	Capital Expenses			(7,637)	(7,637)
100010-4560-1214-61001	Administration - Museum	April G.5/4/24	Operating Expenses		7,637		(0)

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NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2024

NOTE 12
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750751-6100-1045-61129	23-24 Building Renewal Rushton Park North Pavilion Roof	April G.5/4/24	Capital Expenses			(30,000)	(30,000)
700581-6600-1045-61129	23-24 Wilderness Reserve	April G.5/4/24	Capital Expenses		30,000		(0)
700536-6600-1045-61129	Seascapes Boardwalk, Steps Lookout Node	April G.5/4/24	Capital Expenses			(92,622)	(92,622)
700534-6600-1045-61129	Riverside Boardwalk	April G.5/4/24	Capital Expenses		46,052		(46,570)
700535-6600-1045-61129	St Ives Boardwalk	April G.5/4/24	Capital Expenses		38,299		(8,271)
501135-6250-1045-61129	Resurface of the Driveway to the Mandurah Tennis Club	April G.5/4/24	Capital Expenses		8,271		(0)
911001-6400-1045-xxxxx	23-24 Waterways Renewal (WR) South Habour Paving	April G.5/4/24	Capital Expenses			(13,307)	(13,307)
501135-6250-1045-xxxxx	Resurface of the Driveway to the Mandurah Tennis Club	April G.5/4/24	Capital Expenses		13,307		(0)
700494-6600-1045-61129	Pleasant Grove Foreshore	April G.5/4/24	Capital Expenses			(44,125)	(44,125)
501116-6250-1045-61129	Shared Path (SP) Pleasant Grove Foreshore Public Open Space (POS)	April G.5/4/24	Capital Expenses		12,201		(31,924)
700589-6600-1045-61129	23-24 Fencing Renewal Rushton Park - Tennis Centre	April G.5/4/24	Capital Expenses		31,924		(0)
700591-6600-1045-61001	23-24 Fencing Renewal San Remo Beach & Eros Reserve	April G.5/4/24	Capital Expenses			(7,147)	(7,147)
700598-6600-1045-61001	23-24 Park Renewal (PR) Quandong Reserve	April G.5/4/24	Capital Expenses		6,135		(1,012)
700605-6600-1045-61001	23-24 Playground Montego Reserve	April G.5/4/24	Capital Expenses		1,012		(0)
501192-6250-1045-xxxxx	23-24 SP Falcon Coastal Shared Path - Stage 1	April G.5/4/24	Capital Expenses		400,000		400,000
New-6250-1045-xxxxx	23-24 Shard Path (SP) Old Coast Road Path Renewal	April G.5/4/24	Capital Expenses			(200,000)	200,000
501192-6250-1263-41403	23-24 SP Falcon Coastal Shared Path - Stage 1	April G.5/4/24	Capital Revenue			(200,000)	(0)
100010-4390-1263-41400	Administration - Healthy Communities	April G.5/4/24	Operating Revenue		1,500		1,500
100010-4390-1263-61001	Administration - Healthy Communities	April G.5/4/24	Operating Expenses			(1,500)	(0)
New	EV Charging Stations	April G.5/4/24	Capital Revenue		175,000		175,000
New	EV Charging Stations	April G.5/4/24	Capital Expenses			(175,000)	(0)
100010-5970-1263-61001	Administration - Waste Transfer Station	June G.10/06/24	Operating Expenses		20,189		20,189
750777-6100-1045-61001	Waste Management Centre Shed Door Replacement	June G.10/06/24	Capital Expenses			(20,189)	(0)
100010-5970-1263-61001	Administration - Waste Transfer Station	June G.10/06/24	Operating Expenses		7,733		7,732
600202-6200-1045-61001	Waste Management Centre Soak well	June G.10/06/24	Capital Expenses			(7,733)	(0)
134002-5970-1549-61129	Administration - Waste Transfer Station	June G.10/06/24	Operating Expenses		11,341		11,341
700644-6600-1045-61001	Waste Management Centre CCTV Upgrade	June G.10/06/24	Capital Expenses			(11,341)	(0)
104547-5570-2100-61129	Performing Arts Centre - Facility Management	June G.10/06/24	Operating Expenses		26,732		26,732
750778-6100-1045-61129	MPAC Flooring Upgrade	June G.10/06/24	Capital Expenses			(26,732)	(0)
132001-5230-1593-61129	Cityworks Maintenance - Drainage Maintenance	June G.10/06/24	Operating Expenses		39,642		39,642
600203-6200-1045-61129	Stormwater Drainage, Windsor Way, Falcon	June G.10/06/24	Capital Expenses			(39,642)	(0)
104533-5570-2100-61129	Mandurah Bowling Club - Facility Management	June G.10/06/24	Operating Expenses		11,314		11,314
600204-6200-1045-61129	Stormwater Drainage, Mandurah Bowling Club	June G.10/06/24	Capital Expenses			(11,314)	(0)
105000-5570-2100-61129	Mandurah Aquatic and Recreation Centre - Facility Management	June G.10/06/24	Operating Expenses		62,885		62,885
750779-6100-1045-61129	MARC Chlorine System	June G.10/06/24	Capital Expenses			(62,885)	(0)
103743-5570-2100-61001	BBQ and Drinking Fountain Cleaning & Maintenance - Facility Management	June G.10/06/24	Operating Expenses		6,713		6,713

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FOR THE PERIOD ENDED 30 JUNE 2024

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700645-6600-1045-61129	Drink Fountain, Coote Reserve	June G.10/06/24	Capital Expenses			(6,713)	(0)
105000-5570-2100-61129	Mandurah Aquatic and Recreation Centre - Facility Management	June G.10/06/24	Operating Expenses		10,173		10,173
750780-6100-1045-61129	MARC Chlorine Leak Detection System	June G.10/06/24	Capital Expenses			(10,173)	(0)
105000-5570-2100-61129	Mandurah Surf Life Saving Club - Facility Management	June G.10/06/24	Operating Expenses		16,430		16,430
600205-6200-1045-61129	Mandurah Surf Life Saving Club Rain Water Pump	June G.10/06/24	Capital Expenses			(16,430)	(0)
750743-6100-1045-61129	23-24 BR EMCC - Mandurah Community Centre	June G.10/06/24	Capital Expenses		30,000		30,000
700514-6600-1045-61129	Bortolo Fire Track Water Infrastructure	June G.10/06/24	Capital Expenses			(30,000)	(0)
750744-6100-1045-61129	23-24 BR EMCC - Tuart Avenue Building Flooring	June G.10/06/24	Capital Expenses		15,000		15,000
750741-6100-1045-xxxxx	Avalon Foreshore Ablution Renewal	June G.10/06/24	Capital Expenses			(15,000)	(0)
750745-6100-1045-61129	23-24 BR Falcon Library Flooring	June G.10/06/24	Capital Expenses		11,000		11,000
750756-6100-1045-61129	23-24 MPAC HVAC Renewal (Design)	June G.10/06/24	Capital Expenses			(11,000)	(0)
600189-6200-1045-xxxxx	DR 130 Mandurah Terrace	June G.10/06/24	Capital Expenses		18,000		18,000
600192-6200-1045-xxxxx	DR Cervantes Drive	June G.10/06/24	Capital Expenses			(18,000)	(0)
700480-6600-1045-61129	Central Irrigation Management System Renewal	June G.10/06/24	Capital Expenses		90,000		90,000
700544-6600-1045-61129	Central Irrigation Management System	June G.10/06/24	Capital Expenses		90,000		180,000
700593-6600-1045-xxxxx	23-24 Irrigation Renewal Program	June G.10/06/24	Capital Expenses			(180,000)	(0)
700589-6600-1045-xxxxx	23-24 FR Rushton Park - Tennis Centre	June G.10/06/24	Capital Expenses		25,000		25,000
700646-6600-1045-xxxxx	Dawesville Foreshore Reserve Bollards	June G.10/06/24	Capital Expenses			(25,000)	(0)
	Capital Carryover - Capital adjustment	June G.10/06/24	Capital Expenses		12,949,325		12,949,325
	Capital Carryover - Loan adjustment	June G.10/06/24	Other: Unutilised Loans			(1,847,554)	11,101,771
	Capital Carryover - Reserve adjustment	June G.10/06/24	Other: Transfer into Reserve			(2,033,698)	9,068,073
	Capital Carryover - Proceeds adjustment	June G.10/06/24	Capital Revenue			(706,464)	8,361,609
	Capital Carryover - Transfer to reserve	June G.10/06/24	Other: Transfer Out of Reserve			(3,622,819)	4,738,790
	Capital Carryover - Grants and contributions adjustments	June G.10/06/24	Capital Revenue			(1,482,481)	3,256,309
	Capital Carryover - Grants and contributions adjustments	June G.10/06/24	Other: Transfer into Reserve			(3,256,309)	(0)
	Operating Carryovers - Reduction in Materials	June G.10/06/24	Operating Expenses		1,394,672		1,394,672
	Operating Carryovers - Unspent Grant Reserve	June G.10/06/24	Other: Transfer into Reserve			(273,770)	1,120,902
	Operating Carryovers - Transfer to reserve	June G.10/06/24	Other: Transfer into Reserve			(1,050,902)	70,000
	Operating Carryovers - Reduction in Operating Revenue	June G.10/06/24	Operating Revenue			(70,000)	(0)
930045-6600-1045-61129	23-24 Major Public Artworks	June G.10/06/24	Capital Expenses		90,000		90,000
	Transfer into Public Arts Reserve	June G.10/06/24	Other: Transfer Into Reserve			(90,000)	(0)
	Transfer into Asset Management Reserve	June G.10/06/24	Other: Transfer Into Reserve			(2,261,765)	(2,261,765)
501182-6250-1045-41403	SL Old Coast Road/McLarty Road/Leeward Road Ent	June G.10/06/24	Capital Revenue			(129,180)	(2,390,945)
750681-6100-1045-41403	MARC Roof Repairs	June G.10/06/24	Capital Revenue			(877,524)	(3,268,469)
	Overall Capital Surplus 2023/24 projects	June G.10/06/24	Capital Expenses		3,268,469		(0)
	Interest Earnings - Operating revenue	June G.10/06/24	Operating Revenue		884,207		884,207
	Interim Rates - Operating Revenue	June G.10/06/24	Operating Revenue		261,732		1,145,939
	Othre Revenue - Operating Revenue	June G.10/06/24	Operating Revenue		107,067		1,253,006

Confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2024

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	Fees and Charges - Operating Revenue	June G.10/06/24	Operating Revenue		745,000		1,998,006
	Employee Costs - Operating Expenses	June G.10/06/24	Operating Expenses		500,000		2,498,006
	Insurance Expenses - Operating Expenses	June G.10/06/24	Operating Expenses		100,000		2,598,006
	Transfer into Asset Management Reserve	June G.10/06/24	Other: Transfer Into Reserve			(2,598,006)	(0)
				0	**36,031,906**	**(35,541,438)**	**(0)**

confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 30 JUNE 2024

NOTE 13
EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.
The material variance adopted by Council for the 2023-24 year is 10.00%

Reporting Program	Var. $	Var. %		Timing/ Permanent	Explanation of Variance
	$	%			
Revenue from operating activities					
Operating grants, subsidies and contributions	2,785,232	72.72%	▲	Permanent	Variance primarily due to Financial Assistance Grants prepayment for 2025 received on 28 June 2024.
Other revenue	46,089	24.42%	▲	Permanent	Variance primarily due to unbudgeted reimbursements received.
Profit on disposal of assets	186,781	100.00%	▲	Permanent	Favourable non-cash variance due to asset disposals. Refer to note 4 for the asset disposals.
Expenditure from operating activities					
Utility charges	551,215	11.90%	▲	Timing	Variance mainly for Street Lighting Maintenance, subject to invoice for June 2024 not yet received.
Other expenditure	(3,789)	100.00%	▼	Permanent	Variance is primarily due to small debt write off in accordance with the Write-Off Debts Delegation.
Loss on disposal of assets	(158,339)	100.00%	▼	Permanent	Non-cash variance due to assets sales. Process usually performed as part of the year end financials preparation. Refer to note 4 for details.
Investing Activities					
Non-operating Grants, Subsidies and Contributions	(5,178,300)	(34.28%)	▼	Permanent	Capital grants are recognised in line with capital expenditure.
Proceeds from Disposal of Assets	(1,528,484)	(61.42%)	▼	Permanent	Refer to note 4.
Financing Activities					
Unspent Loans	(30,105)	100.00%	▼	Timing	Will be accounted for as part of year end financial process.
Proceeds from new interest earning liability	(599,512)	(84.44%)	▼	Timing	Proceeds received from leasing company as dependent on timing of new lease take ups.
Transfer from reserves	(9,721,904)	(53.62%)	▼	Timing	Will be accounted for as part of year end financial process.
Repayment of debentures	527,200	11.02%	▼	Permanent	Repayment of debentures lower than budget mainly due to off-set account in our loan accounts.
Transfer to reserves	18,721,534	87.23%	▲	Timing	Will be accounted for as part of year end financial process.

Confirmed

Cost Centre	Project	Current 2023/24 Budget	2023/24 Actuals as at 04/06/2024	Proposed 2024/25 Carryover Budget	Details
Operations Centre Administration	Consultant budget Ops Centre Administration	$ 100,000	$ 7,178	$ 40,000	Fund investigation and needs analysis of new operations centre component requirements (i.e. storage, workshop service OEM)
Cityparks Overheads	Consultant budget City Parks	$ 16,607	$ -	$ 10,000	Fund investigation and needs analysis of new operations centre component requirements (i.e. storage, workshop service OEM)
City Maintenance Overheads	Consultant budget City Maintenance – Facilities Consulting Services	$ 22,148	$ -	$ 17,000	Fund investigation and needs analysis of new operations centre component requirements (i.e. storage, workshop service OEM)
Director Place and Community	Administration - Consultants - Contractor	$ 112,031	$ 18,440	$ 85,500	Library Needs Analysis and Business Case delayed. Commitment for 2024/25 (CEO KPI). Funds need to also be carried over to deliver Child Safe commitments where a consultant is required (eg to develop training).
Director Place and Community	Literacy Strategy - General Operations - Materials	$ 50,000	$ -	$ 50,000	Literacy Strategy delayed. Commitment for 2024/25 (CEO KPI)
Chief Executives Office	Administration - Consultants	$ 159,327	$ 88,015	$ 71,312	CEO Corporate Projects to be carried over to next financial year
Corporate Strategy and Development	Community Perceptions Survey	$ 123,896	$ 87,392	$ 9,750	Leadership team decision to defer the project, to evaluate the current data collection mechanism/methodology and investigate an improved value for money approach. Upfront fee of $8,250 (excluding GST) has been paid.
Youth Development	Alcohol and Drug Foundation (ADF) Grant	$ 16,687	$ 1,136	$ 15,551	Program not completed in 23/24. Expenditure to be carried over
Youth Development	Signage	$ 10,000	$ -	$ 10,000	Unable to complete in FY24 due to hold ups with graphic design, the first draft for the signage has been received, however it still needs work before finalisation, and it is unlikely to be completed in this financial year.
Cultural Development	Contemporary Art Spaces Mandurah (CASM)	$ 15,000	$ -	$ 15,000	Project not completed - May require to be varied by moving to capital budget in FY25
Cultural Development	Contemporary Art Spaces Mandurah (CASM)	$ 11,522	$ 3,406	$ 5,000	CASM Front Counter $5k Rollover $5k From 25 Operating Budget
Asset Management	Quantum Geographic Information System (QGIS) and Spatial Services	$ 20,000	$ 7,376	$ 10,000	Project has a dependency on the Road spatial data being input into the Asset Register to obtain new, more accurate kerb lines. This exercise is expected to take a few months, therefore carrying over into the next financial year.
Asset Management	Digitisation of Bridge Plans	$ 700	$ 124	$ 500	This project is likely to be completed prior to the end of this financial year, however lead times for the service are unknown.
Performance and Culture	PRINCE2 Corporate Training	$ 323,179	$ 94,759	$ 140,000	Increase in FY24/25 budget due to centralisation of all training budgets. Hence, different account string for the carry over to be moved to. 1) Current procurement process remains outstanding. It was anticipated that 2 PRINCE2 in-house courses would be available in FY23/24, however, due to the length of the procurement process this has been delayed. Seeking to carry over enough budget to cover 2 in-house courses in FY24/25. 2) Work has been delayed on the development of an organisational wide training needs analysis due to team capacity. Additional carry over is requested to cover consultancy / outsourcing fees to enable this piece of work to commence in FY24/25.

confirmed

2023/24 Operating Carryovers to 2024/25

Cost Centre	Project	Current 2023/24 Budget	2023/24 Actuals as at 04/06/2024	Proposed 2024/25 Carryover Budget	Details
Recreation Services Administration	Club Development	$ 84,075	$ 17,841	$ 48,988	This is external grant funding that is run across financial years as the funding body pays in Calendar years
Recreation Services Administration	Surf Lifesaving Beach Support	$ 28,350	$ -	$ 10,000	Finalising the Beach support program for 23/24 with the 2 surf life saving clubs there has been a bit of a delay in obtaining records to payout the capacity building intatives
Strategic Planning	Rushton Park Master Plan	$ 119,670	$ 38,522	$ 30,658	Project Partially Progressed; Will be completed early in 2024/25 Budget Year
Economic Development	Rushton Park Master Plan	$ 371,724	$ 63,986	$ 20,143	Project Partially Progressed; Will be completed early in 2024/25 Budget Year
Strategic Planning	Mandurah Health Precinct Structure Plan	$ 119,670	$ 38,522	$ 30,000	Project Partially Progressed; Will be completed early in 2024/25 Budget Year
Engineering Services	Traffic Counter assessment and repair/replacement	$ 60,000	$ -	$ 7,000	1x Traffic Counter has been identified as requiring repair and is in transit to supplier for fault assessment for repair / replacement. Purchase order planned to be raised before EOFY, pending approval of sole supply procurement. Anticipating slow supply chain and invoicing.
Engineering Services	Traffic Counter replacement	$ 60,000	$ -	$ 7,000	1x Traffic Counter is superseded and unserviceable and requires replacement. Purchase order to be raised before EOFY, pending approval of sole supply procurement. Anticipating slow supply chain and invoicing.
Engineering Services	Traffic Strategies (Maintenance & Monitoring, Intervention)	$ 60,000	$ -	$ 40,000	Various traffic maintenance strategies with contracted consultant, including Traffic Monitoring/Count Strategy and City-wide Road Hierarchy Review, and Low Cost LATM Intervention Strategy. Scope/Quotation in progress, with PO to be raised prior end of May (pending quotation). Project anticipated to extend past EOFY.
Economic Development	Corporate Projects – Event Strategy	$ 371,724	$ 63,986	$ 40,600	Consultant undertaking Event Strategy PO46117. Requesting carry over to accommodate timing for payment.
Economic Development	Corporate Projects – Western Foreshore	$ 371,724	$ 63,986	$ 130,000	Identified costs for contaminated site assessment, geotechnical assessment, preparation and negotiation of sub-lease, land excision, coastal hazard risk assessment – request carry over due to project delay and completion of this budgeted work now in 2024/25.
Economic Development	Entrepreneurship	$ 262,299	$ 139,854	$ 30,330	Workshop Facilitator confirmed for programs commencing in July PO38519 & PO43958. Requesting carry over to accommodate timing for payment.
Economic Development	External Event Attraction Program	$ 262,299	$ 139,854	$ 20,000	Funding confirmed for Great Southern Hackathon in August PO50386. Requesting carry over to accommodate timing for payment.
Economic Development	Transform Mandurah Initiative – Grant Funding	$ 143,725	$ 109,400	$ 34,325	Transform Mandurah Project Initiative – co-funded by PDC and City of Mandurah. Remaining budget for ongoing project.
Economic Development	Transform Mandurah Initiative – City Contribution	$ 150,000	$ -	$ 150,000	Transform Mandurah Project Initiative – co-funded by PDC and City of Mandurah. Remaining budget for ongoing project.
Waterways	Southern Beaches CHRMAP	$ 280,000	$ 768	$ 279,232	Grant funding project through the WAPC CMPAP grants. Project is over 24 months which commenced August 2023 and is estimated for completion in August 2025
Project Management	Christmas Decorations	$ 401,000	$ 354,193	$ 36,783	Repairs to existing decorative pieces will be undertaken in 2024-25 in-time for Christmas.
Totals		**$ 4,127,354**	**$ 1,338,740**	**$ 1,394,672**	

Confirmed

ATTACHMENT 6.4

						Funding Current 2023/24 Budget		Funding Proposed 2023/24 Budget				Funding Proposed 2024/25 Budget	
Asset Type	Project Number	Project Description	Forecasted Actuals to 30/06/2024	2023/24 Actual Budget (Including Budget Variations)	2023/24 Proposed Capital Expenditure Budget	External Grants & Contributions	COM Funding (incl Sales, Proceeds, Loans & Reserves)	External Grants & Contributions	COM Funding (incl Sales, Proceeds, Loans & Reserves)	COM Funding Variance for Proposed Carryovers	2024/25 Proposed Capital Expenditure Budget	External Grants & Contributions	COM Funding (incl Sales, Proceeds, Loans & Reserves)
Buildings	750732	23-24 Dawesville Community Centre	902,225	2,536,300	902,225	2,269,135	267,165	902,225	-	267,165	1,634,075	1,634,075	-
Buildings	750660	Waste Management Centre - Tipping Shed	8,939	153,939	8,939	-	153,939	-	8,939	145,000	145,000	-	145,000
Buildings	750695	Waste Management Centre - Upgrade Fire Fighting Infrastructure	25,000	150,000	25,000	-	150,000	-	25,000	125,000	125,000	-	125,000
Total Buildings			**936,164**	**2,840,239**	**936,164**	**2,269,135**	**571,104**	**902,225**	**33,939**	**1,904,075**	**1,904,075**	**1,634,075**	**270,000**
Drainage	600195	DR Hopetoun Bend Drainage Upgrade	42,830	62,830	42,830	-	62,830	-	42,830	20,000	20,000	-	20,000
Total Drainage			**42,830**	**62,830**	**42,830**	**-**	**62,830**	**-**	**42,830**	**20,000**	**20,000**	**-**	**20,000**
Other	700056	Western Foreshore Recreation Precinct	11,913	2,046,729	11,913	-	2,046,729	-	11,913	2,034,816	2,034,816	-	2,034,816
Other	700055	Eastern Foreshore South Precinct	1,500,000	2,692,387	1,500,000	2,509,711	182,676	1,500,000	-	182,676	1,192,387	1,009,711	182,676
Total Other			**1,511,913**	**4,739,116**	**1,511,913**	**2,509,711**	**2,229,405**	**1,500,000**	**11,913**	**2,217,492**	**3,227,203**	**1,009,711**	**2,217,492**
Parks	700619	23-24 Dawesville Channel SE Foreshore Upgrade Stage 1	95,920	825,136	95,920	350,000	475,136	95,920	-	475,136	729,216	254,080	475,136
Parks	700577	23-24 Merlin Street Activation Plan - Implementation	57,644	417,234	57,644	150,000	267,234	57,644	-	267,234	359,590	92,356	267,234
Parks	700516	Yalgorup National Park	76,967	381,719	76,967	129,674	252,045	76,967	-	252,045	304,752	52,707	252,045
Parks	700575	23-24 Coodanup Foreshore	1,179,218	1,379,218	1,179,218	-	1,379,218	-	1,179,218	200,000	200,000	-	200,000
Parks	700589	23-24 FR Rushton Park - Tennis Centre	78,076	168,076	78,076	-	168,076	-	78,076	90,000	90,000	-	90,000
Parks	700583	23-24 North Mandurah Irrigation Water Supply	150,000	232,234	150,000	-	232,234	-	150,000	82,234	82,234	-	82,234
Parks	700478	Meadow Springs Golf Course Fence	41,668	60,000	41,668	-	60,000	-	41,668	18,332	18,332	-	18,332
Total Parks			**1,679,492**	**3,463,617**	**1,679,492**	**629,674**	**2,833,943**	**230,531**	**1,448,962**	**1,384,981**	**1,784,124**	**399,143**	**1,384,981**
Plant & Machinery	770006	Trucks and Buses	313,245	1,734,741	313,245	-	1,734,741	-	313,245	1,421,496	1,421,496	-	1,421,496
Plant & Machinery	770010	New - Heavy Vehicles Plant and Equipment	872,731	872,731	872,731	-	872,731	-	872,731	-	-	-	-
Plant & Machinery	770009	Parks and Mowers	532,839	879,368	532,839	-	879,368	-	532,839	346,529	346,529	-	346,529
Plant & Machinery	770001	Replacement Light Passenger Vehicles	217,260	542,074	217,260	-	542,074	-	217,260	324,814	324,814	-	324,814
Plant & Machinery	770002	Replacement Light Commercial Vehicles	699,039	854,872	699,039	-	854,872	-	699,039	155,833	155,833	-	155,833
Plant & Machinery	770020	Tim's Thicket Weighbridge	201,807	286,807	201,807	-	286,807	-	201,807	85,000	85,000	-	85,000
Total Plant & Machinery			**2,836,921**	**5,170,593**	**2,836,921**	**-**	**5,170,593**	**-**	**2,836,921**	**2,333,672**	**2,333,672**	**-**	**2,333,672**
Roads	501235	23-24 Road Construction Peel Street Stage 4	2,935,939	4,535,939	2,935,939	2,506,175	2,029,764	1,600,000	1,335,939	693,825	1,600,000	1,173,043	426,957
Roads	500016	Smart Street Mall Upgrade	108,008	699,173	108,008	-	699,173	-	108,008	591,165	591,166	-	591,165
Roads	501199	23-24 Road Reseal Guillardon Tce/Karringa Rd	175,047	575,047	175,047	-	575,047	-	175,047	400,000	400,000	-	400,000
Roads	501196	23-24 Traffic Management Wanjeep St	35,513	422,616	35,513	263,333	159,283	35,513	-	159,283	387,103	227,820	159,283
Roads	501193	23-24 Traffic Management Clarice St	29,758	244,671	29,758	146,666	98,005	29,758	-	98,005	214,913	116,908	98,005
Roads	501249	23-24 Shared Path Caspar Road	4,551	156,716	4,551	-	156,716	-	4,551	152,165	152,165	-	152,165
Roads	501131	Dawesville Channel SE Foreshore Upgrade	1,200	140,850	1,200	140,850	-	1,200	-	-	139,650	139,650	-
Roads	501129	Trails Project	366,539	460,161	366,539	249,453	210,708	249,453	117,086	93,622	93,622	-	93,622
Roads	501194	23-24 Traffic Management Mandurah Tce/Adonis Rd	14,620	83,152	14,620	38,440	44,712	-	14,620	30,092	68,532	38,440	30,092
Roads	501239	23-24 Shared Path Guillardon Tce/Karinga Rd	7,820	29,820	7,820	-	29,820	-	7,820	22,000	22,000	-	22,000
Roads	501258	23-24 Tims Thicket Waste Facility - Upgrade CCTV	-	11,100	-	-	11,100	-	-	11,100	11,100	-	11,100
Total Roads			**3,678,995**	**7,359,245**	**3,678,995**	**3,344,917**	**4,014,328**	**1,915,924**	**1,763,071**	**2,251,257**	**3,680,251**	**1,695,861**	**1,984,389**
GRAND TOTAL			**10,686,315**	**23,635,640**	**10,686,315**	**8,753,437**	**14,882,203**	**4,548,680**	**6,137,636**	**10,111,477**	**12,949,324**	**4,738,790**	**8,210,533**

confirmed

7	**SUBJECT:**	Review of Local Emergency Management Arrangements
	DIRECTOR:	Business Services
	MEETING:	Ordinary Council
	MEETING DATE:	27 August 2024

Summary

In accordance with the *Emergency Management Act 2005*, the City of Mandurah (City) has developed and reviewed its Local Emergency Management General Plan and Recovery Plan. These documents form an essential part of the districts Local Emergency Management Arrangements (LEMAs).

