CITY OF MANDURAH

Minutes of Council Meeting

held on

Tuesday 22 October 2024, 5.30PM

in the Council Chamber, 83 Mandurah Terrace Mandurah

Confirmed

PRESENT:

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

MS	C MIHOVILOVICH	CHIEF EXECUTIVE OFFICER
MRS	T JONES	DIRECTOR BUSINESS SERVICES
MS	J THOMAS	DIRECTOR PLACE AND COMMUNITY
MR	J CAMPBELL-SLOAN	DIRECTOR STRATEGY AND ECONOMIC DEVELOPMENT
MR	M HALL	DIRECTOR BUILT AND NATURAL ENVIRONMENT
MS	J WEBER	MANAGER GOVERNANCE AND LEGAL SERVICES
MRS	L BARKER	MINUTE OFFICER

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

The Mayor declared the meeting open at 5.33pm and announced that the Council Meeting is being recorded in accordance with the City's Recording of Council Meetings Policy. By being present at this meeting, members of the public consent to the City recording and subsequently publishing their voice on the City's website. The Mayor noted that members of the public are not subject to video recording and only their voice will be captured.

2. ACKNOWLEDGEMENT OF COUNTRY

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

3. APOLOGIES

Leave of Absence	Apologies
Councillor B Pond	

4. DISCLAIMER

The Mayor advised that the purpose of this Council Meeting is to discuss and, where possible, make resolutions about items appearing on the agenda. Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a Member or Officer, or on the content of any discussion occurring, during the course of the meeting. Persons should be aware that the provisions of the *Local Government Act 1995* (Section 5.25(e)) and the *City of Mandurah Standing Orders 2016* (Section 13.1(1)) establish procedures for revocation or rescission of a Council decision. No person should rely on the decisions made by Council until formal advice of the Council decision is received by that person.

The City of Mandurah expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any resolution of Council, or any advice or information provided by a Member or Officer, or the content of any discussion occurring, during the course of the Council meeting.

5. ANSWERS TO QUESTIONS TAKEN ON NOTICE

Nil

Confirmed

6. PUBLIC QUESTION TIME

6.1 KAY MOORE: TREE PRUNING AT LUCKHURST DRIVE

Question 1

Why can we not get trees pruned and controlled? If the mains power were on our side of the street these trees would be pruned to a reasonable height.

City of Mandurah Response

The Director Built and Natural Environment confirmed that the two Peppermint trees on the verge adjacent to 49 Luckhurst Drive were pruned in February this year, with the works including dead wood being removed, the tree crowns being thinned, and power line clearance works. The City's arborist has been requested to inspect the trees in the coming weeks and provide their advice on any further recommendations on the appropriate management of the trees.

Question 2

New developments have beautiful trees removed by developers all the time, so why is there such an issue with these ones?

City of Mandurah Response

The Director Built and Natural Environment confirmed that approval is required for the removal of any City tree assets, and this is closely managed by the City. In this case, the trees are considered to be in good condition, have significant value and should be retained.

Question 3

Why will someone from Council not discuss this issue with us?

City of Mandurah Response

The Director Built and Natural Environment confirmed that he would contact Mrs Moore this week to discuss the matter further.

6.2 JO TOMLINSON: WEED SPRAYING

Question 1

At Bardock Lake, a contractor was using a crop sprayer called Sphere Head, which is a toxic poison which is highly poisonous to humans and animals. The safety disclosure statement for this product says that it should not be used near aquatic life. Why are you using such a toxic weed killer on a natural naturalised site?

City of Mandurah Response

This question was taken on notice.

Confirmed

Question 2

Why are you using it in breeding season when there's upwards of 50 ducklings of different types?

City of Mandurah Response

This question was taken on notice.

Question 3

Does the City of Mandurah know just how toxic and long lasting this product is?

City of Mandurah Response

This question was taken on notice.

7. PUBLIC STATEMENT TIME

7.1 ALISON DIXON: STREET/VERGE TREES REMOVAL OF CANOPY AND UNDER PRUNING

Alison Dixon spoke about the pruning of three Peppermint Trees on Mathew Street.

City of Mandurah Response

The Director Built and Natural Environment confirmed that the three Peppermint trees on the verge adjacent to 7 Mathew Street have been over pruned as part of recent electrical power line clearance works. However, the trees are expected to recover and will be supported through the City's street tree watering and fertilising program over the upcoming summer period.

