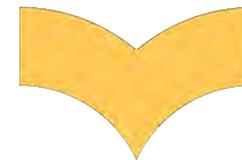


# Property Strategy



November 2022



## Record of Adoption

Stage	Version No	Document Date	Approval Date
Adopted by Council	Version 8	April 2018	G.26/4/18 April 2018

## Schedule of Modifications

No	Description	Version No	Document Date	Approval Date
1	2022 Property Strategy: Asset portfolio review for stakeholder distribution and ELT workshop	Version 9	August 2022	N/A
2	2022 Property Strategy: Draft for Internal Review	Version 10	October 2022	N/A
3	2022 Property Strategy: Draft for Council Consideration	Version 11	November 2022	

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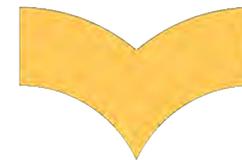
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## Executive Summary

In April 2018, Council adopted its Property Strategy to guide the use, development, sale and transfer of the City's freehold land. Whilst this document is relatively recent, there has been a recognised need to review the City's strategic approach in relation to the commercial value of key land assets.

Additionally, there are a number of land acquisitions and sales that have been finalised since the completion of the 2018 Strategy. These include:

- Sale of Lot 200 Allnutt Street (Peel Health Hub)
- Sale of Lots 400 - 404 Allnutt Street (Common Ground Site)
- Acquisition of Lot 7 Dunkeld Drive (Bushland Conservation Site)

This review was also an opportunity to consolidate the *Property Strategy* and *Strategic Landholding Portfolio*, to create a single point of reference for the City's freehold land assets and the statutory framework that surrounds them.

When making decisions regarding the management of the City's freehold land assets, the fundamental purpose as a local government is to seek the highest and best use with consideration of social, environmental, financial or cultural values.

To achieve these values and ensure a consistent approach to the management of freehold land assets, Council endorsed 7 Guiding Principles in September 2022 to guide the decision making for the recommendations within the Property Strategy. These include:

1. All Social and Community assets should be located on Crown Land, with no new assets to be developed on freehold land, where possible.
2. All land identified for Community and Social purposes, Public Open Space or Critical Infrastructure and which are considered to have no alternative function into the future may be transferred to the State (directly or through a land exchange arrangement).
3. Properties which are delivering the highest yield and best use, or which are expected to do so in future, should be held and maintained.
4. All freehold land identified for City Growth or Investment purposes should be development ready.
5. Properties which do not offer the potential for highest and best use (social, environmental, financial or cultural benefits), and which do not create either a funding stream or land exchange opportunity should be scheduled for disposal.
6. The City is not fundamentally a property developer (with the exception of small subdivisions or amalgamations), however clearly defined joint venture opportunities will be considered. The City's preference is ground lease or sale.
7. Land acquisitions should be considered by the City where a justified need has been demonstrated through strategic planning and where the acquisition of the land is required to meet a strategic objective.

The City's land asset portfolio contains 83 freehold land assets (sites) or collections of co-located assets. These have been separated into seven classifications, with consideration of strategic significance, value, location, function and zoning. There were originally six classifications in the 2018 Property Strategy, however this review additionally picks up all sites dedicated to critical infrastructure, such as stormwater drainage and services. Classifications include: City Growth, Investment, Social and Community, Public Open Space, Conservation, Critical Infrastructure and Sale.

A further point of difference in this Strategy, is the creation of a site snapshot for each site (or collection of sites), to identify the key features, history and current use of each with further recommended actions (Retain, Retain and Explore, Make Development Ready, Land Exchange Option or Dispose) relative to each.

Ultimately, the City needs to more actively manage its Property Strategy, and the land owned in freehold should be used in the most appropriate and efficient manner.

In realising the highest and best use of its land assets, the City may achieve success in redesigning and retrofitting some of its drainage assets for capital gain through disposal or for an improved community outcome, where required. The Strategy has outlined 13 sites within the land asset portfolio for exploration of this nature.

Additionally, acknowledging that the highest and best use of a site can be measured through social, environmental, financial and/or cultural benefit (or potential benefit), the City should continue to seek, manage or invest in property that offer these benefits, where appropriate to do so. This may include City Centre land acquisitions, bushland acquisitions or mixed-use community and commercial space, with reference to guiding principle 7, where a justified need has been

demonstrated through strategic planning and where the acquisition of the land is required to meet a strategic objective.

All sale sites should be 'development ready' and the City should consider options to leverage a revenue stream from them through its sale, ground-lease or alternate investment options.

It is recommended that the City consider applying additional resources to review and update the OneCouncil Asset Register appropriately, to capture land asset information and associated documentation, and to further implement systems improvement to manage this information ongoing.

Above all, the City should seek to maintain a sustainable land asset portfolio that will provide sufficient financial equity and growth opportunities for the long-term future of Mandurah.

This Strategy should be used by Council as a guiding document for the land-use, management and disposal of the City's freehold land assets.

The Strategy Actions are outlined below:

**Action 1** Develop an Assessment Criteria to ensure a less subjective evaluation of the highest and best use of a property with regard to social, environmental, financial and cultural benefits.

**Action 2** Review the City's current land acquisition list with respect to Guiding Principle 7 of the Property Strategy.

**Action 3** Develop an Implementation Plan for all of the Strategy Recommendations to outline the prioritisation, planning, implementation and budgeting for the recommended actions for the City's freehold land assets. This should include actions for the short (1-2yrs), medium (3-5yrs) and long-term (6-10yrs). The Implementation Plan is to include the following significant recommendations:

- Undertake planning work for sites to be explored for improved Water Sensitive Urban Design (WSUD) outcomes for potential sale or improved community outcomes. Includes sites: 31, 32, 40-48, 50 – 52.
- Subject to the outcomes of the City Centre Master Plan, explore a land exchange opportunity with the State Government within the Civic and Cultural Precinct to support opportunities for mixed-use (community, cultural and residential) functions in the precinct.

- Undertake planning and implementation actions to ensure all Sale sites are 'development ready'. Sites include:

Site 49 Sutherland Street; Site 79 Peel/Anstruther North; and Site 82 Banksia Street (Old Bowling Club).

- Actively market unencumbered sale sites when the market is right.
- Review the masterplan for Rushton Park to include Site 10 Rushton Park North and Site 88 Rushton Park South (Key Government Site) in line with the community infrastructure planning outcomes.
- Develop a Master Plan for Site 8 Library site, with consideration of neighbouring Key Government Site 87 (Police Station and Lotteries House).
- Allocate resources to develop and implement an Improvement Plan, including a review and population of consolidated Asset Register, to capture the City's freehold land assets appropriately with associated documentation and records, as a central source of information.





# 1. Property Strategy Review

## 1.1 Introduction

Mandurah is a rapidly developing area of Western Australia located in the Peel Region, approximately 70 kilometres south of Perth.

The City of Mandurah's boundaries cover an area of 175 km and represents a 50-kilometre-long coastal strip, ranging from the northern-most suburbs of Madora Bay and Lakelands to the southern-most areas of Lake Clifton and Herron. The City of Mandurah shares its boundaries with the Shire of Murray to the east, the Shire of Waroona to the south and the City of Rockingham to the north.

The Mandurah City Centre contains a mix of retail and commercial areas, entertainment, recreation, government and community facilities and a number of historical buildings and sites. Mandurah's economy is currently characterised by a high concentration of population-driven industries such as retail, professional service providers and construction. 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 service industries. Mandurah is the key service centre for the Peel Region residents.

Mandurah remains one of Australia's fastest growing cities experiencing phenomenal long-term growth, expanding from a population of 13,500 in 1981 to a city with a population of over 93,414 as per the 2021 census.<sup>1</sup>

Between 2015 and 2036, the population of the City of Mandurah is forecast to grow to reach 125,000.

<sup>1</sup> *Australian Bureau Statistics, Regional Population Growth, June 2021*

## 1.2 Background

In April 2018, Council adopted its Property Strategy to guide the use, development, sale and transfer of the City's freehold land.

Whilst this document is relatively recent, there has been a recognised need to review the City's strategic approach in relation to the commercial value of key land assets.

Additionally, there are a number of land acquisitions and sales that have been finalised since the completion of the 2018 Strategy that need to be reflected in a review. These include:

- Sale of Lot 200 Allnutt Street - Peel Health Hub
- Sale of Lots 400 - 404 Allnutt Street - Common Ground Site
- Acquisition of Lot 7 Dunkeld Drive (82.7ha) – Conservation Site

This review has been an opportunity to consolidate Council's previous *Property Strategy* and *Strategic Landholding Portfolio* into a single point of reference for the City's freehold land assets

### 1.3 Purpose

The purpose of the Strategy is:

*to optimise the City's freehold land assets and determine their highest and best use with consideration of social, environmental, financial and cultural values.*

### 1.4 Role and Function of The Property Strategy

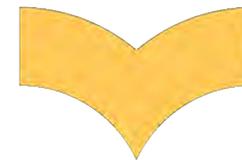
The role and function of the Strategy is:

- to articulate the guiding philosophy of the City of Mandurah in considering decisions regarding the acquisition, management and disposal of property assets;
- to define the strategic policy framework within which the specific property-related decisions are to be made;
- to identify the specific property-related objectives of the City, as a basis for determining the need for, and priority accorded to individual transactions; and
- to define the management and decision-making framework governing specific property decisions.

## 1.5 Guiding Principles

When making decisions regarding the management of freehold land assets, Council has determined that there are seven guiding principles to be used in decision making on sites:

- 1. All Social and Community assets should be located on Crown Land, with no new assets to be developed on freehold land, where possible.*
- 2. All land identified for Community and Social purposes, Public Open Space or Critical Infrastructure and which are considered to have no alternative function into the future may be transferred to the State (directly or through a land exchange arrangement).*
- 3. Properties which are delivering the highest yield and best use, or which are expected to do so in future, should be held and maintained.*
- 4. All freehold land identified for City Growth or Investment purposes should be development ready.*
- 5. Properties which do not offer the potential for highest and best use (social, environmental, financial or cultural benefits), and which do not create either a funding stream or land exchange opportunity should be scheduled for disposal.*
- 6. The City is not fundamentally a property developer (with the exception of small subdivisions or amalgamations), however clearly defined joint venture opportunities will be considered. The City's preference is ground lease or sale.*
- 7. Land acquisitions should be considered by the City where a justified need has been demonstrated through strategic planning and where the acquisition of the land is required to meet a strategic objective.*



## 2. Managing the City's Property Portfolio

### 2.1 Managing Conflicts and Risk

The involvement of local authorities in property ownership and/or development for commercial (as opposed to community or social) reasons raises a number of issues regarding public perception and the relationship with the community. These include:

- actual or perceived conflicts of interest between the local authority's role as a planning authority and as a commercial property owner or developer;
- potential conflicts between political or social priorities of the local authority and its commercial activities;
- conflict between the need for commercial confidentiality to achieve better returns and the responsibility for transparency and accountability to the residents and ratepayers;
- the appropriateness of any public authority undertaking commercial activities traditionally the realm of the private sector;
- the management of financial risk when public or community assets are involved;
- dealing with decisions necessarily required as a consequence of a local authority being involved in commercial activities (real or perceived), in conflict with its constituents;

- local government decision making processes, which revolve around consultation and consensus, and are not always conducive to making investment decisions, particularly where there may be a need to pursue parallel strategies and make a final, rapid and commercially confidential decision.

Ordinarily, such issues would suggest that consideration be given to alternative governance structures for managing the City's property investment and/or development activities. However, due to the limitations imposed by section 3.60 of the *Local Government Act 1995* this is not currently an option. Thus, it is essential that the City establish appropriate measures to deal with these issues.

There are some factors in relation to dealings with property where some measure of delegated authority might be appropriate, such as:

- Negotiating a price to acquire a property, where known involvement by the City may cause a seller to seek an otherwise inappropriate price;
- Determining an appropriate point at which to sell a property;
- Negotiating a rent review with a tenant;

## 2.2 Property Development - Investment Attraction

With consideration of Guiding Principle 6, the City may determine it appropriate to add value to land prior to selling the land, by undertaking a land development exercise (subdivision) to ensure it is consistent with that immediate area and has appeal to private investors. The City may also wish to obtain a development approval over a site, and/or place design guidelines over a site to either add value to a site and/or ensure the future development of the site is consistent with the City's vision. In any of these situations, the City needs to understand the prospective risk(s) associated with the particular approach.

The City should carefully consider the risk(s) prior to entering into any built form project. As a general rule of thumb, the City should not construct a residential development (the built form). The City should sell the land after any rezoning and/or subdivision process.

The City may wish to consider the construction and leasing (in the medium to longer term) of commercial premises, thus providing an ongoing revenue stream. Involvement in the leasing of commercial properties is considered appropriate for the City to consider. This approach for residential properties is not recommended.

Involvement of the City in the development of sites, such as the Civic and Cultural precinct and the City Centre for example, will need to be considered carefully. While appropriate community outcomes should always be the primary focus, the City should not exclude itself from involvement on a commercial basis, subject to a detailed assessment of the financial risks associated with such a course of action.

## 2.3 Property Transfers

### City Freehold to Crown Reserve

The City owns in freehold a number of land parcels which are very unlikely to ever be used for any other purpose than public use. Some of these land parcels have purposefully been acquired by the City under the Bushland Protection Strategy. Other parcels will be recognised by the community as being recreation space. The community expectation of this land is that it would not be developed for economic purposes.

In such cases, the City may choose to investigate with the State Government the possibility of exchanging such land parcels for alternate Crown land of better use to the City, to meet a strategic objective.

Consideration needs to be given with the prevailing State Government policy approach with respect to proceeding with a sale, land swap or exchange, to ensure that a mutually beneficial outcome can be reached. The general approach should be that if there is land that will not be used for any other purpose, other than social or environmental, the City should seek to transfer this land to the Crown, either in a land exchange or for monetary return. Any funds generated as an outcome of this process should be used by the City to acquire additional land.

Where an exchange is successfully negotiated pertaining to social and community land functions, and in some cases environmental, the City would have the option to continue with the management and maintenance of the site as a public service, through an agreed management order with the State.

## 2.4 Government Sites

There are key State Government sites located in Mandurah which in the future may be put to alternate uses than their current one. Where the City has a strategic vision or opportunity for such sites, it needs to have a clear understanding of the aspiration and vision of the sites to inform advocacy into the future.

## 2.5 Crown Reserve to Freehold

Having established a strategic vision, opportunities may exist to exchange Crown land (Government owned) for City freehold. This opportunity may be relevant for the sites such as the Civic and Cultural Precinct and the Old Yacht Club site. Both sites are strategic in their location and subject to appropriate outcomes being achieved for the community, part of these sites could be developed for not for profit community groups, along with complimentary commercial uses. Opportunities such as these need to be explored via further detailed planning, including financial and community assessment, and discussions with the State Government.

## 2.6 Property Acquisitions

In line with Guiding Principle 7 of the Strategy, land acquisition should be considered by the City where a justified need has been demonstrated through strategic planning, and where the acquisition of the land is required to meet a strategic objective.

In doing so, consideration should be given to consolidate the City's current holdings by acquiring land adjacent to its existing land holdings, where appropriate to do so, thus creating a significantly sized parcel that may attract State Government or private investment.

A priority should be given to acquiring land within the City Centre in order to facilitate its growth and development in a manner consistent with the City's strategic goals.

A City Centre Master Plan is currently under development which will provide further strategic direction on the potential need for future land acquisitions in the City Centre.

In line with the City's commitment to fund future land acquisitions, the City will consider potential acquisitions for bushland protection purposes and offset purposes, as per the Bushland Protection Strategy (2013). The focus for such sites should be on the land which is zoned 'Rural' or 'Rural Residential' under the City's Town Planning Scheme and adjacent to existing land which is protected and has environmental qualities. Thus, the City's purchase would add value to existing protected land.

In order for the City to be in the position to act on appropriate land acquisitions, as and when opportunities arise, two reserves have been established in line with the above-mentioned acquisition objectives. The Bushland Acquisition Reserve and the City Centre Acquisition Reserve.

The City has recently achieved its bushland acquisition target of 150 hectares, and as a result has amended its focus to maintenance of its conservation sites. In June 2022, Council adopted a change to redirect \$300,000 of the \$500,000 annual Bushland Acquisition Reserve to the ongoing protection and maintenance of its existing bushland sites.

Remaining committed to the underlying objective of the Bushland Protection Strategy, the City will continue to acquire bushland at a slower rate to accommodate future off-sets as required for future

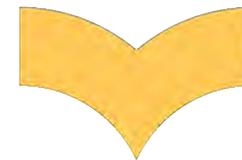
development, using the remaining \$200k of the original \$500K allocated per annum.

One approach that would ensure preservation of the bushland sites already acquired, whilst providing some financial benefit to the City, would be to consider converting the freehold conservation sites to Reserve (Crown land) in exchange for freehold over other selected Crown Reserves that have development potential (as per sections 2.3 and 2.5).

## 2.7 Property Disposals

As per Guiding Principle 5 of the Property Strategy, properties which do not offer the potential for highest and best use (social, environmental, financial or cultural benefits), and which do not create either a funding stream or land exchange opportunity should be scheduled for disposal.