Together with strong agency and community relationships the LEMA's form a framework that sets out practical planning that guides actions in emergency Prevention, Preparation, Response and Recovery. The City, in collaboration with its key partners has developed a strong emergency management and preparedness culture over the past decade, and efforts continue to build individual, organisational and community resilience.

The LEMA's are periodically updated as required and are due for 5-year statutory review and endorsement by the State Emergency Management Committee (SEMC). The revised General Plan and Recovery Plan have received in principal endorsement by the SEMC and now require Council approval for completion of the review process.

Disclosure of Interest

Nil

Location

N/A

Property Details

N/A

Previous Relevant Documentation

- G.5/11/21 Crisis Governance Review: Covid-19
- G.12/7/19 Emergency Management Policy

Background

The State Emergency Management (EM) Framework is made up of legislation, policy, plans, procedures, guidelines and a governance structure to facilitate effective management of emergencies in WA.

The State Emergency Management Plan details the arrangements for all-hazards across the following four aspects of emergency management:

Prevention — regulatory and physical measures to ensure risks are minimised and emergencies are prevented, or their effects mitigated.

confirmed

Preparedness — activities to ensure that, should an emergency occur, communities, resources and services are capable of coping with its effects and can be rapidly mobilised and deployed.

Response — actions taken immediately prior to, during and immediately after an emergency to ensure its effects are minimised.

Recovery — activities which support emergency-affected individuals and communities in the reconstruction and restoration of physical infrastructure, the environment and community, psychosocial and economic wellbeing.

As has been noted during flooding, bushfire and the pandemic, the impacts of emergencies can be felt on a national level and require cooperation at a national, state and local level. Emergency Management Australia is responsible for managing a number of Australian Government emergency management plans.

These plans provide an overview of how national, state, territory and local governments collectively approach the management of emergencies, including catastrophic emergencies. WA's State Emergency Coordinator is responsible for liaising with Emergency Management Australia during an emergency.

Western Australia is subject to a variety of hazards, with the potential to cause significant long-term impact to the community. Clear roles and responsibilities for agencies are essential and these are set down in State Hazard Plans as detailed below:

• Animal and Plant Biosecurity • Collapse • Crash Emergency • Earthquake • Energy Supply Disruption • Fire • HAZMAT • HAZMAT Annex A Radiation Escape from a Nuclear-Powered Warship (NPW)	• HAZMAT Annex B Space Re-entry Debris • Heatwave • Hostile Act • Human Biosecurity • Maritime Environmental Emergencies • Search and Rescue Emergencies • Severe Weather • Tsunami

It is important to note that each of these Hazard Plans assign a Hazard Management Agency (HMA) that is tasked with ensuring these risks are appropriately managed should an emergency of that nature occur. Local Governments are not the HMA for any of these Hazard Plans but have a range of essential responsibilities through the provision of resources, assistance and input of local community knowledge in emergency events. Local governments must be committed to aiding and supporting where possible but in almost all cases at the request of the HMA.

The roles and responsibilities of key agencies form the foundation of a coordinated approach to an emergency event. At times well intentioned overstepping of roles and responsibilities can lead to confusion, relationship impacts and poor community outcomes.

There is an important cross over with the City's Business Continuity Planning in the City having processes in place to continue key services during an emergency, some of which may be needed by the HMA. The City has been working hard on these processes in recent times to ensure we are able to fulfil the needs of the community with the most recent Business Continuity exercise addressing an extended power supply disruption.

Comment

One of local governments most critical roles is the creation and maintenance of Local Emergency Management Arrangements under section 36 of the *Emergency Management Act 2005*. These arrangements are required to cover the emergency management aspects of Prevention, Preparedness, Response and Recovery for their district.

Confirmed

This document is supported by regular meetings and exercising to ensure all stakeholders are in a ready state to effectively cooperate and fulfil their role in an emergency. Effective LEMA's are underpinned by the principle of shared responsibility and building community resilience recognising that, at times responders may not be able to help everyone who requires it in an emergency.

Local governments are also required to have a Recovery Plan and have a Local Recovery Coordinator. The effective management of recovery post incidents is one of the key responsibilities of local government in the Western Australian Emergency Management Framework. It has been noted that many emergency events will be beyond the capacity of a local government to manage the recovery process and support is often offered by state and federal governments.

Testing Local Emergency Arrangements

The Mandurah Local Emergency Management Committee (LEMC) membership consists of a range of key stakeholders including:

WA Police	Mandurah Volunteer Marine Rescue Group
Department of Fire & Emergency Service	Western Power
State Emergency Service	Main Roads
Department of Communities	Atco Gas
Australian Red Cross	Parks & Wildlife Service
Peel Health Campus	St John Ambulance
Department of Health	Silver Chain
Peel Volunteer Resource Centre	Aged Care Industry

Officers encourage member contribution to the development of emergency exercises, maximising the opportunity for shared learnings and outcomes whilst testing state and local emergency arrangements. LEMC meetings are held quarterly.

All exercises conducted with LEMC, the City or external stakeholders came about from concerns raised. Officers have deliberately developed 'worst case' scenarios to prepare for unprecedented events.

Each exercise links to a number of Core Capabilities within the State Emergency Management Framework.

LEMC Discussion Exercises

- 08/2019 'Bridge Spill' – Road Crash, Mass Casualty, Pollution, Recovery
- 11/2019 'Storm / Tsunami' – Flood Recovery
- 02/2020 'Bushfire' – Restricted Access Permits & Communication
- 07/2021 'Energy Supply Disruption'
- 11/2021 'Scorcher' – Heatwave & Biosecurity (COVID)
- 11/2022 'Twin Tropical Cyclone' – Recovery

Internal Exercising

- 06/2016 'Flick the Switch' – Testing auxiliary power to welfare centres
- 06/2018 COMMT 'Cyclone Jonny - Recovery'
- 12/2021 COMMT 'Scorcher' – State Hazard Plan Heatwave & Biosecurity (COVID)
- 03/2023 COMMT & ELT Business Continuity – Cyber Security Attack
- 03/2023 WHS Twin Tropical Cyclone – Internal exercising with Field Workers WHS Committee
- Welfare Centre Activation training and exercising (annual/biennial)
- 19 June 2024 Business Continuity Energy Supply Disruption

At a very practical level the City maintains up to date contact lists of members which can be drawn as required.

Confirmed

Building Resilience at the Mandurah Aquatic and Recreation Centre (MARC)

In May 2018, the City contributed to and participated in a joint local government recovery exercise with the Cities of Rockingham and Kwinana, the exercise deliberately painted a worst-case scenario (a Cyclone Alby level event) highlighting City's greatest vulnerabilities.

As the primary evacuation centre for the City, there had been long held concerns regarding the lack of back-up power supply. In a truly collaborative effort, business units from across the organisation worked to build a more resilient MARC.

To strengthen organisational resilience, recommendations from the exercise included:

- Permanent auxiliary supply to the MARC (for BAU, primary welfare centre, backup data centre and secondary site for key services)
- IT Disaster Recovery Planning (includes cloud-based portal, back up data centre and access to key documents)
- Business Continuity Planning (includes reduction of single person dependences, relocation plan)

Being a huge energy consuming facility, significant research went into demonstrating the energy efficiency in using a generator during peak use periods, thereby making the purchase a long-term cost benefit.

A 500kVA diesel generator was installed in 2020, making the MARC one of the most resilient welfare centres in the State. In 2024, this generator had an automatic cutover power switch installed to allow seamless transition in a situation of power disruption.

MEAG Comment

No specific comment has been sought in this report. Comment would be sought as required depending on the relevant emergency at hand.

Consultation

The Plans have been reviewed by the State Emergency Management Committee Representatives, the District Emergency Management Committee and the Local Emergency Management Committee.

Internal Consultation

Bush Fire Mitigation Group – Meet bimonthly to discuss bushfire mitigation concerns, funding and action.
Flood Mapping & Mitigation Discussion
Disaster Ready Funding Discussions

Statutory Environment

Local Government Act 1995 - s6.8(1)(c)
Emergency Management Act 2005

Policy Implications

EMS 01 Bush Fire Prevention & Control
EMS 02 Emergency Management
POL-RKM 01 Risk Management Policy

confirmed

Financial Implications

Natural disasters or terrorist acts can result in large-scale expenditure in the form of emergency and recovery assistance. To assist with this financial burden, the Australian and Western Australian governments have joint arrangements in place to provide financial assistance in certain circumstances. These arrangements are referred to as Disaster Recovery Funding Arrangements (DRFA).

In Western Australia, these arrangements are implemented as the Disaster Recovery Funding Arrangements Western Australia (DRFAWA). The Department of Fire and Emergency Services (DFES) administers the DRFAWA on behalf of the WA State Government.

For assistance to be made available under the DRFAWA, the event must meet all three of the following criteria:

1. The event was one or a combination of the ten specified disasters including bushfire, earthquake, flood, storm, cyclone, storm surge, landslide, tsunami, meteorite strike, tornado; or the event was a terrorist act.
2. A coordinated, multi-agency response was required.
3. Eligible expenditure relating to emergency assistance, damage to essential public assets and/or other eligible assistance provided in relation to the event exceeds $240,000 across the affected local government areas.

Risk Analysis

Disruption & Emergency Management Risk is a key strategic risk to the City. The Disruption and Emergency Management Risk deals with disasters that are outside of the City's control to prevent but may have the potential to cause catastrophic damage that substantially or permanently changes the organisation or community.

The extent to which the City can prepare for such events will determine its level of resilience and strength to support the community in the face of disaster. Disasters are unwanted and unpredictable but to a certain extent they are inevitable.

The development and review of LEMA's represents a preventative control mitigating this strategic risk. Business continuity planning support the City's ability to achieve its strategic community objectives. The Disruption and Emergency Management Risk enables the City to best understand what areas it needs to support, plan and reduce the impact by setting alternatives ways it can provide essential services to the community during and after a disaster.

Strategic Implications

The following strategies from the City of Mandurah Strategic Community Plan 2024 – 2044 are relevant to this report:

Community:

- Access to support services that enhance opportunities for everyone
- Safe and connected communities
- Inclusive and welcoming places, spaces and neighbourhoods
- A healthy lifestyle and healthy community, with an emphasis on prevention

Environment:

- Nature has a voice in all decision-making
- A shared responsibility for our environment with a focus on engagement, education and respect

confirmed

Leadership:

- A clear and shared vision for Mandurah's future
- Sound decisions based on evidence and meaningful engagement
- Effective advocacy focused on the needs of the community and strong relationships with key stakeholders
- Well-maintained assets and facilities that meet the needs of our community
- Responsible, transparent, value for money delivery of well planned, sustainable, projects, programs and services
- A committed, innovative, effective, and values driven Council and workforce

Conclusion

The City has important responsibilities within the State Emergency Management Framework. Plans forming the Local Emergency Management Arrangements are required to cover the emergency management aspects of Prevention Preparedness Response and Recovery for their district and provide an essential Emergency Management resource.

Council approval of the Local Emergency Management General Plan and Recovery Plan is required to finalise their approval through the State Emergency Management Committee.

NOTE:

- Refer ***Attachment 7.1 Local Emergency Management General Plan (Unrestricted)*** ***Attachment 7.2 Local Emergency Management Recovery Plan (Unrestricted)***

RECOMMENDATION

That Council:

1. **Approve the Local Emergency Management General Plan provided in Attachment 7.1 and endorse referral to the State Emergency Management Committee for approval.**

2. **Approve the Local Emergency Management Recovery Plan provided in Attachment 7.2 and endorse referral to the State Emergency Management Committee for approval.**

confirmed



ES 01

CITY OF MANDURAH

confirmed

Local Emergency Management Arrangements 2024

General Plan

Authority

The Mandurah Local Emergency Management Arrangements have been prepared in accordance with s. 41(1) of the *Emergency Management Act 2005* (WA). They have been endorsed by the Mandurah LEMC and approved by the City of Mandurah. The LEMA have been tabled for noting with the Metropolitan District Emergency Management Committee and State Emergency Management Committee.

A draft copy was distributed to the District Emergency Management Committee – Metropolitan for comment and feedback during the drafting of the LEMA.

confirmed

_____ Date: _____

Cr Jess Smith
Chairperson Local Emergency Management Committee
City of Mandurah

_____ Date: _____

Casey Mihovilovich
Chief Executive Officer
City of Mandurah

Disclaimer: The Local Emergency Management Arrangements have been produced by the City of Mandurah in good faith and are derived from sources believed to be reliable and accurate at the time of publication. Nevertheless, the reliability and accuracy of information cannot be guaranteed, and the City of Mandurah expressly disclaims any liability for any act or omission done or not done in reliance of the information and for any consequences whether direct or indirect arising from such occasion.

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confirmed

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confirmed

Amendment Record

Major changes to the General Plan are to be approved and authorised by the Mandurah Local Emergency Management Committee (LEMC). This document will be fully reviewed every five years and following and event.

Version #	Type *(Minor, Major)*	Amendment *(Reasoning)*	Reviewer	Approval Date and Reference	Date Document In force	Date Document Ceased
1	Major			2015		
2	Minor	Rebranding and Review	AB/KW	11/2021	11/2021	
3	Minor	Administrative & content updates in accordance with recommendations of the Crisis Governance Audit	MG	4/2023	4/2023	
4	Major	Review and redevelopment Legislative terminology changes Update of HMA list Insertion of Disclaimer	DW/BI	7/2024	3/2024	

Audited

Version #	Audit Date	Audit Scope	Auditor	Audit Document
1.0	Sep 2021	1. the contents of the Local Emergency Management Plan (LEMP), including the General Plan, Local Recovery Plan and Vulnerable Communities Plan 2. the contents of the Mandurah Pandemic Plan, including whether available documentation evidence the management structure, decisions and oversight during the pandemic reflects the contents of this plan 3. whether the decision-making processes, the Delegations Register and financial authorisations supported the response to the extent that can be evidenced through the documentation provided 4. effectiveness of emergency communications for internal / external stakeholders to the extent that can be evidenced through the documentation provided	Risk West	COM LEMA reveiw report_E FINAL.pdf Link https://mandurah.t1cloud.com/T1Default/CiAnywhere/Web/MANDURAH/ECMCore/Rendition/Get?docsetId=321343&renditionType=pdf&suite=ECM.

Confirmed

Feedback and comments from the community and stakeholders help to improve the accuracy and effectiveness of these arrangements.

Feedback can be forwarded to:

City of Mandurah Local Emergency Management Committee
City of Mandurah
PO Box 210
Mandurah WA 6210
Or via email to: council@mandurah.wa.gov.au

Any feedback or comments will be referred to the LEMC for consideration. All amendments must be approved by the LEMC and entered in the Amendment Record.

Distribution

Organisation	Officer/Department	Electronic
City of Mandurah	All Staff via Emergency Management Intranet access	Restricted Version
	Community Website	Public Version
	Emergency Management Section (Activation Kit)	Hard Copy
	Mandurah Aquatic & Recreation centre (MARC) (Activation Kit)	Hard Copy
	Halls Head Recreation Centre (Activation Kit)	Hard Copy
Mandurah LEMC	All members	Restricted Version

Updates will be shared with the Mandurah LEMC, Executive Leadership Team (ELT), City of Mandurah Management Team (COMMT) and neighbouring local governments as deemed necessary.

Glossary of Terms and Acronyms

Terminology used throughout this document shall have the meaning as prescribed in either Section 3 of the *Emergency Management Act 2005* (the Act) or as defined in the State Emergency Management (EM) Glossary.

Refer to **Appendix 1** for the full list of terms and acronyms used within this document.

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1. Introduction

1.1 Community Consultation

These arrangements have been developed by the City of Mandurah in consultation with the Local Emergency Management Committee (LEMC) and local community. The LEMC membership includes representatives of agencies, organisations, community groups and subject matter experts.

1.2 Document Availability

Copies of these Arrangements shall be distributed as per the Distribution List. Public copies are available for inspection free of charge during office hours at:

- City of Mandurah Administration Building - 3 Peel Street, Mandurah

Alternatively, these Arrangements can also be available online as a public version at www.mandurah.wa.gov.au

These plans are to ensure the community is prepared to deal with the identified emergencies should they arise. It is not the intent of this document to detail the operational procedures for the Hazard Management Agencies (HMA) in dealing with an emergency. They are to be outlined in the HMAs individual plans and operating procedures.

1.3 Area Covered



The City of Mandurah is a rapidly developing area of Western Australia located in the Peel Region, approximately 70km south of Perth. The City covers a geographical area of 173.5km and represents a 50km long coastal strip ranging from the northernmost suburbs of Madora Bay and Lakelands to the southernmost areas of Clifton and Herron.

Mandurah is bound by the Indian Ocean to the west, City of Rockingham to the north, Shire of Waroona to the south, and both the Shire of Murray and the Peel inlet to the east. The topography of the land includes both flat beaches and coastal dunes along the entire western boundary; a mix of gently undulating hills, national park and cleared rural land in the southern area; and low - lying flat land in the northern areas and around the inlet.

The Peel inlet and Harvey Estuary waterway and catchment areas, measuring 11,378 km^2 is of great significance to the City in a tourism, environmental and recreational context.

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In addition to these natural waterways a significant number of man-made canals have been developed within the urban areas of the City.

Suburbs and localities

Bouvard	Falcon	Lakelands	Melros
Coodanup	Florida	Lake Clifton	Parklands
Dawesville	Greenfields	Madora Bay	San Remo
Dudley Park	Halls Head	Mandurah	Silver Sands
Erskine	Herron	Meadow Springs	Wannanup

1.4 Social and Economic Environment

Population Distribution

An important aspect of the City of Mandurah demographic profile in an emergency management context is the City's popularity as a tourism, retirement and sea change destination.

In the early 2000's, Mandurah witnessed remarkable growth from a coastal village of fewer than 2000 residents in 1954 to a city exceeding 95,000 in 2022. Presently, Mandurah ranks as the 11th largest local government in Western Australia in terms of population and stands as the largest regional city in the state. Mandurah's population is expected to continue to grow strongly, to reach approximately 120,000 by 2036.

The most comprehensive population count available in Australia is derived from the Population and Household Census conducted every 5 years by the Australian Bureau of Statistics (ABS). This population figure includes overseas visitors but excludes Australians overseas. However, the Census count is not the official population of an area. To provide a more accurate population figure the ABS also produces "Estimated Resident Population" (ERP) numbers.

The ERP data for Mandurah as of June 2022 is 95,568 persons with a median age of 45.7 years which is older than the median age for Western Australia (38.3 years). The data also indicated that 32.3% of Mandurah's population is over 60 years showing signs of an increasingly ageing population.

The 2018 ABS Census data revealed that 19,752 (23.4%) people within the City of Mandurah had a disability inclusive of persons with profound, severe, moderate and mild core activity limitations, as well as those with schooling or employment restrictions and disabilities with no restriction or limitation.

Economy

Tourism is a major generator of business opportunities and employment in Mandurah, with proactive education initiatives that have boosted investment opportunities and employment in the hospitality and services industries. There is no significant heavy industry within the Mandurah district. Light industrial areas exist on the sides of Mandurah Road, concentrated near the junction of Gordon Road. The City's Local Planning Strategy and Local Planning Scheme 12 (maps) provide details of land use within the City.

Confirmed

The main activity centres for the City of Mandurah include:

Mandurah City Ocean Marina	Greenfields Shopping Centre
Mandurah Forum	Meadow Springs Shopping Centre
Mandurah Terrace	Falcon Town Centre
Lakelands Town Centre	Halls Head Town Centre
Erskine Shopping Centre	Dawesville / Florida Shopping Centre
Gordon Road Precinct	Pinjarra Road
Lakes Road Health Precinct	

1.5 Climate

The climate of the Mandurah area is described as a typical mid Mediterranean climate with the monthly average temperatures ranging from 10.9°C to 33°C. The average annual rainfall is 606.1mm. There is an average of 79.1 days of rainfall equal to or greater than 1mm.

The prevailing winds are the rain bearing westerlies from April to September and dry easterlies over the warmer months from October to March. Strong south-westerly sea breezes are prevalent during the summer months.

1.6 Utilities and Access

Transport

Main transport routes are by road with the Old Coast Road/Mandurah Road traversing the City north to south. Gordon/Lakes Road and Pinjarra Road links the City to the Kwinana Freeway and South Western Highway. The Mandurah to Perth rail line provides direct access into the Perth City.

No airport facilities exist within the City of Mandurah. The closest air strip is Murray Field, located within the Shire of Murray at Lakes Road Nambeelup.

The Mandurah Ocean Marina and Port Bouvard Marina provide both commercial and recreation boating facilities for the community. Located within the Mandurah Ocean Marina is the Mandurah Marine Rescue and Water Police. Various launching ramps are available along the coastal and estuarine strip, refer to **Appendix 2** for the Boat Launching Facilities.

There are over 100 Beach Emergency Number (BEN) signs installed along the coastline and various estuary locations, providing accurate reference point to aid emergency response times. These can be accessed via https://www.sharksmart.com.au/staying-safe/city-of-mandurah/. The City's Rangers Services team retain hard copies of their locations if required.

Electrical Supply

The electrical supply is provided by Western Power 440/240 AC.

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Water Supply

Water is provided by Water Corporation, drawn from various hills storage locations and treated underground supplies. There are areas within Mandurah that utilise storage tanks for water.

Gas Supply

Reticulated natural gas is widely available throughout the City provided by ATCO Gas and sold via retailers. Gas utility supply areas can be obtained via ATCO Gas. Some locations do not have access to reticulated natural gas, therefore private supplies are in place.

Sewerage System

The City contains areas of that are sewered and areas utilising on site effluent disposal. The sewerage system is managed by the Water Corporation.

Medical Facilities

The primary medical facility is the Peel Health Campus located on Lakes Road with supporting services within the Lakes Road Health Precinct.

Access to Utility Information

Information on the various utilities is available on the City's Intra-maps software using the Utilities Layer. Utility provider contact details can be found in the Section 10 - Emergency Contacts Directory.

Council Facilities

The City of Mandurah Administrative Building is located at 3 Peel Street Mandurah. The City has various support and social infrastructure facilities throughout the LG area. Refer to **Appendix 3b-e** for the Appendix 3b – CoM Facilities.

1.7 Aim

The aim of the Mandurah Local Emergency Management Arrangements is to:

- ensure there is a written understanding between the agencies and stakeholders involved in managing emergencies within the City; and
- document and facilitate the management of identified risks and hazards facing the Mandurah community, encompassing all aspects of these hazards including prevention, preparedness, response and recovery activities.

1.8 Purpose

The purpose of these plans is to:

- document the local government's policies for emergency management,
- identify and describe the roles and responsibilities of public authorities and other persons involved in emergency management in the local government district,
- assist with the coordination of emergency operations and activities relating to emergency management performed by the persons outlined above,
- identify and describe the emergencies likely to occur in the local government district, and

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- outline strategies, priorities and other areas for consideration for emergency management in the Mandurah district.

1.9 Scope

This document applies to the local government district of the City of Mandurah (CoM). It covers areas where the City provides support to the Hazard Management Agency (HMA) in an emergency. It also details the City's capacity to provide resources in support of an emergency, whilst still maintaining core business continuity.

2. Related Documents and Arrangments

The Mandurah Local Emergency Management Arrangements (LEMA) are a compilation of plans which are separated for ease of use. The LEMAs form part of an associated set and should be read / utilised in conjunction with one another, they include:

- General Plan (this document)
- Local Recovery Plan
- Vulnerable Communities Plan
- Animal Welfare Plan
- Pandemic Plan
- Business Continuity Plan
- Crisis and Incident Communication Plan
- Local Recovery Resource Register

They interface with other plans, policies and legislation at local, district and state levels included, but not limited to:

- *Emergency Management Act 2005*
- *Emergency Management Regulations 2006*
- State Emergency Management Plan
- Peel Local Emergency Relief and Support Plan
- State Hazard Plans

2.1 Agreements, Understanding and Commitments

The City of Mandurah is party to a Local Government Memorandum of Understanding with the following Local Governments in relation to the provision of additional resources in emergency management:

- City of Rockingham
- Shire of Murray
- Shire of Waroona
- Shire of Serpentine – Jarrahdale

The City also facilitates a Vulnerable Communities MoU between a range of residential aged care and independent living facilities, encouraging ongoing emergency planning and sector support.

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2.2 Special Considerations

The following seasonal events occur annually. Climate change may have future implications for the planning around these seasonal impacts.

- Bushfire season- November to April
- Storm season- April to November
- Heatwave- December to February

There are a number of public events that are held in Mandurah throughout the year, all of which attract significant numbers of people, and which are covered under separate event management plans:

Australia Day (Jan) (CoM)	Approx 5 000
Crab Fest (March) (CoM)	Approx 100 000
Annual Easter Sailing Regatta	Approx 10 000
Caravan and Camping Show (Oct)	Approx 15 000
Christmas Pageant (Dec) (CoM)	Approx 25 000
New Year's Eve Celebrations (Dec) (CoM)	Approx 35 000

A list of private events of significance operating at any moment in time can be obtained through the City's Events Team.

School and public holidays are also known to result in a significant influx of visitors to the area. Data from Tourism Research Australia indicates that Mandurah averages approximately 1.6 million domestic day trip visitors every year. Visit Mandurah can be utilised to support activities requiring connection to the tourism sector.

3. Resources

Hazard Management Agencies (HMA) or its Control Agency (CA) is responsible for the determination of resources required to combat the hazard for which they have responsibility. The City has an extensive list of contractors and identified relevant resources which is shown in **Appendix 3f -** Operations Services – Contract Listing.

3.1 Financial Arrangements

The provision of the State EM Policy 5.12 – Funding for Emergency Response, State EM Plan 5.4 and 6.10 and State EM Recovery Procedures 1-2 outlines the responsibilities for funding during multi-agency emergencies.

Whilst recognising the above, the City is committed to expending such necessary funds within its current budgetary constraints as required to ensure the safety of its residents, visitors and staff. Such arrangements must in accordance with the financial management provisions of the *Local Government Act 1995*. Further details on the provision of financial arrangements are outlined in the Local Recovery Plan.

The Mayor and CEO will be approached immediately an emergency event requiring resourcing by the City occurs, to ensure the desired level of support is achieved.

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4. Planning

4.1 Roles and Responsibilities

The following outlines descriptions and responsibilities of key positions or groups in relation to local community emergency management as outlined in the *Emergency Management Act 2005* and the State EM Policy – Appendix A – List of EM Roles and Responsibilities.