8. LEAVE OF ABSENCE REQUESTS

G. 1/10/24 LEAVE OF ABSENCE: COUNCILLOR A ZILANI – SUNDAY 2 FEBRUARY – THURSDAY 20 FEBRUARY 2025

MOTION
Moved: **Councillor D Schumacher**
Seconded: **Councillor J Smith**

That leave of absence be granted to Councillor A Zilani from Sunday 2 February until Thursday 20 February 2025 inclusive.

CARRIED: 12/0

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

AGAINST: Nil

Confirmed

9. PETITIONS

Nil

10. PRESENTATIONS

Nil

11. DEPUTATIONS

11.1 GARY BROWN: SITE INVESTIGATION FOR POTENTIAL CENTRAL MEN'S

Gary Brown, representing the Peel Community Men's Shed spoke in support of the report recommendation.

12. CONFIRMATION OF MINUTES

G. 2/10/24 CONFIRMATION OF COUNCIL MINUTES: TUESDAY 24 SEPTEMBER 2024

MOTION
Moved: Councillor A Kearns
Seconded: Councillor A Zilani

That the Minutes of Council Meeting held on Tuesday 24 September 2024 be confirmed.

CARRIED: 12/0

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

AGAINST: Nil

13. ANNOUNCEMENTS BY THE PRESIDING MEMBER

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

13.1 Mayor R Williams – October Local Legend – Sue Edge

13.2 Councillor J Smith – Music Under the Bridge

13.3 Councillor R Burns – Alcoa Peel Business Excellence Awards

Confirmed

13.4 Councillor S Wright – Mandurah Boat, Caravan, 4WD and Camping Show

13.5 Mayor R Williams – 2024 Royal Life Saving Bravery Awards

13.6 Mayor R Williams – Economic Development Through Partnerships and Collaboration Category of the Economic Development Australia Awards won by City of Mandurah for the Thomas Dambo's Giants of Mandurah Project.

14. DECLARATION OF INTERESTS

14.1 Councillor J Smith declared an impartiality interest in Minute G.3/10/24 - Planning and Community Consultation Committee Report Proposed Car Park - Lot 521 Marina Quay, Erskine due to being an acquaintance of the owners of Boundary Island Brewery.

14.2 Ms C Mihovilovich declared an impartiality interest in Minute G.5/10/24 - Community Infrastructure Plan Endorsement for Community Consultation due to being a board member of Mandurah Basketball Association and the Peel Regional Academy of Sports, where facilities including ovals, tennis courts, netball courts, Halls Head Rec Centre, the MARC, the BMX track, the sailing club and the hockey turf are used.

14.3 Councillor R Burns declared an impartiality interest in Minute G.5/10/24 - Community Infrastructure Plan Endorsement for Community Consultation due to being a past player, committee member and having a current social connection to Halls Head Cricket Club, a key user of City facilities.

14.4 Councillor A Kearns declared an impartiality interest in Minute G.5/10/24 - Community Infrastructure Plan Endorsement for Community Consultation as she is a member of multiple boards and committee groups, including Greenfields Primary School, John Tonkin College, Peel Community Kitchen, Allambee, WestAus Crisis Care and she works at Mandurah Primary School. Her husband is also President of the Mandurah Basketball Association.

14.5 Councillor D Wilkins declared an impartiality interest in Minute G.5/10/24 - Community Infrastructure Plan Endorsement for Community Consultation as he is the City of Mandurah representative on the Mandurah Performing Arts Centre Board.

14.6 Councillor J Cumberworth declared an impartiality interest in Minute G.11/10/24 – Financial Report September 2024, Confidential Attachment 8.3 due to having a friend who is renting an office at 10 Lively Place.

14.7 Councillor P Rogers declared an impartiality interest in Minute G.5/10/24 - Community Infrastructure Plan Endorsement for Community Consultation as he was formally the Council's representative on the Mandurah Performing Arts Centre Board.

Confirmed

14.8 Councillor S Wright declared an impartiality interest in Minute G.5/10/24 - Community Infrastructure Plan Endorsement for Community Consultation as he is the Principal at Greenfields Primary School and past member of Halls Head Cricket Club, Mustangs Football Club, Mandurah Surfing Life Saving Club and on the board of John Tonkin College Education Support Centre.

14.9 Councillor R Burns declared an impartiality interest in Minute G.4/10/24 - Site Investigation For Potential Central Men's Shed due to a previous advocacy position in his role as candidate in the 2021 State Election.