To ensure a less subjective evaluation of the highest and best use of a property, an assessment criteria should be developed with regard to social, environmental, financial and cultural benefits to provide an objective measure to assess if a property is meeting, or has the potential to meet, its highest and best use.



## 3. Statutory and Policy Framework

### 3.1 Statutory Framework

#### Local Government Act 1995

The City is obliged to act within the statutory constraints imposed by the *Local Government Act 1995*. Specific provisions constraining local government activities in property dealings include the following:

- **Section 3.58** requires that a local government can only dispose of property by public auction, public tender, or otherwise by giving local public notice of the proposed disposition and inviting public submissions that must be considered before the disposition is made.

This notification must include full details of the names of the parties involved, the market value as determined by a licensed valuer, which is carried out not more than six months before disposal, and the sale price to be paid. This is a significant disincentive to private bodies seeking to undertake development projects, as they would normally seek to prove up the commercial feasibility of a project before paying for the land, and would be reluctant to expose commercially sensitive information to their competitors, who would be under no such constraints.

- **Section 3.59** requires that before a local government undertakes a major land transaction (currently defined as any transaction where the amount is the lesser of \$10 million in value or 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year) it must prepare and advertise a business plan that includes details of the

expected effect on the provision of facilities and services by the local government, and on other persons providing facilities and services in the district, its expected financial effect on the local government and on matters referred to in the local government's Annual Plan, and the ability of the local government to manage the transaction.

The business plan must be advertised state-wide for public submissions for six weeks, and if through any change of circumstance or as a result of any matters raised in submissions the local government decides to vary its proposal in any significant way, it must repeat the entire process. Although there is provision for some types of transaction to be exempted by regulation, no such exemptions are provided for under the regulations to the Act.

- **Section 3.60** provides that a local government cannot form or take part in forming, or acquire an interest giving it the control of, an Incorporated Company or any other body corporate, unless it is permitted to do so by regulation.

Regulation 32 of the [Local Government (Finance and General) Regulations 1996] provides that a local government may participate in an incorporated association or a body corporate established under the Strata Title Act 1998, but there is no general provision permitting the establishment of trading or investment entities such as companies or trusts. This prohibition prevents local authorities from utilising corporate structures that would normally be used by private sector entities seeking to undertake property developments.

- **Section 6.21(2)** provides that a local government may only borrow against the security of its General Fund, thus preventing entry into normal property financing arrangements such as limited-recourse funding, or giving mortgage security over property to finance its development.

### Land Administration Act 1997

The City is also obliged, when considering options with respect to property dealings involving Crown land, to act within the statutory requirements by the Land Administration Act 1997:

**Section 18** provides that a person must not without authorisation under subsection (7) assign, sell, transfer or otherwise deal with interests in Crown land or create or grant an interest in Crown Land.

## 3.2 Council Policy

A strategy in relation to land assets and property owned by the City cannot be developed in isolation of other elements and must support the City's overall aims and objectives. The City has a series of well-developed policies, some of which are relevant to the development of a Property Strategy. These include the following:

- **Bushland Conservation (EVM 02)** - the City will establish an Environmental Reserve Fund (Bushland Acquisition Reserve), which will be used for the purchase of local bushland, where appropriate for conservation. Provides criteria and assessment guidelines for the purchase of land.
- **Community and Recreation Facilities (POL – CNP 07)** - to guide the City in the design, development and management of City owned community and recreational facilities. This policy applies to both existing and future facilities including refurbishments, in particular, where there is some form of tenure arrangement with a group or club, such as a lease, licence or preferred hire.

### 3.3 Strategic Framework

#### Bushland Protection Strategy 2003

Council has adopted a Strategy to acquire and preserve land that might contain significant natural areas. The overall goal is to protect 150ha of privately-owned bushland that would otherwise be developed.

Since the endorsement of the 2018 Property Strategy, the City has acquired an additional two bushland/conservation sites which has now achieved the target of 150ha of privately-owned bushland. These include:

2019	<i>Lakelands Parkway, HERRON 10 hectares Zoned Rural Smallholdings</i>
2022	<i>Dunkeld Drive. HERRON 82 hectares Zones Rural Residential</i>

Any future conservation (bushland or environmental) land acquisitions should occur within the framework of the City's Property Strategy.

Even without the impact of this Policy, the land area of the City of Mandurah contains some 4000 ha of conservation areas, 465 ha of foreshore in its natural state, 447ha of bushland, and 4 National Parks.

#### Mandurah Social Infrastructure Plan 2013 – 2043

The City of Mandurah has taken a long-term strategic view to its delivery and management of community and recreational infrastructure through the development of its Social Infrastructure Plan (SIP). The SIP was originally endorsed by Council in September 2013 with a Four-Year Review undertaken in 2017. The key objectives of the plan are to:

- enable Council to pursue collaborative partnerships with other levels of government, the private sector, community and non-profit organisations for the provision and/or sharing of community facilities;
- address rapid growth with a strong evidence base from which to advocate to State and Federal Governments for the facilities required to support the Mandurah community;
- guide Council in its planning and allocation of resources for social infrastructure, in fulfilment of its legislative and corporate responsibility;
- enable Council to maximise the benefits from its existing investments in social infrastructure assets;
- assist the City in improved usage and/or in redeveloping existing facilities.

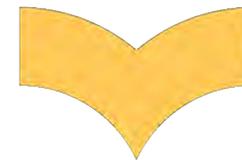
Of particular importance to the Property Strategy was the SIPS consideration of the Nellie Regan Hall and the Sutton Street Hall, as community facilities located on land owned in freehold by the City. Now noting that the Nellie Regan Hall has since been decommissioned and remains as a freehold land asset providing city growth

opportunities, and Sutton Street Hall is also considered a long-term city growth land asset.

Also, of importance is the provision of the non-profit accommodation facility and Social and Crisis Support facility, both earmarked for central Mandurah, which lacks easily identifiable Crown land.

The City is undertaking a 2022 review of the Social Infrastructure Plan, along with a number of key planning documents for community infrastructure such as the, Mandurah Active Recreation Strategy, Skate and BMX Strategy, Arts and Heritage Strategy, to name a few, with the view to consolidate and prioritise planning into a single strategic document, being the Community Infrastructure Plan.

The 7 Guiding Principles of the Property Strategy endorsed by Council in September 2022, will be reflected and acknowledged throughout the development of the Community Infrastructure Plan, to ensure alignment in the City's strategic vision. This will be of particular importance in considering the long-term use of Sutton Hall and any community services currently located on freehold land assets, with consideration of Guiding Principle 1 of the Property Strategy.



## 4. Situational Analysis

Transform Mandurah is a program of projects that the City is developing with a focus on economic diversification, revitalisation and community capacity building, designed to transform the local economy and improve education and employment opportunities for residents.

The City has already begun developing and rolling out this program of projects, with the significant capital works around its waterfront almost complete and a wide range of planning work underway that will influence the look and feel of the City Centre, how people move around it and seek to improve and futureproof community infrastructure.

These projects include the City Centre Masterplan, City Centre Parking Plan, Integrated Transport Strategy and Community Infrastructure Plan which are currently underway, with each having a reciprocal reliance on the Property Strategy to support decisions for land use, acquisition and disposal in the coming years as the program evolves.

When making decisions around the management of the City's freehold land assets, it's important for the City to maintain vision over the economic climate at a local, state and national level, and in some instances at an international level.

The City must consider industry trends that may include the upturn or down-turn of particular markets and the subsequent implications on not only the value of its land assets but their demand, use and potential renewed use as a result. This in turn may create opportunities that the City must be in a position to act upon, where appropriate to

do so within the guiding principles of the Property Strategy and to act to acquire new, maintain or dispose of land assets.

## 4.1 SWOT Analysis

The analysis below is to help outline the current strengths, weaknesses, opportunities and threats that surround the City as an organisation, both internally and externally where conditions are outside of the City's control.

### Strengths

- The City has a land asset base of over \$90m
- The completion of the City Centre Waterfront projects is anticipated to not only attract tourism opportunities but to attract local business and private investment to Mandurah, thus having the potential to stimulate a demand for land in and around the City Centre
- The City has acquisition reserve funds set aside for City Centre land opportunities and conservation opportunities

### Weakness

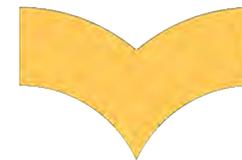
- The City owns a significant share of undeveloped land in the City Centre, contributing to the lack of growth and investment opportunities to activate the City Centre
- The City's appetite as a developer is low
- Availability of funding sources is currently low

### Opportunities

- The City owns some significantly sized sites, located in commercial centres that offer opportunities for investment attraction or capital revenue through sale
- State Government strategic objective i.e. Department of Communities and the drive to deliver social and affordable housing, may present a land exchange opportunity that will benefit both the City and the State
- May be opportunities to achieve Transform Mandurah project initiatives via City owned land and partnerships

### Threats

- Post Covid construction industry may have implications for the uptake of land sales and development due to increased construction costs and timelines
- Increasing interest rates by the Reserve Bank may also have impacts on the appetite for private investment projects in the City.
- Increased cost of rental markets
- The City is broadly impacted by ongoing building supply issues and costs, and the subsequent impact on the delivery of capital projects



## 5. Land Asset Portfolio

### 5.1 Classifications

The City's land asset portfolio contains 83 freehold land assets (sites) or collection of co-located assets. These have been separated into seven classifications with consideration of strategic significance and value, location, function and zoning.

Originally six classifications in the 2018 Property Strategy, this review additionally picked up all sites dedicated to critical infrastructure, such as stormwater drainage and services.

The Property Strategy also captures a further 9 key government sites of significance to the City, due to location and/or function (current and potential).

An outline of the classifications and relevant site 'snapshot' are as follows:

**City Growth** Land held in the City Centre where development for an identified purpose will assist in the future economic development of the City.

**Investment** Land Assets where the primary objective is to develop an ongoing income stream to assist in funding the City's objectives.

**Social and Community** Assets whose primary purpose is social and community benefit, where a significant return on funds invested is generally not expected.

**Public Open Space** Land utilised for recreation purposes.

**Conservation** Land held for biodiversity/conservation purposes that has been acquired through the Bushland Acquisition Strategy.

**Critical Infrastructure** Land utilised for essential infrastructure or services.

**Sale** Land which does not offer the potential for highest and best use (social, environmental, financial or cultural benefits), and which does not create either a funding stream or land exchange opportunity, should be scheduled for disposal.

**Key Government Sites** Land held in State ownership where opportunities may be explored to acquire, or swap, the sites so as to create or improve development opportunities on City-owned land.

## 5.2 Site Snapshot and Recommended Actions

Further to the classifications detailed in section 5.1, a site snapshot has been prepared for each site, or collection of sites, to identify the key features, history and current use.

Within each snapshot, a recommended action for the management of each land asset or collection of assets is noted. The snapshots and respective recommended actions will assist as a tool to guide and support the management of the City's land asset portfolio in achieving its strategic planning objectives.

The **recommended actions** will be one of the following:

- **Retain** site for a specific function
- **Retain and Explore** site for improved community value or commercial outcomes
- **Make Development Ready** in readiness for disposal or other development opportunities
- **Land Exchange Option** with the State Government.
- **Dispose** through land sale

Additional **sub-actions** within the key recommendations and action plan for a site, or collection of sites, may include one or more of the following:

- **Masterplan** - provides a conceptual layout to guide future growth and development.
- **Cost Benefit Analysis** - is a way to compare the costs and benefits of an intervention, where both are expressed in monetary units.
- **Stormwater Drainage Retrofit** - Installation of storm water best management practices in areas where none previously exist, or an improvement of existing storm water management practices to reduce the impactful footprint to a site and improve the amenity of the site for public recreation or provide development opportunities.

# City Centre Locations

## Ownership Category

- City of Mandurah Freehold
- City of Mandurah Crown Grant in Trust
- City of Mandurah Crown Reserve (where Management Order Purpose is not Public Recreation)

## Site Numbers

- |   |   |
|---|---|
| <p><b>1</b> Hackett Street Site<br/>Lots 45, 101, 2 Mandurah Tce &amp; Lots 61, 62 and 63 Sholl Street<br/>5400 square metres<br/>Zoned Commercial Mixed Use (RAC3)<br/>Vacant Lot</p> <p><b>2</b> Sutton Street Lots<br/>Lots 94 &amp; 95 Sholl Street and Lots 111 - 113 Sutton Street<br/>5263 square metres<br/>Zoned Commercial Mixed Use (R100)<br/>Office Leased to Peel Harvey CC and at-grade car parking</p> <p><b>3</b> Nellie Regan Hall Site<br/>Lot 5 Peel Street<br/>6033 square metres<br/>Zoned Commercial Mixed Use (R100)<br/>Vacant Lot</p> <p><b>4</b> Mewburn Site<br/>Lots 9 &amp; 414 Sholl Street &amp; Lots 139 - 131 Sutton Street<br/>1,018ha<br/>Zoned City Centre (LDP Required)<br/>Contains park and at-grade carparking</p> <p><b>5</b> Sutton Street Hall<br/>Lots 126 - 130 Sutton / Gibson Street<br/>2812 square metres<br/>Zoned City Centre (R-AC2)</p> <p><b>6</b> Leslie Street Car Park<br/>Lot 57 Pinjarra Road, Lot 53 Leslie Street and Lot 71 Creery Street<br/>6890 square metres<br/>Zoned City Centre and Residential R40<br/>Vacant and at-grade carparking</p> | <p><b>7</b> Reading Cinemas Site<br/>Location 4265 James Service Place<br/>3500 square metres<br/>Leased to Reading Cinemas<br/>Zoned Commercial Mixed Use (R100)</p> <p><b>9</b> Vivaldi Drive Car Park<br/>Lot 5 Vivaldi Drive<br/>6257 square metres<br/>Zoned Residential Mixed Use (R100)<br/>Contains Car Park Administration Building</p> <p><b>A</b> Location 3062 Mandurah Tce ('Crown Grant in Trust')<br/>9264 square metres<br/>Zoned Commercial Mixed Use (R100)</p> <p><b>B</b> Reserve 42050<br/>Management Order: Culture Entertainment<br/>4.9307ha<br/>Contains MPAC, Administration Bay, Visitors Centre, Seniors and Community Centre<br/>Zoned Commercial Mixed Use (R100)</p> <p><b>C</b> Reserve 32476<br/>Management Order: Community and Civic Centre<br/>8075 square metres<br/>Zoned Commercial Mixed Use (R100)<br/>Contains City Administration, Community Centre and CASM</p> |
|---|---|



## City Property Strategy



### 5.3 City Growth

*Land held in the City Centre where development for an identified purpose will assist in the future economic development of the City.*



## Site 1 Hackett Street Lots

<b>Land Description</b>	Lot 101 on Diagram 79399, Lot 45 on Plan 1975, Lots 61–63 on Plan 1975
<b>Address / Location</b>	56, 58 & 60 Sholl St; 77 & 79 Mandurah Tce; 2 Hackett St, Mandurah
<b>Total Land Area (ha)</b>	0.5402ha
<b>Zoning</b>	Strategic Centre (Structure Plan: Commercial Mixed Use - R-AC3)
<b>Strategic Planning</b>	Pending City Centre Master Plan, City Centre Parking Plan
<b>Acquisition Date</b>	19 October 1995
<b>Purchase Price</b>	\$1.3M (Total purchase price for 6 lots in one transfer)
<b>Historic Use</b>	Residential lots which included Winthrop Holiday Home
<b>Current Use</b>	Vacant Land, Temporary Car Park
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Temporary Car Park

### Physical Description and Important Notes

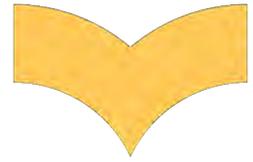
Note that although no remnant structures, the site on the corner of Mandurah Terrace and Hackett Street has a historical significance, being the location of 'The Pines' summer home of WA early Statesman Sir Winthrop and Lady Hackett, built in the early 1900s.

### Key Recommendation and Action Plan

**Retain** site for city growth opportunities, where development for an identified purpose will assist in the future economic development of the City. Public parking may remain on site pending the outcome of the City Centre Parking Plan or until such times as it may be developed for city growth opportunities.

### Site Photo





## Site 2 Sholl Street and Sutton Street Lots

<b>Land Description</b>	Lots 94 & 95 on Plan 1975, Lots 111–113 on Plan 1975
<b>Address / Location</b>	55 & 57 Sholl St / 54, 56 & 58 Sutton St, Mandurah
<b>Land Area (ha)</b>	0.5263
<b>Zoning</b>	Strategic Centre (Structure Plan: Commercial Mixed Use - R100)
<b>Strategic Planning</b>	Pending City Centre Master Plan, City Centre Parking Plan
<b>Acquisition Date</b>	Sholl St Lots (26/3/1999, 24/01/2001) Sutton St Lots (01/04/2010)
<b>Purchase Price</b>	\$2.89M (Total cost over 3 land acquisitions)
<b>Historic Use</b>	Housing Lots
<b>Current Use</b>	At grade car parking including Recreational Vehicle waste station; Dwelling on Lot 111 converted to an office with lease to Peel Harvey Catchment Council;
<b>Encumbrances</b>	Yes
<b>Infrastructure Details</b>	Peel Harvey Catchment Council Building (PHCC)

### Physical Description and Important Notes

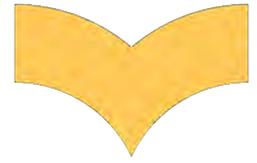
Lot 95 was ceded to the City for community benefit (parking). Consider tree retention. Peel Harvey Catchment Council lease expires 19/5/23 and are seeking to renew with a possible extension of footprint into Lot 112. Consider tree retention.

