

Expression of Interest – Commercial Jetties

1 Expression of Interest – Jetty Licences

The City of Mandurah (City) is calling for Submissions from experienced commercial/tourism operators wishing to enter into a Licence Agreement with the City to operate from Commercial Jetties within the City Centre and Waterfront precinct for 2024/2025.

The operators shall outline in detail their proposed operation (**Operation**) to enable the City to evaluate the Submission. The EOI requests that operators identify their preference for the Approved Location. Please note that City will work with applicants to determine whether there are opportunities for co-location of commercial operators.

The purpose of the Jetty Licence is to enable Tourism Operators to provide tourism services to the public between the following hours:

- Normal Operational Hours of 0800 to 1830hrs (8:00am -6.30pm)
- Extended Operational Hours are approved from 1 December to 15 January to 2300hrs (11:00pm)

Additional extended hours are subject to the approval of the City.

No overnight moorings will be permitted at any time.

1.1 Approved Locations

The jetties are located at:

- Mandjar Bay on the Eastern Foreshore, between the recently constructed Estuary Pool (Kwillena Gabi Pool) and the Mandurah Traffic Bridge, providing an excellent location for tourism activities;
- Stingray Point Jetty, located at the end of Stingray Point reserve.

1.2 Mandjar Bay Jetties

Both jetties are in excellent condition and were constructed between December 2020 and February 2021. The western most jetties as depicted above are the subject of this Expression of Interest. The jetties are accessible by footpaths from both Pinjarra Road and Mandurah Terrace, including disability access. Carparking is available to the east of the jetty sites, however it is not exclusive parking and therefore use of such parking cannot be guaranteed.



1.3 Stingray Point Jetty

Stingray Point Jetty is located at the end of Stingray Point reserve within the Mandurah Entrance Channel. The jetty is accessible by footpath and boardwalk along Stingray Point. The jetty is collocated with several hospitality businesses and a portion of the jetty is provided for recreational use only. Car parking is available but non-exclusive.

The area depicted in red is available for the purpose of this Expression of Interest.



1.4 Jetty Design

Operators are required to assess the risks associated with tidal conditions to ensure that the Jetty locations are suitable for their vessel(s).

The floating berths are designed for the conditions specified in Australian Standard 3962 for a “Good” wave climate, including both the 1 in 1 year return period conditions and the 1 in 50 year return period conditions, whichever is the greater.

The pontoons and mooring system are designed for the internal harbour wave heights and other locally generated wave heights, including bow waves and boat wash, as appropriate for the range of commercial and recreational vessels using the waterways, jetties, wharves and adjacent berthing facilities.

Vessel berths for the floating jetties are designed for the boat sizes of up to 12 metres or 15 metres (depending on the jetty) which also considers the environmental load conditions that can be experienced at the site.

The floating jetties are designed to secure vessels under all levels of occupancy (i.e. no vessel shielding) for the maximum design wind speed and wave height. No terrain category or structure height multipliers shall be applied to reduce the design wind speed.

No modifications to any City of Mandurah infrastructure will be permitted in order to allow the operation to proceed.

1.5 Inspection

The jetties are able to be viewed from the Eastern Foreshore and Stingray Point, however care should be taken not to impede the current operators’ activities.

1.6 Jetty Use

The use of the Jetties is in accordance with the terms of the Head Licence issued by the Department of Transport.

The jetties are **currently licenced for use by commercial cruise operators**. These licensed operations shall take precedence in the consideration of new operations.

Multiple operators may be licensed to operate from a single Jetty. It is paramount that the operators undertake to work harmoniously to ensure no conflict of operation occurs.

The City will make provision for minimal signage on the walkway of the jetty, which will allocate berths for commercial use during the normal Operational Hours. Further signage will be considered by the City following consultation with the licensees.

2 Application Information

Applicants shall complete the [Expression of Interest Application Form](#).

3 Licence

3.1 Licence requirements

The proposed term of a licence is one year, with an option for a further one year extension for the use of a portion of the Jetties.

Following the EOI process and prior to commencing use of the jetty, the City and the Tourism Operator will be required to enter into a Jetty Licence arrangement. This will be subject to the disposal of property provisions of the Local Government Act 1995.

The Jetty Licence is subject to the approval and consent of the Department of Transport.

If the activity impacts upon the operations of the City in terms of infrastructure maintenance, replacement or construction and/or conducting of City events, the activity is to cease.

3.2 Term

The proposed term of a licence is one year, with an option for a further one year extension for the use of a portion of the Jetties.

3.3 Fees

The fees applicable to operators are set out in the City of Mandurah [2024/2025 Schedule of Fees and Charges](#).

Description	Unit	Fee
Mandjar Bay Commercial Jetty Licence for 12 months (pro rata available, minimum 3 months)	Per Lineal Metre	\$439.50
Stingray Wharf Commercial Jetty Licence for 12 months (pro rata available, minimum 3 months)	Per Lineal Metre	\$408.00

Each licensee must also pay an annual pro-rata contribution towards the Department of Transport Jetty Licence Fee.

The City charges \$1,015.50 for document administrative costs to prepare the licence. Other fees and charges may apply, depending on the requirements of the Licensee.

3.4 Legislative requirements

Section 3.58 of the *Local Government Act 1995* – Disposing of Property – provides for the manner and form by which a local government can dispose of an interest in property, including by way of lease or license. Certain disposals may be exempt.

4 Selection Process

The City will consider each Expression of Interest received on its merits. Applicants should be aware of the following non-exhaustive list of relevant considerations to the City's selection of commercial operators in preparing their Submission:

- Preference will be given to local tourism operators whose principal place of business or registered office is within the district of the City of Mandurah;
- Provision of documentation providing evidence that the vessels meet the Department of Transport licensing requirements;
- If the response meets any of the exemption provisions applicable under section 3.58(5) of the *Local Government Act 1995*, then it is open for the City to consider approving a licence without public notice/advertising;
- The financial viability of the proposal;
- The socio-economic benefits of the Operation to the City, including local employment opportunities;
- The degree to which the Operation complements or conflicts with existing commercial operators;
- How the Operation will minimise risk of harm to the surrounding built and natural environment;
- The degree of experience and maturity that the commercial operator has in providing the Operation, including commercial referees and demonstrated safety, health and environment control systems.

4.1 Selection Timeline

The selection timelines outlined below are indicative only and subject to Change at the City's absolute discretion.

Stage	Detail	Timing
Stage 1	Expressions of Interest Open	24 September 2024
	Expression of Interest Deadline	1 November 2024
	Selection	Weekly from 30 September 2024
Stage 2	Licences drafted	From mid October 2024
	Disposal advertised	From late October 2024
	Agreements issued (subject to Department of Transport consent)	From late November 2024

5 Submission Deadline

The Deadline for Submissions is **5:00pm AWST Friday, 1 November 2024**.