4.2 Local Roles and Responsibilities

Local Role	Description of Responsibilities
Local Government	The responsibilities of the City of Mandurah are defined in Section 36 of the *Emergency Management Act 2005*.
Local Emergency Coordinator (LEC)	The responsibilities of the LEC are defined in Section 35 of the Emergency Management Act 2005. At the local level, the Officer in Charge (OIC) of Mandurah Police is the appointed LEC. The role of the LEC is to: • provide advice and support to the LEMC for the district in the development and maintenance of emergency management arrangements for the district, • assist hazard management agencies in the provision of a coordination response during an emergency in the district, and • carry out other emergency management activities in accordance with the directions of the State Emergency Coordinator.
Local Recovery Coordinator (LRC)	The LRC is an officer appointed by the local government to undertake the following roles and responsibilities: • to ensure the development and maintenance of effective recovery management arrangements for the City, • liaise with the CEO to ensure the acquisition and appropriate application of resources necessary to ensure an effective recovery, • convene the operation of the LRCG to support local community recovery activities associated with an emergency event, as required from time to time, • monitor the progress of LRCG recovery activities and provide situational awareness advice to the CEO and State Recovery Coordination Group (SRCG), if established, • in conjunction with the Local Recovery Coordination Group (LRCG) to implement a post incident recovery action plan and manage the recovery phase of the incident.
Local Government Liaison Officer (LGLO)	During an evacuation where a local government facility is utilised by Department of Communities (Communities), a LG Liaison Officer may be appointed by the local government to: • open and establish an evacuation centre at the nominated facility until the arrival of emergency

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	management staff from Communities, • establish the registration process of evacuees until the arrival of Communities, • provide advice, information and resources in support of the facility, and • assist with maintenance requirements for the facility.
Local Government Liaison Officer (to the IMT/ISG)	During a major emergency the LG Liaison Officer provides a vital link between the Incident management team (IMT) and Incident support Group (ISG) by attending meetings, providing local knowledge and details of the LEMA.
Local Government Incident Management	• ensure planning and preparation for emergencies is undertaken, • implement procedures that assist the community and emergency services deal with incidents, • ensure all personnel with emergency planning and preparation, response and recovery responsibilities are properly trained in their role, • keep appropriate records of incidents that have occurred to ensure continual improvement of the City's emergency response capability, • liaise with incident controller (provide liaison officer), • participate in the ISG and provide local support, and • where an identified evacuation centre is a building owned and operated by local government, provide a liaison officer to support Communities.

4.3 LEMC Roles and Responsibilities

The City of Mandurah has established a Local Emergency Management Committee under section 38(1) of the Emergency Management Act 2005. The LEMC is not an operational committee but rather established by the local government for strategic planning purposes.

4.3.1 LEMC Functions

The functions of the Mandurah LEMC, in accordance with section 39 of the Emergency Management Act 2005, are as follows:

- advise and assist the local government in ensuring that local emergency management plans are established for its district,
- liaise with public authorities and other persons in the development, review and testing of local emergency management plans, and
- carry out other emergency management activities as directed by the SEMC or prescribed by the regulations.

4.3.2 LEMC Chairperson

The Chairperson of the LEMC is appointed by the local government under section 38(3) of the *Emergency Management Act 2005*. The nominated CoM Councillor is the appointed Chairperson of the Mandurah LEMC unless otherwise resolved by the LEMC.

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The role of the LEMC Chair is to:

Provide leadership and support to the LEMC to ensure effective meetings and high levels of emergency management planning and preparedness for the local government district is undertaken

The Officer in Charge at the Mandurah Police Station is the appointed Deputy Chairperson of the Mandurah LEMC, however the LEMC Executive Officer or other nominated City of Mandurah staff member may act as Chairperson if necessary and at the request of the nominated Chairperson or Deputy Chairperson.

4.3.3 LEMC Executive Officer

The role of the LEMC Executive Officer is to:

- coordinate the development and submission of LEMC documents in accordance with legislative and policy requirements including Agendas and Minutes, Annual Report and maintenance of LEMAs,
- provide advice to the Chair and LEMC as required,
- facilitate communication between the LEMC and Executive Officer of the relevant District Emergency Management Committee, and
- participate as a member of sub-committee and working groups as required.

The CoM Coordinator, Emergency Management is the appointed Executive Officer of the Mandurah LEMC.

4.3.4 LEMC Membership

Membership of the LEMC includes representatives of agencies, organisations, community groups and those with expertise relevant to the identified community hazards and risk, and emergency management arrangements.

The LEMC is not an operational committee but rather the organisation established by the local government to ensure that LEMAs are written and placed into effect for its district.

The Mandurah LEMC Membership and Contacts List is available electronically for restricted access users or can be found in Section 10 - Emergency Contacts Directory.

4.3.5 Meeting Schedule

In accordance with State EM Preparedness Procedure 3.7, the Mandurah LEMC hosts quarterly meetings as determined by the Executive Officer in the months of February, May, August and November each year.

4.3.6 Meeting Procedures

Each meeting, the Mandurah LEMC should consider, but not be restricted to, the following matters, as appropriate:

- confirmation of local emergency management arrangements contact details,
- review any post incident reports and post exercise reports generated since last meeting,
- progress of emergency risk management process,

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- progress of treatment strategies arising from emergency risk management process,
- progress of development or review of local emergency arrangements, and
- other matters determined by the local government.

The LEMC shall determine other procedures as it considers necessary.

4.3.7 Annual Reporting

The annual report of the Mandurah LEMC is to be completed and submitted to the DEMC within two weeks of the end of the financial year for which the annual report is prepared. The DEMC is required to submit a copy of the annual report to the State Emergency Management Committee. This reporting is consolidated into an Annual and Preparedness Report Capability Survey.

Annual reporting shall be in accordance with State EM Procedure 3.17 – Annual Reporting. The information provided by the LEMC annual report is collated into the SEMC Annual Report.

4.4 Agency Roles and Responsibilities

In the event of an emergency, the City will need to liaise with a range of state agencies that are involved in the operational (response) aspects of the emergency. The following table summarises the key roles:

Local Role	Description of Responsibilities
Hazard Management Agency (HMA)	A HMA agency is "to be a public authority or other person who or which, because of that agency's functions under any written law or specialised knowledge, expertise and resources, is responsible for emergency management, or the prescribed emergency management aspect, in the area prescribed of the hazard for which it is prescribed." (s. 4(3) of the *Emergency Management Act 2005*. The HMA's are prescribed in the *Emergency Management Regulations 2006*. Their function is to: • undertake responsibilities where prescribed for these aspects (EM Regulations 2006), • appoint Hazard Management Officers (s.55 Act), • declare / revoke emergency situations (s.50 and 53 Act), • coordinate the development of the State Hazard Plans for that hazard (State EM Policy s.1.5), • ensure effective transition to recovery by local government.

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Combat Agency	A Combat Agency as prescribed under subsection (1) of the *Emergency Management Act 2005* is to be a public authority or other person who or which, because of that agency's functions under any written law or specialised knowledge, expertise and resources, is responsible for performing an emergency management activity prescribed by the regulations to that agency.
Controlling Agency	A Controlling Agency is an agency nominated to control the response activities to a specified type of emergency. The function of a Controlling Agency is to: • undertake all responsibilities as prescribed in agency-specific legislation for prevention and preparedness, • control all aspects of the response to an incident. During recovery, the Controlling Agency will ensure an effective transition to recovery.
Support Organisation	A Support Organisation is to be a public authority or other person who or which, because of that agency's functions under any written law or specialised knowledge, expertise and resources, is responsible for providing support functions prescribed by the regulations in relation that organization. An example may be the Red Cross or CWA providing meals to an evacuation centre. (s.6.3) and 6(4) of the Act).

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5. Managing Risk

5.1 Emergency Risk Management

Risk management is a critical component of the emergency management process. Building a sound understanding of the risks and hazards likely to impact the community enable local government and the LEMC to work together to implement treatments.

This process helps to build the capacity and resilience of the community and organisations which enable them to better prepare for, respond to and recover from a major emergency. The ERM planning process is detailed in State EM Policy 3.2 "Emergency Risk Management Planning".

The City have a Risk Management Policy POL-RKM 01. Disruption & Emergency Management Risk is a key strategic risk to the City. The Disruption and Emergency Management Risk deals with disasters that are outside of the City's control to prevent but may have the potential to cause catastrophic damage that substantially or permanently changes the organisation or community.

The Emergency Risk Management process undertaken by the City identified a number of significant hazards likely to occur. These are outlined in Section 6- Response – Descriptions of Emergencies Likely to Occur. Seasonally, the following hazards are described in local context.

Severe Weather

A seasonal threat principally during the months of April to November, which can also be associated with the hazard of flooding from storm surge and Energy Supply Disruption. Areas of most risk include the coastal strips however it is acknowledged that storms can impact further inland.

The City is progressing detailed Coastal Hazard Risk Management and Adaption Plans. These documents form important advice on specific locations of high risk and preventative actions that can be taken to reduce impacts associated with flooding, storm surge and coastal erosion.

Fire

A seasonal threat principally during the months of November to April. City reserves and areas of bushland are located throughout the local government area. Areas of most risk include the southern suburbs of Dawesville, Bouvard, Clifton and Herron, and the northern suburb of Parklands.

Structural fires, both residential and commercial, pose a threat to the Mandurah community throughout the year.

In accordance with the requirement of the *State Hazard Plan – Fire*, local governments are required to prepare an integrated Bushfire Risk Management Plan (BRM Plan) for areas where there is a potential significant bushfire risk.

A BRM Plan is a strategic document that identifies assets at risk from bushfire and their priority for treatment within local government districts. The aim of the BRM Plan is to document a coordinated and efficient approach toward the identification, assessment and treatment of assets exposed to bushfire risk within a local government district.

A Bush Fire Risk Management Plan has been prepared and adopted by the City of Mandurah following endorsement by the Office of Bushire Risk Management.

5.2 Risk Toolbox

The SEMC has developed a number of Risk and Treatment Tools to assist local governments to undertake the risk assessment process. The tools are available on the SEMC website at www.semc.wa.gov.au.

confirmed

5.3 National Local Government Vulnerability Program

In addition to this community ERM process, in February 2024, the City's ELT and Emergency Management Staff participated in a pilot of the National Local Government Vulnerability Program.

Through a survey of participants, the City was able to assess its strategic vulnerability profile. The following table reflects City of Mandurah's scores relevant to the 10 Essential Indicators in order of high to low. The lower the score the more attention is required for that Essential Indicator.

		Overall Average	Total Score	Total Score %
1	INDICATOR 8: Ecosystems and natural buffers are protected to mitigate hazards and adapt to climate change.	4.25	17/20	85%
2	INDICATOR 5: Assess the safety of all health and other essential service facilities and upgraded as necessary.	4.00	16/20	80%
3	INDICATOR 1: Council's strategic and risk plans enable a disaster risk culture with clear roles, responsibility, and authority to act.	3.88	42.71/55	78%
4	INDICATOR 9: Early warning systems and emergency management capacities and capabilities to respond are installed and embedded.	3.71	26/35	74%
5	INDICATOR 4: Invest in and maintain risk reducing infrastructure, such as storm drainage, water retention, nature-based solutions.	3.71	11.14/15	74%
6	INDICATOR 2: Assign investment, budgets, and funding incentives to provide for hardship relief and for homeowners, communities, and households to invest in risk reduction.	3.17	19/30	63%
7	INDICATOR 6: Enforcement of risk-compliant building regulations and land use planning, places of safe development identified.	2.93	5.86/10	59%
8	INDICATOR 3: Up to date data on hazards and vulnerabilities, prepared and shared risk assessments. Aligned emergency plans with disaster risk reduction assessments.	2.93	17.57/30	59%
9	INDICATOR 10: Ensure that the needs and participation of the affected population are at the centre of recovery and reconstruction.	2.71	8.14/15	54%
10	INDICATOR 7: Education programs and awareness on climate change impacts and disaster risk reduction are available and relevant for all communities.	2.39	9.57/20	48%

Confirmed

As part of the process, participants also completed a hazard assessment survey with the following results.

	SEVERITY	FREQ.	SEVERITY	TOTAL OUT OF 25
	Bushfire	4.40	3.20	14.08/25
	Drought	3.00	2.40	7.2/25
	Flood	3.80	3.60	13.68/25
	Pandemic	4.20	3.60	15.12/25
	Earthquake	1.80	3.40	6.12/25
	Extreme Storm Event	4.80	3.40	16.32/25

Potential for impact of most probable hazard to escalate to a disaster ranked from highest to lowest:

Potential to Escalate to Disaster	Avg
What would the effect on Council be from a flood?	3.60
What would the effect on Council be from a pandemic?	3.60
What would the effect on Council be from an earthquake?	3.40
What would the effect on Council be from an extreme storm event?	3.40
What would the effect on Council be from a bushfire?	3.20
What would the effect on Council be from a drought?	2.40

confirmed

6. Response

6.1 Description of Emergencies Likely to Occur

The Emergency Risk Management process undertaken by the City identified a number of significant hazards likely to occur. The table below indicates the responsible HMA, HMA representation at local and district levels, and the relevant State Hazard Plans.

Hazard	HMA	Controlling Agency	Local Combat Agency	State Hazard Plan
Fire	DFES	DFES	(Gazetted Fire District) Mandurah CFS Mandurah VFRS Falcon VFRS	Fire
		DBCA	DBCA Swan Coastal District	
		CoM	Mandurah Southern Districts VBFB	
Storm / Severe Weather	DFES	DFES	Mandurah SES	Severe Weather
Flood / Flash Flooding (including tidal surge)	DFES	DFES	Mandurah SES	Severe Weather
Road Transport Emergency	WAPOL	WAPOL	Mandurah Police	Crash Emergency
Human Epidemic	DoH	DoH	Peel Hospital	Human Biosecurity
Critical Infrastructure Failure	Coordinator of Energy	Energy Policy WA	Western Power Synergy ATCO Gas Alinta Gas	Energy Supply Disruption
Heatwave	DoH	DoH	St John Ambulance	Heatwave

Confirmed

These arrangements are based on the premise that the HMA responsible for the abovementioned risks will develop, test and review appropriate emergency management plans for their hazard.

6.2 Hazard Management Structure

The *Emergency Management Act 2005* allows the prescription of Hazard Management Agencies (HMAs). HMAs are prescribed, given their functions under written law or because of their specialised knowledge, expertise and resources in respect to a particular hazard. HMAs will nearly always be responsible for leading a response to an emergency in relation to the type of hazard for which they are prescribed.

A combat agency or support organisation may also be prescribed because of the agency's function under a written law or because of specialised knowledge, expertise and resources in dealing with a particular type of hazard or emergency management activity. They will work alongside and at the direction of the respective HMA in response to an emergency and undertake the specific emergency management activities or support functions for which they are prescribed. See **Appendix 4** for the HMA Appointment Register.

6.3 Coordination of Emergency Operations

HMA's, Controlling Agencies and Combat Agencies may require local government resources and assistance with emergency management. The City is committed to providing assistance and support when resources are available, through the ISG, (when and if formed), and where the City is able to maintain satisfactory levels of business continuity.

The Combat Agency, Controlling Agency, or the Local Emergency Coordinator (LEC) in consultation with the Hazard Management Agency is responsible for the implementation of the arrangements and for activating the required organisations.

6.4 Emergency Coordination Centre (ECC)

The Mandurah Emergency Coordination Centre (ECC) is to be located at the City of Mandurah Council Chambers and Civic Centre. If deemed unsuitable, the LEC is responsible for identifying an alternate location. In the event of a total power failure, the ECC will be held at the MARC where back-up generator power is available.

The ECC shall be established to assist the coordination of multi-agency activity associated with a large-scale incident. The facility shall contain sufficient space, administration infrastructure and communications facilities.

Primary Emergency Coordination Centres		
City of Mandurah Tuckey Room, Council Chambers & Civic Centre	85 Mandurah Terrace	Ph: 9550 3777
Secondary Emergency Coordination Centres		
Mandurah Aquatic & Recreation Centre	303 Pinjarra Road	Ph: 9550 3600
Mandurah Police Station	333 Pinjarra Road	Ph: 9581 0222
Mandurah State Emergency Service	31 Education Drive	Ph: 9581 1966

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6.5 Incident Support Group (ISG)

An ISG is formed by the HMA or LEC (in consultation with the HMA) to assist with the overall coordination of services and information during a major incident. Coordination is achieved through clear identification of priorities by agencies sharing information and resources.

The role of the ISG is to provide support to the Incident Management Team (IMT). The ISG is a group of people represented by the different agencies who may be involved in the incident to assist the Incident Controller in the overall coordination in terms of services (physical, human or information) during an incident.

6.5.1 Activation of an ISG

The triggers for an ISG are outlined in the State EM Plan 5.1 – "Incident Management" and State EM Procedures 4.2 – "Incident Level Declaration". These are:

- Where an incident is designated Level 2 or higher, and,
- Where multiple agencies need to be coordinated.

6.5.2 Membership of an ISG

The Incident Support Group is made up of agency representatives that provide support to the Controlling Agency. Emergency Management agencies may be called on to provide liaison officers for the ISG.

The City's Local Recovery Coordinator should be a member of the ISG from the onset, to ensure consistency of information flow and transition into recovery. The city will also seek to have Communications Officers represented. The representation of the ISG will depend greatly on the nature of the incident, agencies involved, and the consequences caused by the emergency.

The composition of the ISG must be flexible to the needs of the emergency and the membership will change as the incident/operation progresses. To ensure consistency of information flow, situational awareness and handover to recovery, the City's Local Recovery Coordinator will be a member of the ISG from the onset.

6.5.3 Frequency of ISG Meetings

The Incident Controller will determine the frequency of meetings and will depend on the nature and complexity of the incident. At a minimum, there should be at least one meeting per incident.

6.5.4 Location of the ISG

The ISG will operate out of the ECC to provide the necessary support to the HMA. The IC may coordinate meetings via electronic means where appropriate.

confirmed

6.6 Media Management and Public Information

Communities threatened or impacted by emergencies have an urgent and vital need for information and direction. They require adequate, timely information and instructions in order to be aware of the emergency and to take appropriate actions to safeguard life, property and the environment.

The provision of this information is the responsibility of the HMA / Controlling Agency. This is achieved through the Incident Management Team position of "Public Information Officer" as per the AIIMS Structure. Coordination and close liaison between the HMA's public information and media staff and other media and public information staff deployed by emergency management agencies and local government within the incident area must be maintained. Stakeholders may be requested to support communication but under clear guidance from the HMA / Controlling Agency.

When formed all media releases are to be coordinated through the ISG to ensure the accurate and timely release of information.

6.7 Public Warning Systems

During times of an emergency, one of the most critical components of managing an incident is getting information to the public in a timely and efficient manner. No single method will ever meet all the requirements of the situation and agencies should utilise those mediums most suitable to both the incident and the community affected. Information is available from one or more of the following:

Source	Link / Number	Details
Emergency WA	www.emergency.wa.gov.au	• Current warnings and incidents • Fire Danger Ratings • How to prepare your property from natural disasters • How to recover from an emergency
ABC Emergency	www.abc.net.au/new/emergency/state/wa	• Current alerts, warnings and information updates
ABC Radio	Local frequency 720AM ABC www.abc.net.au/perth	• Current alerts, warnings and information updates
Department of Fire and Emergency	www.dfes.wa.gov.au 133 337 (public information line)	• Current warnings and incidents • Preparing for

confirmed

Services		emergencies (bush fire, storm, flood, cyclones)
Bureau of Meteorology	www.bom.gov.au/wa	• Weather forecasts and warnings

6.7.1 Australian Warning System (AWS)

Western Australia adopted the Australian Warning System (AWS) for bushfire, cyclone, flood and storm warnings which came into effect in July 2024. The AWS is a new national approach to information and warnings during emergencies and uses a nationally consistent set of icons to deliver consistency to Australian communities. Further information on the AWS can be found on the DFES website at Australian Warning System.

6.7.2 Standard Emergency Warning Signal (SEWS)

The Standard Emergency Warning Signal (SEWS) is a distinctive siren sound to alert the community to the broadcast of an urgent safety message relating to a major emergency or disaster.

The signal is intended for use as an alert signal to be played on public media such as radio, television, public address systems and mobile sirens. It aims to draw listeners' attention to the emergency warning that follows.

The SEWS is only to be used under strict instruction as advised by the HMA during an emergency as described in State EM Plan 5.3 – Support Functions.

People are strongly advised to become familiar with the sound (SEWS Sound).

The use of SEWS can only be authorised following consultation with the relevant State, District or Local Emergency Coordinator by an authorised HMA as described in State EM Response Procedure 4.3 – Standard Emergency Warning Signal (SEWS).

6.7.3 Emergency Alert

Emergency Alert is a national telephone warning system used during an emergency to send voice messages to landlines and text messages to mobile phones within a defined area about potential emergencies where lives and homes are deemed to be under direct and imminent threat.

Emergency Alerts are issued by authorised emergency services agencies and are not used in all circumstances and will be dependent on the nature of the incident. Emergency Alert rely on telecommunications networks to send messages, and message delivery cannot be guaranteed.

The number related to the Emergency Alert service is +61 444 444 444. It is a one-way messaging system. Warning messages should direct the recipient to sources of further information such as emergency services website or telephone information lines.

confirmed

It is important to note that the Emergency Alert system only issues voice and text warning messages in English. Emergency Alert print advertising has been translated in 30 languages and can be found at Emergency Alerts - Languages.

Further details on the Emergency Alert system can be found at https://www.emergencyalert.gov.au/.

6.8 Local Media Avenues

Local media avenues may also be utilised to provide public information, and may include (but not limited to):

Radio

- 6PR www.6pr.com.au
- 97.3 Coast FM www.coastlive.com.au
- 91.7 The Wave www.917thewave.com.au
- Peel Amateur Radio (HAM Radio) www.parg.org.au

Newspaper

- Mandurah Mail (Online Only) www.mandurahmail.com.au
- Mandurah Times

Local Government Systems

The City has the ability to support official emergency messaging through local communication systems including:

- City of Mandurah website www.mandurah.wa.gov.au
- Social Media pages Facebook, X, Instagram
- Community Notice Boards
- City of Mandurah Customer Services Ph: (08) 9550 3777

Social media

The City will utilise social media to support messaging related to its services however generally posts will direct users to the HMA. The City may provide messages specific to its own services and operations.

6.9 City of Mandurah Spokesperson

The Mayor is the City of Mandurah's media spokesperson during an emergency and will provide clear, relevant, and targeted information to assist the community in building their own capacity. The Mayor may request the City's CEO to speak on matters as required.

This is a Council policy irrespective of the channel or topic. The CEO may delegate someone else to be the spokesperson in some circumstances.

The City will refer to SEMC *Communicating in Recovery Guidelines* planning with a particular focus on accessing vulnerable communities and having communication effective methods that can be used when technology is not available. The City will action its Crisis and Incident Communications Plan to guide messaging during an emergency/ crisis.

confirmed

7. Evacuation

The evacuation of people from an area affected by a hazard is one of the strategies that may be implemented by emergency managers to mitigate the potential loss of, or harm to, life. The decision to evacuate will be based on an assessment of the nature and extent of the hazard, the anticipated speed of onset, the number and category of people to be evacuated, evacuation priorities and the availability of resources.

The decision to evacuate will be made by the HMA, Controlling Agency or an authorised officer when the members of the community at risk do not have the capability to make an informed decision or when it is evident that loss of life or injury is imminent. The HMA is responsible for planning, communicating and effecting the evacuation and ensuring the welfare of the evacuees is maintained. The HMA is also responsible for ensuring the safe return of evacuees.

7.1 Evacuation Management

The Controlling Agency (where authorised by the HMA) has overall responsibility for the management of evacuation during an incident and when an emergency response is implemented.

Evacuations shall be planned and managed as per State EM Plan 5.3.2 – "Community Evacuation" and the "Western Australian Community Evacuation in Emergencies Guideline."

7.2 Evacuation Routes and Considerations

The southern suburbs in the Mandurah district are uniquely shaped as a thin strip of land with two water bodies bordering the western and eastern boundaries. This will provide limitations for evacuation specifically in an east/west direction.

Formal evacuation planning occurred in Parklands due to the construction of the freeway limiting access and egress in an easterly direction. The evacuation route was decommissioned in 2022 due to the risk of entrapment and increased focus on community preparedness encouraging a 'Leave Early' plan. Any evacuations not using the established road network must be under the Controlling Agencies supervision.

An evacuation route in Lake Clifton has been upgraded with bushfire mitigation funding in 2021, see **Appendix 5**.

7.3 Vulnerable Groups

Schools, childcare and aged facilities have separate emergency evacuation plans, which should be taken into consideration during broad scale evacuation planning. Location mapping and contact details for these groups can be found in the Vulnerable Communities Plan.

In 2015 the City facilitated the signing of an emergency MoU between residential aged care and independent living facilities, which encouraged facilities to collaborate and support one another during and emergency event.

Confirmed

The details of this MoU and its partnering facilities can also be seen in the Vulnerable Community Plan. The City fosters strong partnerships and support via Access and Inclusion, Multi-Cultural, Indigenous and Aged Care Networking Groups.

Evacuation plans for large premises and facilities should not go to the City's nominated evacuation centre. Reviews of arrangements for large facilities should be completed on a regular basis by LEMC and considered in the Peel Local Emergency Relief and Support Plan.

7.4 Emergency Relief and Support

In accordance with s.32 of the *Emergency Management Regulations 2006* the Department of Communities (Communities) is responsible for the support function of providing welfare services to people affected by a disaster/emergency incident. The function of welfare services is known as emergency relief and support (ERS) services. Communities work collaboratively with partnering agencies as found in the State Support Plan – Emergency Relief and Support and the Peel Local Emergency Relief and Support Plan. Some of the Communities' functional areas of support to the community during emergencies include:

- Emergency accommodation,
- Registration and reunification,
- Personal support services,
- Emergency catering,
- Emergency clothing and personal items,
- Financial assistance

The establishment and management of evacuation centres is the responsibility of the Communities. The HMA is responsible for approving the activation or opening of an evacuation centre. The City may appoint a Local Government Liaison Officer to assist with the coordination of the management of LG facilities and the welfare agencies.

It should be noted that in the first stages of an emergency, the Communities may take time to establish and conduct emergency relief and support activities within the City due to multiple incidents within the state or time required for the deployment of appropriate team members. As such, the City in consultation with Communities may undertake the management of relief and support activities until such time as they are ready to assume control.

7.5 Evacuation Centres

Evacuation centres are a venue that may provide for evacuation, reception, accommodation and relief and recovery for an affected community. Evacuation centres may continue the extended provision of services into the recovery phase.

The following facilities have been identified as the primary evacuation centres within Mandurah:

Confirmed

Facility	Address	Capacity
Mandurah Aquatic & Recreation Centre (MARC)	303 Pinjarra Road, Mandurah (Entry via Cemetery Road)	1000*
Halls Head Recreation Centre**	42 Honey Suckle Ramble, Halls Head	600
Falcon Pavilion**	Lynda Street, Falcon	200
Greenfields Bortolo Pavilion**	Murdoch Drive, Greenfields	300

* The capacity at the MARC is reduced to support manageable sleeping arrangements. Refer to *Emergency Evacuation Centre Floor Plans* in **Appendix 6** for the recommended setup of each facility. The MARC has back-up 500kVa generator power to support the operation of the facility. The mechanism to implement this is provided in the MARC Generator Activation and Refueling Procedure.

During the event of a large emergency, it may be recommended to use an evacuation centre in a neighbouring local government. Details for these facilities can be found the Peel Local Emergency Relief and Support Plan.