### Key Recommendation and Action Plan

**Retain** site for city growth opportunities, where development for an identified purpose will assist in the future economic development of the City. Public parking may remain on site pending the outcome of the City Centre Parking Plan or until such times as it may be developed for city growth opportunities. Negotiate to change the purpose of Lot 95 and remove the restriction.

Site Photo





## Site 3 Nellie Regan Site

<b>Land Description</b>	Lot 5 on Diagram 60615
<b>Address / Location</b>	72 Sutton St, Mandurah
<b>Land Area (ha)</b>	0.6033
<b>Zoning</b>	Strategic Centre (Precinct Plan: Commercial Mixed Use - R100)
<b>Strategic Planning</b>	Pending City Centre Master Plan, City Centre Parking Plan
<b>Acquisition Date</b>	10/02/1917 / 14/05/1953
<b>Purchase Price</b>	£30
<b>Historic Use</b>	Nell Regan Community Hall
<b>Current Use</b>	Vacant Land with Car Park
<b>Encumbrances</b>	Yes
<b>Infrastructure Details</b>	Vacant site

### Physical Description and Important Notes

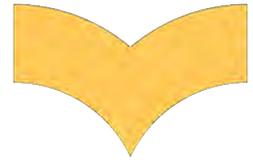
Originally Lots 101–106 on Plan 1976 and amalgamated to create a previous community hall which was demolished in 2018. Site has a large tuart trees and has some drainage functions.

### Key Recommendation and Action Plan

**Retain** site for city growth opportunities, where development for an identified purpose will assist in the future economic development of the City. Public parking may remain on site pending the outcome of the City Centre Parking Plan or until such times as it may be developed for city growth opportunities.

Site Photo





## Site 4 Mewburn Centre Lots

<b>Land Description</b>	Lot 9 on Plan 1975, Lot 414 on DP 302738 Lots 139–141 on Plan 1975
<b>Address / Location</b>	11 & 13 Sholl St / 6,8 & 10 Sutton St Mandurah
<b>Land Area (ha)</b>	1.0184
<b>Zoning</b>	Strategic Centre (Structure Plan: City Centre; Local Development Plan required)
<b>Strategic Planning</b>	Pending City Centre Master Plan, City Centre Parking Plan
<b>Acquisition Date</b>	1929-1999
<b>Purchase Price</b>	£25 - \$350,000
<b>Historic Use</b>	Developed land with properties on them
<b>Current Use</b>	George Robinson gardens, Car Parking, Mewburn Centre incl. Citizens Advice Bureau (lease expiry 31/01/23) and public ablutions
<b>Encumbrances</b>	Yes
<b>Infrastructure Details</b>	Mewburn Centre, Park and Carparking

### Physical Description and Important Notes

Historical reference materials indicate Lot 414 was originally set aside for a Town Hall, and current planning guidelines require the development of a Local Development Plan (LDP) which will require public consultation. The site has a number of large trees and also serves some drainage functions.

### Key Recommendation and Action Plan

**Retain** site for city growth opportunities, where development for an identified purpose will assist in the future economic development of Mandurah.

Centralised parking is considered essential on this site, therefore future development options need to consider the replacement of parking as part of any design / layout.

### Site Photo





## Site 5 Gibson Street Carpark / Sutton Hall

<b>Land Description</b>	Lots 126–130 on DP 37372
<b>Address / Location</b>	26 & 28 Sutton Street, Mandurah
<b>Land Area (ha)</b>	0.2820
<b>Zoning</b>	Strategic Centre (Structure Plan: City Centre - RAC2)
<b>Strategic Planning</b>	Pending City Centre Master Plan, City Centre Parking Plan
<b>Acquisition Date</b>	5 lots between 1985-1995
<b>Purchase Price</b>	\$324,990 in 3 transactions
<b>Historic Use</b>	Developed land with properties upon them / incl. Methodist Church
<b>Current Use</b>	Sutton Hall, carpark
<b>Encumbrances</b>	Yes
<b>Infrastructure Details</b>	Sutton Hall. Refer to Asset Management records for asset details.

### Physical Description and Important Notes

Originally a Methodist church built in 1940-41. Acquired by City in late 90's. City made commitment to use for community rather than demolish. Peel Multicultural Group has recently relocated to Sutton Hall for the remainder of its lease until 20/10/25 due to the necessity to vacate their previous location. However, City's preference is for casual hire only in order to maintain flexibility for potential development interest. Asbestos clad building. Significant tree noted.

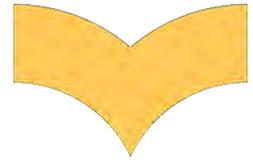
### Key Recommendation and Action Plan

**Retain** site for city growth opportunities, where development for an identified purpose will assist in the future economic development of the City. Public parking may remain on site pending the outcome of the City Centre Parking Plan or until such times as it may be developed for city growth opportunities.

Investigate the potential relocation of the Hall and user groups to a more suitable location with colocation opportunities.

### Site Photo





## Site 6 Creery/Leslie Street Car Park

<b>Land Description</b>	Lot 57 on Plan 2717, Lot 53 on Plan 2717, Lot 71 on Diagram 62134
<b>Address / Location</b>	45 Pinjarra Rd, Mandurah and 4 Leslie St & 4-6 Creery St, Dudley Park
<b>Land Area (ha)</b>	0.6889
<b>Zoning</b>	Lot 57: Strategic Centre (Structure Plan: City Centre - RAC2); Lot 53 and 71: Residential (R40)
<b>Strategic Planning</b>	Pending City Centre Master Plan, City Centre Parking Plan
<b>Acquisition Date</b>	2016, 2019 & 2019 respectively
<b>Purchase Price</b>	\$1.2M, \$260,000 & 285,000 respectively
<b>Historic Use</b>	Developed land with properties on them
<b>Current Use</b>	Formalised Parking
<b>Encumbrances</b>	Yes
<b>Infrastructure Details</b>	Formalised Carpark/Stormwater Drainage

### Physical Description and Important Notes

Lot 57 acquired by the City on basis of plans to consider extending Sutton Street. Formalised parking on Leslie Street and Creery Street being in place for some time. Access from 3 roads. Drainage and Sewer Easements on Lot 57.

### Key Recommendation and Action Plan

**Retain and Explore** site for improved community value or commercial outcomes. Undertake modelling to determine if an extension to Sutton Street is required into the future. Site is currently underutilised and its future need to retain will be determined through the City Centre Master Plan and Sutton Street extension investigations.

### Site Photo





## 5.4 Investment

*Land Assets where the primary objective is to develop an ongoing income stream to assist in funding the City's objectives*



## Site 7 Reading Cinema

<b>Land Description</b>	Lot 4265 on DP 193117
<b>Address / Location</b>	7 James Service Place, Mandurah
<b>Total Land Area (ha)</b>	0.3500
<b>Zoning</b>	Strategic Centre (Structure Plan: Commercial Mixed Use - R-AC3)
<b>Strategic Planning</b>	Pending City Centre Master Plan
<b>Acquisition Date</b>	22/05/2001
<b>Purchase Price</b>	Equal Value Land Exchange (\$2.65M)
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Commercial lease to Reading Cinemas (Expiry 11/2022)
<b>Encumbrances</b>	N/A
<b>Infrastructure Details</b>	Reading Cinema building

### Physical Description and Important Notes

Site acquired as part of the Peel Regional Campus Land Exchange and developed as cinema. The Reading Cinema lease area only includes the building footprint.

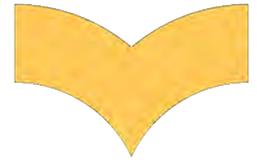
### Key Recommendation and Action Plan

**Retain** site for commercial use.

City currently advertising public notice for a major land transaction and proposed lease with Reading Cinema.

### Site Photo





## Site 8 Library Site

<b>Land Description</b>	Lot 300 on DP 409365, Lot 4263 on DP 192846
<b>Address / Location</b>	331 Pinjarra (Third Ave) Rd and 2 Anzac Pl, Mandurah
<b>Total Land Area (ha)</b>	4.4427
<b>Zoning</b>	Lot 300: Strategic Centre (Commercial/Residential - R-AC3) Loc 4263 Residential (R40)
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	30/01/1990 (Lot 300), / 08/06/1999 (2 Anzac Pl)
<b>Purchase Price</b>	Peppercorn
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Community Purpose: Multiple services.
<b>Encumbrances</b>	Yes
<b>Infrastructure Details</b>	Multiple buildings. Refer to Asset Management records for details

### Physical Description and Important Notes

This was a land swap for a portion of Cockburn Sound (whole of C/T 1491/001). Consider relocation/co-location of some community services through the Community Infrastructure Plan review. Current commercial leases with Anglicare (expires 2028) and community leases with Potters & Family History (expires 2025). Site also the location of the Peel Community Kitchen and WestAus community showers. Jack Ireland Park in NW corner. Stormwater basin in NW corner of site

### Key Recommendation and Action Plan

**Retain** site for long-term investment. Site to be master planned to determine how some services may be consolidated or co-located and site subdivided for sale. Masterplan to include adj. Lotteries House and Police Station sites. Consider land needs for intersection at north of site leading into the shopping centre (Arnold St). City should consider limiting investment in this site until master planning is complete. Lot 4263 may need to be rezoned.

Site Photo





## Site 9 The Point Carpark

<b>Land Description</b>	Lot: 2 on DP 49152
<b>Address / Location</b>	5 Marco Polo Drive, Mandurah
<b>Total Land Area (ha)</b>	0.6257
<b>Zoning</b>	Strategic Centre (Structure Plan: Residential Mixed Use)
<b>Strategic Planning</b>	Pending City Centre Master Plan, City Centre Parking Plan
<b>Acquisition Date</b>	17/09/1999
<b>Purchase Price</b>	Land Swap
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Parking
<b>Encumbrances</b>	Yes
<b>Infrastructure Details</b>	At Grade Car Park

### Physical Description and Important Notes

Part of land exchange with the State for Reserve 25710 (PAW Stingray Point). Formed part of Peel Regional Campus Land Exchange Cabinet Decision. Easements located through site. Previous business plan developed in 2009/10 to consider mixed use street frontage development sleeving a decked car parking which demonstrated not financially viable at the time.

Large portion required for parking as per restrictive covenant Lot 2 on DP49152; An encumbrance which specifies height restrictions that are in place until 2038.

### Key Recommendation and Action Plan

**Retain** site for long-term investment. As per covenant on title, site a large portion of the site must be retained as parking. Site has the potential for mixed use outcomes along the street edges whilst the retaining the parking

Site Photo





## Site 10 Ocean Marina Manager's Office

<b>Land Description</b>	Lot 3 on DP 28809
<b>Address / Location</b>	19 Fathom Turn, Mandurah
<b>Total Land Area (ha)</b>	0.0296
<b>Zoning</b>	Strategic Centre (Structure Plan: Residential Mixed Use)
<b>Strategic Planning</b>	Pending City Centre Master Plan
<b>Acquisition Date</b>	21/02/2003
<b>Purchase Price</b>	Nil Consideration
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Mandurah Marina Management Office & commercial lease with Mandurah Boat Sales expires 30/06/23.
<b>Encumbrances</b>	Yes
<b>Infrastructure Details</b>	Mandurah Ocean Marina Offices. Refer to Asset Management records for asset details

### Physical Description and Important Notes

In accordance with the Mandurah Ocean Marina Management Agreement (expires October 2042), between the State, Landcorp and the City, the office must be used for purposes relating to management or operation of the Marina and specifies portions may be leased for boating services and for public ablutions.

### Key Recommendation and Action Plan

**Retain** site. Site has the potential to lease floors separately or together if premises become vacant. In the long-term, explore future use after Agreement expires.

Site Photo





## Site 11 Park Road Operations Centre

<b>Land Description</b>	Lot 148 on Diagram 37384, Lots 24 & 25 on Plan 10398; and Lot 31 on Diagram 76881
<b>Address / Location</b>	93, 95 & 95A Park Road and 34 Reserve Dr, Mandurah
<b>Total Land Area (ha)</b>	4.4414
<b>Zoning</b>	Light Industry
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	04/02/1965
<b>Purchase Price</b>	£5,200
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	City Operations Centre, Lions Club of Mandurah (community lease expiry 30/06/24)
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Multiple buildings, structures and underground tanks. Refer to Asset Management records for asset details

### Physical Description and Important Notes

These collective sites have multiple buildings including Operations Centre, machinery and supplies. The City recently prepared a Business Case for the proposed relocation of these services to the Corsican Place site in Parklands. However, further planning and investigation needs to be undertaken before a decision and timeline is known for future relocation/redevelopment.

### Key Recommendation and Action Plan

**Retain** site and await the outcome of further planning outcomes. In the short term, retain as Operations Centre.

### Site Photo





## Site 12 Lot 103 Corsican Place

<b>Land Description</b>	Lot 103 on DP 73737
<b>Address / Location</b>	102 Corsican Place, Parklands
<b>Total Land Area (ha)</b>	3.0005
<b>Zoning</b>	Service Commercial
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	30/05/2012
<b>Purchase Price</b>	\$5,500,000
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Operations Centre storage
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	None

### Physical Description and Important Notes

The City recently prepared a Business Case for the proposed relocation of the Park Road depot to this site. However, further planning needs to be completed before a decision and timeline is known for future relocation/redevelopment.

### Key Recommendation and Action Plan

**Retain** site subject to the completion of additional investigation works required for consideration as a new Operations Centre.

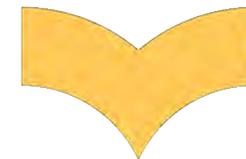
### Site Photo





## 5.5 Social and Community

*Assets whose primary purpose is community benefit.  
Where a significant return on funds invested is generally  
not expected*



## Site 13 Rushton Park North

<b>Land Description</b>	Lots 201 & 202 on DP 411965
<b>Address / Location</b>	87 Dower St & 70 Thomson St. Mandurah
<b>Total Land Area (ha)</b>	7.3782
<b>Zoning</b>	Strategic Centre (Structure Plan: Public Open Space)
<b>Strategic Planning</b>	2012 Rushton Master Plan
<b>Acquisition Date</b>	10/04/1956
<b>Purchase Price</b>	£1,130
<b>Historic Use</b>	POS
<b>Current Use</b>	Community Sport and Recreation / Commercial sporting pavilion
<b>Encumbrances</b>	Yes
<b>Infrastructure Details</b>	Mandurah Tennis Club, Croquet Club, Indoor Sports Centre. Refer to Asset Management records for details.

### Physical Description and Important Notes

Previous planning discussed co-location of croquet and tennis. Previous Lot 501 Thomson St was subdivided in Dec 2018 for creation of new Lot 200 Allnutt St for Peel Health Hub. Commercial lease with Indoor Sports (exp 2033) and community leases with Tennis (exp. Commercial lease with Indoor Sports (ep 2033) and community leases with Tennis (exp. 2026) and Croquet (exp. 2029).

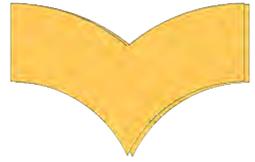
Easements located north of Mandurah Tennis Club for power and sewer.

### Key Recommendation and Action Plan

**Land Exchange Option.** Some land on north-east portion will likely be excised, as a 'land sale'. Remaining site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise. Master Plan review required, pending outcome of 2022 Netball Feasibility Study.

Site Photo





## Site 14 Waste Management Transfer Station

<b>Land Description</b>	Lot 400 on DP 420524
<b>Address / Location</b>	56 Corsican Pl, Parklands
<b>Total Land Area (ha)</b>	6.0955
<b>Zoning</b>	Reserved: Public Purposes – Special Uses (PRS)
<b>Strategic Planning</b>	N/A
<b>Acquisition Date</b>	25/11/2013
<b>Purchase Price</b>	Equal value land exchange
<b>Historic Use</b>	Water Corp
<b>Current Use</b>	City's Waste Management Transfer Station
<b>Encumbrances</b>	Yes
<b>Infrastructure Details</b>	6 buildings/structures. Refer to Asset Management records for asset details.

### Physical Description and Important Notes

Current Cleanaway and Waste Transfer Site with a licence agreement with Cleanaway to use the site. Acquired from the Water Corp under a Land Exchange Contract. Review the operations on the site to be linked to strategic alignment for waste management into the future, including implications of 'waste to energy' contacts.