14.10 Councillor A Zilani declared an impartiality interest in Minute G.4/10/24 - Site Investigation For Potential Central Men's Shed due to campaigning for the Mandurah Men's Shed in his last Mayoral Election in 2021.

14.11 Manager Strategic Planning and Urban Design declared an impartiality interest in Minute G.5/10/24 - Community Infrastructure Plan Endorsement for Community Consultation due to being Vice President/Junior President at Halls Head Cricket Club and board member at the Metropolitan Junior Cricket Club.

14.12 Executive Manager Strategy and Economic Development declared an impartiality interest in Minute G.5/10/24 - Community Infrastructure Plan Endorsement for Community Consultation due to being Chairperson for the Peel Regional Academy of Sport and board member at Coodanup College.

15. QUESTIONS FROM ELECTED MEMBERS

15.1 COUNCILLOR J CUMBERWORTH: BUILDING A COASTAL PATH

Question1

Has the City investigated building a coastal path between Henson Street and Stewart Street to link the Northern beaches with town beach?

City of Mandurah Response

The Director of Strategy and Economic Development advised that this coastal path link has been subject to many considerations and requests over an extended period. The City Centre Master Plan (Movement Network Plan and Action M1.7) and the Integrated Transport Strategy (identification as a Primary Cycle route and Action AT3) have identified the importance and priority to provide this connection which is a missing link between the Mandurah Ocean Marina and the Silver Sands cycle network (adjacent to Ormsby Terrace).

Questions 2 and 3

What challenges have prevented building this path infrastructure before now and what land tenure issues impede construction of this path?

Confirmed

City of Mandurah Response

The Director of Strategy and Economic Development advised that whilst there will be coastal dune issues to manage as part of the path construction, the key challenge is that this part of the foreshore (between Stewart Street and Henson Street), is privately owned (Lot 123 Henson Street). Lot 123 has however, been reserved for Regional Open Space under the Peel Region Scheme.

The Peel Region Scheme (and the Planning and Development Act 2005) outlines the process for acquisition of privately owned land that is identified for a public purpose. The acquisition process is administered by the Western Australian Planning Commission through the Department of Planning, Lands and Heritage ('DPLH') and City officers understand that it is one of the last privately owned reserved land in Mandurah arising from the Peel Region Scheme.

In March 2024, and as an action of the City's Property Strategy, City officers made a request to the DPLH to formally explore the reserve acquisition. The City has not yet received a response from the Department.

15.2 COUNCILLOR R BURNS: CANOPUS STORAGE AND DISPLAY OPTIONS

Question1

He has received several enquiries from interested local community members about the historical wooden boat, The Canopus. He asked can the City staff please advise Council on the status of the historical wooden boat, The Canopus, particularly on the options being currently investigated regarding the storage and future display.

City of Mandurah Response

The Director of Place and Community responded that The Canopus is a wooden sailing vessel built in 1912 which served as a communication vessel, cargo carrier to Fremantle and a tourist charter boat. The Canopus is included on the Australian Register of Historic Vessels (ARHV).

In 2013, Canopus was donated to Mandurah Museum by the boat's last owner. At this time, Canopus was moved to a shed at a private residence where it has remained. The owners have advised the City that permission to use the shed to store Canopus has been withdrawn. Currently, the City does not have a suitable space to store Canopus and has not made a commitment to publicly display the Canopus.

Question 2

Can you please list the options that were listed to Councillors in a recent briefing session and comment on the specific status of each of those options?

City of Mandurah Response

The Director of Place and Community explained the options for The Canopus:

Confirmed

Option 1 -Commenced.

This option referred to investigating whether WA Museums would store and display Canopus at either Maritime Museum or Boola Bardip. Representatives from WA Museums visited the Canopus with Museum volunteers at the beginning of October. It's anticipated that the WA Museum Board will formally consider its interest in Canopus soon, with an outcome by December 2024.

Option 2 – Commenced.

This option referred to relocate Canopus temporarily at the City's Works Operations Centre and space has been found for this purpose, requiring the temporary relocation of existing equipment.

Option 3 – Not yet commenced.

If permanent relocation of Canopus still can't be found whilst Canopus is at the Works Operations Centre, City officers will need to explore other locations.

Question 3

Is the City exploring State or Federal government funding assistance?

City of Mandurah Response

The Director of Place and Community responded that City officers are not currently exploring State or Federal government funding assistance because a location has not been found to store and/or display The Canopus. Funding will form part of a detailed feasibility study which will outline the implications of the options available to Council.