** Greenfields Bortolo and Halls Head Recreation Centre have been rewired to accept 100kVa auxiliary power supply. Falcon Pavilion can accept 40kVa. Note installation of the generator at these facilities requires an electrician activation. Guides are available through the City's Recreation Services and Centre teams.

7.5.1 Evacuation Centre Activation Kits

The City has three Evacuation Centre Activation Kits located at:

- the Administration Centre (underneath the desk of the Coordinator of Emergency Management),
- the MARC in staff kitchen (tabards with general emergency kit), and
- the HHRC in (in locked cage of storage room 1)

These kits are to be used to assist with the initial set up of an evacuation centre if Communities are not present. A range of staff have undergone evacuation centre training and in particular staff at the MARC.

7.5.2 Register. Find. Reunite

Communities are responsible for recording displaced persons and placing the information on to the State or National Register which allows for friends or relatives to locate one another. Registration at an evacuation centre is not mandatory but does assist Communities in supporting evacuees. Communities have reciprocal arrangements with the Red Cross to assist with the registration process. For active emergencies, registration may be carried out online via https://register.redcross.org.au/.

The Register.Find.Reunite registration form can be seen in **Appendix 7** and copies are located within each emergency evacuation centre activation kit.

Confirmed

7.5.3 Animal Management

Detailed animal welfare arrangements are contained in the City's Animal Welfare Plan.

Note: community messaging relating to animals will be that they are not permitted inside evacuation centres however if there is no alternative, owners of companion animals are advised to come to the evacuation centre and await further advice from staff at the facility.

There is no provision for large livestock management within the City, however the City may seek support through the Local Government Emergency Management MoU for alternative locations outside the City's boundaries.

7.6 Business Continuity Considerations

Working in emergency situations requires agencies to consider worst case scenarios.

The CoM has an Emergency Customer Request Management (CRM) book to support communications and customer service in the event of a power or systems outage. They are not designed to replace standard business procedures, but to provide a paper based alternative when online systems are not available.

The Emergency CRM books are located throughout the organisation, within the evacuation centre activation kits and Mandurah SES Facility. Refer to the Customer Service Request Form template as an electronic template or alternatively can be found in Appendix 8.

The CoM Business Continuity Plan was endorsed in 2022, business unit continuity action plans detail strategies for the restoration and resumption of critical business services. The Business Continuity Management Team will be stood up to guide City services to ensure their capabilities to support the community. The Executive Leadership Team and City of Mandurah Management Team contact listing can provide direct access to key City staff.

8. Recovery

Recovery is defined as 'the support of emergency affected communities in the reconstruction and restoration of physical infrastructure, the environment and community, psychosocial and economic wellbeing' (s.3 of the *Emergency Management Act 2005*).

The recovery process begins during the response phase in order to both identify community needs as affected by the disaster as early as possible to begin planning for the transition from response to recovery.

Detailed recovery arrangements are documented in the City of Mandurah Local Recovery Plan.

confirmed

9. Exercising, Reviewing and Reporting

9.1 Aim of Exercising

Testing and exercising are essential to ensure that the emergency management arrangements are workable and effective for the LEMC. The aim of exercising the LEMC is to assess the local EM arrangements, not the HMA's response to an incident as this is a HMA responsibility, however it could be incorporated into the LEMC exercise. The benefits of testing and exercising are:

- determining the effectiveness of the local arrangements and provide opportunities for improvement,
- bringing together relevant emergency management members and give them knowledge of, and confidence in, their roles and responsibilities,
- opportunities for promoting the arrangements and educating the community,
- opportunities to test participating agencies' operational procedures and skills in simulated emergency conditions, and
- testing the ability of the separate agencies to work together on common tasks, and to assess effectiveness of coordination between them.

The testing and exercising are also important to ensure that individuals and organisations remain appropriately aware of what is required of them during an emergency response situation.

9.2 Frequency of Exercises

State EM Policy 4.8 – Exercising requires the LEMC to exercise and test their arrangements on an annual basis.

The City aims to incorporate exercising into quarterly LEMC meetings to facilitate ongoing collaboration and localised emergency planning discussions. Exercise resources and summaries are provided to LEMC members to encourage further inhouse agency or community exercising and are often shared with the District Emergency Management Committee (DEMC) and Western Australia Local Government Authority (WALGA) for further use.

Exercises will be undertaken in accordance with the Western Australia Managing Exercises Guideline with the use of templates provided.

9.3 Reporting of Exercises

Exercises shall be reported to the DEMC via the LEMC Annual Report as detailed in State EM Procedure 3.17 – Annual Reporting. Once an exercise has been completed, a post exercise report should be forwarded to the DEMC.

Confirmed

9.4 Review of the Local Emergency Management Arrangements

The local emergency management arrangements are to be reviewed and amended in accordance with State EM Policy 2.5 – Local Arrangements and replaced whenever the local government considers it appropriate. The review will be conducted in accordance with State EM Procedure 3.8, the LEMA's are to be reviewed and amended as follows:

- Contact lists are to be reviewed and updated quarterly or as changes occur,
- After an event or incident requiring the activation of an ISG or after an incident requiring significant recovery co-ordination, and
- An entire review undertaken every five years, as risk might vary due to climatic, environment and population changes, and
- Circumstances may require more frequent reviews.

9.4.1 Review of Local Emergency Management Committee Membership

The membership of the LEMC shall be reviewed annually to ensure relevancy to the Committee, however members may be added or removed as required.

9.4.2 Review of the Resources Register

The City's Local Recovery Resource Register shall be reviewed and updated on an annual basis however amendments can be made as changes occur.

9.5 Annual Reporting

At the end of each financial year, the LEMC is to prepare and submit to the DEMC an annual report on activities undertaken by it during the year. To minimise multiple reporting requirements, the SEMC has combined preparedness and annual reporting questions into a single online survey, the Annual and Preparedness Report Capability Survey.

confirmed

10. Emergency Contacts Directory

10.1 HMA Contact Register

Hazard/Emergency	HMA	Contact Numbers
Animal and Plant Biosecurity	DPIRD	000 – Life Threatening Situations 1800 675 888 – Emergency Animal Disease Reporting 1800 084 881 – Exotic & Plant Pest Disease Reporting
Crash Emergency Air crash	WAPOL	000 – Life Threatening Situations 131 444 – Emergency Assistance
Crash Emergency Rail crash - Freight	ARC Infrastructure	000 – Life Threatening Situations 1300 987 246 – Network Control Emergency
Crash Emergency Rail crash - Passenger	PTA	000 – Life Threatening Situations (08) 9220 9999 – Security / Emergencies
Collapse	DFES	000 – Life Threatening Situations 132 500 – Emergency Assistance 13 3337 – Emergency Information Line (08) 9395 9300 – General Enquiries
Cyclone	DFES	000 – Life Threatening Situations 132 500 – Emergency Assistance 13 3337 – Emergency Information Line (08) 9395 9300 – General Enquiries
Earthquake	DFES	000 – Life Threatening Situations 132 500 – Emergency Assistance 13 3337 – Emergency Information Line (08) 9395 9300 – General Enquiries
Energy Supply Disruption	Energy Policy WA	000 – Life Threatening Situations
Fire	DFES	000 – Life Threatening Situations 132 500 – Emergency Assistance 13 3337 – Emergency Information Line (08) 9395 9300 – General Enquiries

confirmed

Flood	DFES	000 – Life Threatening Situations 132 500 – Emergency Assistance 13 3337 – Emergency Information Line (08) 9395 9300 – General Enquiries
HAZMAT	DFES	000 – Life threatening Situations 132 500 – Emergency Assistance 13 3337 – Emergency Information Line (08) 9395 9300 – General Enquiries
HAZMAT – Radiation Escape from a NPW	WAPOL	000 – Life Threatening Situations 131 444 – Emergency Assistance
HAZMAT - SRED	WAPOL	000 – Life Threatening Situations 131 444 – Emergency Assistance
Heatwave	Department of Health	000 – Life Threatening Situations
Hostile Act	WAPOL	000 – Life Threatening Situations 131 444 – Emergency Assistance
Human Biosecurity	Department of Health	000 – Life Threatening Situations
Maritime Environmental Emergency	DoT	(08) 9480 9924 – Emergency Assistance
Marine Transport Emergency	DoT	000 – Life Threatening Situations
Marine Oil Pollution	DoT	(08) 9480 9924 – Emergency Assistance
Road Crash	WAPOL	000 – Life Threatening Situations 131 444 – Emergency Assistance
Search and Rescue Emergency	WAPOL	000 – Life Threatening Situations 131 444 – Emergency Assistance
Storm / Severe Weather	DFES	000 – Life threatening Situations 132 500 – Emergency Assistance 13 3337 – Emergency Information Line (08) 9395 9300 – General Enquiries
Terrorist Act	WA Police	000 – Life Threatening Situations 131 444 – Emergency Assistance
Tsunami	DFES	000 – Life threatening Situations 132 500 – Emergency Assistance 13 3337 – Emergency Information Line 1300 878 6264 (1300 Tsunami)

confirmed

10.2 LEMC Membership Contacts

STRICTLY CONFIDENTIAL

The following contact details are provided for emergency use only and should not be disclosed under any circumstances without expressed consent having been obtained.

confirmed

10.3 BCMT Membership Contacts

STRICTLY CONFIDENTIAL

The following contact details are provided for emergency use only and should not be disclosed under any circumstances without expressed consent having been obtained.

confirmed

10.4 BFAC Membership Contacts

STRICTLY CONFIDENTIAL

The following contact details are provided for emergency use only and should not be disclosed under any circumstances without expressed consent having been obtained.

confirmed

11. Appendices

APPENDIX 1a – Definitions and Abbreviations
APPENDIX 1b - Acronyms
APPENDIX 2 – Boat Launching Facilities
APPENDIX 3a – Primary Emergency Evacuation Centres
APPENDIX 3b – CoM Facilities
APPENDIX 3c – CoM Leased Facilities
APPENDIX 3d – Public Open Space
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APPENDIX 3f – CoM Contract Listing
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APPENDIX 3h – Approved Asbestos Disposal Sites
APPENDIX 4 – HMA Appointment Register
APPENDIX 5 – Lake Clifton Evacuation Route
APPENDIX 6 – Emergency Evacuation Centre Floor Plans
APPENDIX 7 – Register.Find.Reunite Registration Form
APPENDIX 8 – Emergency Customer Service Request Form

confirmed

Appendix 1a – Definitions and Abbreviations

Term	Definitions And Explanations	Abbreviation
Australasian Interservice Incident Management System	A robust incident management system that will enable the seamless integration of activities and resources of multiple agencies when applied to the resolution of any emergency situation. AIIMS provides a common management framework that can be applied to any size incident to ensure effective span of control at all levels.	**AIIMS**
Combat Agency	An organisation which, because of its expertise and resources, is responsible for performing a task or activity such as firefighting, rescue, temporary building restoration, evacuation, containment of oil spill, monitoring of radioactive materials, etc. An emergency operation may involve a number of Combat Agencies.	
Command	The direction of members and resources of an organization in the performance of the organisation's role and tasks. Authority to command is established in legislation or by agreement with an organisation. Command relates to organisations and operates vertically with an organization.	
Control	The overall direction of emergency management activities in an emergency situation. Authority for control is established in legislation or in an emergency management plan and carries with it the responsibility for tasking and coordinating other organisations in accordance with the needs of the situation. Control relates to situations and operates horizontally across organisations.	
Controlling Agency	An agency nominated to control the response activities to a specified type of emergency.	**CA**
Coordination	The bringing together of organisations and elements to ensure an effective response, primarily concerned with the systematic acquisition and application of resources (organisation, manpower and equipment) in accordance with the requirements imposed by the threat or impact of an emergency.	
District	Means an area of the State that is declared to be a district as defined in the *Local Government Act 1995*.	
Emergency	An event, actual or imminent, which endangers or threatens to endanger life, property or the environment, and which is beyond the resources of a single organisation to manage, or which requires the co-ordination of a number of significant emergency management activities. *Note: The terms 'emergency' and 'disaster' are used nationally and internationally to describe events which require special arrangements to manage the situation. "Emergencies' or 'disasters' are characterised by the need to deal with the hazard and its impact on the community. The term 'emergency' is used on the understanding that it also includes any meaning of the word 'disaster'*	

continued

Term	Definitions And Explanations	Abbreviation
Emergency Coordination Centre	A facility, where the area coordinator is located and from which coordination of all support to the Incident Controller is managed. There are four types of coordination centres: State, Regional, Local and Forward Coordination Centres.	**ECC**
Emergency Management	Is a range of measures to manage risks to communities and the environment. It involves the development and maintenance of plans to prevent or mitigate, prepare for, respond to, and recover from emergencies and disasters in both peace and war.	**EM**
Emergency Risk Management	A systematic process that produces a range of measures which contribute to the well-being of communities and the environment.	**ERM**
Hazard	A situation or condition with a potential for loss or harm to the community or the environment.	
Hazard Management Agency	That organisation which, because of its legislative responsibility or specialised knowledge, expertise and resources is responsible for ensuring that all emergency management activities pertaining to the prevention of, preparedness for, response to and recovery from a specific hazard are undertaken. Such organisations are either designated by legislation or detailed in State level emergency management plans.	**HMA**
Incident	An event, or a series of events which requires a response from one or more statutory emergency response agencies.	
Incident Area	The area defined by the Incident Controller for which they have responsibility for the overall management and control of an incident.	
Incident Controller	The person designated by the relevant Hazard Management Agency or Controlling Agency, responsible for the overall management and control of an incident within an incident area and the tasking of agencies in accordance with the needs of the situation.	**IC**
Incident Management Team	A group of incident management personnel comprised of the Incident Controller, and the personnel appointed to be responsible for the functions of Operations, Planning and Logistics. The team headed by the incident controller which is responsible for the overall control of the incident.	**IMT**
Incident Support Group	A group that may be convened by an Incident Controller, in consultation with the relevant Local Emergency Coordinator, to provide agency specific expert advice and support in relation to the operational response to an incident. The ISG includes representation from key agencies involved in the response.	**ISG**

Confirmed

Term	Definitions And Explanations	Abbreviation
Local Emergency Coordinator	The person designated by the Commissioner of Police to be the Local Emergency Coordinator with responsibility for ensuring that the roles and functions of the respective Local Emergency Management Committee are performed and assisting the hazard management Agency in the provision of a coordinated multi-agency response during Incidents and Operations.	**LEC**
Local Emergency Management Committee	A committee based on either local government boundaries or emergency management sub-districts. Chaired by the Mayor (or a delegated person) with the Local Emergency Coordinator, who jurisdiction covers the local government area concerned, as Deputy Chair. Executive support should be provided by the local government.	**LEMC**
Operation	An *Incident* or multiple *Incidents* which impact, or is likely to impact, beyond a localised community or geographical area.	
Operations Area	The area defined by the Operations Area Manager, incorporating the entire community or geographical area impacted or likely to be impacted, by an operating and incorporating a single or multiple incident areas.	**OA**
Operations Area Manager	The person designated by the Hazard Management Agency, responsible for the overall management of an operation and provision of strategic direction to agencies and Incident Controller(s) in accordance with the needs of the situation.	**OAM**
Operations Area Support Group	The group that may be convened by an Operations Area Manager in consultation with the relevant District Emergency Coordinator(s), to assist in the overall management of an operation. The OAMG includes representation from key agencies involved in the response.	**OASG**
Prevention	Measures to eliminate or reduce the probability of the occurrence of, and the potential adverse effects of, an emergency.	
Preparedness	Measures to ensure that should an emergency occur, communities, resources and other services are capable of coping with the effects. Arrangements to ensure that all the resources and services required to cope with the effects of the emergency, can be efficiently mobilized and deployed.	
Response	Actions taken in anticipation of, during, and immediately after an emergency to ensure that people affected are given immediate relief and support	
Recovery	The coordinated process of supporting emergency affected communities in reconstruction of the physical infrastructure and social, economic and physical wellbeing.	
Risk	A concept used to describe the likelihood of harmful consequences, arising from the interaction of hazards, communities and the environment.	

Confirmed

Term	Definitions And Explanations	Abbreviation
Risk Management	The systematic application of management policies, procedures, and practices to the task of identifying, analysing, evaluating, treating and monitoring risk. Refer to *ISO 31000:2018 – Risk Management*	
State Emergency Management Committee	The committee as established under Section 13 of the *Emergency Management Act 2005*. The SEMC is comprised of an executive and three Sub-committees of Recovery and Community Engagement, Response Capability, and Risk.	**SEMC**
Support Organisation	An organisation whose response in an emergency is either restore essential services (eg Western Power, Alinta Gas, Water Corporation, Main Roads Department etc) or to provide such support functions as welfare, medical and health, transport, communications, engineering etc.	
Telecommunications	The transmission of information by electrical or electromagnetic means including, but not restricted to, fixed telephones, mobile phones, satellite phones email, and radio.	
Vulnerability	The degree of susceptibility and resilience of the community and environment to hazards. There are many aspects of vulnerability, arising from various physical, social, economic, and environmental factors that vary within a community and over time.	

confirmed

Appendix 1b – Acronyms

Terms	Abbreviation
Australian Bureau of Statistics	ABS
Australasian Inter-service Incident Management System	AIIMS
Chief Executive Officer	CEO
City of Mandurah	CoM
Department of Biodiversity, Conservation & Attractions	DBCA
Department of Communities	Communities
Department of Health	DoH
Department of Primary Industries & Regional Development	DPIRD
Department of Fire and Emergency Services	DFES
Department of Transport	DOT
District Emergency Management Committee	DEMC
Incident Management Team	IMT
Incident Support Group	ISG
Local Emergency Coordinator	LEC
Local Emergency Management Committee	LEMC
Local Emergency Management Arrangements	LEMA
Local Emergency Recovery Coordinator	LERC
Local Government	LG
Memorandum of Understanding	MoU
Officer in Charge	OIC
State Emergency Management Committee	SEMC
State Emergency Service	SES
Volunteer Bush Fire Brigade	VBFB
Volunteer Fire and Rescue Service	VFRS
Western Australian Police	WAPOL

confirmed

Appendix 2 – Boat Launching Facilities

Map Ref.	Street/Reserve	Suburb	No. Ramps	Construction	Finger Jetties	Parking	Access Road	Toilets	Lights	Other Information
1	Redcliffe Road	Greenfields	1	Concrete	1	Sealed – marked	Sealed	Yes	Yes	BBQ, seating, toilets, Disables access jetty
2	Mandurah Marina	Mandurah	2	Concrete	1	Sealed – marked	Sealed	Yes	Yes	Drinking water, fish cleaning station with gazebo, fuel & sullage jetty, bins, toilets, restaurants, paid parking (NB: Closed one week in October each year for Boat Show)
3	Mary Street	Halls Head	6	Concrete	4	Sealed – marked	Sealed	Yes	Yes	Disabled access jetties, drinking water, fish cleaning with gazebo
4	Waterside Drive	Dudley Park	1	Concrete	1	Sealed – marked	Sealed	No	Yes	Undercover viewing and seating area
5	Mariners Cove	Dudley Park	2	Concrete	1	Sealed – marked	Sealed	No	Yes	Floating jetty, tables and benches, picnic setting, disabled parking,
6	Birchley Road	Coodanup	1	Concrete	1	Sealed – marked	Sealed	No	Yes	BBQ, seating, bins, shower
7	Nairns Rd	Coodanup	5	Concrete	1	Sealed – marked	Sealed	No	Yes	Seating, bins
8	Novara	Falcon	4	Concrete	2	Sealed – marked	Sealed	Yes	Yes	Drinking water, rigging area, BBQ, seating, children's playground, showers, Disabled access jetties
9	Olive Road	Falcon	4	Beach* 4WD access only	-	Unsealed	Unsealed	Yes	Yes	BBQ, seating, bins, shower
10	Yeedong Road	Falcon	Ocean	Beach* 4WD access only	-	Sealed – not marked	Sealed	No	No	
11	Port Bouvard Marina	Dawesville	4	Concrete	2	Sealed – marked	Sealed	Yes	Yes	Wash down area, fuel jetty, bins, restaurant
12	Estuary Road	Dawesville	4	Concrete	3	Sealed	Sealed	Yes	Yes	Rigging area, BBQ, picnic seating, showers, bins, Disabled access jetty
13	Leura St	Dawesville	1	Beach	-	Unsealed	Sealed	No	No	
14	Melros Beach	Dawesville	Ocean	Beach	-	Sealed – marked	Sealed	Yes	Yes	Drinking water, showers, toilets
15	Parkridge Reserve	Bouvard	2	Concrete Beach	2	Sealed – marked	Sealed	Yes	No	BBQ, picnic seating, shower, toilets and playground

Visit City of Mandurah – Marina Services and facilities for map location of boat ramps

Confirmed

Appendix 3a – Primary Emergency Evacuation Centres

Primary Emergency Evacuation Centres		
Name	**Description / Facilities**	**Contact**
Mandurah Aquatic & Recreation Centre 303 Pinjarra Road, Mandurah	• People Capacity (standing) 1000 • People Capacity (sleeping) 250 • Kitchen facility – for lesser hall • Kiosk – seating for 40 people • Showers and toilets • Main gas • Pool area • Landscaped grounds • Parking 200+ *500 kVA fixed generator situated to NE of aquatic area – providing aux power to facility, supporting business continuity, back up data centre and welfare centre arrangements.* *Activation & refuelling procedures in place.*	**City of Mandurah** **Recreation Centre & Services** **Contacts have been intentionally removed**
Halls Head Community Recreation Centre 42 Honeysuckle Ramble, Halls Head	• Total capacity 1124 • Multipurpose hall - 575 people • Sports stadium - 252 people • Exhibition area - 162 people • Hall - 50 people • Meeting room upstairs - 8 people • Meeting room downstairs - 21 people • Kiosk – microwave oven/boiler sink/convection • Electric cooking • Toilets & showers (2 male & female change rooms • Crèche (includes toilet) • First aid room • Parking off Fuscia Court *Building rewired to accept 100kva auxiliary power supply.*	**City of Mandurah** **Recreation Centre & Services** **Contacts have been intentionally removed**
Falcon Pavilion Cnr Flame St and Lynda Street, Falcon	• Total capacity 283 • Capacity – 170 seated • Disabled access • Toilets • Showers • Kitchen – fridge/oven/stove • 9 Trestles – 151 chairs	**City of Mandurah** ***Recreation Centre & Services***

Confirmed

	• Parking – Adjacent Falcon Reserve *Building rewired to accept 40kva auxiliary power supply*	**Contacts have been intentionally removed**
Bortolo Pavilion Cnr Bortolo Drive and Murdoch Drive, Greenfields	• Total capacity 380 • Hall – 185 people • Private Bridge Club- 195 people • 150 people seated • Disabled Access • Showers and Toilets • Kitchen facilities (incl. microwave, gas oven, fridge, freezer, urn) • Aircon and 4 fan. • Outside lighting • Trestles and Tables • 45 Parking Bays – 2 Disabled *Building rewired to accept 100kva auxiliary power supply*	**City of Mandurah** ***Recreation Centre & Services*** **Contacts have been intentionally removed**

confirmed

Appendix 3b – CoM Facilities

Contact Recreation Services for all facilities without contact details listed.
Ph: 9550 3620

CoM Facilities	
Name	**Description / Facilities (hire info)**
Coodanup Community Centre Wanjeep Street, Coodanup WA 6210	• Capacity 238 people • Kitchen facilities (electric stove, fridge, urn) • Toilets- ladies, gents, disabled • Aircon • Parking- 30 bays • 18 trestle tables • 163 chairs • Video overview
Lakelands Community House Cnr Dalona Parkway & Jasper Way Lakelands WA 6210	• Capacity 40 people • Kitchen facilities (gas stove, fridge, freezer, urn, microwave) • 1 unisex disabled toilet • Fans • Parking- 18 bays in rear carpark and street parking • 2 meetings rooms • 4 storage rooms • 5 tables • 20 chairs • Video overview
Lakelands Park Community and Sports Seppings Parade & Banksiadale Gate, Lakelands WA 6210	• Capacity 40 people – Meeting Room • Capacity 180 people – Function Room • Kitchen facilities (gas stove, fridge, freezer, urn, microwave) • Toilets – ladies, gents, accessible, baby change • Aircon • Parking- 100 bays, 2 ACROD • 1 meetings room • 1 function room • 4 storage rooms with lockable cabinets • 35 tables • 184 chairs
Madora Bay Hall 3 Orelia Street Madora Bay WA 6210	• Capacity 80 people • Kitchen facilities (electric stove, fridge, freezer, urn) • Toilets- ladies, gents • 4 fans and 4 bar heaters • Parking- 45 bays and 2 disabled • 2 storage rooms • Video overview

confirmed

Halls Head Community and Sports Facility (formerly Mandurah Yacht Club) 1 Halls Head Parade, Halls Head WA 6210	• Capacity 200 people (seated) • Kitchen facilities (gas stove, fridge, urn, bar, external servery) • Toilets- ladies, gents, disabled • Ceiling fans • 23 tables • 200 chairs • Video overview
Meadow Springs Sporting Facility 294 Oakmont Avenue Meadow Springs WA 6210	• Capacity 231 people • Kitchen facilities (oven, fridge, urn, grill, kiosk, external servery) • Toilets- ladies, gents, disabled • Aircon • Retractable AV screen • Playground • 1 separate meeting room (4 tables and 24 chairs) • Video overview
Merlin Street Pavilion Cnr Merlin Street, Falcon & Karon Vista Way Halls Head WA 6210	• Capacity 198 people • Kitchen facilities (electric stove, fridge, freezer, bar) • Toilets- ladies, gents, disabled • Parking- 38 bays • Disabled access • Playground • 15 tables and 150 chairs • Video overview
Rushton North Pavilion Dower Street Mandurah WA 6210	• Capacity 50 people • Kitchen facilities (electric stove, fridge, freezer, urn) • Toilets- ladies, gents, disabled • Large change rooms • Street parking • 10 tables and 35 chairs • Video overview
Sutton Street Hall Cnr Sutton & Gibson Streets Mandurah WA 6210	• Capacity 50 people (seated) • Kitchen facilities (microwave, fridge, freezer, urn) • Toilets - 1 unisex disabled • Ceiling fans and Aircon • Parking- all day available • 11 tables and 50 chairs • Video overview
Thomson Street Netball Pavilion Thomson Street, Mandurah WA 6210	• Capacity 120 people (seated) • Kitchen facilities (electric stove/grill oven, fridge, urn, external servery) • Toilets- ladies, gents, disabled • Ceiling fans • 9 tables • 110 chairs • Video overview