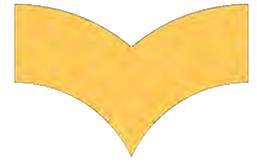
Refer Restrictive Covenant M699067 and Notification M699066 for land use restrictions

### Key Recommendation and Action Plan

**Retain** site for current function and monitor for contamination prior to any other use, disposal or transfer of land into the future.

Site Photo





## Site 15 Halls Cottage

<b>Land Description</b>	Lot 173 on Plan 17616
<b>Address / Location</b>	7 Leighton Place, Halls Head
<b>Total Land Area (ha)</b>	0.2032
<b>Zoning</b>	Residential (R25)
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	16/07/1992
<b>Purchase Price</b>	Gift
<b>Historic Use</b>	None
<b>Current Use</b>	Historic House (lease with Mandurah Historical Society which expires 31/12/2022).
<b>Encumbrances</b>	Yes
<b>Infrastructure Details</b>	Hall Cottage, ablution bock and a shed, Refer to Asset Management records for asset details.

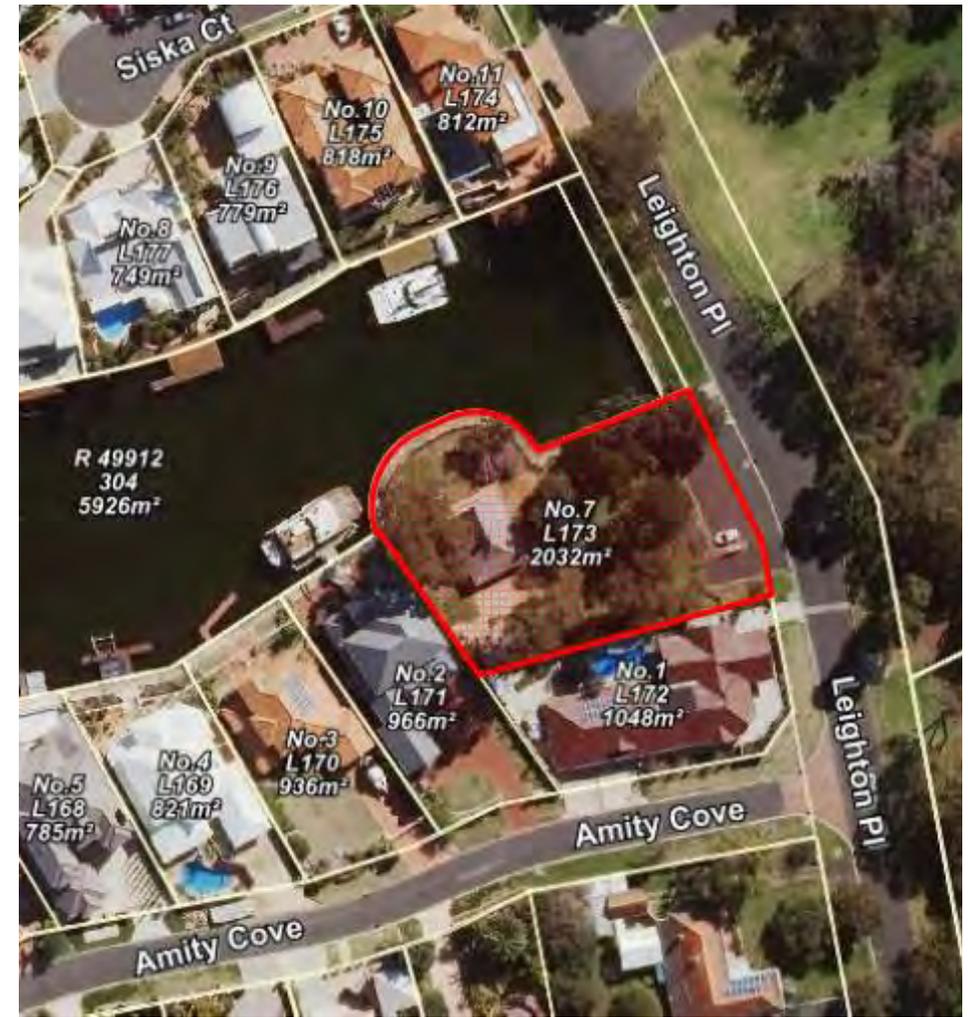
### Physical Description and Important Notes

A heritage listed (canal) property. The original cottage was built circa 1833. State Heritage Place No 1485. Site was gifted to the City from the developers Esplanade Management Ltd. Two memorials on title (F539093 and F440850) which provide information on the site's heritage value, however, State Heritage approval will be required for any modifications.

### Key Recommendation and Action Plan

**Retain** site for current function. Site may present potential commercial opportunities into the future.

Site Photo





## Site 16 Peelwood Reserve

<b>Land Description</b>	Lot 2 on Plan 14264
<b>Address / Location</b>	63 Mahogany Drive, Halls Head
<b>Total Land Area (ha)</b>	0.3037
<b>Zoning</b>	Public Open Space
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	29/05/1986
<b>Purchase Price</b>	Gifted by Esplanade (Mandurah) Pty Ltd
<b>Historic Use</b>	Active reserve
<b>Current Use</b>	Peelwood Pavilion which is used for Community Hire (Oct-Mar) and Mandurah City Football clubrooms licence (Apr-Sep)
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Peelwood Sports Pavilion and Parking

### Physical Description and Important Notes

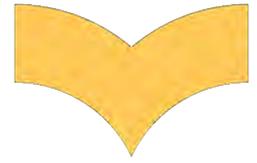
There is little knowledge on the history of this unusual site configuration, however, as it was gifted by the developers of the surrounding area, presumably it was proposed for a community facility which was then subsequently built in a different alignment.

### Key Recommendation and Action Plan

**Land Exchange Option.** Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

### Site Photo





## Site 17 Lakes Lawn Cemetery

<b>Land Description</b>	Lot 36 on Diagram 44171
<b>Address / Location</b>	115 Stock Road, Parklands
<b>Total Land Area (ha)</b>	8.0937
<b>Zoning</b>	Public Purposes - Cemetery
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	28/03/1973
<b>Purchase Price</b>	\$8,000
<b>Historic Use</b>	None
<b>Current Use</b>	Cemetery
<b>Encumbrances</b>	No development potential
<b>Infrastructure Details</b>	Ablution block, 2 x sheds and rotunda

### Physical Description and Important Notes

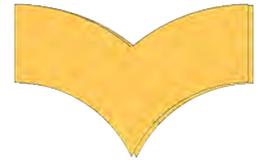
The City's only operational cemetery. Sub-regional structure plan identified a need for another cemetery in the region. To be considered.

### Key Recommendation and Action Plan

**Land Exchange Option.** Site could be transferred to Crown ownership (under a management order) through an appropriate land exchange opportunity, should one arise. Continue to liaise with Metropolitan Cemetery's Board.

### Site Photo





## Site 18 Halls Head Bowling Club

<b>Land Description</b>	Lot 31 on Diagram 79193
<b>Address / Location</b>	3 Sticks Blvd, Erskine
<b>Total Land Area (ha)</b>	1.6202
<b>Zoning</b>	Public Open Space
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	16/01/1992
<b>Purchase Price</b>	Ceded under subdivision
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Halls Head Sport and Recreation Club (Bowling) (community lease expires Jan 2034)
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Sporting Club and multiple sheds

### Site Photo



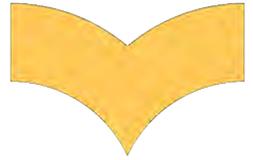
### Physical Description and Important Notes

Site was ceded by the developers as a condition of subdivision for community purposes (Dealing E713356). Site is immediately adjacent to the Halls Head Croquet Club (who were gifted their land in freehold)

The neighbouring site (Lot 30) is held in freehold by the Halls Head Croquet Club.

### Key Recommendation and Action Plan

**Retain and Explore.** Retain as freehold land and continue to monitor the need for this site to be used for community infrastructure as a long-term evaluation.



## Site 19 Aldgate Street Car Park

<b>Land Description</b>	Lot 200 on DP 414886
<b>Address / Location</b>	46 Aldgate St, Mandurah
<b>Total Land Area (ha)</b>	0.5522
<b>Zoning</b>	Strategic Centre
<b>Strategic Planning</b>	Rushton Park Master Plan 2012
<b>Acquisition Date</b>	03/03/1953
<b>Purchase Price</b>	Gifted
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Parking
<b>Encumbrances</b>	Caveat RX 426/1953 on title
<b>Infrastructure Details</b>	Carpark opposite Rushton Park

**Site Photo**



**Physical Description and Important Notes**

Land was ceded/gifted to the City for recreational purposes. Sale or alternate use may not be an option for this site.

**Key Recommendation and Action Plan**

**Retain** site for 'recreation purposes' as per the caveat on title.



## Site 20 Lakelands Community House

<b>Land Description</b>	Lot 382 on DP 36716
<b>Address / Location</b>	20 Dalona Parkway, Lakelands
<b>Total Land Area (ha)</b>	0.0631
<b>Zoning</b>	Residential
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	25/01/2012
<b>Purchase Price</b>	Ceded in lieu of Community Space
<b>Historic Use</b>	Peet Sales Office
<b>Current Use</b>	Community hire space / Child health nurse office
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Lakelands Community House.

### Physical Description and Important Notes

Built by Peet Ltd, the house was ceded to the City in lieu of community space. The house is used as a hireable community space. Dept Health Child Health Nurse lease a room (community licence expiry 30/04/26). In lieu of the need to vacate the Parents Place for civic needs, the Peel Preservation Group will relocate here as a short/medium term solution (lease expires 2025), however City should limit significant spend on this asset. If site sold, the City must use the entire proceeds to construct or procure a community facility for the area as per conditions of acquisition.

### Key Recommendation and Action Plan

**Retain and Explore.** The adjoining site (parking) is still in Peet's ownership. The City is to liaise with Peet on its intended timeframe to sell its site. As the house is not purpose-built for its function, it has significant limitations (access and parking) that make it more appropriate to sell than overcapitalise to address these issues. City should consider sale in-line with the sale of Peets adjacent site and plan to meet service provision via alternate delivery options. The community function will be considered in the Community Infrastructure Plan Review.

Site Photo





## Site 21 Lakelands Town Centre - Community Purpose Site

<b>Land Description</b>	Lot 2300 on DP 61697
<b>Address / Location</b>	2 Seppings Parade, Lakelands
<b>Total Land Area (ha)</b>	0.4894
<b>Zoning</b>	District Centre
<b>Strategic Planning</b>	Lakelands Precinct Plan
<b>Acquisition Date</b>	24/01/2020
<b>Purchase Price</b>	Land in Lieu (Value \$1,172,500)
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Vacant Land
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	None

Site Photo



### Physical Description and Important Notes

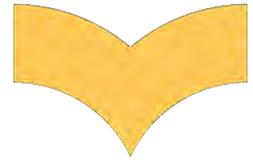
Land in lieu of cash from the developer as a contribution to community infrastructure for the Lakelands development. As an interim measure, the Lakelands Library is located within the Lakelands Shopping Centre under a lease arrangement with ISPT which expires 20/06/23.

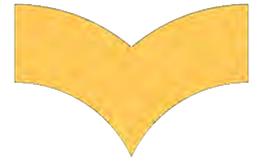
### Key Recommendation and Action Plan

**Retain and Explore.** Community Infrastructure Plan is currently under review. The City will continue to monitor its future need for Social and Community use at this site and explore options for service delivery in the area, incorporating the services at Lakelands Community House. Site has potential for disposal with proceeds going towards future community purposes. Seek to improve street view as a short-term action.

## 5.6 Public Open Space

*Land utilised for recreation purposes*





## Site 22 Seawind Drive

<b>Land Description</b>	Lot 6 on DP 41733
<b>Address / Location</b>	2C Seawind Drive, Silver Sands
<b>Total Land Area (ha)</b>	0.1546
<b>Zoning</b>	Public Open Space
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	03/12/2001
<b>Purchase Price</b>	\$405,000
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Vacant/Path to beach
<b>Encumbrances</b>	Yes
<b>Infrastructure Details</b>	Pathway to beach

### Physical Description and Important Notes

Site was purchased by the City from developer for POS following unsuccessful negotiations for POS allocation through the subdivision process. Site is next to Crown site managed by City and across from landscaped POS. Should be designed and landscaped. Memorials on title are for mosquitoes and coastal hazards.

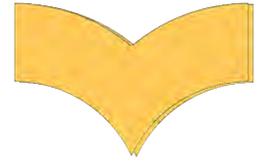
### Key Recommendation and Action Plan

**Land Exchange Option.** Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

Site should be developed as POS along with Lot 5 to the north, which is already Crown land, to improve public amenity.

### Site Photo





## Site 23 Orestos Street (Eros Reserve)

<b>Land Description</b>	Lots 58-61 on Diagram 54379
<b>Address / Location</b>	32, 34, 36 & 38 Orestos St, San Remo
<b>Total Land Area (ha)</b>	0.3310
<b>Zoning</b>	Regional Open Space
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	24/08/1978
<b>Purchase Price</b>	\$40,000 (all 4 lots)
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	POS – Landscaped
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Parking and playground

### Physical Description and Important Notes

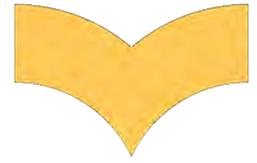
Reserved as Regional Open Space, these 4 sites form part of the extent of Crown Reserve 35553 (Lot 2723) which has the Mandurah Surf Lifesaving Club on it along with activated POS.

### Key Recommendation and Action Plan

**Land Exchange Option.** Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise. Any land exchange should consider power to lease for up to 21 years.

### Site Photo





## Site 24 Karinga Road

<b>Land Description</b>	Lot 3 on Diagram 22576
<b>Address / Location</b>	34–38 Karinga Rd, San Remo
<b>Total Land Area (ha)</b>	1.2637
<b>Zoning</b>	Public Open Space
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	07/10/1963
<b>Purchase Price</b>	1 Shilling
<b>Historic Use</b>	Sanitary Tip 1950s
<b>Current Use</b>	POS
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	None

### Physical Description and Important Notes

Acquired from R L Tuckey. Provides a pocket park within the suburb for passive recreation opportunities. Officially named as Karinga Reserve at Landgate despite being in freehold ownership.

### Key Recommendation and Action Plan

**Land Exchange Option.** Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

### Site Photo





## Site 25 Old Pinjarra Road

<b>Land Description</b>	Lot 166 on Plan 6268
<b>Address / Location</b>	Old Pinjarra Road, Greenfields
<b>Total Land Area (ha)</b>	21.7723
<b>Zoning</b>	Regional Open Space (PRS)
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	12/05/1970
<b>Purchase Price</b>	\$100
<b>Historic Use</b>	Foreshore
<b>Current Use</b>	Right of Way – Serpentine River Foreshore Joseph Dulcie Nannup Walk Trail
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	None

### Physical Description and Important Notes

Linear foreshore site along the Serpentine River.  
Activated community walk trail with plans to extend to the south.

### Key Recommendation and Action Plan

**Land Exchange Option.** Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

### Site Photo





## Site 26 Bortolo Reserve (North)

<b>Land Description</b>	Lot 6 on Diagram 77593
<b>Address / Location</b>	20 Waldron Blvd, Greenfields
<b>Total Land Area (ha)</b>	4.3501
<b>Zoning</b>	Public Open Space
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	11/03/1991
<b>Purchase Price</b>	\$1 (ceded under subdivision)
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	POS / Fire Track
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Shared use fire training and parking infrastructure and new toilet block. Sports infrastructure.

### Physical Description and Important Notes

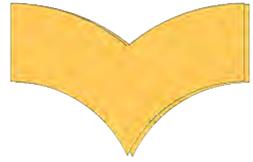
City currently installing hydraulic infrastructure to service the fire training needs of the site. This site represents the northern section of Bortolo District sporting reserve and should be master planned along with Lot 4400 (Crown R41978) to the south of it. Note (18m<sup>2</sup> being Lot 7 Lowden Road) also needs to be amalgamated and transferred with this site; was previously owned by Western Power for infrastructure but has been relocated into Lot 6 (with an easement over it) in 2017.