Question 4

Has the City considered separate fund raising options, including partnerships with the private sector?

City of Mandurah Response

The Director of Place and Community responded that City officers are not currently exploring private sector funding options due to a location not yet being found. Funding will form part of a detailed feasibility study which will outline the implications of the options available to Council.

Questions of which notice has not been given

Nil.

16. BUSINESS LEFT OVER FROM PREVIOUS MEETING

Nil.

Confirmed

17. RECOMMENDATIONS OF COMMITTEES

G. 3 /10/24 PROPOSED CAR PARK – LOT 521 MARINA QUAY, ERSKINE

Summary

The City has received an application for the development of a Car Park, consisting of thirty (30) car bays to be utilised by Boundary Island Brewery (Lot 2002, 21 Marina Quay Drive, Erskine) staff and patrons. There has been a noted lack of formalised parking servicing the brewery and improvements are required. The land use "Car Park" is a discretionary land use on the "Residential" zoning of the site.

The proposal notes the following:

- Surface to be finished with sealed asphalt and appropriate drainage.
- Identification of bays 15-30 as "Staff Only" to limit vehicular movements adjacent to the existing dividing fence.
- Installation of "wheel stops" to deter vehicles from damaging the existing dividing fence.
- Installation of bollards to provide boundary delineation and prevent informal access.
- Provision of a landscape bed around the base of the existing native tree.

Following advertising to 150 surrounding landowners, 19 submissions were received including 1 from the Mandurah Quay Homeowners Association. The Association noted in principle support for the proposal, subject to appropriate surface and fencing treatments.

It is recommended that the proposed car park be approved, subject to conditions.

Committee Recommendation

PART A

That the Planning and Community Consultation Committee recommend that Council:

APPROVE the development application seeking to develop a Car Park at Lot 521 Marina Quay Drive ERSKINE, subject to the following conditions:

1. The development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the City of Mandurah.

2. Prior to the commencement of the development, details of the timber bollards to be installed along the street boundary shall be submitted to and approved by the City of Mandurah and shall thereafter be implemented in accordance with the approved details.

3. Prior to the commencement of the use, the applicant shall submit and have approved to the satisfaction of the City of Mandurah, a detailed car park management plan indicating how the carpark will be managed to reflect intended usage of the car park (i.e. predominantly for staff parking), security and anti-social behaviour, litter and cleaning procedures.

4. All uncovered car parking bays to be in accordance with Australian Standard AS2890.1. Any bays adjacent to kerbs or for those bays that are to be used for disabled parking, shall be in accordance with Australian Standards AS1428.1.

Confirmed

5. Prior to the commencement of the use, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed, marked, and thereafter maintained to the specification and satisfaction of the City of Mandurah.

6. Prior to the commencement of site works, a detailed landscaping plan for the subject site and road verge(s) must be submitted to, and approved to the satisfaction of the City of Mandurah, and must include the following:

   - The location, number and type of proposed trees and shrubs which should reflect and complement the existing landscaping found in close proximity of the site
   - Any existing vegetation and/or landscaped areas to be retained;
   - Pedestrian, paving and lighting treatments;
   - An implementation schedule; and,
   - Maintenance/management responsibilities.

   The plan, once approved, shall be implemented and maintained to the satisfaction of the City of Mandurah.

7. All vegetation identified on the approved plan shall be retained to the satisfaction of the City of Mandurah.

PART B

A briefing will be provided to Elected Members at three and six months after the commencement of use outlining any antisocial or hooning matters.

Confirmed

Council Resolution

MOTION
Moved: Councillor P Rogers
Seconded: Councillor D Schumacher

PART A

That the Planning and Community Consultation Committee recommend that Council:

APPROVE the development application seeking to develop a Car Park at Lot 521 Marina Quay Drive ERSKINE, subject to the following conditions:

1. The development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the City of Mandurah.

2. Prior to the commencement of the development, details of the timber bollards to be installed along the street boundary shall be submitted to and approved by the City of Mandurah and shall thereafter be implemented in accordance with the approved details.

3. Prior to the commencement of the use, the applicant shall submit and have approved to the satisfaction of the City of Mandurah, a detailed car park management plan indicating how the carpark will be managed to reflect intended usage of the car park (i.e. predominantly for staff parking), security and anti-social behaviour, litter and cleaning procedures.