Confirmed

Name	Description / Facilities	Contact
Mandurah Library 331 Pinjarra Rd Mandurah WA 6210	• 1 meeting room, capacity 25 people • Toilets- ladies, gents • Chairs, tables, crockery, cutlery, urn. • Carpark • Multiple computers	Ph: 9550 3650 manlib@mandurah.wa.gov.au
Falcon Library Cnr Flavia St & Cobblers Ave Falcon WA 6210	• 2 meetings rooms • Capacity 50 and 107 people • Toilets- ladies, gents • Chairs, tables, crockery, cutlery, urn. • Carpark and street parking • Multiple computers	Ph: 9550 3230 elibstaff@mandurah.wa.gov.au
Lakelands Library 49 Banksiadale Gate Lakelands WA 6210	• 3 meetings rooms • Capacity 20 and 50 people • Toilets- ladies, gents • Chairs, tables, crockery, cutlery, urn. • Carpark and street parking • Multiple computers	Ph: 9550 3835 Lakelib@mandurah.wa.gov.au
Mandurah Seniors and Community Centre 41 Ormsby Terrace Mandurah WA 6210	• 1 main hall, capacity 300 people • 1 craft room, with sink • 1 dining room, capacity 100 people • 1 games room • 1 computer room, 14 computers • Disability access • Toilets- ladies, gents, disabled • Access to large public car park • 35 tables • 360 chairs • Video overview	Ph: 9550 3799 MandurahSeniors@mandurah.wa.gov.au
Billy Dower Youth Centre 41 Dower Street Mandurah WA 6210	• 1 hall, capacity 162 people • 2 meeting rooms, capacity 12 & 30 • 1 computer room • 1 activity room • Kitchen facilities (dishwasher, gas stove, gas oven, urn) • 25 seater bus • 12 seater van	Ph: 9550 3670 bdyc@mandurah.wa.gov.au
Mandurah Performing Arts Centre 9 Ormsby Terrace Mandurah WA 6210	• 2 theatres • Capacity 800 and 144 people • Restaurant • Multiple meetings rooms • Toilets- ladies, gents • Tables, chairs • Access to large public car park	Ph: 9550 3900 operations@manpac.com.au

Confirmed

Appendix 3c – CoM Leased Facilities

CoM Leased Facilities		
Name	**Description / Facilities**	**Contact**
Dudley Park Bowling Club Comet Street Dudley Park WA 6210	N/A	Ph: 9535 2695
Halls Head Bowling Club 3 Sticks Boulevard Halls Head WA 6210	N/A	Ph: 9581 1726
Mandurah Bowling & Recreation Club 89 Allnutt Street Mandurah WA 6210	N/A	Ph: 9538 1438
Mandurah Surf Life Saving Club 40 Orestes Street San Remo WA 6210	N/A	Ph: 9583 4551
Mandurah City Football Club 65/85 Mahogany Drive Halls Head WA 6210	N/A	Ph: 9581 2388
Port Bouvard Recreation & Sporting Club 1 Thisbe Drive Dawesville WA 6211	N/A	Ph: 9582 2871
Port Bouvard Surf Life Saving Club 101 Southport Boulevard Dawesville WA 6211	N/A	Ph: 9582 2787
Peel Thunder Football Club Dower Street & Elizabeth Drive Mandurah WA 6210	https://www.peelthunder.com.au/events-and-functions/facilities	Ph: 9535 3448

Confirmed

Appendix 3d – Public Open Space

Public Open Space/Ovals		
Name	**Description / Facilities**	**Contact**
Rushton Park Oval Dower Street Mandurah	• 1.8 hectares • Tiered seating • Sporting club with bar facilities • Lighting • Disabled access (reasonable)	CoM Recreational Services Ph: 9550 3620
Meadow Springs Sports Facility Oakmont Avenue. Meadow Springs	• 6.3 hectares • Two ovals and one rectangular field • Parking • Pavilion and kiosk • Flood lit oval	CoM Recreational Services Ph: 9550 3620
Bortolo Park Murdoch Drive Mandurah	• 4.5 hectares • Two large ovals • See Bortolo Pavilion in *Nominated Welfare Centres* for further information.	CoM Recreational Services Ph: 9550 3620
Peelwood Sports Facility Cnr Peelwood Parade & Mahogany Drive Hall Head	• 6.5 hectares • Three large ovals • Pavilion has toilets and change-rooms (no disabled access) • 50 parking bays • Flood lit ovals	CoM Recreational Services Ph: 9550 3620
Merlin Street Reserve Merlin Street Falcon	• 3.2 hectares • Two ovals • Toilets adjacent to Pavilion • Parking • Flood lit ovals	CoM Recreational Services Ph: 9550 3620
Falcon Reserve Cnr Flame and Lynda St Falcon	• 1.8 hectares • One large oval • Amenities located at Pavilion • Parking • Flood lit oval	CoM Recreational Services Ph: 9550 3620
Coote Reserve Challenger Road Madora Bay	• 0.7 hectares • One small field • Pavilion and toilets • Verge parking • Flood lit oval	CoM Recreational Services Ph: 9550 3620
Lakelands District Open Space Banksiadale Gate Lakelands	• 10 hectares • Three reserves • Toilets and changerooms • Parking • Flod lighting	CoM Recreational Services Ph: 9550 3620

Confirmed

Appendix 3e – CoM Plant and Equipment

STRICTLY CONFIDENTIAL

The following contact details are provided for emergency use only and should not be disclosed under any circumstances without expressed consent having been obtained.

confirmed

Appendix 3f – CoM Contract Listing

confirmed

STRICTLY CONFIDENTIAL

The following contact details are provided for emergency use only and should not be disclosed under any circumstances without expressed consent having been obtained.

Appendix 3g – Approved Asbestos Contractors

confirmed

STRICTLY CONFIDENTIAL

The following contact details are provided for emergency use only and should not be disclosed under any circumstances without expressed consent having been obtained.

For Asbestos contractors licenced with Worksafe WA -

https://www.commerce.wa.gov.au/worksafe/worksafe-licence-and-registration-search

Preferred Supplier Directory | WALGA

Appendix 3h – Approved Asbestos Disposal Sites

STRICTLY CONFIDENTIAL

The following contact details are provided for emergency use only and should not be disclosed under any circumstances without expressed consent having been obtained.

confirmed

Appendix 4 – HMA Appointment Register

WA Hazard Management Agency List		
Hazard	**HMA**	**Controlling Agency**
Crash Emergency	Commissioner of Police	WAPOL
Animal and Plant Biosecurity	Agriculture Director General	DPIRD
Collapse (injury or threat to life of persons trapped by the collapse of a structure or landform)	FES Commissioner	DFES
Severe Weather	FES Commissioner	DFES
Earthquake	FES Commissioner	DFES
Energy Supply Disruption	Coordinator of Energy	Energy Policy WA
Fire	FES Commissioner	• DFES within gazette fire districts or where DES brigade or unit established • DBCA on land it manages outside gazette fire districts • Local government in local government districts outside of gazette fire districts and DBCA land
Human Biosecurity	CEO, Department of Health	Department of Health
Heatwave	CEO, Department of Health	Department of Health
Hostile Act	Commissioner of Police	WAPOL
Search and Rescue Emergencies	Commissioner of Police	WAPOL
Maritime Environmental Emergencies	CEO, Department of Transport	Department of Transport • state waters • shipping and pilotage waters • port waters (Level 2/3) Port Authority • port waters (Level 1) Petroleum titleholders • state waters (Level 1)
HAZMAT	FES Commissioner	DFES
HAZMAT - Radiation Escape from a Nuclear-Powered Warship	Commissioner of Police	WAPOL

confirmed

HAZMAT - Space Re-entry Debris	Commissioner of Police	WAPOL
Hostile Act	Commissioner of Police	WAPOL
Tsunami	FES Commissioner	DFES

confirmed

Appendix 5– Lake Clifton Evacuation Route

STRICTLY CONFIDENTIAL

The following contact details are provided for emergency use only and should not be disclosed under any circumstances without expressed consent having been obtained.

confirmed

Appendix 6 – Emergency Evacuation Centre Floor Plans

confirmed

STRICTLY CONFIDENTIAL

The following contact details are provided for emergency use only and should not be disclosed under any circumstances without expressed consent having been obtained.

STRICTLY CONFIDENTIAL

The following contact details are provided for emergency use only and should not be disclosed under any circumstances without expressed consent having been obtained.

confirmed

STRICTLY CONFIDENTIAL

The following contact details are provided for emergency use only and should not be disclosed under any circumstances without expressed consent having been obtained.

confirmed

STRICTLY CONFIDENTIAL

The following contact details are provided for emergency use only and should not be disclosed under any circumstances without expressed consent having been obtained.

confirmed

Appendix 7 – Register.Find.Reunite Form

An Australian Government Initiative

Register. Find. Reunite.

Australian Red Cross

***EMERGENCY CODE:**

REGISTRATION FORM

REGISTRATION DETAILS

*Place of Registration		*Date: DD/MM/YYYY / /	Time: 24hrs

Family Name	*Given Name	Alternate Name (nickname, maiden name, preferred name)	*D.O.B. / Age	*Gender (Female, Male, Neutral, Other)	*Nationality if other than Australian	*Relationship to primary person registering

If registering companions and they have a different home address or contact numbers please complete a separate registration form

Language spoken (other than English)			
Email Address			
Phone Number		Alternate Number	

Include both mobile and landline number (if you have one). Include area code for landline numbers. For international numbers include international dialling codes.

*Do you have a fixed address ☐ Yes ☐ No If the person registering has a fixed address the answer is 'yes'. If not, the answer is 'no'.

*Home Address			
*Town / Suburb		*State	*Postcode
Country (if overseas)			

Please let us know where you are staying. With your permission this information will be shared with friends, family and loved ones who are looking for you.

DESTINATION DETAILS ☐ At Home ☐ Somewhere else ☐ Don't Know / Not Sure ☐ Place of Registration

Destination Address			
Town / Suburb		State	Postcode
Country (if overseas)			
Phone Number:		Alternative Number:	
Expected duration of stay at destination address (if known)	Start Date DD/MM/YYYY / /	End Date DD/MM/YYYY	/ /

Consent: I have read and understand the Collection Notice on the reverse side of this form and agree to the use and disclosure of my personal information for the primary and secondary purposes as set out in the notice and subject to my selection below. I understand that if I tick 'Do not share details', my information won't be shared with family and friends but may still be used by police/welfare and emergency services only, as relevant to the emergency.

*Permission: Choose how much information you wish to share with family, friends and loved ones looking for you	☐ Share my details: Allow people looking for me to know that I have registered, my phone number and current location	☐ Information only: Allow people looking for me to know that I have registered.	☐ Do not Share details: Do not allow people looking for me to know I have registered or any other information. (Note your information may be used by police/welfare and emergency services only relevant to the emergency.	*Signature of person registering:

Any additional information not covered elsewhere

*Registration Recorded by (print name)	Recorder's initials:
More than one likely destination, or companion to be linked? Complete another form ☐ Yes ☐ No	Distribution to State or National Inquiry Centre? ☐ Fax ☐ Email ☐ Other:

*Computer entered? (inc. initials) ☐ Yes	*Date / /	*Time hrs	*Registration #

PLEASE PRINT IN BLOCK LETTERS USING BLUE OR BLACK PEN. ***Mandatory Field** Registration Form 2024 V1.0

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Confirmed

Appendix 8 – Emergency Customer Service Request Form

00001 **Customer Service Request Form** CITY OF MANDURAH

Officer Name _____ Time _____ Date _____

Customer Name _____

Address _____ Email _____

Mobile # _____ Home/Work # _____

LOCATION OF ISSUE _____

Nearest cross road/Reserve/City asset _____

☐ Council Property OR ☐ Private Property

Nature of Request (tick)

	Dog/Cat/Horse etc		Roads/Paths/Drainage		Systems/IT Access
	Trees/Verges/Mowing		Reserves/Gardens/Access Ways		Building Maintenance
	Street Sweeper		Waste/Bins		Fencing
	Street Lighting		Marina/Waterways/Beaches		Other

Description

_____

_____

_____

_____

Priority rating:

☐ LOW (weeks/months)

☐ MEDIUM (days)

☐ HIGH (hours)

Other agencies involved/required:

☐ Police ☐ SES

☐ DFES ☐ Other _____

ACTION TAKEN

Emailed/Phoned/SMS/Handed to (circle): _____

Officer Name _____ Time _____ Date _____

Officer Notes Job duration _____

_____

_____

_____

_____

Sign _____

☐ CRM issued # _____ ☐ CRM Closed (date) _____

This form is intended to assist officers in recording service requests in the event of a power outage or lack of IT mobility access.

confirmed



ES 02

CITY OF MANDURAH

confirmed

Local Emergency Management Arrangements 2024

Local Recovery Plan

Authority

The Local Recovery Plan Emergency Management Arrangements have been prepared in accordance with s. 41(4) of the *Emergency Management Act 2005* (WA) and forms part of the City of Mandurah Emergency Management Plans and Arrangements. They have been endorsed by the Mandurah LEMC and approved by the City of Mandurah. The Local Recovery Plan has been tabled for noting with the Metropolitan District Emergency Management Committee and State Emergency Management Committee.

A draft copy of this plan was distributed to the District Emergency Management Committee – Metropolitan for comment and feedback during the drafting of the plan.

confirmed

_____ Date: _____

Name
Chairperson Local Emergency Management Committee
City of Mandurah

_____ Date: _____

Casey Mihovilovich
Chief Executive Officer
City of Mandurah

Disclaimer: The Local Emergency Management Arrangements have been produced by the City of Mandurah in good faith and are derived from sources believed to be reliable and accurate at the time of publication. Nevertheless, the reliability and accuracy of information cannot be guaranteed, and the City of Mandurah expressly disclaims any liability for any act or omission done or not done in reliance of the information and for any consequences whether direct or indirect arising from such occasion.

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confirmed

Amendment Record

Version #	Type *(Minor, Major)*	Amendment *(Reasoning)*	Reviewer	Approval Date and Reference	Date Document In force	Date Document Ceased
1	Major			2015		19/06/2023
2	Minor	Rebranding and Review	AB/KW	11/2021	11/2021	19/06/2023
3	Minor	Administrative & content updates in accordance with recommendations of the Crisis Governance Audit	MG	/2023	/2023	
4	Major	Review and development Update of legislative terminology Insertion of Disclaimer	DW/BI	7/2024		

Audited

Version #	Audit Date	Audit Scope	Auditor	Audit Document
1.0	Sep 2021	1. the contents of the Local Emergency Management Plan (LEMP), including the General Plan, Local Recovery Plan and Vulnerable Communities Plan 2. the contents of the Mandurah Pandemic Plan, including whether available documentation evidence the management structure, decisions and oversight during the pandemic reflects the contents of this plan 3. whether the decision-making processes, the Delegations Register and financial authorisations supported the response to the extent that can be evidenced through the documentation provided 4. effectiveness of emergency communications for internal / external stakeholders to the extent that can be evidenced through the documentation provided	Risk West	COM LEMA reveiw report_E FINAL.pdf Link here: https://mandurah.t1cloud.com/T1Default/CiAnywhere/Web/MANDURAH/ECMCore/Rendition/Get?docsetId=321343&renditionType=pdf&suite=ECM.

confirmed

Feedback and comments from the community and stakeholders help to improve the accuracy and effectiveness of these arrangements.

Feedback can be forwarded to:

City of Mandurah Local Emergency Management Committee
City of Mandurah
PO Box 210
Mandurah WA 6210
Or via email to: council@mandurah.wa.gov.au

Any feedback or comments will be referred to the LEMC for consideration. All amendments must be approved by the LEMC and entered in the Amendment Record.

Distribution

Organisation	Officer/Department	Electronic
City of Mandurah	All Staff via Emergency Management Intranet access	Restricted Version
	Community Website	Public Version
	Emergency Management Section (Activation Kit)	Hard Copy
	Mandurah Aquatic & Recreation centre (MARC) (Activation Kit)	Hard Copy
	Halls Head Recreation Centre (Activation Kit)	Hard Copy
Mandurah LEMC	All members	Restricted Version

Updates will be shared with the Mandurah Local Emergency Management Committee (LEMC), Executive Leadership Team (ELT) and City of Mandurah Management Team (COMMT) as deemed necessary.

Glossary of Terms and Acronyms

Terminology used throughout this document shall have the meaning as prescribed in either Section 3 of the *Emergency Management Act 2005* (the Act) or as defined in the State Emergency Management (EM) Glossary.

Refer to **Appendix 1** for the list of acronyms used within this document.

confirmed

1. Introduction

1.1 Community Consultation

This Local Recovery Plan has been developed by the City of Mandurah in consultation with the Local Emergency Management Committee (LEMC) and local community. The LEMC membership includes representatives of agencies, organisations, community groups and subject matter experts.

1.2 Document Availability

Copies of the Local Recovery Plan shall be distributed as per the Distribution List. Public copies are available for inspection free of charge during office hours at:

- City of Mandurah Administration building - 3 Peel Street, Mandurah.

Alternatively, this Plan can also be available online as a public version at www.mandurah.wa.gov.au

1.3 Purpose

The purpose of the Local Recovery Plan (LRP) is to describe the arrangements and processes for effectively managing recovery at a local level, including accountability and responsibility.

It is recognised that where a community experiences a significant emergency there is a need to supplement the personal, family and community structure which have been disrupted.

1.4 Objectives

The objective of the Plan is to:

- Describe the roles, responsibilities, available resources and procedures for the management of recovery from emergencies for the City of Mandurah,
- Provide a framework for recovery operations and the implementation of appropriate recovery activities,
- Promote effective liaison between HMA's, emergency services and supporting agencies, which may become involved in recovery,
- Improve resilience of the relevant communities, and
- Ensure that lessons learnt through the recovery process are captured and available for future recovery processes.

1.5 Scope

This LRP is limited to the municipal boundaries of the City of Mandurah and outlines the local recovery arrangements for this community. This Plan is a support plan to the City of Mandurah Local Emergency Management Arrangements and is a guide to recovery management at the local level.

Confirmed

2. Related Documents, Agreements and Understandings

The City of Mandurah Local Recovery Plan (LRP) is consistent with State Emergency Management Policies and State Emergency Management Plans. This LRP is to be read in conjunction with and alignment to the City's Local Emergency Management Arrangements.

2.1 LEMA and Associated Documents

- General Plan
- Vulnerable Communities Plan
- Animal Welfare Plan
- Pandemic Plan
- Business Continuity Plan
- Local Emergency Relief and Support Plan – Peel (Dept of Communities)
- Crisis Communication Plan
- Local Recovery Resource Register

2.2 Valuable Reference Documents

- Local Recovery Guidelines (SEMC)
- Communicating in Recovery Guidelines (SEMC)
- Communicating in Recovery Guide (Australian Red Cross)
- DRFAWA Activation Process Fact Sheet
- Preliminary Event Notification Form

2.3 Agreements, Understanding & Commitments

The City of Mandurah is party to a Local Government Memorandum of Understanding (MoU) (see **Appendix 2**) with the following Local Governments in relation to the provision of additional resources in emergency management:

- City of Rockingham
- Shire of Murray
- Shire of Waroona
- Shire of Serpentine – Jarrahdale

The MoU is required to renewed by 1st December 2025, with the provision for additional local governments to be added.

Confirmed

3. Recovery Management

3.1 Overview

Recovery is defined in the *Emergency Management Act 2005* (WA), as 'the support of emergency affected communities in the reconstruction and restoration of physical infrastructure, the environment and community psychosocial and economic wellbeing'. The role of recovery is the legislated responsibility of Local Government (s.36 the Act), it is a function of the LG to manage recovery following an emergency affecting the community in its district.

Local Government, being the closest form of Government to local communities, are best to lead, manage and coordinate community recovery during and following an emergency event. This responsibility is undertaken in close cooperation with or directly supported by State Government departments, supporting agencies, community members, community groups, and community service organisations.

3.2 Recovery Management Principles

This Plan and its Local Recovery Coordination Group (LRCG) will consider all aspects of recovery, incorporating the National Principles for Disaster Recovery:

- Understanding the context
- Recognise complexity
- Use community-led approaches
- Coordinate all activities
- Communicate effectively
- Recognise and build capacity

3.3 Recovery Management Concepts

Underpinning the recovery management principles are a number of concepts that provide the basis for effective recovery management, such as:

- Community involvement in all aspects of the recovery process,
- Management at the local level,
- Affected area/community approach to allow active participation in their own recovery,
- Differing effects/needs for different communities/individuals to ensure services are provided in a timely, fair and equitable manner,
- Empowering individuals and communities,
- Minimum intervention,
- Recognition of resourcefulness and maximising the use of local resources, groups and individuals,
- Planned/timely withdrawal,
- Accountability, flexibility, adaptability and responsiveness to meet the changing needs of the community over time,
- Integration of services to maximise the use of existing administrative and management structures e.g. the local formal and informal networks of care and support arrangements, and
- Co-ordination to ensure state and regional strategies complement local recovery initiatives rather than replacing them.

Confirmed

3.4 Recovery Management Functional Areas

There are four key functional areas that require co-ordination of plans to be implemented as part of the recovery process on the various needs of the community. These are Social, Economic, Natural and Built Environments, as expanded on below.

3.4.1 Social, Health and Community

The impact that an emergency may have on the health and well-being of individuals and the community, which includes the provision of:

- Health and medical
- Community development
- Family and personal support
- Temporary accommodation

3.4.2 Economic

The economic impact that an emergency may have on individuals and communities in an affected area. The economic impact of an emergency is often hidden, and may need a detailed assessment to determine immediate and long-term effects and which may include:

- Infrastructure
- Transport
- Communication
- Essential services
- Tourism

3.4.3 Natural Environment

The natural environmental impacts that an emergency may have on a geographic area, and which may include:

- Air and water quality
- Public land
- Flora and fauna
- Ecosystems
- Waste pollution management

3.4.4 Built Environment

The impact that an emergency may have on physical infrastructure. Infrastructure assists individuals and the community with their daily lives and forms an important part of community identity and can also impact on the local economy and which may include:

- Agriculture
- Retail/manufacturing industry
- Employment
- Small business
- Transport and roads

Confirmed

4. Recources and Facilities

The Hazard Management Agency (HMA) is responsible for the determination of resources required to combat the hazards for which they have responsibility. The City of Mandurah resources are identified in the LEMA – General Plan.

4.1 Local Recovery Coordination Centre

It may be necessary for the City of Mandurah to establish a Local Recovery Coordination Centre if extensive recovery activities are likely to be carried out. The purpose of the Centre is to coordinate the recovery process undertaken by various agencies in terms of resources, information and tasks.

The Mandurah Local Recovery Coordination Centre will initially be located in the Tuckey Room at the City of Mandurah Council Chambers and Civic Centre, 85 Mandurah Terrace, Mandurah. Where this location is unsuitable, the Local Recovery Coordinator (LRC) will be responsible for nominating an alternate location and publicise the location and contact numbers.

4.2 One Stop Shop

The 'One Stop' Recovery Centre model is an effected method of providing the affected community with access to information, progress of recovery and assistance from relevant recovery service providers at a central point if a significant event occurs.

Depending on the extent of the incident, a one stop shop may be established by the Local Recovery Coordination Group (LRCG) to provide a central location for the public to receive assistance from all the relevant agencies.

The one stop shop is to be located as close as possible to the affected community area and consultation with the Department of Communities and other relevant stakeholders may be required to determine the most suitable site. Often the nominated evacuation centre may make a natural transition into the one stop shop. Where this option is not viable other facilities for consideration could include (but are not limited to):

Name	Location
City of Mandurah Administration Office	3 Peel Street, Mandurah
Mandurah Aquatic & Recreation Centre	303 Pinjarra Road, Mandurah
Halls Head Recreation Centre	42 Honeysuckle Ramble, Halls Head
Mandurah Library	331 Pinjarra Road, Mandurah
Falcon Library & Community Centre	Cobblers Road & Flavia Street, Falcon

Confirmed

4.3 Staff considerations

As a consequence of an emergency, additional staff may be required to ensure that the City of Mandurah continues to fulfil its obligations to the community. Consideration needs to be taken for the demands of recovery operations as well as the continuity of regular business processes.

Staffing needs should be assessed as soon as possible to ensure adequate resources are available. The extent of the recovery operations should not be underestimated as recovery can be a lengthy process. Depending on the nature of the event, some services may be required for months or even years to follow.

Senior staff are to consider the impact of fatigue, stress and pressure on personnel. As staff members often live and work in the same community, it is possible that they have also been personally impacted by the disaster. All City of Mandurah staff have ready access to employee assistance programs.

All staff should be regularly briefed and kept up to date with the recovery progress. Staff communicate with a broad range of community members on a daily basis, so can confidently understand and relate the extensive activities and actions the City and its LRCG are currently engaged in. Situation Reports should be posted prominently within the workplace and all actions should be integrated with the actions of the City's Business Continuity Plan and decisions of the Business Continuity Management Team.

4.4 Financial Arrangements

The primary responsibility for safeguarding and restoring public and private assets affected by an emergency, rests with the owner. Additional support for communities and individuals may be available through defined State or Commonwealth government assistance schemes. It is important to note that such assistance is not provided as an alternative to commercial insurance or other mitigation strategies.

The City has arrangements in place to insure their assets under the Local Government Insurance Scheme (LGIS).

4.4.1 Internal Funding

The City has an account structure that supports the centralised recording of emergency expenditure associated with response and recovery management which supports accurate recording of all impacts associated with an emergency event;

Materials: 162000-4410-1366-61001

Contracts: 162000-4410-1366-61129

The following are key considerations relating to procurement in an emergency:

- Tenders are not required as part of the state of emergency. The City's own contracts should be used wherever possible. Reviews of existing contracts should be undertaken in conjunction with the Procurement and Contracts Team,

confirmed

- Many of the City's works contracts make provision for services that are required urgently or out of hours,
- Where no existing contractual arrangement exists, the supply may be obtained from any supplier capable of providing the emergency requirements, with due consideration to the City's commitment to achieve value for money,
- The City may utilise WALGA preferred suppliers, State or Federal Panels and this process should be undertaken in consultation with the Procurement and Contracts team,
- In an emergency, appropriate Procurement Policy and Procedure should be followed wherever possible. If time is critical, consultation should be undertaken with the Procurement and Contracts team to discuss options to speed up the commencement of the service provision,
- "Emergency" Purchases/Procurements (within budget) – must be approved by the Mayor and the CEO under delegation and reported to the next available Council Meeting,
- Wavers for the requirement of quotes may be sought in accordance with Procurement Policy and Procedure,
- "Emergency" Purchases/Procurements (not included in budget) – Section 6.8(1)(c) of the *Local Government Act 1995* applies. Expenditure must be authorised in advance by the Mayor,
- Tenders are not required to be called for the expenditure of municipal funds approved by the Mayor in an emergency (s.6.6 LG Act),
- The CEO has the authority to approve each purchase, at their discretion for amounts over $250,000 under delegated authority, DA-CPM 04. Expenditure once incurred (regardless of value) must be reported at the next Council Meeting,
- The supply of goods or services should preferably not commence before the supplier has received a purchase order. This may be reconsidered in an emergency, and
- Tenders are not required to be called for the expenditure of municipal funds approved by the Mayor in an emergency (s.6.6 LG Act).

Key Supporting Documents:

- Australian Government – Department of Finance - Preferred Supplier Contracts
- City of Mandurah Full Delegated Authority Listing
- City of Mandurah Procurement Policy
- City Mandurah Procurement of Goods and Services Procedure
- City of Mandurah Register of Delegated Authority
- WALGA Preferred Supplier Program (PSP)
- WA State Government - Department of Finance - Common Use Agreements (CUA's)

4.4.2 External Funding

The State EM Policy 6 – "Recovery" and State EM Plan 6.10 – "Financial Assistance" outlines the States recovery funding arrangements. Relief programs include:

- Disaster Recovery Funding Arrangements Western Australia (DRFAWA)
- Services Australia (Centrelink)
- Public Appeals – Lord Mayor's Distress Relief Fund (LMDRF)

4.5 Disaster Recovery Funding Arrangements WA

For a disaster to be considered eligible for Disaster Recovery Funding Arrangements Western Australia (DRFAWA) funding, the event must be a naturally occurring, rapid onset event caused by anyone, or a combination of, the following natural hazards: bushfire; cyclone; earthquake; flood; landslide; meteorite strike; storm; storm surge; tornado or tsunami.