### Key Recommendation and Action Plan

**Land Exchange Option.** Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

### Site Photo





## Site 27 Mandurah Country Club

<b>Land Description</b>	Lot 104 on DP 61694
<b>Address / Location</b>	16 Marsh Place, Halls Head
<b>Total Land Area (ha)</b>	40.004
<b>Zoning</b>	Public Open Space
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	26/04/1961
<b>Purchase Price</b>	£1,650
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Country Club
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Maintenance shed/structures in centre of course

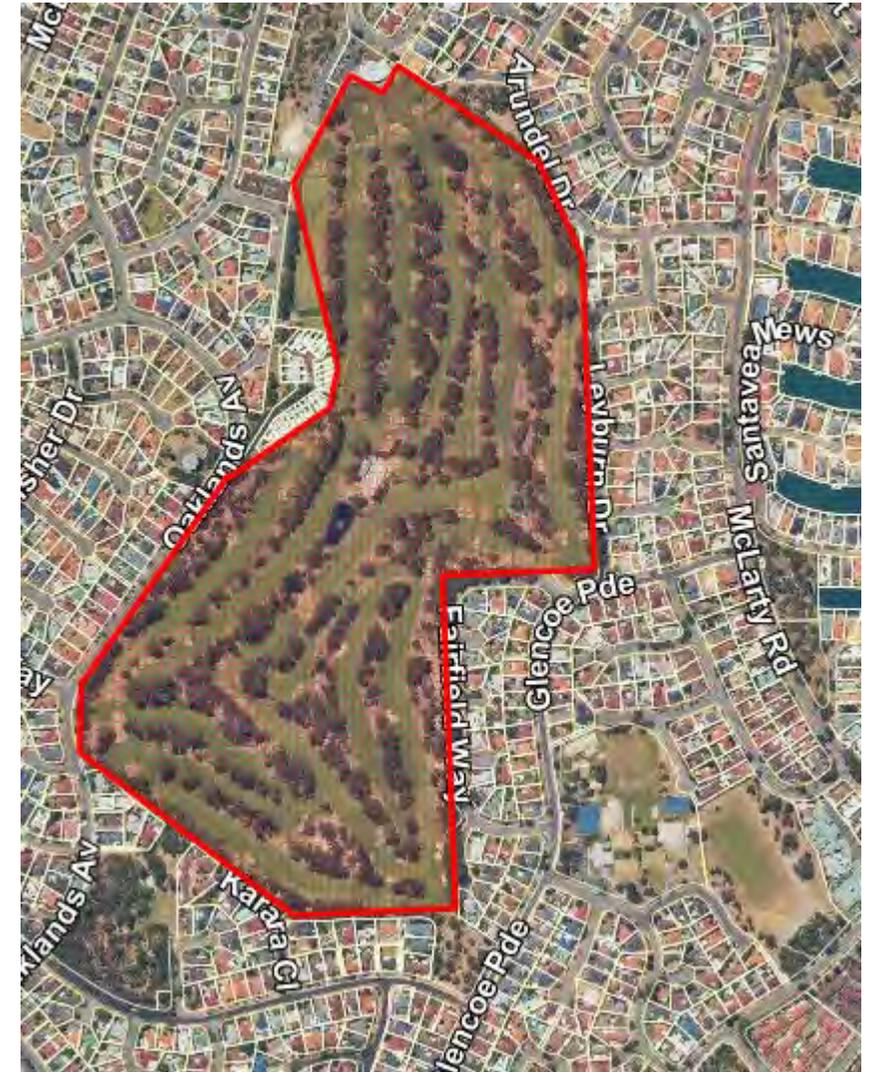
### Physical Description and Important Notes

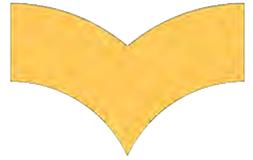
Site forms part of POS contribution for surrounding districts. Land leased to Mandurah Country Club (42-year community lease expires 30 June 2023). Foresee no issues with extending the lease. Note minor encroachments from abutting Club's freehold site.

### Key Recommendation and Action Plan

**Land Exchange Option.** Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise. Ensure that any land exchange will not impact ability to lease small section for Mandurah Country Club expansion at northern end into the future.

### Site Photo





## Site 28 McLarty Road

<b>Land Description</b>	Lot 100 on DP 45993
<b>Address / Location</b>	McLarty Road, Halls Head
<b>Total Land Area (ha)</b>	10.2563
<b>Zoning</b>	Regional Open Space (PRS)
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	04/07/1991
<b>Purchase Price</b>	Ceded under subdivision
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Public access and sand dune area, POS
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Public path and picnic areas

### Physical Description and Important Notes

Linear coastal Regional Open Space adjacent to Water Corporation site and encompassing the southern portion of the Calypso Foreshore POS.

### Key Recommendation and Action Plan

**Land Exchange Option.** Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

Site Photo





## Site 29 Magnetic Square

<b>Land Description</b>	Lot 1 on Plan 19938
<b>Address / Location</b>	2–30 Magnetic Square, Halls Head
<b>Total Land Area (ha)</b>	0.1267
<b>Zoning</b>	Public Open Space
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	06/03/1997
<b>Purchase Price</b>	Ceded under subdivision
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Landscaped Pocket Park
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Landscaping

### Physical Description and Important Notes

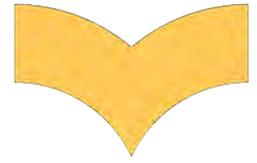
Located on the periphery of the original Seascapes development, this site is developed as a pocket park and appears to be contoured for stormwater drainage, but no drainage infrastructure noted.

### Key Recommendation and Action Plan

**Land Exchange Option.** Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

### Site Photo





## Site 30 Brighton Square/Plaza

<b>Land Description</b>	Lot 306 on DP 44022
<b>Address / Location</b>	8 Mandurah Terrace, Mandurah
<b>Total Land Area (ha)</b>	0.1185
<b>Zoning</b>	Strategic Centre (Structure Plan: Public Open Space)
<b>Strategic Planning</b>	City Centre Master Plan, City Centre Parking Plan
<b>Acquisition Date</b>	13/12/2007
<b>Purchase Price</b>	Ceded under development
<b>Historic Use</b>	Previously the site of multiple building structures within the original town site that no longer exist.
<b>Current Use</b>	Landscaped POS (Plaza)
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Hardscaping

### Physical Description and Important Notes

This site came from the 2001 Brighton Redevelopment Contribution Plan, with the land ceded to the City free of cost and encumbrances. It forms a connection from Barracks Lane to Mandurah Terrace. It is essential for pedestrian access and flow in and around the City Centre and is to be retained as a 'town square/plaza'.

### Key Recommendation and Action Plan

**Land Exchange Option.** Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise. Any land exchange should consider power to lease for up to 21 years.

### Site Photo





## Site 31 Honeysuckle Ramble

<b>Land Description</b>	Lot 995 on Plan 17773
<b>Address / Location</b>	60 Honeysuckle Ramble, Halls Head
<b>Total Land Area (ha)</b>	0.3778
<b>Zoning</b>	Residential
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	31/01/1996
<b>Purchase Price</b>	Ceded under subdivision
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Drainage/POS
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Drainage basin – extent of which unknown.

### Physical Description and Important Notes

Ceded to the City by the developer for drainage purposes. Site is next to Halls Head Community College. This site has been identified in the recent Strategic Prioritisation of Water Sensitive Urban Design (Urbaqua Report August 2021) which suggests outlay of approx. \$408,000 to retrofit the drainage. Minor encroachment at the south-east by the College roadway to be realigned upon any land amendment.

### Key Recommendation and Action Plan

**Retain and Explore.** In-house investigations required to complete cost benefit analysis for retrofitting for possible sale as residential land. If not feasible, then retain as POS and consider as a land exchange option.

### Site Photo





## Site 32 Allnutt Street

<b>Land Description</b>	Lot 427 on Plan 2029
<b>Address / Location</b>	2-4 Allnutt Street, Mandurah
<b>Total Land Area (ha)</b>	0.5239
<b>Zoning</b>	Strategic Centre (Structure Plan: Public Open Space)
<b>Strategic Planning</b>	
<b>Acquisition Date</b>	26/05/1978
<b>Purchase Price</b>	\$4,000
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Samuel Renfrey Reserve – Drainage Pond
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Stormwater infrastructure

### Physical Description and Important Notes

This site has been identified in the Strategic Prioritisation of Water Sensitive Urban Design (Urbaqua Report August 2021), which suggests an approx. spend of \$760,000 to retrofit some of the drainage requirements and achieve an improved community outcome with a more usable space.

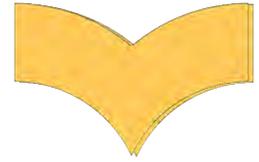
Suburb is lacking in accessible public open space as 60% of the POS allocation (13%) is attributed to the Rushton Park Sporting complex. Any pocket parks between the Eastern Foreshore and Rushton Park that can be achieved by minimising stormwater impact to make better use of the site would be of benefit to the community.

### Key Recommendation and Action Plan

**Retain and Explore.** Drainage investigation required and simple cost benefit analysis undertaken on ability to sell as residential blocks. If not feasible then retain as POS and consider as a land exchange option. Not likely a saleable site.

### Site Photo





## Site 33 Red Road Reserve

<b>Land Description</b>	Lot 29 on Plan 7089
<b>Address / Location</b>	35A Red Road, Parklands
<b>Total Land Area (ha)</b>	2.0209
<b>Zoning</b>	Public Open Space
<b>Strategic Planning</b>	Red Road Reserve Master Plan
<b>Acquisition Date</b>	14/09/1973
<b>Purchase Price</b>	\$4,000
<b>Historic Use</b>	Previously used by recreation groups and location of fill storage site for the City. Progressive and historic fill dumping resulted in contamination of the site and all activities were ceased.
<b>Current Use</b>	Vacant
<b>Encumbrances</b>	Memorial L583891 on title.
<b>Infrastructure Details</b>	None

### Physical Description and Important Notes

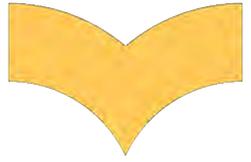
Unusual shaped site. Has an approved master plan in conjunction with Crown land (Lot 2863 R39983) to the north as a community and active recreation site. Site is suitable for an active reserve.

### Key Recommendation and Action Plan

**Land Exchange Option.** Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

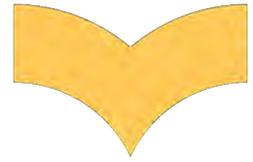
### Site Photo





## 5.7 Conservation

*Land held for biodiversity/conservation purposes that has been acquired through the Bushland Acquisition Strategy.*



## Site 34 Lakeside Parkway

<b>Land Description</b>	Lot 6 on DP 18647
<b>Address / Location</b>	176 Lakeside Parkway, HERRON
<b>Total Land Area (ha)</b>	10.2952
<b>Zoning</b>	Rural Smallholdings (10ha minimum lot size)
<b>Strategic Planning</b>	Bushland Protection Strategy 2003
<b>Acquisition Date</b>	02/07/2019
<b>Purchase Price</b>	\$340,000
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Bushland Conservation
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	None

### Physical Description and Important Notes

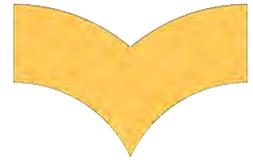
Acquired as a part of the City's Bushland Acquisition Program.  
 Habitat for threatened species (flora, fauna and ecological communities)  
 Management Plan in place

### Key Recommendation and Action Plan

**Retain** site for its conservation value as bushland.  
 Consider sustainable recreation and tourism opportunities where appropriate.

### Site Photo





## Site 35 Dunkeld Drive

<b>Land Description</b>	Lot 7 on DP 12441
<b>Address / Location</b>	225 Dunkeld Drive, Herron
<b>Total Land Area (ha)</b>	82.6955
<b>Zoning</b>	Rural Residential (5ha minimum lot size)
<b>Strategic Planning</b>	Bushland Protection Strategy 2003
<b>Acquisition Date</b>	15/06/2022
<b>Purchase Price</b>	\$1,695,000
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Bushland Conservation
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	None

### Physical Description and Important Notes

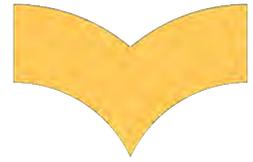
Acquired as part of the City's Bushland Acquisition Program.  
 Habitat for threatened species (flora, fauna and ecological communities)

### Key Recommendation and Action Plan

**Retain** site for its conservation value as bushland.  
 Develop a Management Plan for the site.  
 Consider sustainable recreation and tourism opportunities where appropriate.  
 Explore a subdivision of 1 x 10-hectare site to facilitate strategic objectives to improve access in and around the area.

### Site Photo





## Site 36 Mulga Drive

<b>Land Description</b>	Lot 9015 on DP 48694
<b>Address / Location</b>	Mulga Drive, Parklands
<b>Total Land Area (ha)</b>	23.9296
<b>Zoning</b>	Rural Residential (5ha minimum lot size)
<b>Strategic Planning</b>	Bushland Protection Strategy 2003
<b>Acquisition Date</b>	31/01/2006
<b>Purchase Price</b>	\$1,705,000
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Bushland Conservation
<b>Encumbrances</b>	Site of cultural significance
<b>Infrastructure Details</b>	None

### Physical Description and Important Notes

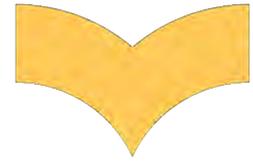
Acquired as part of the City's Bushland Acquisition Program.  
 Habitat for threatened species (flora, fauna and ecological communities).  
 Management Plan in place  
 Site of the culturally significant Scar Tree

### Key Recommendation and Action Plan

**Retain** site for its conservation value as bushland.  
 Consider sustainable recreation and tourism opportunities where appropriate.

### Site Photo





## Site 37 Gum Nut Avenue

<b>Land Description</b>	Lot 590 on DP 61958
<b>Address / Location</b>	12 Gum Nut Ave. Dawesville
<b>Total Land Area (ha)</b>	0.7396
<b>Zoning</b>	Residential
<b>Strategic Planning</b>	Bushland Protection Strategy 2003
<b>Acquisition Date</b>	09/01/2009
<b>Purchase Price</b>	\$654,546
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Bushland Conservation
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	None

### Physical Description and Important Notes

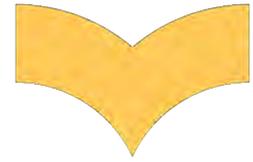
Acquired under the City's Bushland Acquisition Program.  
 Habitat for threatened species (flora, fauna and ecological communities)  
 Management Plan in place

### Key Recommendation and Action Plan

**Retain** site for its conservation value as bushland.  
 Consider sustainable recreation and tourism opportunities where appropriate.

### Site Photo





## Site 38 Southern Estuary Road

<b>Land Description</b>	Lot 101 on DP 400603
<b>Address / Location</b>	Old Coast Road, Herron
<b>Total Land Area (ha)</b>	31.2625
<b>Zoning</b>	Rural Residential (5ha minimum)
<b>Strategic Planning</b>	Bushland Protection Strategy 2003
<b>Acquisition Date</b>	28/11/20013
<b>Purchase Price</b>	\$1,050,000
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Bushland Conservation
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	None

### Physical Description and Important Notes

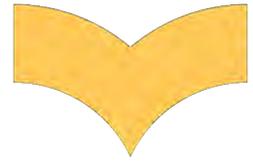
Acquired under the City's Bushland Acquisition Program.  
 Habitat for threatened species (flora, fauna and ecological communities)  
 Management Plan in place

### Key Recommendation and Action Plan

**Retain** site for its conservation value as bushland.  
 Consider sustainable recreation and tourism opportunities where appropriate.

Site Photo





## Site 39 Dunkeld Drive

<b>Land Description</b>	Lot 27 on Plan 20809
<b>Address / Location</b>	104 Dunkeld Dr, Herron
<b>Total Land Area (ha)</b>	0.4000
<b>Zoning</b>	Rural Residential (5ha minimum)
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	05/06/2003
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Vacant Land – Community Purpose
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	None

### Physical Description and Important Notes

Ceded as part of the sub-division condition. Deed / Caveat for the site 1505176. Heavily vegetated site. Site has never been used nor is there an identified need for a community purpose site in the area. Site is opposite Lot 7 Dunkeld Rd, which is one of the City's five bushland conservation sites (82 hectares).

### Key Recommendation and Action Plan

**Retain and Explore.** Review Caveat for community purpose conditions and explore rezoning site for conservation purposes in line with adjacent bushland site.

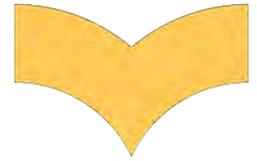
### Site Photo





## 5.8 Critical Infrastructure

*Land utilised for essential infrastructure or services*



## Site 40 Allnutt Street

<b>Land Description</b>	Lot 314 on Diagram 57750
<b>Address / Location</b>	113 Allnutt Street, Mandurah
<b>Land Area (ha)</b>	0.0704
<b>Zoning</b>	Strategic Centre (Structure Plan: Mixed Use R100)
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	26/10/2001
<b>Purchase Price</b>	\$80,000
<b>Historic Use</b>	Residential Property
<b>Current Use</b>	Truck turnaround and footpath infrastructure
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Cleanaway truck access and stormwater drainage

### Physical Description and Important Notes

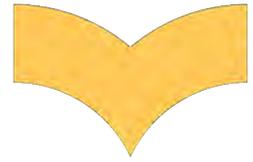
Site is used for Cleanaway truck access and turning circle, in addition to stormwater drainage.

### Key Recommendation and Action Plan

**Retain and Explore.** Retain as freehold and explore vehicle circulation, stormwater drainage needs and options to retrofit with potential for sale.

### Site Photo





## Site 41 Anstruther Road

<b>Land Description</b>	Lot 1 on Diagram 33070
<b>Address / Location</b>	31 Anstruther Road, Mandurah
<b>Land Area (ha)</b>	0.1012
<b>Zoning</b>	Strategic Centre (Structure Plan: Mixed Use R100)
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	30/12/1969
<b>Purchase Price</b>	Land Exchange Agreement (refer Transfer A289985)
<b>Historic Use</b>	Vacant land
<b>Current Use</b>	Stormwater Drainage
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Stormwater drainage

### Physical Description and Important Notes

Large corner block with drainage requirements. Explore minimising stormwater impact to make better use of the site for the community as POS.