4. **All uncovered car parking bays to be in accordance with Australian Standard AS2890.1. Any bays adjacent to kerbs or for those bays that are to be used for disabled parking, shall be in accordance with Australian Standards AS1428.1.**

5. **Prior to the commencement of the use, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed, marked, and thereafter maintained to the specification and satisfaction of the City of Mandurah.**

6. **Prior to the commencement of site works, a detailed landscaping plan for the subject site and road verge(s) must be submitted to, and approved to the satisfaction of the City of Mandurah, and must include the following:**

    - **The location, number and type of proposed trees and shrubs which should reflect and complement the existing landscaping found in close proximity of the site;**
    - **Any existing vegetation and/or landscaped areas to be retained;**
    - **Pedestrian, paving and lighting treatments;**
    - **An implementation schedule; and,**
    - **Maintenance/management responsibilities.**

    The plan, once approved, shall be implemented and maintained to the satisfaction of the City of Mandurah.

7. **All vegetation identified on the approved plan shall be retained to the satisfaction of the City of Mandurah.**

PART B

A briefing will be provided to Elected Members at three and six months after the commencement of use outlining any antisocial or hooning matters.

CARRIED: 12/0

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

AGAINST: Nil

Confirmed

18. REPORTS

G. 4 /10/24 SITE INVESTIGATION FOR POTENTIAL CENTRAL MEN'S SHED

Summary

In 2021, the City of Mandurah (the City) commissioned a report titled "City of Mandurah Men's Shed – Strategic Direction" which resulted in the City committing to a series of actions to support Men's Sheds into the future. This included investigating land in Central Mandurah that could accommodate a new fit- for-purpose Men's Shed facility with long-term security of tenure.

An extensive investigation of many potential sites took place over the past two years. In November 2023, Council approved for City officers to progress with a more detailed analysis of two land options that showed potential suitability for a Central Men's Shed. The Mandurah Men's Shed and Peel Men's Shed would be invited to participate directly in the site investigation and offered the opportunity to contribute their needs and ideas to the concept design.

Consistent with the Council resolution of 28 November 2023, the purpose of this report is to advise Council of the outcomes from the site investigation, concept design and Quantity Surveying Estimates that have taken place on Reserve 46202, Boundary Road and Reserve 34267, Reserve Drive (Milgar Street), Mandurah.

On 2 September 2024, the Mandurah Indoor Sports Centre on Dower Street (Rushton Park) lease was terminated due to the commercial tenant defaulting on the lease. This site is now considered as the preferred site option for a Men's Shed due to its central location, ample space, ready-made shed, connection to utilities and parking. It's an intention of the City to enter into a tenure arrangement with only one Men's Shed at the Indoor Sports Centre, thus requiring Mandurah Men's Shed and Peel Men's Shed to create a new incorporated group together or agree to combine under one of the existing Men's Sheds, in order to secure space on site.

On balance of information garnered through the investigation, it is considered that Option 3, Mandurah Indoor Sport Centre, is looking most favourable and be approved for concept design and costings to determine its practicality for a shared use facility, which includes provision for a Men's Shed.

Officer Recommendation

That Council:

1. Approves Option 3, Mandurah Indoor Sports Centre, Dower Street, as the preferred potential site for the location of a shared community facility, including provision for a Central Men's Shed.

2. Approves City officers to proceed with a concept design and Quantity Surveyors Estimate for Option 3, under the operating principles of a multi-use and shared facility.

3. The Mandurah Men's Shed and Peel Men's Shed must provide evidence to the satisfaction of the Chief Executive Officer of their arrangement to occupy the Indoor Sports Centre as a single incorporated entity.

4. Request City officers to bring a report to Council with outcomes of the concept design and costings for Option 3, and proposed way forward.

Confirmed

Council Resolution

MOTION
Moved: Cr A Zilani
Seconded: Cr J Cumberworth

That Council:

1. **Approves Option 3, Mandurah Indoor Sports Centre, Dower Street, as the preferred potential site for the location of a shared community facility, including provision for a Central Men's Shed.**

2. **Approves City officers to proceed with a concept design and Quantity Surveyors Estimate for Option 3, under the operating principles of a multi-use and shared facility.**

3. **The Mandurah Men's Shed and Peel Men's Shed must provide evidence to the satisfaction of the Chief Executive Officer of their arrangement to occupy the Indoor Sports Centre as a single incorporated entity.**

4. **Request City officers to bring a report to Council with outcomes of the concept design and costings for Option 3, and proposed way forward.**

CARRIED: 12/0

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

AGAINST: Nil

G. 5/10/24 COMMUNITY INFRASTRUCTURE PLAN ENDORSEMENT FOR COMMUNITY CONSULTATION

Summary

The Community Infrastructure Plan ('the Plan') is a guiding document for 10 to 20 years capturing and communicating the requirements for future community sport, recreational and cultural facilities and spaces to meet the needs of Mandurah's population.