Confirmed

DRFAWA guidelines, templates and fact sheets are available on the DFES website. https://www.dfes.wa.gov.au/recovery-funding

The below criteria must be met prior to activation of an eligible disaster, including:

- the event to be one or a combination of the 10 natural disasters or a terrorist act,
- the requirement for a coordinated multi-agency response, and
- the State's expenditure to exceed the Small Disaster Criterion of $240,000.

Once all three criteria have been met, a recommendation is submitted to the Fire and Emergency Services Commissioner to activate DRFAWA. Once endorsed, a public notification of DRFAWA activation is issued by DFES.

Enquiries can be made to the DRFAWA Administrators via:

- email: drfawa@dfes.wa.gov.au or
- phone: +61 8 9395 9973 or +61 8 9395 9341.

For further information about DRFAWA funding go to www.dfes.wa.gov.au/recovery

To assist with the calculation of disaster costs, and therefore whether the incident will be eligible for DRFAWA funding, each department within the City of Mandurah is to have a designated account to direct all incident related expenses to and provide appropriate reports.

4.6 Services Australia (Centrelink)

When a major disaster has significantly affected individuals and families, the Australian Government may provide the Disaster Recovery Payment, a one-off, non-means tested recovery payment to eligible adults and children. For more information, visit https://www.servicesaustralia.gov.au/natural-disaster

4.7 Public Appeals – Lord Mayor's Distress Relief Fund (LMDRF)

Any request to initiate a public fundraising appeal shall be directed to the Lord Mayor's Distress Relief Fund. All cash donations resulting from public appeals should also be directed to the LMDRF, as detailed in State EM Procedure 5.1 – "Management of Public Fundraising and Donations". Calls for public donations to assist with any emergency should be initiated by the Board of the LMDRF. Such calls may be either on the initiative of the Board itself or by the Board in consultation with any Government or statutory body. The commencement of an appeal fund does not override the statutory obligations, on the part of various government agencies, to provide welfare, relief and reconstruction assistance to those affected by emergencies.

Further information on the LMDRF can be found at https://appealswa.org.au/

Confirmed

4.8 Managing Donated Goods, Services and Spontaneous Volunteers

4.8.1 Donation of Physical Goods

Where possible, donations of goods should be discouraged as they are difficult to manage. Cash donations provide the opportunity to utilise local services which in turn assists with the recovery of local businesses. Monetary donations will be referred to the Lord Mayors Distress Relief Fund if established.

4.8.2 Donation of Service and Labour

Any donations of services or labour to assist with the recovery process will be considered by the affected local government or, if established, the Local Recovery Coordination Group. The "*Offers of Assistance Form*" can be viewed in the Local Recovery Resource Register (LRRR).

4.8.3 Spontaneous Volunteers

The City of Mandurah supports the community being involved in the recovery process and acknowledges that many community members may hold valuable skills that can be utilised. There are likely to be two types of volunteers:

- Those already affiliated with a specific organisation (e.g. SES, Red Cross, BFB), and
- Members of the community who offer their services after the event has occurred.

Existing volunteers will be utilised under the structure of their specific organisation.

The LRCG may assist with the coordination and tasking of volunteer agencies, however the management of these volunteers will remain solely with their respective organisation. All spontaneous volunteers will be directed to the Peel Volunteer Resource Centre or Volunteering WA.

It is important to note that volunteers are covered under the *Work Health Safety Act 2020* and therefore have work health and safety duties. For more information refer to the Work Health and Safety for volunteer organisations guide.

4.8.4 Non-Government Organisations (NGO) Assistance

NGO's may offer assistance by way of emergency relief funds, shelter or supplies. Where possible all offers, or requests should be coordinated through the LRCG to avoid duplication of effort and confusion.

Confirmed

5. Roles and Responsibilities

5.1 Local Government Roles and Responsibilities

The role of the City of Mandurah is to:

- Manage recovery following an emergency affecting the community in its district (s.36(b) the Act),
- Ensure that an LRP for its district is prepared, maintained and tested (s.41(4) the Act),
- Identify and appoint Local Recovery Coordinator/s,
- Determine the establishment of a LRCG when appropriate and establish the groups roles and responsibilities in line with the SEMC Local Recovery Guidelines,
- Coordinate local level recovery activities via the LRC in conjunction with the LRCG and in accordance with plans, strategies and policies that it determines, and
- Consider the potential membership of a LRCG prior to emergencies occurring.

5.2 Local Recovery Coordinator

The Local Recovery Coordinator (LRC) is responsible for the development and implementation of recovery arrangements for the local government, in conjunction with the Local Recovery Coordination Group (LRCG).

The CEO has the authority to appoint recovery coordination roles, with the following in place:

- Local Recovery Coordinator - Director Built and Natural Environment
- Deputy Local Recovery Coordinator – Executive Manager Built Environment
- An alternate LRC may be appointed depending on the scale and nature of recovery

Refer to **LEMA General Plan - LEMC Contacts** for contact details of the LRC and Deputy LRC. In addition, a list of potential stakeholders within the recovery domains are maintained in the LEMA General Plan.

5.2.1 Local Recovery Coordinator Functions

The functions of the LRC are:

- Ensure the Local Recovery Plan is established,
- Liaise with the Controlling Agency, including attending the ISG and Operations Area Support Group meetings where appropriate,
- Assess the community recovery requirements for each event, in conjunction with the HMA, LEC and other responsible agencies,
- Provide advice to the Mayor and the CEO on the requirement to convene the LRCG and to provide to the LRCG if convened,
- Ensure the functions of the Executive Officer are undertaken for the LRCG,
- Assess the LRCG requirements for the restoration of services and facilities with the assistance of the responsible agencies where appropriate,
- Determine the resources required for the recovery process in consultation with the LRCG,
- Coordinate local level recovery activities for a particular event, in accordance with plans, strategies and policies determined by the LRCG,
- Monitor the progress of recovery and provide periodic reports to the State Recovery Coordination Group, if established,
- Liaise with the State Recovery Coordinator on issues where state level support is required or where there are problems with services from government agencies locally,

confirmed

- Facilitate the acquisition and appropriate allocation of the resources necessary to ensure an effective recovery,
- Ensure the recovery activities are consistent with the principles of community engagement,
- Arrange for the conduct of an operational debriefing of all participating agencies and organisations as soon as possible after cessation of the arrangements, and
- Arrange for an evaluation of the effectiveness of the recovery activities in relation to the recovery plan, with 12 months of the emergency.

The above can be read in conjunction with the Aide Memoire – Local Recovery Coordinator in **Appendix 3a** and the Local Recovery Coordinator Profile and Checklist.

The LRC Action Checklist in **Appendix 3b** is provided as a guidance for the LRC and lists possible actions to be taken by the LRC within 48 hours, one week, and 12 months.

5.3 Local Recovery Coordination Group

The role of the Local Recovery Coordination Group (LRCG) is to coordinate and support the local recovery processes within the community. The LRCG comprises of the core membership listed below, plus additional personnel depending on the type and scale of the event and the community affected. The LRCG may be convened by the CEO and/or the LRC.

The composition of the group is as follows:

Executive	Core Members	Co-opted Members
Chairperson (CEO)	Hazard Management Agency/s	Public Utilities (power, gas, water)
Spokesperson (Mayor or Deputy Mayor)	Local Government Officers	Main Roads WA
Local Recovery Coordinator (Executive Officer)	Department of Communities	Department of Biodiversity, Conservation and Attractions
Local Emergency Coordinator (OIC Police)	Australian Red Cross	Chamber of Commerce
Chairperson (LEMC)	Department of Health	
	Community Representative/s	
Community representatives as required and may include agencies, groups and individuals representing the social, health and community, economic, built and natural environments relevant to the emergency as identified by the LRC.		

5.3.1 Local Recovery Coordination Group Functions

The functions of the LRCG are:

- Establishing sub-committees as required,
- Assessing requirements, based on the impact assessment, for recovery activities relating to the social, built, economic and natural wellbeing of the community with the assistance of the responsible agencies where appropriate,
- Developing an operational plan for the coordination of the recovery process for the event that:
  - Takes into account the LGA's long term planning and goals,

Confirmed

  - Includes an assessment of the recovery needs and determines which recovery functions are still required,
  - Develops a timetable and identified responsibilities for completing the major activities,
  - Considers the needs of youth, the aged, the disabled, and culturally and linguistically diverse (CALD) people,
  - Allows full community participation and access, and
  - Allows for the monitoring of progress of recovery.
- Overseeing the delivery of projects that support the social, built, economic and natural environments of recovery to ensure that they are community-owned and targeted to best support the recovery of impacted communities,
- Facilitating the recovery of services, public information, information exchange and resource acquisition,
- Providing advice to the State and LGA's to ensure that recovery programs and services meet the needs of the community,
- Negotiating the most effective use of available resources including the support of State and Commonwealth agencies, and
- Monitoring the progress of recovery, and receiving periodic reports from recovery agencies;
  - Ensuring a coordinated multi-agency approach to community recovery,
  - Providing a central point of communication and coordination for the actions of a wide range of recovery-related services and projects being progressed outside of the direct control of the LRCG, and
  - Making appropriate recommendations, based on lessons learnt, to the LEMC to improve the community's recovery preparedness.

The above can be read in conjunction with the Aide Memoire – Local Recovery Coordination Group in **Appendix 4a** and the Local Recovery Coordination Group Profile and Checklist.

The LRCG Action Checklist in **Appendix 4b** is provided as a guidance for the LRCG and lists possible actions to be taken within 48 hours, one week, and 12 months.

5.3.2 LRCG Spokesperson

The Mayor of the City of Mandurah has been appointed as the Spokesperson of the LRCG. Depending on the nature of the event and availability of the Mayor, the LRCG may deem another officer more suitable for the role.

All public statements on behalf of the LRCG is to be approved by the committee prior to their release to ensure the accurate and appropriate release of information. A variety of communication methods may be used to prevent delays.

5.3.3 LRCG Chairperson

The CEO of the City of Mandurah has been appointed as the Chairperson of the LRCG.

Depending on the nature of the event and the availability of the CEO, the CEO may delegate another City officer to fulfil the role.

Confirmed

5.4 Local Recovery Coordination Group Sub-Committees

The LRCG manages the recovery process on behalf of the local government. Depending on the nature and extent of the recovery, consideration will be given to establishing sub-committees to manage specific responsibilities. These are broadly grouped into the following functions:

- Social Health and Community (Chair – Director Place and Community)
- Built Environment (Chair – Executive Manager Built Environment)
- Natural Environment (Chair – Executive Manager Natural Environment)
- Economic (Director – Strategy and Economic Development)

Each sub-committee (if established) will report their activities through their nominated Chair to the LRCG. The Local Recovery Coordination Group Sub-Committees functions are contained in **Appendix 5**. Terms of Reference are drafted for each sub-committee and will be endorsed as required at the first meeting.

This Plan recognises Mandurah's long-established networks and community working groups that can support ongoing effective collaboration and communication in response and recovery.

5.5 Local Recovery Structure

During the response phase of an incident, the Initial Recovery Management Structure will be adopted until the incident transitions from Response to Recovery. The structure of the LRCG is considered dynamic, and the composition and roles within the group will be dependent on the incident.

The Initial Recovery Management Structure can be found at **Appendix 6**. This structure sees the coordination and communication between the HMA/Controlling Agency and the City, including the LRC being part of HMA/CA Incident Support Group meetings.

During the recovery phase, this structure will change depending on the incident / disaster, which will largely dictate recovery actions required. The Partial Recovery Management Structure (see **Appendix 7**) outlines a basic Recovery Committee structure, which the City may adopt depending on the complexity and impact of the incident.

For more complex disasters, the Comprehensive Recovery Management Structure will be applied for sub-committee functions as seen in **Appendix 8**.

5.6 External Agency Roles and Responsibilities

The WA State Government along with Non-Government Organisations should provide a range of services and resources to the recovery effort and should be used wherever possible. A complete list of agencies and their roles and responsibilities can be viewed in the State EM Plan – Appendix E.

Confirmed

5.7 State Government Involvement

During the recovery process, the State Government may provide support and assistance to the City.

In conjunction with the local government(s) and the State Emergency Coordinator, the State Recovery Coordinator is to consider the level of State involvement required, based on a number of factors pertaining to the impact of the emergency. These include:

- The capacity of the local governments involved to manage the recovery,
- The number of local governments affected, and
- The complexity and duration of the recovery.

A list of criteria to be considered as triggers for escalation of recovery activities is available in the State EM Plan – Appendix G.

A determination will be made as to whether State support is provided and whether the State Recovery Coordination Group and State Recovery Controller are established.

5.7.1 State Recovery Coordinator / State Recovery Controller

The *State Recovery Coordinator* supports a whole of government approach and coordinates the maintenance of the State recovery arrangements and plans through the SEMC recovery sub-committee. The State Recovery Coordinator supports the operation of State level recovery coordination through the State Recovery Coordination Group (SRCG).

The *State Recovery Controller* is appointed by the Premier. The State Recovery Controller will usually be appointed when an emergency affects several communities, is ongoing, requires State level assistance to resolve issues, and needs a regional coordination approach.

5.8 State Recovery Coordination Group

The State Recovery Coordination Group (SRCG) is established by the State Recovery Coordinator and is responsible for coordinating State level recovery in complex or prolonged recovery operations. The State level operational recovery plan is developed by the SRCG, and an evaluation of its effectiveness must be conducted after the State level recovery coordination processes has occurred.

The structure of the State Recovery Framework is shown below in Figure 1.

Confirmed

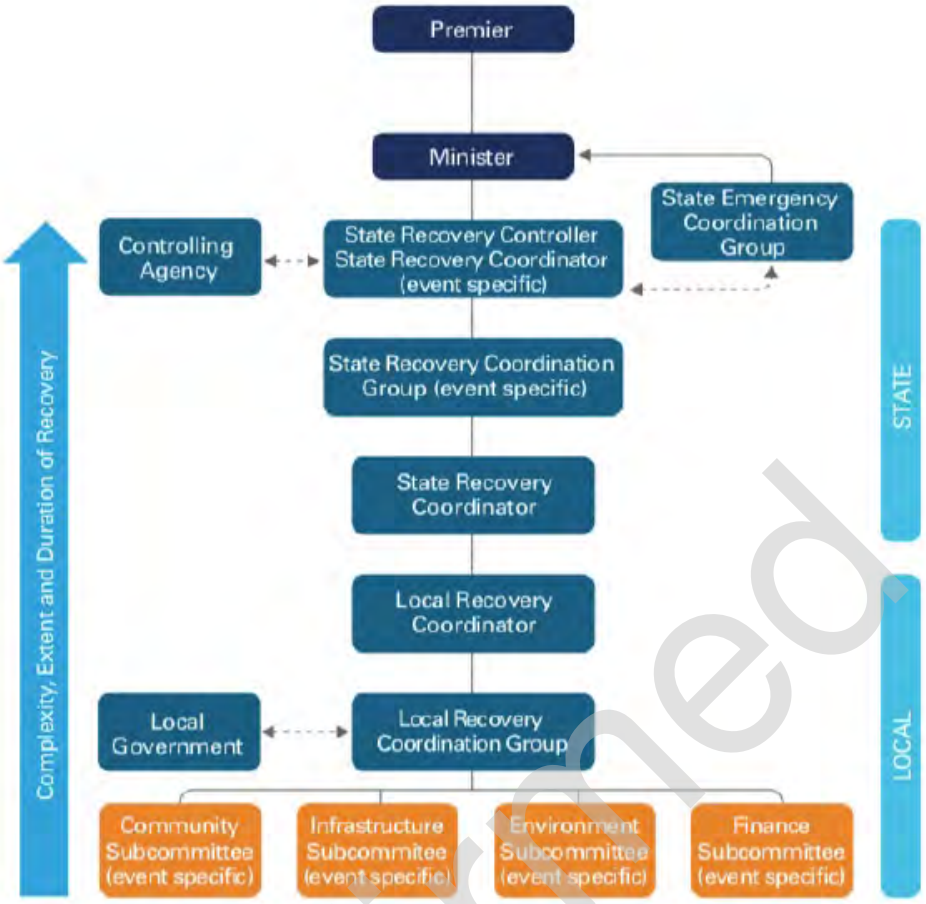


Figure 1 – State Recovery Framework

confirmed

6. Activations and Actions

6.1 Transitions from Response to Recovery

Recovery starts immediately following the impact of an event (while response activities are still in progress), as key decisions made during the response phase are likely to directly influence and shape recovery.

The LRC should be available to take up the role while the emergency is still being attended to and the Incident Controller (IC) is managing response efforts. To ensure appropriate recovery activities are initiated as soon as possible after the impact of the event, the HMA Incident Controller is to ensure that the LRC is notified of the event and is included as a member of the Incident Support Group (ISG). The inclusion of the LRC on the ISG ensures:

- Alignment of response and recovery priorities,
- Liaison with key agencies,
- An awareness of the key impacts and tasks, and
- Identification of the recovery requirements and priorities as early as possible.

At times there will be conflicting priorities between response and recovery. This shall be managed through liaison officers and the ISG (i.e. road closures). Providing a safe working environment for both response and recovery personnel is essential.

Transfer of management from response to recovery handover to the City shall be formalised in line with HMA/CA responsibilities and procedures. The basic '*Response to Recovery Transition Form*' can be viewed in the **LRRR**.

An Impact Statement is a key element of the handover process, and a responsibility in delivering this to the City's CEO. The acceptance of this handover of responsibility is at the discretion of the CEO on advice from the LRC and LRCG, in consultation with the HMA/CA. Acceptance of this Impact Statement and its responsibilities should not occur unless the CEO, the LRC and the LRCG are fully aware of the extent of the impacts on the community and are willing to take on the responsibilities going forward.

6.2 Activation of Recovery

To facilitate the effective coordination of the recovery process, an assessment of the recovery and restoration requirements is to be conducted as soon as practical after the impact of an event. This will be undertaken by the LRC, in consultation with the Controlling Agency, the Local Emergency Coordinator (LEC) and appropriate recovery organisations.

The Officer in Charge at the Mandurah Police Station is the appointed Local Emergency Coordinator for the Mandurah area.

Based on the assessment of the recovery and restoration requirements, the LRC will active the Plan by advising the LRCG Chairperson and convening the LRCG. This will usually occur during the response phase of an emergency. Once a decision is made by the LRC to active the LRCG, the membership will be notified to arrange an initial meeting.

Where a decision is made not to active the Plan or convene the LRCG because statutory agencies are coping with the situation, the LRC will monitor the situation and keep the LRCG informed accordingly.

6.3 Impact Statement and Needs Assessment

6.3.1 Impact Statement

An Impact Statement is used to collect information about all known and emerging impacts from a level 2 or level 3 incident. Where required an Impact Statement must be completed prior to the transfer of responsibility for management of recovery to the affected local government(s).

The Hazard Management Agency (HMA) will complete the Impact Statement form in consultation with the ISG. This contains a detailed description of the impact on the affected community and provides the LRC with a starting point for recovery needs of individuals, the community and infrastructure.

The Impact Statement will be completed as recommended in the State EM Procedure 5.4 and Impact Statement Guide. Refer to the **LRRR** for the Impact Statement Template.

Confirmed

6.3.2 Needs Assessment

When a community is affected by an emergency, it is essential to determine the needs of that community, which are often considerable.

Needs can be broadly defined as:

Physical needs:	Food, water, shelter, clean breathable air
Psychological needs:	Psychological first aid/support, bonding
Societal needs:	Community infrastructure, power, drainage, shops, telephone, schools, industry, transport

One of the best ways to capture this information is using a technique called 'Outreach' whereby volunteers from the Australian Red Cross partner with the local government and other identifiable volunteers who speak directly to impacted individuals to determine their needs as:

- What has been affected,
- What information is needed,
- What assistance is required,
- How people wish to be contacted for further information,
- Their best contact details, and
- Information on assistance for neighbours

Depending on the extent of the incident, the use of Outreach may be considered by the LRCG in the immediate stages of recovery. The Community Outreach and Needs Assessment Form can be found in **LRRR.**

6.4 Operational Recovery Plan

The operational recovery plan provides the strategic direction and details actions required to facilitate a successful recovery. When the LRCG is activated, the group will develop an Operational Recovery Plan (ORP) to guide its functions during the first meeting. The Plan includes assessment and recovery requirements, organisational management, operational aspects and administrative arrangements. The Operational Recovery Plan template can be viewed at **Appendix 9**.

6.5 Managed Withdrawal

The recovery management structure will be gradually stood down as the capability of local authorities improves and as the community returns to a functional state. The decision to conclude recovery efforts will be made by the LRCG and recorded in the appropriate meeting minutes. Public notification must be made to inform the community of this decision.

Confirmed

7. Communications

Effective management of communication during and after an emergency or disaster is critical in facilitating community involvement in recovery, providing an opportunity for timely, two-way information exchange.

During emergencies, established communication channels may be disrupted, which can result in the community feeling disconnected and isolated from their families, friends, existing community networks and services. People affected by an emergency are often overwhelmed by large amounts of information and as a result their ability to take in, process and remember information may be impacted.

During the response phase, the Hazard Management Agency (HMA) has the task of managing communications in an emergency. The HMA officially hands this responsibility to the relevant local government/s leading the recovery via the Impact Statement, in the transition to the recovery management phase. Coordinating the affected community in recovery, including communications, rests with the local government.

Communication channels that may be utilised by the City during recovery include:

- In Person / Community Meetings
- Direct Email / Newsletters
- Social Media
- Print Media Local or State
- Local Radio
- Signage
- Direct Mail and Flyers
- Telephone / Call Centres
- Exhibitions / Displays

The use of these channels will be determined based on a range of factors including timing, target audience, service availability and cost. Importantly, communications planning will focus on the need to access vulnerable groups and have low technology options. Refer to the Recovery Communications Plan.

7.1 Recovery Spokesperson

As previously noted, the Mayor is the spokesperson for the City in an emergency supported by the Deputy Mayor if he/she is unavailable. The CEO may speak on behalf of the City particularly in relation to operational matters.

7.2 Community Meetings

The public has become accustomed to and expects easy access to current information. In the event of a major incident, community information (including public briefings and meetings) is often jointly led by emergency services, local governments and state government departments. The aim of community briefings in a recovery context is to:

- Provide clarification of the emergency event (Controlling Agency),
- Advise services available to the affected communities (recovery agencies),

confirmed

- Provide advice to affected individuals on how to manage their own recovery, including public health information (specialist advisors).

The following guides will assist in preparing for community meetings:

- Red Cross *Communicating in Recovery Guide*
- Red Cross *Collective Trauma Event Guidelines*
- SEMC *Communicating in Recovery Guidelines*

8. Stand Down and Evaluation

There is no definite end period to recovery, however the City will decide when normal service delivery will resume. This decision will be made depending on the severity and nature of the emergency and the impact on the City and the community.

8.1 Debriefing

Following any operational activity, it is important to identify and adopt any lessons learnt so actions can be taken to continuously improve the effectiveness of these Plans and recovery activities. Debriefs, reviews and post incident analysis should be conducted by the LRCG as soon as practicable after the cessation of recovery activities.

When the LRCG undertakes a post incident analysis, debrief or review, the details of the outcomes should be presented to a meeting of the LEMC.

8.2 Evaluation

It is the responsibility of the LRC to monitor the progress of recovery and provide periodic reports to the LRCG and the State Recovery Coordination Group, if established. An evaluation of the effectiveness of the recovery activities in relation to the recovery plan should be conducted within 12 months of the disaster. Refer to State EM Policy 6.10 – Review of Recovery Activities.

confirmed

9. Appendices

APPENDIX 1 – ACRONYMS
APPENDIX 2 – LOCAL GOVERNMENT MOU
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APPENDIX 9 – OPERATIONAL RECOVERY PLAN TEMPLATE

confirmed

Appendix 1 – Acronyms

Terms	Abbreviation
Emergency Management Act	(The) Act
Bush Fire Brigade	BFB
Chief Executive Officer	CEO
Controlling Agency	CA
City of Mandurah	CoM
Department of Communities	Communities
Department of Fire and Emergency Services	DFES
Disaster Recovery Funding Arrangements Western Australia	DRFAWA
District Emergency Management Committee	DEMC
Hazard Management Agency	HMA
Incident Controller	IC
Incident Support Group	ISG
Local Emergency Coordinator	LEC
Local Emergency Management Arrangements	LEMA
Local Emergency Management Committee	LEMC
Local Government	LG
Local Recovery Coordinator	LRC
Local Recovery Coordination Group	LRCG
Local Recovery Plan	LRP
Local Recovery Resource Register	LRRR
Memorandum of Understanding	MoU
Operational Recovery Plan	ORP
State Emergency Management Committee	SEMC
State Recovery Coordinator	SRC
State Recovery Coordination Group	SRCG
Volunteer Bush Fire Brigade	VBFB

confirmed

Appendix 2 – Local Government MoU

STRICTLY CONFIDENTIAL

The following contact details are provided for emergency use only and should not be disclosed under any circumstances without expressed consent having been obtained.

confirmed

Appendix 3a –Local Recovery Coordinator Aide Memoire

Local Recovery Coordinator Aide Memoire

Local governments are to nominate a suitably skilled Local Recovery Coordinator in their Local Emergency Management Arrangements. More than one person should be appointed and trained in case the primary Local Recovery Coordinator is unavailable during an event.

ROLE

The Local Recovery Coordinator is responsible for the development and implementation of recovery arrangements for the local government, in conjunction with the Local Recovery Coordination Group (LRCG).

FUNCTIONS

Pre-Event

- Prepare, maintain and test the Local Recovery Plan in conjunction with the local government for endorsement by the Council of the local government,
- Ensure community engagement in recovery arrangements and increase community involvement in recovery preparedness, awareness and resilience,
- Identify vulnerable people within the community such as youth, the aged, people with disabilities, Aboriginal people, culturally and linguistically diverse people,
- Consider potential membership of the LRCG prior to an event occurring.

During Event

- Consult with the Controlling Agency regarding attending appropriate response meetings such as: Incident Management Team, Incident Support Group and Operational Area Support Group meetings,
- Consider the membership of the LRCG, during an emergency, which is event specific, based on the four recovery environments: social, built, economic and natural, or as required,
- Ensure the Controlling Agency with responsibility for the response to an emergency, starts recovery activities during that emergency,
- Consult with the Controlling Agency on completing the Impact Statement prior to transfer of responsibility for recovery to the affected local government(s).

Post Event

- Provide advice to the Mayor/Shire President and Chief Executive Officer (CEO) on the need to convene the LRCG and provide advice to the LRCG, if established,
- Ensure the local government provides LRCG with Executive Officer and administrative support, such as meeting agenda, minutes, financial and administrative recordkeeping,
- Determine the required resources for effective recovery I consultation with the LRCG,
- Coordinate local level recovery activities for the event, according to the plans, strategies and policies determined by the LRCG,
- Monitor the progress of recovery and provide periodic reports to the LRCG and State Recovery Coordination Group, if established,
- Liaise with the State Recovery Coordinator on issues where State level support is required or where there are concerns with services from government agencies locally,
- Arrange for the conduct of an operational debriefing of all participating agencies and organisations as soon as possible after the arrangements have ended,
- Arrange an evaluation of the effectiveness of recovery activities, within 12 months of the emergency, to ensure lessons are captured and available for future managers, and
- Provide recovery evaluations to the State Recovery Coordinator and the State Emergency Management Committee (SEMC).