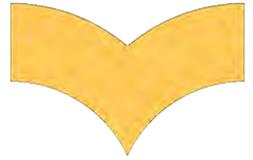
Suburb is lacking in accessible public open space as 60% of the POS allocation (13%) is attributed to the Rushton Park Sporting complex. Any pocket parks between the Eastern Foreshore and Rushton Park that can be achieved by minimising stormwater impact to make better use of the site would be of benefit to the community.

### Key Recommendation and Action Plan

**Retain and Explore.** Retain as freehold and explore stormwater drainage needs and options to retrofit and achieve an improved community outcome.

Site Photo





## Site 42 Bennett Brook Circle (Lot 435)

<b>Land Description</b>	Lot 435 on DP 38469
<b>Address / Location</b>	50 Bennett Brook Circle, Greenfields
<b>Land Area (ha)</b>	0.0508
<b>Zoning</b>	Residential R40
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	26/07/2005
<b>Purchase Price</b>	Ceded under subdivision
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Drainage Basin
<b>Encumbrances</b>	Sewerage easement to north of lot.
<b>Infrastructure Details</b>	Drainage basin / Gravity sewer

### Physical Description and Important Notes

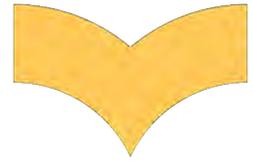
If drainage can be moved to road reserve, it may have some development potential.

### Key Recommendation and Action Plan

**Retain and Explore.** Retain as freehold and explore stormwater drainage needs and options to retrofit. Conduct a mini cost benefit analyses on potential to sell.

Site Photo





## Site 43 Cooranga Rd, Falcon

<b>Land Description</b>	Lot 18 on DP 20618
<b>Address / Location</b>	24 Cooranga Rd, Falcon
<b>Land Area (ha)</b>	0.1012
<b>Zoning</b>	Residential R20
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	15/04/1963
<b>Purchase Price</b>	£375
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Drainage Basin
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Stormwater Drainage

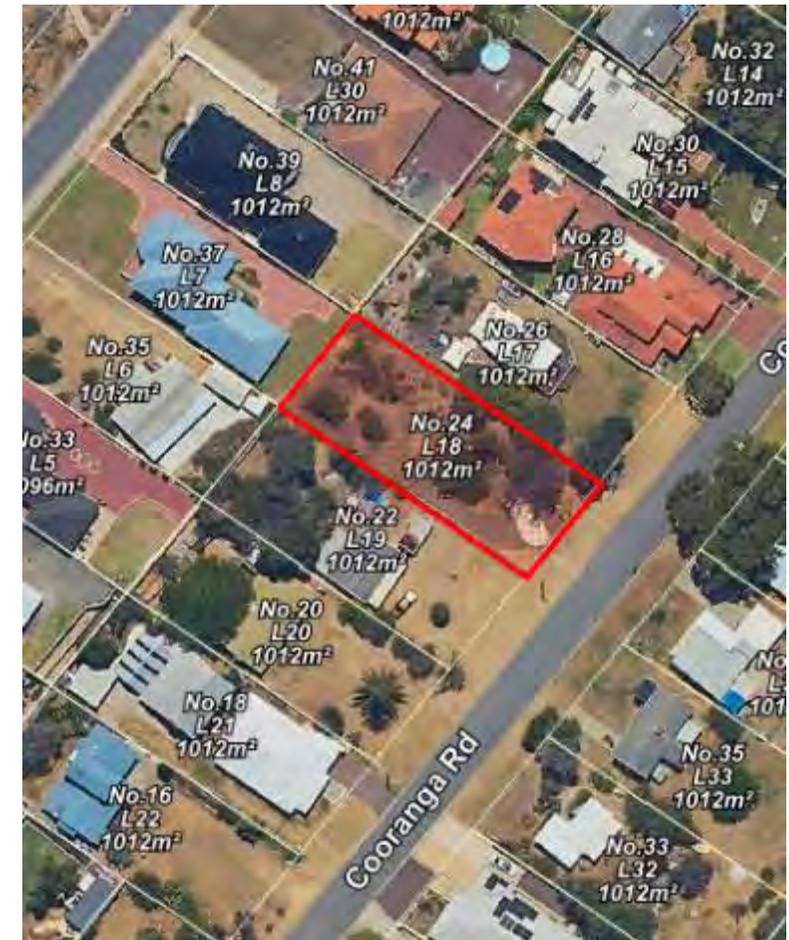
### Physical Description and Important Notes

This site could be explored for a potential retrofit of drainage infrastructure with consideration of ability to sell some or all of it.

### Key Recommendation and Action Plan

**Retain and Explore.** Retain as freehold and explore stormwater drainage needs and options to retrofit and conduct a mini cost benefit analyses on potential to sell.

Site Photo





## Site 44 Forward Street

<b>Land Description</b>	Lot 100 on DP 34442
<b>Address / Location</b>	2-4 Forward St, Mandurah
<b>Land Area (ha)</b>	0.1619
<b>Zoning</b>	Strategic Centre (Structure Plan: Residential R60)
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	02/09/1988
<b>Purchase Price</b>	\$38,000
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Drainage basin
<b>Encumbrances</b>	No contamination details noted
<b>Infrastructure Details</b>	Drainage basin

### Physical Description and Important Notes

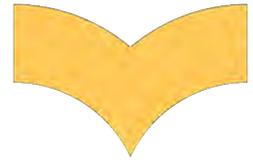
The site could be explored for a potential retrofit of drainage infrastructure with consideration of ability to sell some or all of it.

### Key Recommendation and Action Plan

**Retain and Explore.** Retain as freehold and explore stormwater drainage needs and options to retrofit and conduct a mini cost benefit analyses on potential to sell.

Site Photo





## Site 45 Olinda Street

<b>Land Description</b>	Lot 660 on Plan 16940
<b>Address / Location</b>	20 Olinda Ct, Greenfields
<b>Land Area (ha)</b>	0.1675
<b>Zoning</b>	Residential R20
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	19/06/1997
<b>Purchase Price</b>	\$1 (ceded under subdivision)
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Drainage basin
<b>Encumbrances</b>	No contamination details noted
<b>Infrastructure Details</b>	Drainage basin

### Physical Description and Important Notes

Drainage basin only has a small catchment therefore could be explored for a potential retrofit or redirection of drainage with consideration of ability to sell some or all of the site.

### Key Recommendation and Action Plan

**Retain and Explore.** Retain as freehold and explore stormwater drainage needs and options to retrofit and conduct a simple cost benefit analyses on potential to sell/lease.

### Site Photo





## Site 46 Pinjarra Road

<b>Land Description</b>	Lot 567 on DP 29882
<b>Address / Location</b>	148 Pinjarra Rd, Mandurah
<b>Land Area (ha)</b>	0.2023
<b>Zoning</b>	Strategic Centre (Structure Plan: Service Commercial)
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	19/02/1988
<b>Purchase Price</b>	Ceded under subdivision
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Drainage basin
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Drainage basin

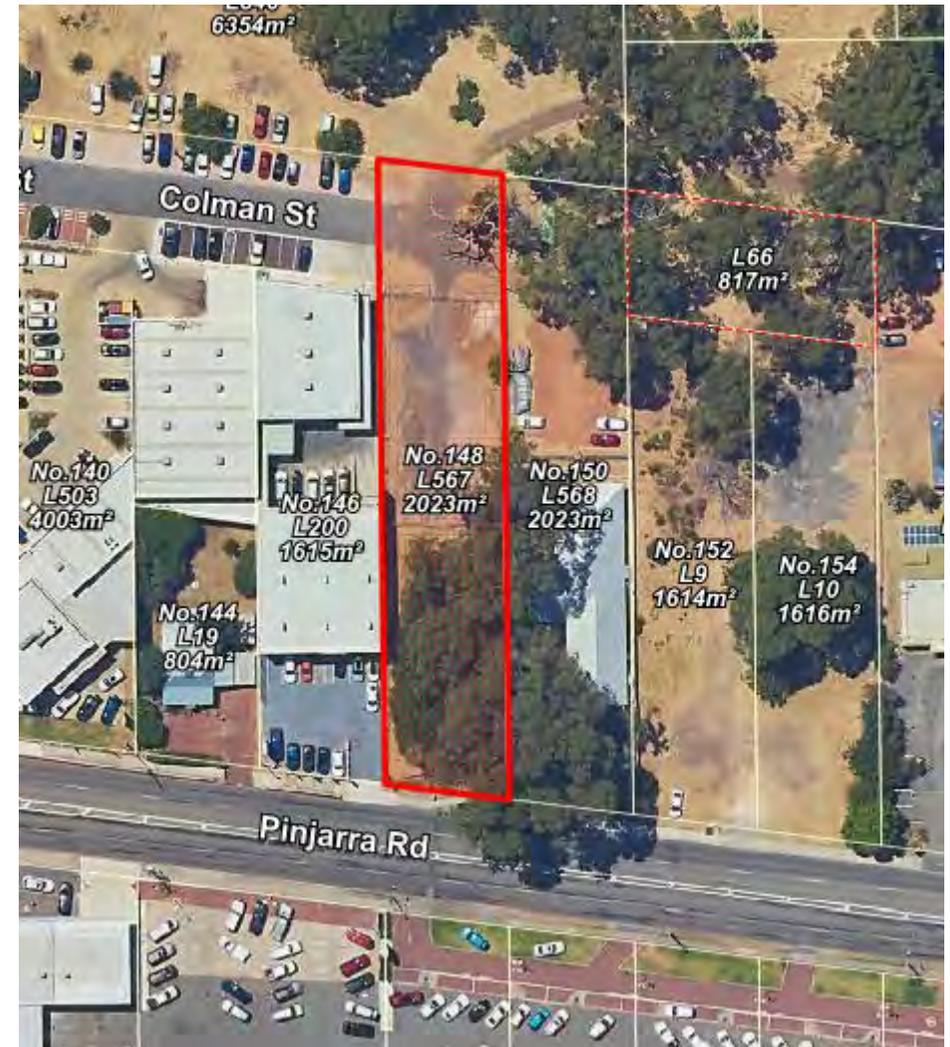
### Physical Description and Important Notes

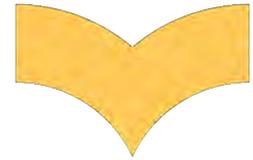
Necessity for drainage may be less following the redesign of drainage under Pinjarra Road. This site could be explored for a potential retrofit or redirection of drainage with consideration of ability to sell some of the site. City has received numerous enquiries from neighbour to purchase. The rear of the site needs to be retained as shared access to site along with Lots 568 and 66, and the front potentially for tree retention and/or drainage.

### Key Recommendation and Action Plan

**Retain and Explore.** Retain as freehold and conduct a mini-masterplan to review drainage needs, trees, access and usability of remaining site with a simple cost benefit analysis on potential to sell/lease.

Site Photo





## Site 47 Quarry Way

<b>Land Description</b>	Lot 31 on Plan 17900
<b>Address / Location</b>	10 Quarry Way, GREENFIELDS
<b>Land Area (ha)</b>	0.1742
<b>Zoning</b>	Industry
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	13/11/1996
<b>Purchase Price</b>	Ceded under subdivision (free of cost)
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Stormwater drainage
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Stormwater Drainage

### Physical Description and Important Notes

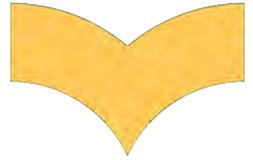
This site is currently utilised and required for its drainage function, however it is located adjacent to a vacant WAPC site to the north that appears to have no access from Gordon Road with easements through it. There may be potential to explore moving drainage to the WAPC site to free up this site for other uses.

### Key Recommendation and Action Plan

**Retain and Explore.** Retain as freehold and explore potential for stormwater drainage to be relocated to neighbouring WAPC site in order to make use of this site or to consolidate sites for an improved outcome through a land exchange opportunity, should one arise.

### Site Photo





## Site 48 Shayne Street

<b>Land Description</b>	Lot 434 on Plan 7595
<b>Address / Location</b>	53 Shayne St, Halls Head
<b>Land Area (ha)</b>	0.0952
<b>Zoning</b>	Residential R25
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	13/01/1971
<b>Purchase Price</b>	Ceded as part of subdivision (free of cost)
<b>Historic Use</b>	Drainage Purposes
<b>Current Use</b>	Drainage Basin
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Drainage basin

### Physical Description and Important Notes

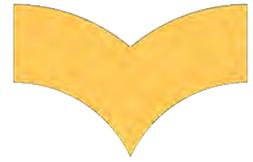
This site could be explored for a potential retrofit of drainage infrastructure with consideration of ability to sell some or all of it.

### Key Recommendation and Action Plan

**Retain and Explore.** Retain as freehold and explore stormwater drainage needs and options to retrofit and conduct a simple cost benefit analysis on potential to sell/lease.

### Site Photo





## Site 49 Sutherland St

<b>Land Description</b>	Lot 396 on Plan 7466
<b>Address / Location</b>	15 Sutherland ST, Dawesville
<b>Land Area (ha)</b>	0.1012
<b>Zoning</b>	Residential R20
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	1965
<b>Purchase Price</b>	\$0
<b>Historic Use</b>	Drainage Infrastructure
<b>Current Use</b>	Drainage Basin
<b>Encumbrances</b>	Existing Infrastructure
<b>Infrastructure Details</b>	Drainage Basin

### Physical Description and Important Notes

The site is currently utilised and required for its drainage function, however the drainage function is contained to the front section of the site and the neighbouring property to the rear (Lot 395) has encroached onto the rear portion of the site. To resolve this issue, the City has undertaken a drainage assessment and determined that the drainage is required and functioning well and that the rear of the site can be appropriately disposed.

### Key Recommendation and Action Plan

**Make Development Ready.** Subdivide the site to separate the drainage function from the rear portion that has neighbouring encroachment.

Site Photo





## Site 50 Ward Street

<b>Land Description</b>	Lot 153 on Plan 7141
<b>Address / Location</b>	36 Ward Street, Mandurah
<b>Land Area (ha)</b>	0.1022
<b>Zoning</b>	Strategic Centre (Structure Plan: Residential R60)
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	15/07/1958
<b>Purchase Price</b>	Ceded under the subdivision
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Drainage basin
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Drainage basin

### Physical Description and Important Notes

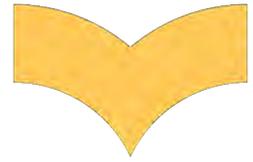
Currently used as a drainage basin however has a small catchment. This site could be explored for a potential retrofit or redirection of drainage with consideration of ability to sell some or all of it. Consider tree retention on this site.

### Key Recommendation and Action Plan

**Retain and Explore.** Retain as freehold and explore stormwater drainage needs and options to retrofit when investigating the nearby 'old bowling club' site. Conduct a simple cost benefit analysis on potential to sell/lease.

### Site Photo





## Site 51 Wyeree Road

<b>Land Description</b>	Lot 40 on Plan 6960
<b>Address / Location</b>	49 Wyeree Rd, Mandurah
<b>Land Area (ha)</b>	0.0819
<b>Zoning</b>	Residential R20
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	31/12/1966
<b>Purchase Price</b>	\$1,520
<b>Historic Use</b>	Vacant land
<b>Current Use</b>	Drainage basin
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Drainage basin

### Physical Description and Important Notes

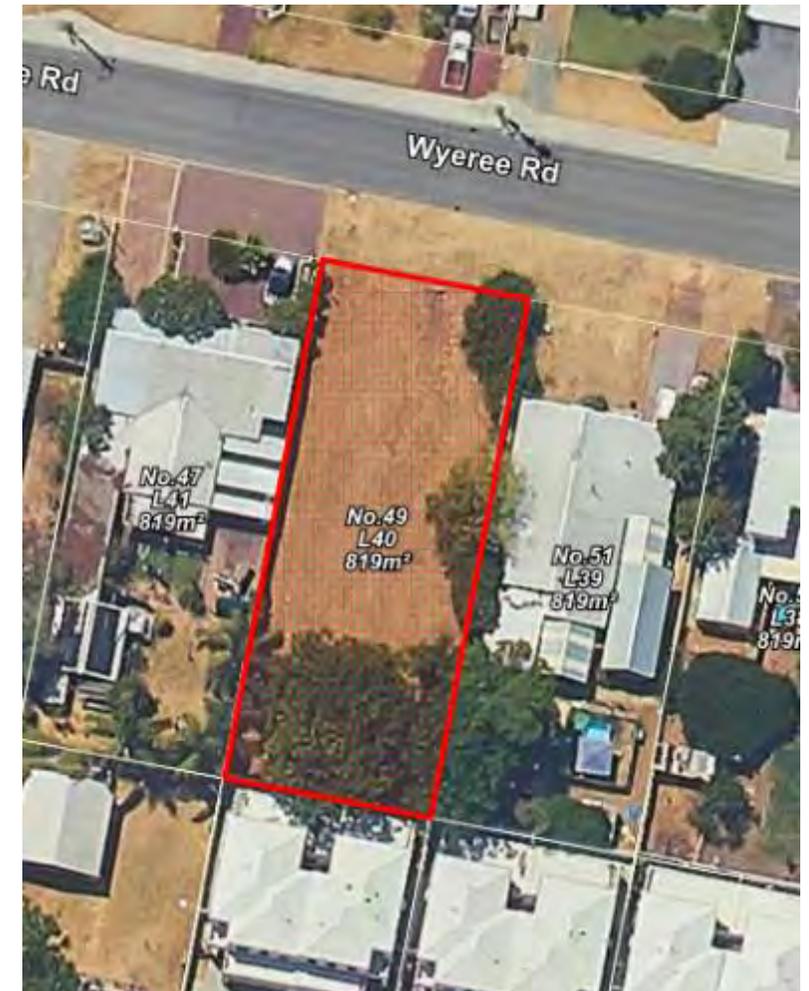
Suburb is lacking in accessible public open space as 60% of the POS allocation (13%) is attributed to the Rushton Park Sporting complex. Any pocket parks between the Eastern Foreshore and Rushton Park that can be achieved would be of benefit to the community.