Critically, the Plan consolidates and prioritises community facility needs to ensure there is a consolidated reference for community infrastructure projects.

The Plan focusses on major community facilities such as community centres including libraries, sporting and recreational playing fields and associated buildings. These are the primarily community infrastructure requirements that help facilitate community participation, connection and a healthy lifestyle.

This Plan seeks to integrate planning for community infrastructure which has been split across various plans and strategies including the Active Recreation Strategy, Social Infrastructure Plan, Skate and BMX Strategy and the Arts and Culture Strategy. This approach strives to consolidate and plan for multi-use facilities. This in turn will maximise use and ensure each facility is managed and used in an effective and efficient manner.

Confirmed

The Plan provides for a number of key recommendations for further planning, but importantly, the key principles and outcomes are primarily around existing facilities being improved, upgraded or used more efficiently.

Officer Recommendation

That Council endorse the draft Community Infrastructure Plan (as shown in Attachment 2.1) for the purposes of undertaking consultation with the wider community, State Sporting Associations, local clubs, key user groups and relevant State Government agencies for a minimum period of 28 days.

Following consultation, the Community Infrastructure Plan will be presented to Council for endorsement.

Council Resolution

MOTION
Moved: Mayor R Williams
Seconded: Councillor C Knight

That Council endorse the draft Community Infrastructure Plan (as shown in Attachment 2.1) for the purposes of undertaking consultation with the wider community, State Sporting Associations, local clubs, key user groups and relevant State Government agencies for a minimum period of 28 days.

Following consultation, the Community Infrastructure Plan will be presented to Council for endorsement.

AMENDED MOTION

MOTION
Moved Councillor D Schumacher
Seconded: Councillor D Wilkins

That Council change the consultation period from 28 to 42 days.

CARRIED: 12/0

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

AGAINST: Nil

Confirmed

SUBSTANTIVE MOTION

That Council endorse the draft Community Infrastructure Plan (as shown in Attachment 2.1) for the purposes of undertaking consultation with the wider community, State Sporting Associations, local clubs, key user groups and relevant State Government agencies for a minimum period of 42 days.

Following consultation, the Community Infrastructure Plan will be presented to Council for endorsement.

CARRIED: 12/0

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

AGAINST: Nil

Comment: The consultation period be extended from 28 days to 42 days.

G.6/10/24 2023/24 MOSQUITO MANAGEMENT ANNUAL REPORT

Summary

This annual report provides an overview of mosquito management activities undertaken during the 2023/24 season by the City, in partnership with the Peel Mosquito Management Group (PMMG) and the WA Department of Health (DoH).

Following consecutive seasons influenced by the impacts of the El Niño Southern Oscillation (ENSO) driven La Niña phase, a shift to the opposing ENSO El Niño phase in September 2023 resulted in the 2023/24 season having less intense mosquito activity. There was a decrease in environmentally driven tidal inundation reducing the required number of aerial larvicide treatments and reduced treated areas.

Seventeen (17) aerial larvicide treatments were undertaken between 1 July 2023 and 30 June 2024 with a total area of 3,674.6 hectares being treated across the Peel region.

The City and PMMG worked hard to minimise saltmarsh mosquito populations and the ongoing risk to the community from mosquito borne disease in the form of Ross River virus (RRV) and Barmah Forrest virus (BFV). This required intensive field surveillance and well executed aerial larvicide treatments.

Across the season, twenty-four (24) human cases of RRV were reported for Mandurah, compared to the twenty-nine (29) reported during season 2022/23. A total of five (5) human cases of BFV were reported as opposed to seven (7) in 2022/23. The prevalence of RRV and BFV in any given year is driven by a range of complex factors including environmental conditions, virus transmission cycles and the abundance of adult mosquitoes.

Council is requested to note the activities of the PMMG in season 2023/24, recognising the high level of community interest there has been in this state and local government partnership.

Confirmed

Officer Recommendation

That Council:

1. Receives the City of Mandurah Mosquito Management Program: 2023/24 Annual Report.

2. Approves the communication of this report to following key stakeholders:

    - Department of Health;
    - The Minister for Health and local Parliamentary Representatives;
    - Peel Mosquito Management Group member local governments;
    - Peel Development Commission;
    - Department of Water Environment and Regulation; and
    - Mandurah Environmental Advisory Group.