MEMBERSHIP

Confirmed

The Local Recovery Coordinator is to consider potential membership of the LRCG prior to an event occurring. During an emergency, consider membership of the LRCG prior to an event occurring. During an emergency, consider membership of the LRCG that is event specific. The following agencies and organisations may have a role on the LRCG.

Core Members

- Local Recovery Coordinator,
- Key local government staff and elected members,
- Community Recovery Coordinator and/or Community Liaison Officer,
- Controlling Agency,
- District Emergency Management Advisor, and
- Local government networks, community members and community groups / associations / committees, e.g. environmental groups, farming groups, faith groups, sporting clubs, Aboriginal groups, schools, chambers of commerce and industry etc.

Potential Members

- Australian Red Cross,
- Chamber of Commerce and Industry WA / Small Business Development Corporation,
- Department of Biodiversity, Conservation and Attractions,
- Department of Communities,
- Department of Education (or local school representative),
- Department of Fire and Emergency Services (DFES),
- Department of Health (or local health services provider/officer),
- Department of Local Government, Sport and Cultural Industries,
- Department of Planning, Lands and Heritage,
- Department of Primary Industries and Regional Development,
- Essential Services Network Operators Reference Group representative,
- Essential Services such as:
  - Telstra Corporation,
  - National Broadband Network,
  - Water Corporation, and
  - Western Power/Horizon Power
- Insurance Council Australia,
- Main Roads Western Australia
- Public information Reference Group representative,
- Volunteering WA
- Western Australia Police Force, and
- Western Australian Local Government Association

Support Services to LRCG

The following agencies and organisations may provide support and advice to the LRCG on a range of topics such as the: Impact Statement, State Recovery Cadre, Disaster Recovery Funding Arrangements Western Australia, environmental protection, clean up and waste management, Public Donations criteria for financial assistance, etc.

- State Recovery (DFES),
- Department of Water and Environmental Regulation, and
- Lord Mayor's Distress Relief Fund (City of Perth).

Confirmed

Appendix 3b – Local Recovery Coordinator Checklist

Guide only. Times frames and tasks will be determined by the nature and extent of the event.

TASK DESCRIPTION	COMPLETE
Prior to the Emergency	
Promote community awareness and engagement in recovery planning including involvement in development of the Local Recovery Plan.	
Prepare, maintain and test Local Recovery Plan in conjunction with local government for endorsement by the Council.	
Ensure the completed Local Recovery Plan clarifies any recovery and operational agreements made between local governments (e. Memorandums of Understanding, loan staff, equipment sharing), roles and responsibilities, and records of all recovery expenditure.,	
Identify at-risk groups such as youth, the aged, people with disabilities, Aboriginal people, culturally and linguistically diverse people, and isolated and transient people.	
Consider potential membership of the Local Recovery Coordination Group (LRCG) prior to an event occurring based on the social, built, economic and natural environments, or as required.	
Within 48 hours	
Contact and alert key local contacts.	
Liaise with Controlling Agency and participate (or nominate a suitable local government representative i.e. Local Recovery Coordinator, executive staff or CEO) in the incident management arrangements, including the Incident Support Group and Operations Area Support Group where appropriate.	
Where more than one local government is affected, a coordinated approach should be facilitated by the Local Recovery Coordinators and supported by the State Recovery Coordinator, as required.	
Ensure an understanding of known or emerging impacts from the Impact Statement provided by the Controlling Agency.	
Consult the Department of Primary Industries and Regional Development on special arrangements to manage the welfare of wildlife, livestock and companion animals.	
Ensure Controlling Agency starts recovery activities during the response to that emergency.	
Provide advice to the Mayor and CEO on the requirement to convene the LRCG and provide advice to the LRCG if convened.	
During an event, consider membership of the LRCG that is event specific, based on the social, built, economic and natural environments, or as required.	
Consider support required such as resources to maintain records, including a record/log of events, actions and decisions.	
Ensure the local government provides LRCG with an Executive Officer and administrative support, such as meeting agenda, minutes, financial and administrative recordkeeping (contact DFES State Recovery for advice or for possible State Recovery Cadre support).	
Facilitate community meetings/briefings to provide relevant recovery information include, as applicable, Controlling Agency, State government agencies and other recovery agencies.	

Confirmed

Brief media on the recovery program throughout the recovery process, ensuring accurate and consistent messaging (use the local government's media arrangements, or seek advice or support from DFES State Recovery).	
Develop and implement an event specific Communication Plan, including public information, appointment of a spokesperson and the local government's internal communication processes.	
Within 1 week	
Consider fatigue management for self and recovery staff throughout all recovery (contact DFES State Recovery for advice or for possible State Recovery Cadre support).	
Consult with Controlling Agency on completing the Impact Statement before the transfer of responsibility for management of recovery to the local government.	
In conjunction with the Controlling Agency and other responsible agencies, assess the community's recovery requirements. Coordinate activities to rebuild, restore and rehabilitate the social, built, economic, natural and psychosocial wellbeing of the community.	
Liaise and meet with specific emergency management agencies involved with recovery operations to determine priority actions.	
Assess for the LRCG, the requirements for the restoration of services and facilities with assistance of the responsible agencies, where appropriate.	
Contact the Disaster Recovery Funding Arrangements Western Australia (DRFAWA). Officers to determine if the event is eligible under the DRFAWA, and if so, ensure an understanding of what assistance measures are available and the process requirements for assistance.	
Understand eligible criteria and payment procedures of the Lord Mayor's Distress Relief Fund, if activated. Payments are coordinated through the local government to affected individuals.	
Report on likely costs and establish a system for recording all expenditure during recovery (includes logging expenditure, keeping receipts and providing timesheets for paid labour).	
Determine the acquisition and appropriate use of resources necessary for effective recovery.	
Consider establishing a call centre with prepared responses for frequently asked questions.	
Determine level of State involvement in conjunction with the local government and State Recovery Coordinator.	
Liaise with the State Recovery Coordinator on issues where state level support is required or where there are concerns with services from government agencies locally.	
Ensure recovery activities are consistent with the National Principles for Disaster Recovery	
Within 1- 12 months (or longer term)	
Monitor the progress of recovery and provide periodic reports throughout the recovery effort to the LRCG and State Recovery Coordination Group, if established.	
Ensure recovery projects that support the social, built, economic and natural recovery environments are community-led and targeted to best support affected communities.	
Arrange for an operational debriefing of all participating agencies and organisations as soon as possible after the arrangements have ended.	
Arrange for an evaluation of the effectiveness of recovery within 12 months of the emergency to make sure lessons are captured and available for future managers.	

Confirmed

Provide recovery evaluations to the State Recovery Coordinator to refer to the SEMC for review. Evaluations can involve community and stakeholder surveys, interviews, workshops, and assessment of key project outcomes.	
Social and personal support services are likely to be required in the longer term and the need for a considerable period of psychosocial support (often several years) should be planned for.	

confirmed

Appendix 4a – Local Recovery Coordination Group Aide Memoire

Local Recovery Coordination Group Aide Memoire

Local government may establish a Local Recovery Coordination Group (LRCG) as the strategic decision-making body for recovery during an emergency within its district.

ROLE

The LRCG is to coordinate and support local management of the recovery processes by assessing the consequences of the event and coordinating recovery activities to rebuild, restore and rehabilitate the social, built, economic and natural environments within the community during an emergency event.

FUNCTIONS

- Assess the Impact Statement for recovery requirements based on the social, built, economic and natural wellbeing of the community with assistance of the Controlling Agency where appropriate,
- Monitor known or emerging impacts using existing incident reports e.g. Impact Statement, Incident Support Group / Operational Area Support Group / Rapid Damage Assessment reports, HAZMAT reports, etc.
- Report on likely costs and impacts of recovery activities and establish a system for recording all recovery expenditure,
- Confirm whether the event has been declared an eligible natural disaster under the Disaster Recovery Funding Arrangements Western Australia (DRFAWA), and, if so, what assistance measures are available,
- Understand the State and Commonwealth relief programs such as DRFAWA, Centrelink and the Lord Mayor's Distress Relief Fund if activated,
- Establish sub-committees that consider the four recovery environments social, built, economic and natural, or as required,
- Prepare a Communications Plan where appropriate,
- Depending on the extent of damage, develop an event specific Operational Recovery Plan which allows full community participation and access, as well as:
  - Taking account of the local government's long-term planning and goals, and
  - Assessing which recovery functions are still required, timeframes and responsibilities for completing them.
- Consider the needs of youth, the aged, people with disabilities, Aboriginal people, isolated groups or individuals and culturally and linguistically diverse people,
- Oversee projects that support the social, built, economic and natural environments of recovery to ensure that they are community-led and targeted,
- Provide advice to the State and local government to ensure that recovery programs and services meet the needs of the community,
- Negotiate most effective use of State and Commonwealth agencies' resources,
- Monitor the progress of recovery and request periodic reports from recovery agencies,
- Provide recovery public information, information exchange and resource acquisition,
- Coordinate offers of assistance, including volunteers, services and donated money,
- Coordinate a multi-agency approach to community recovery by providing a central point of communication and coordination for recovery services and projects,
- Make appropriate recommendations, based on lessons learnt, to the Local Emergency Management Committee to improve the community's recovery preparedness,
- Ensure the local government's existing Local Recovery Plan is reviewed and amended after an event in which the Local Recovery Plan was implemented.

MEMBERSHIP

Core Members

Confirmed

- Local Recovery Coordinator,
- Key local government staff and elected members,
- Community Recovery Coordinator and/or Community Liaison Officer,
- Controlling Agency,
- District Emergency Management Advisor, and
- Local government networks, community members and community groups / associations / committees, e.g. environmental groups, farming groups, faith groups, sporting clubs, Aboriginal groups, schools, chambers of commerce and industry etc.

Potential Members – Event Specific

Appropriate membership for the LRCG must be determined for the specific emergency event. The following agencies and organisation may have a role on the LRCG:

- Australian Red Cross,
- Chamber of Commerce and Industry WA / Small Business Development Corporation,
- Department of Biodiversity, Conservation and Attractions,
- Department of Communities,
- Department of Education (or local school representative),
- Department of Fire and Emergency Services (DFES),
- Department of Health (or local health services provider/officer),
- Department of Local Government, Sport and Cultural Industries,
- Department of Planning, Lands and Heritage,
- Department of Primary Industries and Regional Development,
- Essential Services Network Operators Reference Group representative,
- Essential Services such as:
  - Telstra Corporation,
  - National Broadband Network,
  - Water Corporation, and
  - Western Power/Horizon Power
- Insurance Council Australia,
- Main Roads Western Australia
- Public information Reference Group representative,
- Volunteering WA
- Western Australia Polie Force, and
- Western Australian Local Government Association

Support Services to LRCG

The following agencies and organisations may provide support and advice to the LRCG on a range of topics such as the: Impact Statement, Stat Recovery Cadre, Disaster Recovery Funding Arrangements Western Australia, environmental protection, clean up and waste management, Public Donations criteria for financial assistance, etc.

- State Recovery (DFES),
- Department of Water and Environmental Regulation, and
- Lord Mayor's Distress Relief Fund (City of Perth).

confirmed

Appendix 4b - Local Recovery Coordination Group Action Checklist

Guide only. Times frames and tasks will be determined by the nature and extent of the event.

TASK DESCRIPTION	Complete
Within 1 week	
Ensure an understanding of known or emerging impacts from the Impact Statement provided by the Controlling Agency.	
Determine priority recovery actions from Impact Statement and consult with specific agencies involved with recovery operations.	
District Emergency Management Advisor(s) to be included on Local Recovery Coordination Group to provide recovery advice and support to the Group throughout recovery, as required.	
Assess recovery requirements and coordinate activities to rebuild and restore the social, built, economic, natural and psychosocial wellbeing of the affected community.	
Determine need to establish sub-committees based on the four recovery environments: social, built, economic and natural, as required. Determine functions and membership as needed.	
Report likely costs and establish a system for recording all expenditure during recovery (includes logging expenditure, keeping receipts and providing timesheets for paid labour).	
Determine the acquisition and appropriate use of resources necessary for effective recovery.	
Consider recovery information and arrangements for special needs groups and individuals such as youth, the aged, people with disabilities, Aboriginal people, culturally and linguistically diverse people, and isolated and transient people.	
Brief media on the recovery program throughout recovery process, ensuring accurate and consistent messaging (use the local government's media arrangements, or seek advice and support from DFES State Recovery).	
Develop and implement an event specific Communication Plan, including public information, appointment of a spokesperson and the local government's internal communication processes.	
Ensure recovery activities are consistent with the National Principles for Disaster Recovery.	
Within 1 month	
Consider fatigue management for self and recovery staff throughout all recovery (contact DFES State Recovery for advice or for possible State Recovery Cadre support).	
Confirm if the event has been proclaimed an eligible natural disaster event under the Disaster Recovery Funding Arrangements Western Australia (DRFAWA) and if so ensure an understanding of what assistance measures are available and the process requirements for assistance.	
Consider establishing a call centre with prepared responses for frequently asked questions.	
Develop an Operational Recovery Plan which determines the recovery objectives and requirements, governance arrangements, resources and priorities.	
Establish a 'one-stop shop' recovery centre to provide the affected community with access to recovery services, information and assistance.	
Coordinate all offers of assistance from non-government organisations, volunteers, material aid, appeals and donated money to avoid duplication of effort.	

Confirmed

Understand eligible criteria and payment procedures of the Lord Mayor's Distress Relief Fund, if activated. Payments are coordinated through the local government to affected individuals.
Activate outreach program to meet immediate needs and determine ongoing needs. Consider the need for specialist counselling, material aid, accommodation and financial assistance (liaise with the Department of Communities).
Manage restoration of essential infrastructure.
Liaise with the State Recovery Coordinator on issues where State level support is required or where there are concerns with services from government agencies locally.
Monitor the progress of recovery and receive periodic reports from recovery agencies.
Within 1 to 12 months (or longer-term recovery)
Social and personal support services are likely to be required in the longer term and the need for a considerable period of psychosocial support (often several years) should be planned for.
Ensure recovery projects that support the social, built, economic and natural recovery environments are community-led and targeted to best support affected communities.
Implement transitioning to mainstream services.

confirmed

Appendix 5 – LRCG Sub-Committee Functions

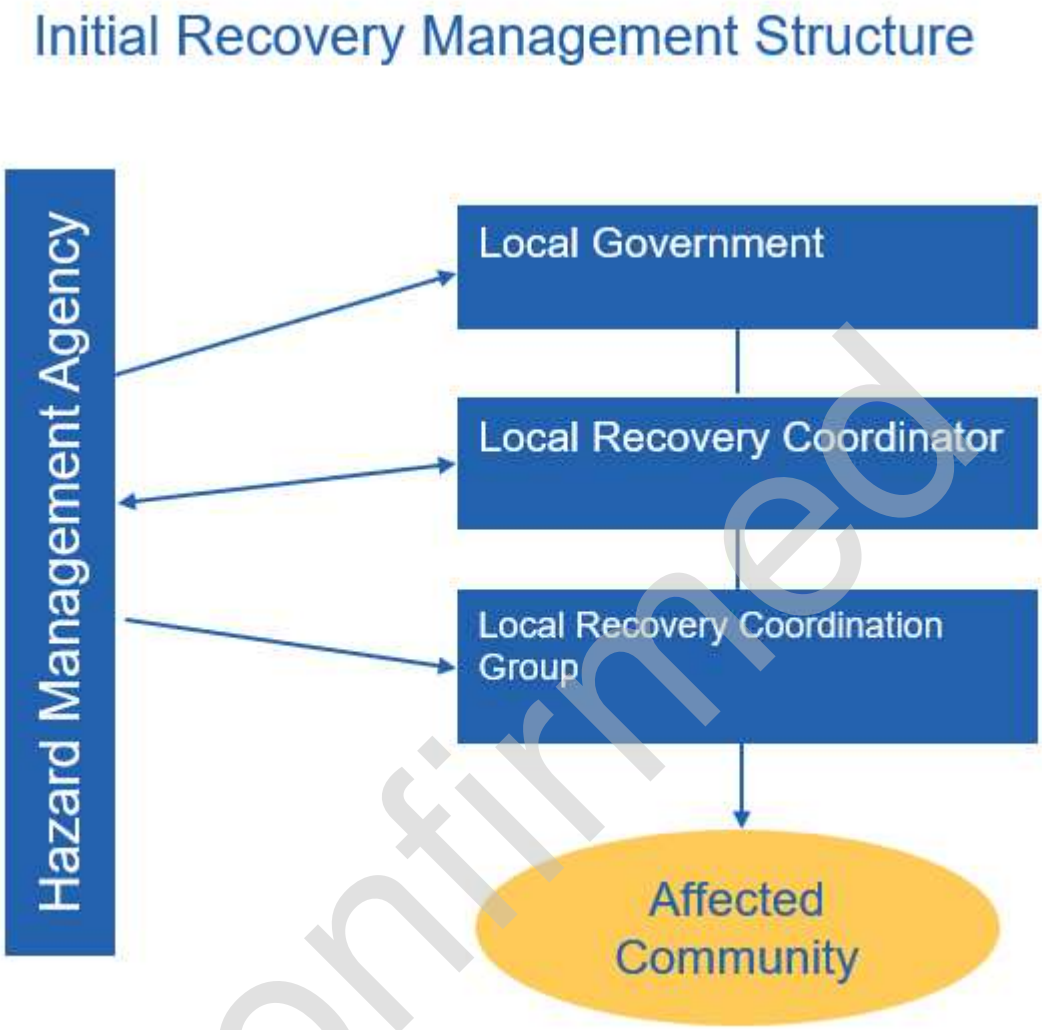
Social Health & Community Sub-Committee
Functions
• Facilitate understanding of the needs of the impacted community in relation to community wellbeing
• Provide advice and guidance to assist in the post-emergency restoration and strengthening of the social fabric and wellbeing of the community
• Assess and recommend priority areas, projects and events to assist with the recovery process in the immediate and short term regarding the restoration and strengthening of community wellbeing
• Assess and recommend medium and long-term priority areas through the LRCG for consideration to assist with the restoration and strengthening of community wellbeing
• Ensure the affected community is informed and involved in the recovery processes so that recovery actions and programs meet their needs
Built Environment Sub-Committee
Functions
• Provide advice and assist in the coordination of the restoration of infrastructure assets and essential services damaged or destroyed during the emergency
• Assist in assessing requirements for the restoration of services and facilities in conjunction with the responsible agencies
• Assess and recommend priority infrastructure projects to assist with the recovery process in the immediate and short, medium and long term
Natural Environment Sub-Committee
Functions
• Facilitate understanding of the needs of the impacted community in relation to environmental restoration
• Provide advice and guidance to assist in the restoration of the natural environment post the event
• Assess and recommend priority areas, projects and community education to assist with the recovery process in the immediate and short-term regarding the restoration of the environment including weed management and impacts on wildlife
• Assess and recommend medium and long-term priority areas for consideration to assist in the restoration of the natural environment in the medium to long term
Economic Sub-committee
Functions
• Facilitate understanding of the economic needs of the impacted community
• Provide advice and guidance to assist in the post-emergency restoration and strengthening of the economy of the City, local businesses and the community
• Assess and recommend, through the LRCG, priority projects to assist with the economic recovery of the City, local businesses and individual members of the community

confirmed

- Make recommendations to the Lord Mayor's Distress Relief Fund on the orderly and equitable disbursement of offers of assistance to individuals suffering personal loss and hardship as a result of the event
- Develop the eligibility criteria and procedures by which payments from the LMDRF will be made to affected individuals which:
  - are equitable, fair, simple and transparent,
  - are straightforward and not onerous to individuals seeking assistance,
  - recognise the extent of loss suffered by individuals,
  - compliment other forms of relief and assistance provided by government and the private sector,
  - recognise immediate, short, medium and longer term needs of affected individuals, and
  - ensures the privacy of individuals is protected and all times

confirmed

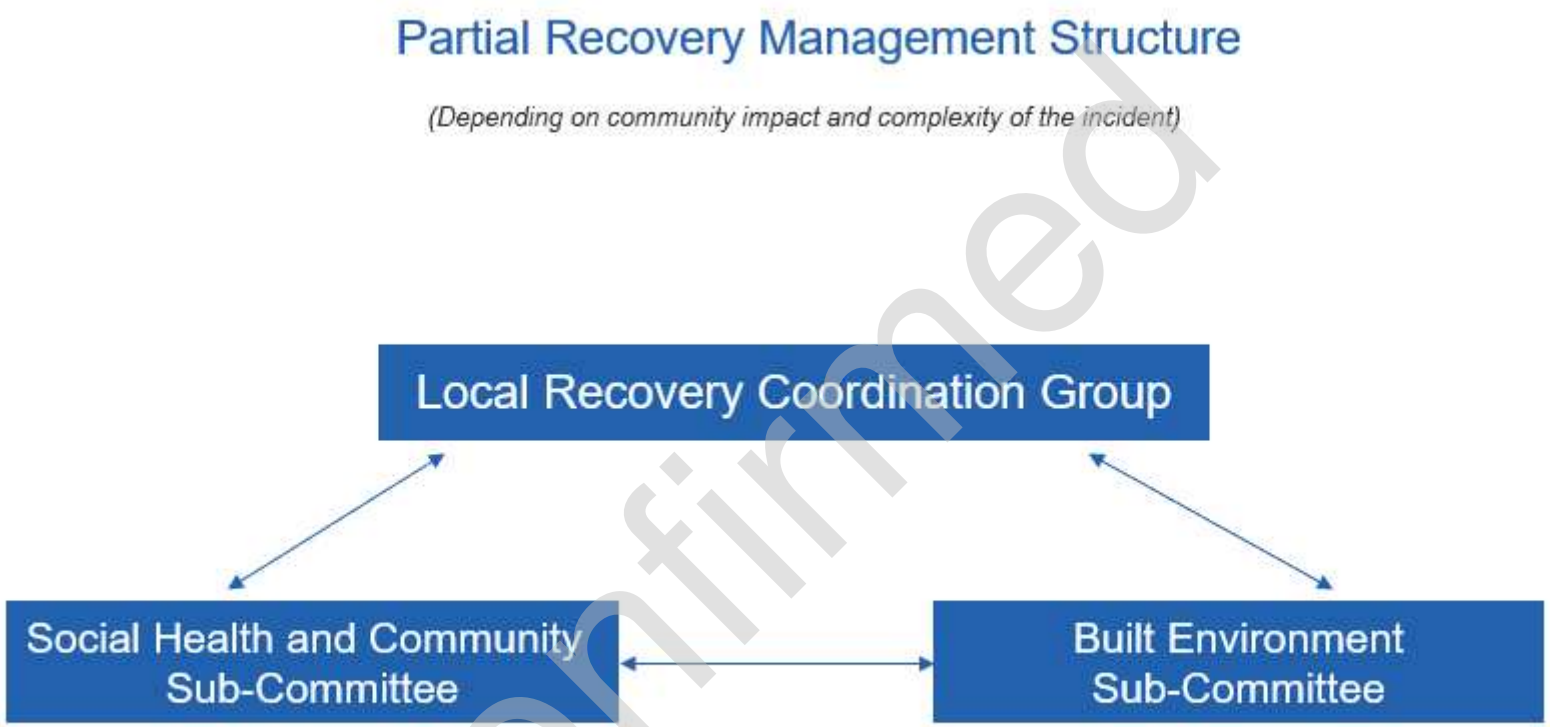
Appendix 6 – Initial Management Structure



(During response phase)

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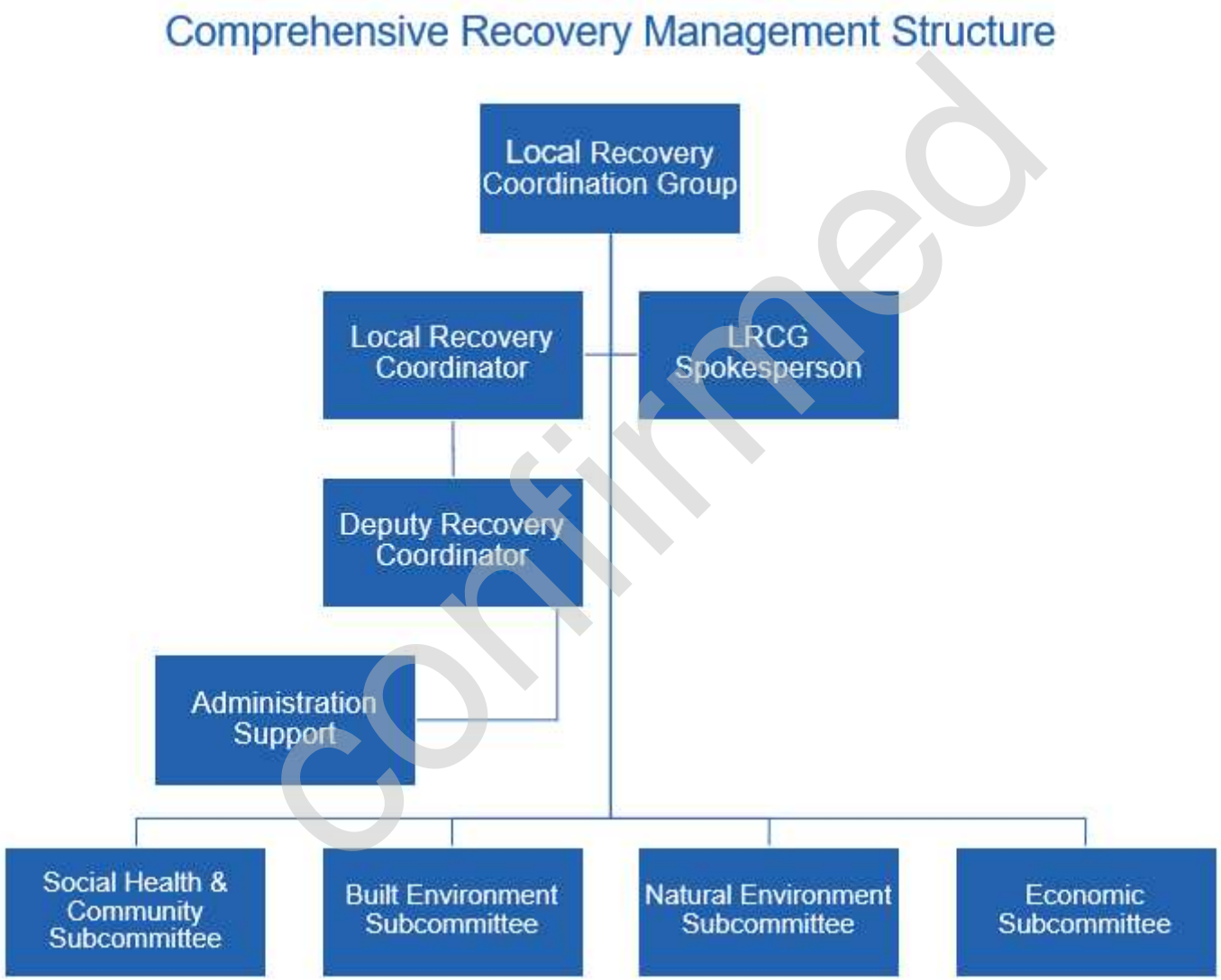
Appendix 7 – Partial Recovery Management Structure



confirmed

(following handover from CA/HMA to Local Government)

Appendix 8 – Comprehensive Recovery Management Structure



Confirmed

Appendix 9 – Operational Recovery Plan

Operational Recovery Plan

Emergency Event: *(Type And Location)*

An emergency was declared for the City of Mandurah after *(insert incident details)*

_____

_____

The cause was *(insert if known)* _____

Date of Emergency:

_____

Incident Level:_____

Section 1

Introduction:

Background on the nature of the emergency or incident	Compile the type of event and basic outline of sequence of events
Aim or purpose of the plan	Like all management tools, think about why you are engaged in recovery and what you hope to achieve overall
Authority for plan	As a local authority you are charged with the responsibility of recovery under the *Emergency Management Act 2005*

Section 2

Assessment of Recovery Requirements

Details of loss and damage to residential, commercial and industrial buildings, transport, essential services (including State and Local Government infrastructure) which may be sourced from the Impact Statement (IS). This can be added to in subsequent reports made.	
Estimates of costs of damage (These may come from indications from IS. Further indications could be from insurance agencies, also lifeline infrastructure may assist assessment).	
Temporary accommodation requirements (include details of evacuation centres opened, displaced persons, need for temporary accommodation, relocating displaced persons).	