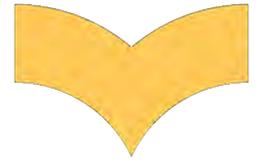
This site could be explored for a potential retrofit or redirection of drainage with consideration of ability to sell some or all of the site. If sold, money should be used to acquire POS for this area in a suitable location where a shortfall has been indicated.

### Key Recommendation and Action Plan

**Retain and Explore.** Retain as freehold and explore stormwater drainage needs and options to retrofit when investigating the nearby 'old bowling club' site. Conduct a simple cost benefit analysis on potential to sell/lease.

Site Photo





## Site 52 Morfitt Street

<b>Land Description</b>	Lot 104 on Plan 7096
<b>Address / Location</b>	39 Morfitt Street, Mandurah
<b>Land Area (ha)</b>	0.1031
<b>Zoning</b>	Residential R20
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	18/10/1965
<b>Purchase Price</b>	£180
<b>Historic Use</b>	Vacant land
<b>Current Use</b>	Drainage basin
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Drainage basin

### Physical Description and Important Notes

Suburb is lacking in accessible public open space as 60% of the POS allocation (13%) is attributed to the Rushton Park Sporting complex. Any pocket parks between the Eastern Foreshore and Rushton Park that can be achieved would be of benefit to the community.

This site could be explored for a potential retrofit or redirection of drainage with consideration of ability to sell some or all of the site. If sold, money should be used to acquire POS for this area in a suitable location where a shortfall has been indicated.

### Key Recommendation and Action Plan

**Retain and Explore.** Retain as freehold and explore stormwater drainage needs and options to retrofit when investigating the nearby 'old bowling club' site. Conduct a simple cost benefit analysis on potential to sell/lease.

Site Photo



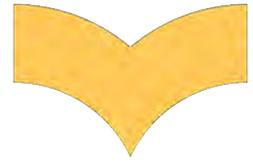


Table 1 – Critical Infrastructure

Represents any critical infrastructure sites that remain essential for their current drainage or access function that may be transferred to the Crown, disposed to adjacent landowner or amalgamated into road reserve.

Site No	Lot No.	Address	Land area (ha)	Zoning	Volume/Folio Parcel No.	Acquisition Date	Purchase Price	Additional details / Infrastructure	Recommended Action
Site 53	700	23 Angalore Rd, Madora Bay	0.0850	Residential	2169/616	17/08/99	\$40K	Major Stormwater Infrastructure. Surrounding area is still developing. Retain subject to future development completion. Heavily vegetated. Required for drainage function.	Retain
Site 54	1652	3A Aquarius Cl, Falcon	0.0639	Residential	1466/325	26/12/81	Nil	Ceded under subdivision. Very steep, gravity sewer at rear of the site. Required for drainage function.	Retain
Site 55	66	Balwina Rd, Greenfields	0.1167	Regional Open Space	1254/302	15/02/72	Nil	Acquired from Shire of Murray in consideration of an adjustment of boundaries. Currently used as access to the Estuary by officers and public access way. Required for drainage function	Retain
Site 56	428	Bennett Brook Cir, Greenfields	0.0301	Residential	2796/192	03/12/12	\$2,650	Used as a pocket park with drainage in the site. Required for drainage function.	Retain
Site 57	444	Bennett Brook Cir, Greenfields	0.0428	Residential	2796/191	03/12/12	\$660	Used as a pocket park, access way with drainage in the site. Required for drainage function.	Retain
Site 58	10	19 Boundary Rd, Dudley Park	0.1288	Residential	1117/144	05/08/55	£350	Stormwater drainage infrastructure. Site has good trees. Required for drainage function.	Retain
Site 59	9	22L Calypso Rd, Halls Head	0.2154	Public Open Space	1860/607	14/01/91	\$0	Free of cost as a condition of subdivision. Land locked site used for stormwater drainage. Should have been ceded with adjoining site. Required for drainage function	Retain

## Critical Infrastructure

Site No	Lot No.	Address	Land area (ha)	Zoning	Volume/Folio Parcel No.	Acquisition Date	Purchase Price	Additional details / Infrastructure	Recommended Action
Site 60	33	33 Caroline Way, Madora Bay	0.0086	Residential	1277/785	1/10/1963	\$0	Drainage team confirm no drainage within the lot. Original Diagram shows as being a Drainage Reserve, however, as no drainage insitu and landowners have encroached into it, investigate disposal to adj. landowners.	Investigate disposing to adjoining landowners.
Site 61	1393	1 Casilda St, Falcon	0.0895	Residential	2832 / 300	21/03/14 *(but used since 1965)	\$0	Major stormwater drainage basin. Subject to design review. Required for drainage function *Property was ceded under the subdivision in 1965, but held in private ownership by the original landowners in error until 2014.	Retain
Site 62	117	24 Clydesdale Dr, Greenfields	0.2006	Residential	1973 / 318	27/03/98	\$73K	Stormwater drainage basin. Subject to design review. Required for drainage function	Retain
Site 63	1854	20 Darter Pl, Halls Head	0.1690	Residential	1851/492	15/01/91	\$0	Site provided in lieu of community space and utilised for drainage. Adjoins Lot 1842 utilised for POS. To remain as POS with adjacent site.	Retain
Site 64	155	24 Dower St, Mandurah	0.0814	Strategic Centre	16/16A	05/12/66	\$0	Ceded under subdivision for drainage. Required for drainage function.	Retain
Site 65	300	30 Fairway Cres, Meadow Springs	0.1001	Residential	1812/591	23/11/90	\$0	Ceded under the subdivision. Stormwater drainage basin. Required for drainage function.	Retain
Site 66	478	12 Gibla St, Mandurah	6.914	Residential	2214/877	1981	\$0	Stormwater drainage basin and POS. Required for drainage function.	Retain
Site 67	33	Henson St, Mandurah	0.0476	Strategic Centre	Lot 33 P 6731	1956	\$0	Ceded under subdivision for drainage, Used as access way between Aileen St to Henson St.	Retain as freehold. If drainage pipe comes out sites can be sold to neighbours
	33	Lola Pl, Mandurah	0.1002	Strategic Centre	Lot 33 P 6731	1956	\$0	Ceded under subdivision for drainage. Used as access way between Lola Pl to Shannon Rd.	

## Critical Infrastructure

Site No	Lot No.	Address	Land area (ha)	Zoning	Volume/Folio Parcel No.	Acquisition Date	Purchase Price	Additional details / Infrastructure	Recommended Action
	33	Stewart St, MANDURAH	0.1083	Strategic Centre	Lot 33 P 6731	1956	\$0	Ceded under subdivision for drainage. Used as access way between Stewart St to Lola Pl.	
	166	Ormsby Tce / Beam Rd, Mandurah	0.0425	Strategic Centre	LOT 166 P 6731	1956	\$0	Ceded under subdivision for drainage. Used as access way between Ormsby Tce to Beam Rd.	
	133	Peel St, Mandurah	0.3740	Strategic Centre	2970/260	14/05/85	\$0	Ceded under subdivision for drainage. Used as access way from Ormsby Tce to Stewart St.	
Site 68	301	37 Inverness Dr, Meadow Springs	0.1015	Residential	1820/24	23/11/90	\$0	Stormwater drainage. Required for drainage function.	Retain
Site 69	73	14 Ivanhoe Cr, Falcon	0.1143	Residential	563/4A	29/12/58	\$0	Stormwater drainage. Required for drainage function. Encroachment from adjoining landowner.	Potential sale to adj. Landowner
Site 70	98	3 Kalyan Cl, Greenfields	0.2684	Residential	2173/789	12/05/00	\$1,940	Stormwater drainage. Required for drainage function.	Retain
Site 71	3	3A Lanyon St, Mandurah	0.0476	Strategic Centre	2731/405	29/09/09	\$286,200	Stormwater drainage. Required for drainage function.	Retain
Site 72	94	6 Legend Cres, Greenfields	0.1824	Residential	1856/957	10/09/91	\$0	Ceded under the subdivision. Stormwater drainage. Required for drainage function.	Retain
Site 73	250	19 Leyburn Dr, Halls Head	0.0842	Public Open Space	1537/543	11/11/80	\$0	Ceded under the subdivision. Verge strip adjoining golf course.	Amalgamate with Road Reserve
Site 74	275	8 Linville St, Falcon	0.0805	Residential	2066/909	02/09/97	? - Deed G573650	Stormwater drainage. Historic flooding issues in the area. Required for drainage function.	Retain
Site 75	166	Queen Pde, Wannanup	0.0429	Residential	1410/683	22/11/95	\$1	Right of way – Rights of carriageway of adjoining 4 properties still exists. Site also has 2 powerlines, 2 sewer lines and water mains running through. Should retain to manage access rights.	Retain as freehold

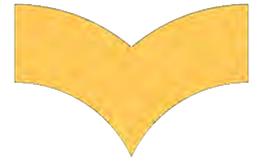
## Critical Infrastructure

Site No	Lot No.	Address	Land area (ha)	Zoning	Volume/Folio Parcel No.	Acquisition Date	Purchase Price	Additional details / Infrastructure	Recommended Action
Site 76	2	7F Seminole Ave, Meadow Springs	0.0002	Residential	2158/355	08/04/99	\$0	Ceded under subdivision. Extremely small (2 m <sup>2</sup> ) site. Water supply.	Amalgamate with road reserve
Site 77	139	15 Times Cir, Greenfields	560	Residential	1856/986	10/09/91	\$0	Ceded under subdivision. Stormwater drainage. Required for drainage function.	Retain



## 5.9 Sale

*Land which do not offer the potential for highest and best use (social, environmental, financial or cultural) and which do not create either a funding stream or land exchange opportunity should be scheduled for disposal.*



## Site 78 Reserve Drive

<b>Land Description</b>	Lot 201 on DP 26697
<b>Address / Location</b>	10 Lively Place, Mandurah
<b>Total Land Area (ha)</b>	2.0907
<b>Zoning</b>	Service Commercial
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	03/09/1998
<b>Purchase Price</b>	\$270,000
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Mandurah Business Development Centre (MBDC) in south-west corner
<b>Encumbrances</b>	Yes
<b>Infrastructure Details</b>	Mandurah Business Development Centre (MBDC)

### Physical Description and Important Notes

Multiple commercial short-term small business licences within the MBDC (expiring 30/06/23) and hire facilities. City also utilises for conference / training purposes.

Sewer easement along south-eastern boundary

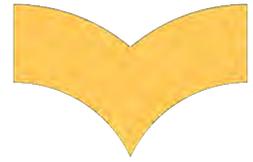
### Key Recommendation and Action Plan

**Make Development Ready.** In the short term, consider a review of the management model for the MBDC. Explore and confirm retention of MBDC, dependent on occupancy and commitments in place.

Identify and review access arrangements and prepare a concept development plan with consideration of subdivision requirements for disposal of the remaining site.

### Site Photo





## Site 79 Peel / Anstruther North

<b>Land Description</b>	Lot 503 on DP 47479 & Lot 504 on DP 47480
<b>Address / Location</b>	60 Peel St & 70 Anstruther Rd, Mandurah
<b>Total Land Area (ha)</b>	0.1426
<b>Zoning</b>	Strategic Centre (Structure Plan Zone: Mixed Use R100)
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	08/02/05 (60 Peel) / 28/08/07 (70 Anstruther)
<b>Purchase Price</b>	\$295K (60 Peel) / \$198K (70 Anstruther)
<b>Historic Use</b>	Previous dwelling on Lot 503 was occupied by WestAus Crisis Services
<b>Current Use</b>	Vacant
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	None

### Physical Description and Important Notes

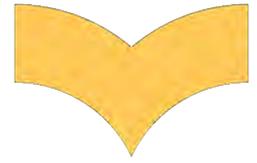
Acquired for the development of Anstruther Road / Peel St junction. Site is half- way between train station and City Centre. Sites best marketed together.

### Key Recommendation and Action Plan

**Dispose** of site through land sale as per legislative requirements when the market is right. Ensure site access is clarified prior to sale.

### Site Photo





## Site 80 Maria Street

<b>Land Description</b>	Lot 62 on DP 47861
<b>Address / Location</b>	4 Maria St, Dudley Park
<b>Total Land Area (ha)</b>	0.0643
<b>Zoning</b>	Residential R25
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	05/12/2006
<b>Purchase Price</b>	\$25,000
<b>Historic Use</b>	Residential Property
<b>Current Use</b>	Vacant Land
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	None

### Physical Description and Important Notes

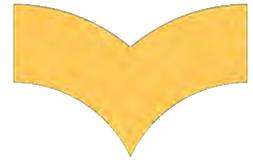
Site was acquired for road development and is the last remaining to be sold. Other sites were sold previously.

### Key Recommendation and Action Plan

**Dispose** of site through land sale as per legislative requirements when the market is right.

### Site Photo





## Site 81 Wattleglen Avenue

<b>Land Description</b>	Lot 31 on Plan 20789
<b>Address / Location</b>	60 Wattleglen Ave, Erskine
<b>Total Land Area (ha)</b>	0.2000
<b>Zoning</b>	Neighbourhood Centre
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	29/09/2010
<b>Purchase Price</b>	Ceded as developer contribution
<b>Historic Use</b>	None
<b>Current Use</b>	Parking
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	None

### Physical Description and Important Notes

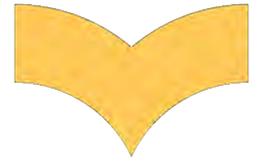
Land ceded to City when shopping centre was developed for community purpose site. Was considered for a community centre previously, however 2013 Social Infrastructure Plan recommended expansion to existing Merlin Street facility to meet community needs. This site no longer required.

### Key Recommendation and Action Plan

**Dispose** of site through land sale as per legislative requirements when the market is right.

### Site Photo





## Site 82 Banksia Street (Old Mandurah Bowling Club)

<b>Land Description</b>	Lot 506 on Plan 63332
<b>Address / Location</b>	Banksia St, Mandurah
<b>Total Land Area (ha)</b>	1.9540
<b>Zoning</b>	Strategic Centre (Structure Plan Zone: Mixed Use R100)
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	05/04/2012
<b>Purchase Price</b>	Land exchange outcome with the State Government
<b>Historic Use</b>	Mandurah Bowling Club
<b>Current Use</b>	Vacant
<b>Encumbrances</b>	Road needs to be dedicated.
<b>Infrastructure Details</b>	May be underground drainage infrastructure on smaller portion.

### Physical Description and Important Notes

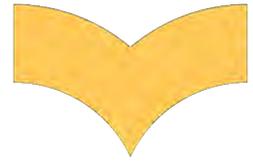
Previous location of the Mandurah Bowling Club, which due to the East-West Road Link realignment was relocated to its current location on Allnutt St under a land exchange with the Crown. The new road running through the land is still not dedicated and this will be required if the land is to be sold. City's insurance covers the public using the road, but only a State Department could purchase to use the same model.

### Key Recommendation and Action Plan

**Make Development Ready.** Explore and confirm drainage on small portion of site. Cede road reserve, subdivide sites and connect services to both sites in readiness for disposal through land sales or a land exchange opportunity, should one arise.

Site Photo





## Site 83 Bennett Brook Circle (Lot 417)

<b>Land Description</b>	Lot 417 on DP 38469
<b>Address / Location</b>	Bennett Brook Circle, Greenfields
<b>Total Land Area (ha)</b>	0.0220
<b>Zoning</b>	Residential R40
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	03/12/2012
<b>Purchase Price</b>	\$2,051
<b>Historic Use</b>	Vacant
<b>Current Use</b>	None
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Vacant

### Physical Description and Important Notes

Lot was previously Crown PAW which was closed due to antisocial behaviour and transferred to the City for subsequent disposal, but this did not come to fruition. Originally considered to have a drainage need, the site has no identifiable drainage requirement for the surrounding area. The site is undeveloped with no constraints.