3. Notes the City's support for the ongoing delivery of the Department of Health Fight the Bite Campaign.

4. Acknowledges the ongoing support provided by the Department of Health in the implementation of improvements in the Peel Mosquito Management Program.

5. Acknowledges the importance of the State Government's ongoing commitment to the annual program, and in accordance with the Dawesville Channel Environmental Review and Management Program. (1998 – Ministerial Conditions and Proponents Commitments for the Peel Inlet and Harvey Estuary Management Strategy).

Council Resolution

MOTION
Moved: Cr A Kearns
Seconded: Cr R Burns

That Council:

1. Receives the City of Mandurah Mosquito Management Program: 2023/24 Annual Report.

2. Approves the communication of this report to following key stakeholders:

- **Department of Health;**
- **The Minister for Health and local Parliamentary Representatives;**
- **Peel Mosquito Management Group member local governments;**
- **Peel Development Commission;**
- **Department of Water Environment and Regulation; and**
- **Mandurah Environmental Advisory Group.**

3. Notes the City's support for the ongoing delivery of the Department of Health Fight the Bite Campaign.

4. Acknowledges the ongoing support provided by the Department of Health in the implementation of improvements in the Peel Mosquito Management Program.

Confirmed

5. Acknowledges the importance of the State Government's ongoing commitment to the annual program, and in accordance with the Dawesville Channel Environmental Review and Management Program. (1998 – Ministerial Conditions and Proponents Commitments for the Peel Inlet and Harvey Estuary Management Strategy).

CARRIED: 12/0

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

AGAINST: Nil

G. 7/10/24 REVIEW OF LOCAL LAWS

Summary

In accordance with section 3.16 of the Local Government Act 1995 (the Act) a periodic review of all local laws is to be undertaken within a period of 8 years from the date the local law commenced (section 3.16 review).

The City of Mandurah (the City) has recently adopted the proposed the City of Mandurah Waste Local Law 2024 and the City of Mandurah Animals, Environment and Nuisance Local Law 2010 following completion of the first round of section 3.16 reviews and local law-making process. To finalise this process, Council is requested to resolve to amend delegation DA-LOC 03 City of Mandurah Local Law – Administration to reflect the renaming of the Waste Local Law 2024 (refer Attachment 4.1).

The City now recommends that Council commence a review of the Local Government Property and Public Places Local Law 2016 (LGP&PP local law). It has been determined that this local law should be reviewed based on matters of priority as this is an extensive local law which requires modernising and updating.

In accordance with the Act, the City must give local public notice of the proposed review for a period of at least 6 weeks. Following this period, a workshop will be held with Elected Members to review the public submissions and City officer feedback collated for consideration by Council before being included in a report. Council will then have an opportunity to consider the report and determine whether or not the LGP&PP local law should remain the same or be repealed or amended.

Council is requested to resolve that the LGP&PP local law (refer Attachment 4.2) undergo review and that this be advertised in accordance with section 3.16(2) of the Act.

Confirmed

Officer Recommendation

That Council:

1. Determines to undertake a review of the *Local Government Property and Public Places Local Law 2016* as per Attachment 4.2.

2. Determines that the City of Mandurah undertakes advertising of the *Local Government Property and Public Places Local Law 2016* in accordance with section 3.16(2) of the *Local Government Act 1995*.

3. Approve City of Mandurah to commence public consultation and collate any submissions to be presented to Council.

4. Amend DA-LOC 03 City of Mandurah Local Law – Administration to replace reference to the "Waste Management Local Law 2010" with the "City of Mandurah Waste Local Law 2024 as per Attachment 4.1.

**ABSOLUTE MAJORITY REQUIRED*

Council Resolution

MOTION
Moved: Councillor D Schumacher
Seconded: Councillor S Wright

That Council:

1. Determines to undertake a review of the *Local Government Property and Public Places Local Law 2016* as per Attachment 4.2.

2. Determines that the City of Mandurah undertakes advertising of the *Local Government Property and Public Places Local Law 2016* in accordance with section 3.16(2) of the *Local Government Act 1995*.