Confirmed

Additional personal requirements (general and specialist)	It is imperative that you enlist as much help as you can in the initial stages. This may be specialist assistance or simply manpower to cope with the increased workloads.
Human services (personal and psychological support) requirements	
Other Health Issues (fatigue management)	Medical/Health personnel and Council EHO's will assess any significant issues (water, food spoilage, medical supplies etc)

Section 3	
Organisational Aspects	
Details the composition, structure and reporting lines of the groups, sub-committees and working groups set up to manage the recovery process	Refer to LRCG structure
Details the inter-agency relationships and responsibilities.	
Details the roles, key tasks and responsibilities of the various groups/committees and those appointed to various positions including the Local Recovery Coordinator.	

Section 4	
Operational Aspects	
Details resources available and required	Give list of resources deployed and confer with the LRCG network for future resources
Redevelopment Plans (includes mitigation proposals)	
Reconstruction restoration programme and priorities (including estimated timeframes)	
Includes programs and strategies of government agencies to restore essential services and policies for mitigation against future emergencies	
Includes the local government program for community services restoration	Local events, meetings, recreation, breakfast bbq's etc
Financial arrangements	Assistance programs such as the DRFAWA, LMDRF, insurance, public appeals and donations
Public information dissemination	Refer to Communications Plan

Section 5
Administrative Arrangements:

confirmed

Administration of recovery funding and other general financial issues
Public appeals policy and administration, including policies and strategies for office and living accommodation, furniture and equipment details for additional temporary personnel

Section 6
Conclusion
Summaries goals, priorities and timetable of plan

Signed by (name): _____

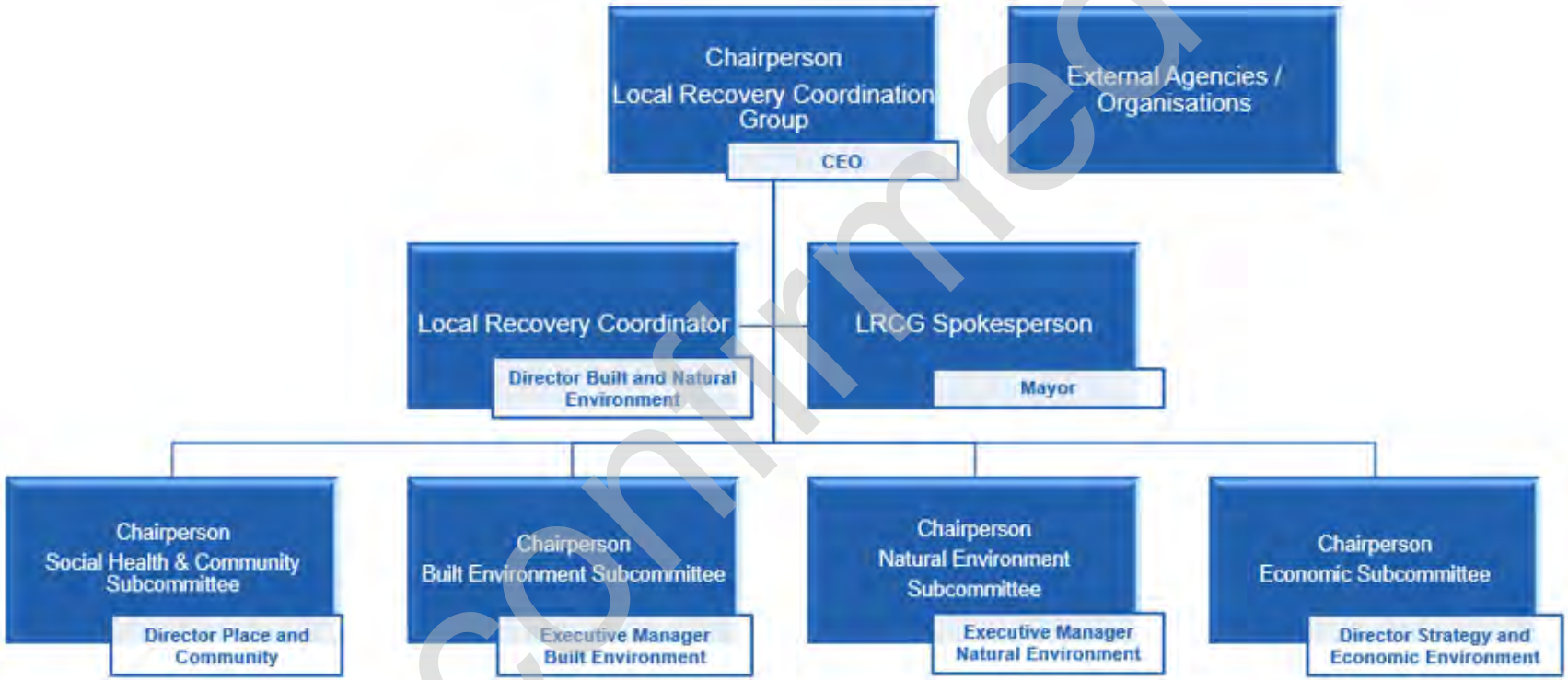
Signature: _____

Chair, Local Recovery Coordination Group

Date:_____

confirmed

LRCG Structure



confirmed

8	**SUBJECT:**	**Panel of Pre-qualified Supplier Panel Delegation and Minor Amendments to Register of Delegated Authority**
	DIRECTOR:	Business Services
	MEETING:	Council Meeting
	MEETING DATE:	27 August 2024

Summary

Council is requested to consider the adoption of a new Delegation DA-CPM 07 Panel of Pre-Qualified Supplier Panel (refer Attachment 8.1) to enable the City of Mandurah (the City) to establish, invite, evaluate, accept or decline to accept and manage Panels of Pre-Qualified Suppliers in accordance with the *Local Government Act 1995* (the Act) and *Local Government (Functions and General) Regulations 1996* (Regulations). Minor amendments to DA CPM 02 Invite Expressions of Interests and Tenders (Attachment 8.2) are also proposed to improve compliance with the Regulations.

Disclosure of Interest

Nil.

Previous Relevant Documentation

- G.13/05/24 28 May 2024 Annual Review of Register of Delegated Authority
- G.12/7/19 23 July 2019 CPM-02 Council Procurement Policy

Background

With local governments having responsibility for decision making under a vast amount of legislation, it is recognised as unreasonable and unrealistic for every legislative power or duty to be exercised by Council. As such, delegations of authority exist to allow for the conferral of the ability to exercise that power or duty to, in most cases to the CEO, or an employee.

In accordance with section 5.42 of the Act, the power given to Council to delegate legislative powers and duties must be expressly provided for under the relevant legislation. Delegations are made in relation to express powers and express duties given to the local government under legislation. A delegation does not restrict the delegator from exercising the power or duty once delegated and it also does not remove responsibility for the power. For a delegation to be considered valid, it must be in writing and in the form prescribed by legislation.

Comment

Council adopted amendments to CPM-02 Council Procurement Policy (Policy) at its meeting of 23 July 2019 to enable the establishment of Panels of Pre-Qualified Suppliers (Panels). The amendment to the Policy satisfied regulation 24(AC) of the *Local Government (Functions and General) Regulations 1996* (Regulations) which requires a local government to adopt a written policy on the operation of Panel.

The City to do date has not implemented panel arrangements. This is largely due to the administrative burden associated with the compliance requirements for the management of panels required under the Regulations. However, due to improvements in the control environment including OneCouncil Contracts Module and the establishment of the Contracts Services Team, the City is now in a position to proceed with panel arrangements.

Confirmed

Where there is a continuing need for a particular type of goods and/or services to be supplied, the City may determine it is beneficial to do so by means of a Panel. The creation and operation of a Panel must be undertaken in accordance with Part 4, Division 3 of the Regulations. Panels may be established for one type of supply requirement, or a number of similar types of supply requirements under defined categories within the Panel. Panels will enable the City to streamline the engagement of suppliers of goods or services, enable improved value for money outcomes and diversify the City's supplier base, reducing reliance on particular suppliers.

City officers are recommending a measured approach for the implementation of panels and will be seeking to establish a suitably qualified and experienced Panel of Pre-Qualified Suppliers for the supply of temporary traffic management services. Temporary traffic management services are critical to the ongoing supply of operational services at the City. A Panel for the supply of temporary traffic management services will enable the City to have ready access to multiple suppliers, mitigating risks associated with contractor failure to supply or, in extreme circumstances, contractor liquidation. It will also ensure ongoing competitive pricing in an industry that has seen a significant price increases in the past six months due to the introduction of the graduate pay scale under the Main Roads Western Australia State Road Traffic Management Company Registration Scheme.

Delegation

The Act gives local governments the ability to delegate to the Chief Executive Officer (CEO) any of its powers and duties under the Act, other than those prescribed under section 5.43. This is done by way of Council Delegations. A Council decision to delegate authority to the CEO or employees can occur once resolved by Council. Once delegations are given, the City must maintain a register of the powers or duties delegated with a review to be conducted at least once each financial year.

Similar to Tender processes, City officers are recommending that Council delegate to the CEO the powers to establish and manage Panels. This will enable the City to undertake all functions under the Regulations to determine, invite, evaluate and award Panels that do not exceed the monetary threshold, as established by Council. In addition to the reporting requirements under the regulations, it is recommended that information relating to the acceptance of applications to join a Panel also be included in the Monthly Financial Report to Council.

Proposed New Delegation

Council is requested to adopt DA-CPM 07 - Panels of Pre-qualified Suppliers for Goods and Services (Attachment 8.1). The table below sets out the express power or duty delegated, summary of functions and conditions on the CEO.

Express power or duty delegated	Summary of Function and Conditions on the CEO
Regulation 24AB - Local government may establish panels of pre-qualified suppliers Regulation 24AC(1)(b) - Requirements before establishing panels of pre qualified suppliers	**Functions to be delegated to the CEO:** • Determine that there is a continuing need for the goods or services proposed to be provided by a panel of pre-qualified suppliers r. 24AC(1)(b) and r.24AB. • Authority to, before inviting submissions, determine in writing the criteria for deciding which applications for inclusion in a panel of pre-qualified suppliers should be accepted r. 24AD(3).

confirmed

Regulation 24AD (3) and (6) - Requirements when inviting persons to apply to join panel of prequalified suppliers Regulation 24AH(2), (3), (4) and (5) - Rejecting and accepting applications to join panel of prequalified suppliers Regulation 24AJ – Contracts with pre-qualified suppliers	• Vary panel of pre-qualified supplier information after public notice inviting submissions has been given, taking reasonable steps to each person who has enquired or submitted an application is provided notice of the variation r. 24AD(6). • Authority to reject an application without considering its merits, where it was submitted at a place and within the time specified but fails to comply with any other requirement specified in the invitation r. 24AH(2). • Authority to assess applications, by written evaluation of the extent to which the submission satisfies the criteria for deciding which applicants to accept, and decide which applications to accept as most advantageous r. 24AH(3). • Authority to request clarification of information provided in a submission by an applicant r. 24AH(4). • Authority to decline to accept any application r. 24AH(5). • Authority to enter into contract, or contracts, for the supply of goods or services with a prequalified suppliers for those particular goods or services r. 24AJ(1). **Council to place the following Conditions on the CEO:** • Must comply with Council Procurement Policy CPM-02; • The CEO only (must not be delegated): - To assess applications, by written evaluation, and decide which is the most advantageous. - To decline to accept any application. • Consistent with DA-CPM 04 Rejecting and Accepting Expressions of Interests and Tenders; Variation Before Contract, CEO only (must not be delegated) to accept or decline to accept any application where the estimated expenditure on the goods and/or services over the term of the panel is expected to be $3,000,000 (GST exclusive) or less (noting this delegation may not be sub-delegated). • Annual Budget must be adopted by Council prior to inviting panels, with the exception being in the financial year prior to the adoption of a new Annual Budget where: - the proposed goods or services are required to fulfil a routine contract related to the day-to-day operations of the City; or - a current contract expiry is imminent; and - the value of the proposed new contract has been included in the Long-Term Financial Plan; and - the panel conditions include a provision that the panel will only be awarded subject to the budget adoption by the Council. • In accordance with Regulation 24AJ of the Regulations a contract (within the panel contract) must not be formed with a prequalified supplier for goods and/or services for a period exceeding 12 months, which includes options to extend the contract.

confirmed

Proposed Amended Delegations

Minor administrative amendments are also recommended to DA CPM 02 Invite Expressions of Interests and Tenders (refer Attachment 8.2 with amendments underlined) which deals with inviting Tenders and Expressions of Interests from the market.

Delegation Title	**Delegation Title Proposed Amendment/s and Reason**
DA CPM 02 Invite Expressions of Interests and Tenders	The following functions have been incorporated into this existing Delegation: • Authority to vary tender information after the public notice and before the close of the tender, providing reasonable steps to ensure any interested persons receive notices of the variation (reg. 14(5); • Authority to determine the information that is to be disclosed in the notice for the tender (reg. 14(4)(a) The above have previously been dealt with as Acting through functions, however, to ensure improved compliance with the Act it is recommended the functions been included in the delegation.

Statutory Environment

Local Government Act 1995
• s5.42 Delegation of Powers to CEO;
• s5.44 permitting CEO to delegate to other employees;
• s5.46(1) and (2) CEO to keep a register and delegations to be reviewed by the delegator.

Local Government (Functions and General) Regulations 1996
Division 3 — Panels of pre-qualified suppliers

24AB. Local government may establish panels of pre-qualified suppliers
A local government may establish a panel of pre-qualified suppliers to supply particular goods or services to the local government in accordance with this Division.

24AC. Requirements before establishing panels of pre-qualified suppliers
(1) A local government must not establish a panel of pre-qualified suppliers unless —
(a) it has a written policy that makes provision in respect of the matters set out in subregulation (2); and
(b) the local government is satisfied that there is, or will be, a continuing need for the particular goods or services to be supplied by pre-qualified suppliers.
(2) The matters referred to in subregulation (1)(a) are —
(a) how the local government will procure goods or services from pre-qualified suppliers, including any process for obtaining quotations from them; and

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(b) how the local government will ensure that each pre-qualified supplier on a panel of pre-qualified suppliers will be invited to quote for the supply of the goods or services that the pre-qualified suppliers will be expected to supply; and

(c) how the local government will ensure clear, consistent and regular communication between the local government and pre-qualified suppliers; and

(d) any factors that the local government will take into account when distributing work among pre-qualified suppliers; and

(e) the recording and retention of written information, or documents, in respect of —
(i) all quotations received from pre-qualified suppliers; and
(ii) all purchases made from pre-qualified suppliers.

24AD. Requirements when inviting persons to apply to join panel of pre-qualified suppliers

(1) If a local government decides to establish a panel of pre-qualified suppliers of particular goods or services, persons are to be publicly invited to apply to join the panel.

(2) Statewide public notice of the invitation to apply to join a panel of pre-qualified suppliers is to be given.

(3) The local government must, before applications to join a panel of pre-qualified suppliers for particular goods or services are publicly invited, determine in writing the criteria for deciding which applications should be accepted.

(4) A notice under subregulation (2) is to include —

(a) a brief description of the goods or services that persons on the panel of pre-qualified suppliers will be expected to supply; and

(b) particulars identifying a person from whom more detailed information about the proposed panel of pre-qualified suppliers of particular goods or services may be obtained; and

(c) information as to where and how applications to join the panel of pre-qualified suppliers may be submitted; and

(d) the date and time after which applications to join the panel of pre-qualified suppliers cannot be submitted.

(5) In subregulation (4)(b) a reference to detailed information about a proposed panel of pre-qualified suppliers of particular goods or services includes a reference to —

(a) the local government's written policy referred to in regulation 24AC(1)(a); and

(b) such information as the local government decides should be disclosed to those interested in applying to join the panel; and

(c) detailed specifications of the goods or services that pre-qualified suppliers on the panel will be expected to supply; and

(d) the criteria for deciding which applications to join the panel should be accepted; and

(e) an explanation of how the panel will operate; and

(f) whether or not the local government intends to purchase the goods or services exclusively from pre-qualified suppliers on the panel; and

(g) a statement to the effect that there is no guarantee that the local government will purchase goods or services from pre-qualified suppliers on the panel; and

(h) the period for which the panel will be established; and

(i) the number of pre-qualified suppliers the local government intends to put on the panel.

(6) After a notice has been given under subregulation (2), a local government may vary the information referred to in subregulations (4) and (5) by taking reasonable steps to give each person who has sought detailed information about the proposed panel or each person who has submitted an application, as the case may be, notice of the variation.

confirmed

24AE. Minimum time to be allowed for submitting application to join panel of pre-qualified suppliers

If notice under regulation 24AD(2) is given, the date and time referred to in regulation 24AD(4)(d) has to be at least 14 days after the notice is —

(a) published on the local government's official website; and

(b) published in at least 3 of the ways prescribed in the Local Government (Administration) Regulations 1996 regulation 3A(2).

24AF. Procedure for receiving and opening applications

Regulation 16 applies to the receiving and opening of applications to join a panel of pre-qualified suppliers as if a reference in that regulation to a tender were a reference to an application to join a panel of pre-qualified suppliers.

24AG. Information about panels of pre-qualified suppliers to be included in tenders register

(1) The tenders register kept under these regulations must include, for each invitation to apply to join a panel of pre-qualified suppliers —

(a) a brief description of the goods or services persons on the panel will be expected to supply; and

(b) a copy of the notice of the invitation to apply to join the panel; and

(c) the name of each applicant whose application has been opened; and

(d) the name of any successful applicant.

(2) The tenders register is to include for each invitation to apply to join a panel of pre-qualified suppliers the pricing schedule, or a summary of the amount of the consideration sought, in the applications accepted by the local government.

24AH. Rejecting and accepting applications to join panel of pre-qualified suppliers

(1) An application to join a panel of pre-qualified suppliers (an **application***) is required to be rejected unless it is submitted at a place, and within the time, specified in the invitation for applications to join the panel.*

(2) An application that is submitted at a place, and within the time, specified in the invitation but that fails to comply with any other requirement specified in the invitation may be rejected without considering the merits of the application.

(3) Applications that have not been rejected under subregulation (1) or (2) are to be assessed by the local government by means of a written evaluation of the extent to which each application satisfies the criteria for deciding which applications to accept and it is to decide which of them (if any) it thinks it would be most advantageous to the local government to accept.

(4) To assist the local government in deciding whether an application would be advantageous to it to accept, the person who submitted the application may be requested to clarify the information provided in it.

(5) The local government may decline to accept any application.

24AI. Applicants to be notified of outcome

confirmed

After the local government has decided under regulation 24AH which applications (if any) it will accept, the CEO is to give each person who submitted an application notice in writing advising —

(a) that the person's application was accepted and that the person is, for the period specified in the notice, to be part of a panel of pre-qualified suppliers of the particular goods or services; or

(b) that the person's application was not accepted.

24AJ. Contracts with pre-qualified suppliers

(1) The local government may enter into a contract, or contracts, for the supply of goods or services with a pre-qualified supplier who is part of a panel of pre-qualified suppliers for the supply of those particular goods or services.

(2) A contract referred to in subregulation (1) must not —

(a) be for a term exceeding 12 months; or

(b) contain an option to renew or extend its term.

Policy Implications

POL-CPM 02 Procurement
POL-CPM 01 Regional Price Preference

Financial Implications

Nil.

Risk Analysis

The proposed new delegation will improve efficiency in procurement processes, without creating undue or unacceptable risk to the City. Appropriate controls have been established to ensure the management of panels is compliant with the *Local Government (Functions and General) Regulations 1996.* Panel arrangements with subject to audit as part of the Compliance Audit Return required under regulation 14 of the *Local Government (Audit) Regulations 1996.*

The proposed amendments with existing procurement delegations will also lead to greater legal compliance with the *Local Government Act 1995* and administrative law principles.

Strategic Implications

The following community outcomes from the City of Mandurah Strategic Community Plan 2024 – 2044 are relevant to this report:

Economy:
- Local jobs to retain our people and attract skilled workers
- A diversified economy that supports growth sectors
- A supportive business environment where investment is encouraged, and entrepreneurship prospers

Leadership:
- Well-maintained assets and facilities that meet the needs of our community
- Responsible, transparent, value for money delivery of well planned, sustainable, projects, programs and services

Confirmed

Conclusion

Council is requested to approve the new DA-CPM 07 Panels of pre-qualified suppliers for goods and services and minor amendments to DA-CPM 04 Rejecting and Accepting Expressions of Interests and Tenders; Variation Before Contract.

NOTE:

- Refer ***Attachment 8.1*** DA-CPM 07 Panels of pre-qualified suppliers for goods and services
  Attachment 8.2 DA-CPM 02 Invite Expressions of Interests and Tenders

RECOMMENDATION

That Council:

1. **Adopts new proposed delegation DA-CPM 07 Panels of Pre-qualified Suppliers for Goods and Services indefinitely, as per Attachment 8.1.**

2. **Adopts the proposed amendments to DA CPM 02 Invite Expressions of Interests and Tenders indefinitely, as per Attachment 8.2.**

ABSOLUTE MAJORITY REQUIRED

confirmed

Delegation	DA – CPM 07 Panels of pre-qualified suppliers for goods and services
Category	Corporate Management
Delegator	Council
Express power to delegate	*Local Government Act 1995*: s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government (Functions and General) Regulations 1996* Regulation 24AB - Local government may establish panels of pre-qualified suppliers Regulation 24AC(1)(b) - Requirements before establishing panels of pre qualified suppliers Regulation 24AD (3) and (6) - Requirements when inviting persons to apply to join panel of prequalified suppliers Regulation 24AH(2), (3), (4) and (5) - Rejecting and accepting applications to join panel of prequalified suppliers Regulation 24AJ – Contracts with pre-qualified suppliers
Function	1. Determine that there is a continuing need for the goods or services proposed to be provided by a panel of pre-qualified suppliers r. 24AC(1)(b) and r.24AB. 2. Authority to, before inviting submissions, determine in writing the criteria for deciding which applications for inclusion in a panel of pre-qualified suppliers should be accepted r. 24AD(3). 3. Vary panel of pre-qualified supplier information after public notice inviting submissions has been given, taking reasonable steps to each person who has enquired or submitted an application is provided notice of the variation r. 24AD(6). 4. Authority to reject an application without considering its merits, where it was submitted at a place and within the time specified but fails to comply with any other requirement specified in the invitation r. 24AH(2). 5. Authority to assess applications, by written evaluation of the extent to which the submission satisfies the criteria for deciding which applicants to accept, and decide which applications to accept as most advantageous r. 24AH(3). 6. Authority to request clarification of information provided in a submission by an applicant r. 24AH(4). 7. Authority to decline to accept any application r. 24AH(5). 8. Authority to enter into contract, or contracts, for the supply of goods or services with a prequalified suppliers for those particular goods or services r. 24AJ(1).
Delegates	Chief Executive Officer

confirmed

Conditions	1. Comply with Council Procurement Policy CPM-02. 2. Preferred Supplier Panels may only be called where there is an adopted budget for the proposed goods or services, with the exception being in the financial year prior to the adoption of a new Annual Budget where: • the proposed goods or services are required to fulfil a routine contract related to the day to day operations of the City; or • a current supply contract expiry is imminent; and • the value of the proposed new contract has been included in the Long-Term Financial Plan; and • the specification includes a provision that the tender will only be awarded subject to the budget adoption by the Council. 3. The following functions are delegated to the CEO only and must not be delegated: • To evaluate panels, by written evaluation, and decide which is the most advantageous. • To decline to accept any application. 4. CEO only is delegated to accept or decline to accept any application where the estimated expenditure on the goods and/or services over the term of the panel is expected to be $3,000,000 (GST exclusive) or less. 5. In accordance with Regulation 24AJ of the *Local Government (Functions and General) Regulations 1996*, a contract (within the panel contract) must not be formed with a prequalified supplier for goods/services for a period exceeding 12months, which includes options to extend the contract.
Express power to subdelegate	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees
Statutory Framework	*Local Government Act 1995* s. 3.57 *Local Government (Functions and General) Regulations 1996* Division 2
Policy	POL-CPM 02 Procurement POL-CPM 01 Regional Price Preference
Date adopted	

Confirmed

Adoption references	
Last reviewed	

confirmed

Delegation	**DA CPM 02 Invite Expressions of Interests and Tenders**
Category	Corporate Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government Act 1995:* • s.3.57 Tenders for providing goods and services *Local Government (Functions and General) Regulations 1996:* Expressions of interest: r.21 Limiting who can tender, procedure for Tenders: r.11(1) When tenders have to be publicly invited r.13 Requirements when local government invites tenders though not required to do so r.14 Publicly inviting tenders~~, requirements for excluding 14(5)~~
Function	Authority to: 1. Determine when to seek Expressions of Interest and to invite Expressions of Interest for the supply of goods or services r.21 2. Call tenders r.11(1). 3. Invite tenders although not required to do so r.13. 4. Determine in writing, before tenders are called, the criteria for acceptance of tenders r.14(2a). 5. Authority to vary tender information after public notice of invitation to tender and before the close of tenders, taking reasonable steps to ensure each person who has sought copies of the tender information is provided notice of the variation r.14(5) ~~4.~~6. Authority to determine the information that is to be disclosed to those interested in submitting a tender r.14(4)(a).

confirmed

Delegates	Chief Executive Officer
Conditions	Tenders may only be called where there is an adopted budget for the proposed goods or services, with the exception being in the financial year prior to the adoption of a new Annual Budget where: I. the proposed goods or services are required to fulfil a routine contract related to the day to day operations of the City; or II. a current supply contract expiry is imminent; and III. the value of the proposed new contract has been included in the Long-Term Financial Plan; and IV. the tender specification includes a provision that the tender will only be awarded subject to the budget adoption by the Council.
Express power to subdelegate	*Local Government Act 1995:* s.5.44 CEO may delegate powers and duties to employees
Statutory Framework	*Local Government Act 1995* s. 3.57 *Local Government (Functions and General) Regulations 1996* Division 2
Policy	POL-CPM 02 Procurement POL-CPM 01 Regional Price Preference
Date adopted	29 January 2008
Adoption references	Minute G.33/1/08
Last reviewed	28 May 2024

confirmed