### Key Recommendation and Action Plan

**Dispose** of site through land sale as per legislative requirements when the market is right.

### Site Photo



## Site 84 Samphire Cove

<b>Land Description</b>	Lots 139, 141 & 143 on DP 61894
<b>Address / Location</b>	21, 25 & 21 Wedgetail Retreat, Halls Head
<b>Total Land Area (ha)</b>	0.0198 – 0.0359
<b>Zoning</b>	Residential R40
<b>Strategic Planning</b>	None
<b>Acquisition Date</b>	30/08/2000
<b>Purchase Price</b>	Formed part of a land swap for land on Old Coast Road with Esplanade Mandurah Pty Ltd for Port Mandurah estate
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Vacant
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Vacant

### Physical Description and Important Notes

Formed part of a previous development undertaken by the City called 'Samphire Cove' where City has now sold all the lots except these 3 dues to current bushfire hazard mapping restricting residential outcomes.

### Key Recommendation and Action Plan

Should progress be made to modify bushfire hazard provisions for residential sites, **dispose** of sites through land sale as per legislative requirements when the market is right.

### Site Photo





## 5.10 Key Government Sites

*Land held in State ownership where opportunities may be explored to acquire or swap the sites so as to create or improve development opportunities on City-owned land.*

*(Note: these sites are not in the City's ownership, but present significant economic opportunities for Mandurah's future growth)*

## Site 85 Civic and Cultural Precinct

<b>Land Description</b>	Lot 2283 (R32476), Lot 310 (R42050) & Loc 3062 (Crown Reserves)
<b>Address / Location</b>	63 Ormsby Tce, 75 Mandurah Tce and 3 Peel St, Mandurah
<b>Land Area (ha)</b>	6.664
<b>Zoning</b>	Strategic Centre (Structure Plan Zone: Commercial Mixed Use)
<b>Strategic Planning</b>	Pending City Centre Master Plan Civic and Cultural Precinct Master Plan
<b>Tenure</b>	Loc 3062 - Freehold Crown Grant for the purposes of Administration and Civic Centre
<b>Management Order</b>	R32475 –Community & Civic Centre (Power to Lease 21 Years; R42050 –Cultural & Entertainment Centre (Power to Lease for 50 Years)
<b>Historic Use</b>	Developed land with some buildings
<b>Current Use</b>	Civic and Cultural Precinct, Parking
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	MPAC, CASM, Seniors Centre, Civic Administration buildings, Visitors Centre, formalised parking. Stormwater infrastructure.

### Physical Description and Important Notes

Review strategic stormwater; site layout plans for Civic and Cultural Precinct;

### Key Recommendation and Action Plan

Strategic site. City should explore a land exchange with the State Government to achieve a freehold portion of the Civic and Cultural Precinct. This would enable the City to consider mixed-use / commercial opportunities.

### Site Photo



## Site 86 Old Yacht Club

<b>Land Description</b>	Reserve 38763 (Lot 1781), Reserve 40788 (Lot 1797), Vacant Crown Land (VCL)
<b>Address / Location</b>	1A Halls Head Pde, 27-29 Mary St, Halls Head
<b>Land Area (ha)</b>	7.384
<b>Zoning</b>	Regional Open Space (PRS)
<b>Strategic Planning</b>	Foreshore Focus 2020 Vision
<b>Tenure</b>	Crown Land
<b>Management Order</b>	R38763 – Yacht Club & Club Premises with Power to Lease for 21 Years; R40788 – Recreation no Power to Lease
<b>Historic Use</b>	Old Mandurah Yacht Club
<b>Current Use</b>	Community Centre and Open Space
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Halls Head Parade Community and Sporting Facility

### Physical Description and Important Notes

Old Mandurah Yacht Club has now relocated to Ocean Marina therefore no current leases on the site. Site of permanent sand by-passing. VCL (Vacant Crown Land) to be transferred to the City's management. R40788 is named Victor Adam Park.

### Key Recommendation and Action Plan

Strategically significant site owned by the State Government. Identified in the City's Foreshore Focus 2020 Vision. Currently used for community use, however, has significant tourism and economic potential. Could be re-purposed. A key site with potential to leverage opportunities.

### Site Photo



## Site 87 Mandurah Police Station and Lotteries House

<b>Land Description</b>	Lot 2986 (Reserve 39705) and Lots 2838 & 2986 (Reserve 41742)
<b>Address / Location</b>	333 & 331A Pinjarra Road, MANDURAH
<b>Land Area (ha)</b>	2.598
<b>Zoning</b>	Strategic Centre (Structure Plan Zone: Service Commercial)
<b>Strategic Planning</b>	None
<b>Tenure</b>	Crown land granted in trust to the Police Commissioner WA (Lot 2986) and Lotteries House (Lot 2838) with Power to Lease for 21 Years.
<b>Management Order</b>	Commissioner of Police
<b>Historic Use</b>	Vacant land
<b>Current Use</b>	Police Station and Lotteries House
<b>Encumbrances</b>	-
<b>Infrastructure Details</b>	Police Station, Lotteries House and Parking. Refer top appendix for asset details.

### Physical Description and Important Notes

Site located directly east of site 8, the Library site.

### Key Recommendation and Action Plan

Incorporate these sites in the proposed master plan for the adjacent freehold Library site with consideration of future spatial needs and access in and around the precinct.

### Site Photo



## Site 88 Rushton Park South

<b>Land Description</b>	Lot 502 (R28164), Lot 503 (R19312) and Lot 504 (R53009)
<b>Address / Location</b>	21 Dower St & 20 Thomson St, Mandurah
<b>Land Area (ha)</b>	6.0076
<b>Zoning</b>	Strategic Centre (Structure Plan Zone: Public Open Space)
<b>Strategic Planning</b>	Rushton Park Master Plan
<b>Tenure</b>	Crown Land
<b>Management Order</b>	R28164 –Club & Club Premises (Power to Lease for 21 Years); R19312 & R53009 –Recreation & Community Purposes (Power to Lease for 21 Years);
<b>Historic Use</b>	Sanitation Site (gazetted 1926) then Recreation Reserve 1958
<b>Current Use</b>	Sport and Recreation and Billy Dower Youth Centre
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Billy Dower Youth Centre, Rushton Park Sports Facility, Thomas St Netball Facility and sports flood lighting

### Physical Description and Important Notes

Home to Peel Thunder and Mandurah Mustangs Football Clubs, along with Peel Netball Association. Along with freehold sites immediately to the north, Rushton Park is the City's primary regional sports facility. The 2012 Rushton Park Master Plan is due for review and is awaiting the outcome of a netball feasibility study to first determine the future home of netball in Mandurah. Current community leases with Peel Thunder (expires 2040), various Billy Dower tenants and Mandurah Netball Association (expires 2024).

### Key Recommendation and Action Plan

Consider economic and tourism opportunities this site could offer as a major event venue into the future. To be considered through a possible review of the Transform Mandurah economic opportunities in line with the Master Plan review.

### Site Photo



## Site 89 South- East Dawesville Channel

<b>Land Description</b>	Lot 2197 (Reserve 30624)
<b>Address / Location</b>	4 Thisbe Drive, DAWESVILLE
<b>Land Area (ha)</b>	6.8264
<b>Zoning</b>	Regional Open Space (PRS)
<b>Strategic Planning</b>	South-East Dawesville Foreshore Master Plan
<b>Tenure</b>	Crown Land
<b>Management Order</b>	Purpose: Recreation, Community Purposes & Foreshore Management (with Power to Lease for 21 Years);
<b>Historic Use</b>	Site created as a result of the Dawesville Channel
<b>Current Use</b>	John Tonkin Maritime Skills Centre & Port Bouvard Sport & Recreation Club lease; public amenities;
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	Public Toilet Facility and Jetty

### Physical Description and Important Notes

The site is reclaimed land from the development of the Dawesville Cut in the mid 90's.

Portion of the site is leased to the Department of Education & Port Bouvard Sporting & Recreation Club (sailing arm) with leases extending up to 2031. The site has been subject to a range of master plans over a number of years, with the most recent (as shown) providing for public access, amenities and amended lease areas for the current activities to improve outcomes for the broader community. The space shown in red provides for further opportunities and exploration.

### Key Recommendation and Action Plan

Site has significant potential for tourism opportunities to support City's economic agenda.

Consider eco-tourism or resort style outcome together with progressing on delivery of the master plan for public amenities on the foreshore edges.

City to continue working with Visit Mandurah on opportunities.

### Site Images



## Site 90 Mandurah High School

<b>Land Description</b>	Lot 555 (Reserve 39085)
<b>Address / Location</b>	98 Park Rd, Mandurah
<b>Land Area (ha)</b>	19.9214
<b>Zoning</b>	Public Purpose Reserve (PRS)
<b>Strategic Planning</b>	None
<b>Tenure</b>	Crown Land
<b>Management Order</b>	School for purpose of School Education Act 1999
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	John Tonkin High School & North Mandurah Primary School
<b>Encumbrances</b>	Lower oval subject to flooding. Needs to be raised for future development
<b>Infrastructure Details</b>	John Tonkin High School and North Mandurah Primary School

### Physical Description and Important Notes

The school ovals are shared use with the City and considered 3 of the active reserves outlined in the Mandurah Active Recreation Strategy, together with the two schools, with a potential that buildings need renewal or upgrade. Shared Use Agreement Licence in place with Department of Education (expires 11/11/2033)

### Key Recommendation and Action Plan

Prepare a master plan as an outcome of the Community Infrastructure Plan to confirm shared use or recreation needs of the district should the state reconsider the site's needs for an education site.

### Site Photo



## Site 91 Red Road Reserve

<b>Land Description</b>	Lot 2863 (Reserve 39983)
<b>Address / Location</b>	35 Red Road, Parklands
<b>Land Area (ha)</b>	7.2644
<b>Zoning</b>	Public Open Space
<b>Strategic Planning</b>	A draft master plan for the site exists identifying it as a potential active reserve.
<b>Tenure</b>	Crown Land
<b>Management Order</b>	Purpose - Public Recreation no Power to Lease
<b>Historic Use</b>	Previously used by recreation groups and location of fill storage site for the City. Progressive and historic fill dumping resulted in contamination of the site and all activities were ceased.
<b>Current Use</b>	Currently vacant and gated.
<b>Encumbrances</b>	None
<b>Infrastructure Details</b>	None

### Physical Description and Important Notes

Site has two potential access options. Adjacent site (Lot 29) is held in freehold by the City. Site previously master planned as an active reserve. Community interest in the site's future.

### Key Recommendation and Action Plan

Recommend City seek to have adjacent Lot 29 transferred to Crown land. Site considered primarily for recreation due to development limitations.

### Site Photo



## Site 92 Mandurah Aquatic and Recreation Centre

<b>Land Description</b>	Lot 700 (Reserve 22204)
<b>Address / Location</b>	Cemetery Rd, Mandurah
<b>Land Area (ha)</b>	4.4361
<b>Zoning</b>	Strategic Centre (Structure Plan Zone: Public Open Space)
<b>Strategic Planning</b>	
<b>Tenure</b>	Class A Crown Reserve granted in trust to City
<b>Management Order</b>	Purpose - Parklands and Recreation Act with Power to Lease for 21 Years
<b>Historic Use</b>	Undeveloped land
<b>Current Use</b>	Mandurah Aquatic Centre
<b>Encumbrances</b>	Refer to Significant Tree Register
<b>Infrastructure Details</b>	MARC (Regional Aquatic Facilities)

### Physical Description and Important Notes

Mandurah Aquatic Centre redevelopment completed between 2015-2017.

Site has remaining space for development. Discussions around additional indoor courts to accommodate basketball/netball; as well as around available space for Billy Dower as a relocation site (good alignment with recreation activities). To be considered in Rushton Park Master Plan also.

### Key Recommendation and Action Plan

Future expansions of the site subject to strategic recommendation in the Community Infrastructure Plan and additional needs assessment and feasibility. Consider remaining land for other community uses.

### Site Photo



## Site 93 Mandurah Primary School

<b>Land Description</b>	Lot 555 (Reserve 24767)
<b>Address / Location</b>	18 Hackett St, Mandurah
<b>Land Area (ha)</b>	2.7669
<b>Zoning</b>	Strategic Centre (Structure Plan Zone: Primary School)
<b>Strategic Planning</b>	City Centre Master Plan
<b>Tenure</b>	Granted in trust to Minister for Education
<b>Management Order</b>	For the purposed of School Education Act 1999
<b>Historic Use</b>	School structure built prior to 1974.
<b>Current Use</b>	Mandurah Primary School
<b>Encumbrances</b>	-
<b>Infrastructure Details</b>	Multiple school buildings and sheds

### Physical Description and Important Notes

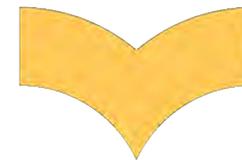
The school reserve is not suitable for active sports however provides an important element of open space in the City Centre for non-structural recreation opportunities. Consider school's historical value.

### Key Recommendation and Action Plan

School may have increased relevance with infill in the City Centre into the future or be suitably placed for other educational needs into the future if not required as a primary school site.

### Site Photo





## 6. Conclusion

As suggested in the 2018 Property Strategy, the City needs to be more proactive in managing its land assets. The development and endorsement of the 7 Guiding Principles for the Property Strategy will be an invaluable tool to support the decision making and management of the City's freehold land, with Council's strategic direction now clearly articulated.

With consideration of the Transform Mandurah program and the evolving strategic vision for the City Centre, there is a notable drive by the City to attract investment and activate the City Centre. The City has made efforts in this space with the Western Foreshore Expression of Interest (EOI) process and, should the market be considered suitable, the City may have further opportunities, with the more centrally located freehold land assets, to do the same.

Furthermore, the City may seek to realise some commercial benefit through land within the Civic and Cultural precinct (Crown land under a management order to the City) through a negotiated land exchange with the State as a means to add-to and compliment the City's vision for the City Centre.

The City should seek to evaluate the highest and best use of its freehold land assets and where appropriate develop a management plan that looks to incrementally adjust or improve land use options in order to achieve a better outcome. However, it is acknowledged that changing land use will not be a short-term action, especially where community services are currently located on freehold land and relocations/redevelopments may be required (with reference to Guiding Principle 1) or where a site requires capital spend to make development ready. In realising the highest and best use of its land

assets, the City may also achieve success in redesigning and retrofitting some of its drainage assets for capital gain through disposal or for an improved community outcome, where required. There are a number of sites identified in the critical infrastructure classification within the land asset portfolio for exploration of this nature.

Acknowledging that highest and best use of a site can be measured through social, environmental, financial and/or cultural benefit or its potential for, the City should continue to seek, manage or invest in property that offer these benefits, where appropriate to do so. This may include City Centre land acquisitions, bushland acquisitions or mixed-use community and commercial space, with reference to Guiding Principle 7, *"where a justified need has been demonstrated through strategic planning and where the acquisition of the land is required to meet a strategic objective."*

Finally, the City should seek to explore options to leverage a revenue stream through its freehold land assets through sale, ground-lease or alternate investment options, to ensure that capital funds from land disposals are allocated to significant and appropriate infrastructure developments and endeavour to deliver its core community functions on Crown land where possible.

Above all, the City should seek to maintain a sustainable land asset portfolio that will provide sufficient financial equity and growth opportunities for the long-term future of Mandurah.



## 7. Strategy Action Plan

- Action 1 Develop an Assessment Criteria to ensure a less subjective evaluation of the highest and best use of a property with regard to social, environmental, financial and cultural benefits.
- Action 2 Review the City's current land acquisition list with respect to Guiding Principle 7 of the Property Strategy.
- Action 3 Develop an Implementation Plan for all of the Strategy Recommendations to outline the prioritisation, planning, implementation and budgeting for the recommended actions for the City's freehold land assets. This should include actions for the short (1-2yrs), medium (3-5yrs) and long-term (6-10yrs). The Implementation Plan is to include the following significant recommendations:
- Undertake planning work for sites to be explored for improved Water Sensitive Urban Design (WSUD) outcomes for potential sale or improved community outcomes. Includes Sites: 31, 32, 40- 48, 50 – 52.
  - Subject to the outcomes of the City Centre Master Plan, explore a land exchange opportunity with the State Government within the Civic and Cultural Precinct to support opportunities for mixed-use (community, cultural and residential) functions in the precinct.
  - Undertake planning and implementation actions to ensure all Sale sites are 'development ready'. Sites include:  
Site 49 Sutherland Street; Site 79 Peel/Anstruther North; and Site 82 Banksia Street (Old Bowling Club).
  - Actively market unencumbered sale sites when the market conditions are appropriate.
  - Review the Master Plan for Rushton Park to include Site 13 Ruston Park North and Site 88 Rushton Park South (Key Government Site) in line with the community infrastructure planning outcomes.
  - Develop a Master Plan for Site 8 Library site, with consideration of neighbouring Key Government Site 87 (Police Station and Lotteries House).
  - Allocate resources to develop and implement an Improvement Plan, including a review and population of consolidated Asset Register, to capture the City's freehold land assets appropriately with associated documentation and records, as a central source of information.