3. Approve City of Mandurah to commence public consultation and collate any submissions to be presented to Council.

4. Amend DA-LOC 03 City of Mandurah Local Law – Administration to replace reference to the "Waste Management Local Law 2010" with the "City of Mandurah Waste Local Law 2024 as per Attachment 4.1.*

****ABSOLUTE MAJORITY REQUIRED***

CARRIED: 12/0

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

AGAINST: Nil

Confirmed

G. 8/10/24 STATEMENT OF COMMITMENT TO CHILD SAFETY AND WELLBING

Summary

The City of Mandurah Child Safe Organisation Plan 2024 - 2027 (the Plan) is an operational document that was developed in March 2024. The intention of the Plan is to ensure the City of Mandurah takes genuine, deliberate action to keep children safe and prevent harm. It describes a suite of actions over a 4- year period that align with the 10 National Principles for Child Safe Organisations. Principle One is that "Child safety and wellbeing are embedded in organisational leadership, governance and culture", which includes making a public commitment to child safety and to foster an organisational culture of child safety.

The purpose of this report is to present the City of Mandurah "Statement of Commitment to Child Safety and Wellbeing" for Council consideration and adoption.

Officer Recommendation

That Council endorse the Statement of Commitment to Child Safety and Wellbeing detailed in Attachment 5.1 and for it to be made publicly available on the City's website.

Council Resolution

MOTION
Moved: Councillor A Kearns
Seconded: Councillor A Zilani

That Council endorse the Statement of Commitment to Child Safety and Wellbeing detailed in Attachment 5.1 and for it to be made publicly available on the City's website.

AMENDED MOTION

MOTION
Moved: Councillor J Smith
Seconded: Mayor R Williams

That Council add recommendation point 2 to the Officer Recommendation which states:

2. That Council direct the CEO to advocate to the relevant Minister, and to the WA Local Government Association, to expand the eligibility of Working with Children Checks to include provision for Local Government Elected Members who interact with children and young people.

CARRIED: 12/0

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

AGAINST: Nil

Confirmed

SUBSTANTIVE MOTION

That Council:

1. **Endorse the Statement of Commitment to Child Safety and Wellbeing detailed in Attachment 5.1 and for it to be made publicly available on the City's website.**

2. **Direct the CEO to advocate to the relevant Minister, and to the WA Local Government Association, to expand the eligibility of Working with Children Checks to include provision for Local Government Elected Members who interact with children and young people.**

CARRIED: 12/0

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

AGAINST: Nil

Comment: additional resolution two included requiring the CEO to advocate to expand the eligibility of Working with Children Checks to include Local Government Elected Members.

The meeting was adjourned at 6.51pm due to technical difficulties.

The meeting recommenced at 6.55pm

G. 9/10/24 COUNCIL AND AUDIT AND RISK COMMITTEE MEETING DATES 2025

Summary

In accordance with Section 5.25(1)(g) of the Local Government Act 1995 (the Act) and regulation 12 of the Local Government (Administration) Regulations 1996, Council is required to resolve to advertise each year, the days and times when Ordinary Council and Committee meetings will be held.

Council is requested to endorse the Ordinary Council and Audit and Risk Committee meeting dates for 2025 for publication on the City of Mandurah website.

Officer Recommendation

That Council:

1. Approve the following Ordinary Council Meeting dates commencing at 5:30pm, to be held in the Council Chambers, and advertised on the City of Mandurah website:

Confirmed

Meeting	Date and Time
Council Meeting	Tuesday, 25 February 2025, at 5:30pm
Council Meeting	Tuesday, 25 March 2025, at 5:30pm
Council Meeting	Tuesday, 29 April 2025, at 5:30pm
Council Meeting	Tuesday, 27 May 2025, at 5:30pm
Council Meeting	Tuesday, 24 June 2025, at 5:30pm
Council Meeting	Tuesday, 22 July 2025, at 5:30pm
Council Meeting	Tuesday, 26 August 2025, at 5:30pm
Council Meeting	Tuesday, 23 September 2025, at 5:30pm
Council Meeting	Tuesday, 28 October 2025, at 5:30pm
Council Meeting	Tuesday, 25 November 2025, at 5:30pm
Council Meeting	Tuesday, 16 December 2025, at 5:30pm

2. Approve the Audit and Risk Committee meeting dates, commencing at 5:30pm, to be held in the Council Chambers, and advertised on the City of Mandurah website:

Meeting	Date and Time
Audit and Risk Committee	Monday, 10 March 2025 at 5:30pm
Audit and Risk Committee	Monday, 5 May 2025, at 5:30pm
Audit and Risk Committee	Monday, 4 August 2025, at 5:30pm
Audit and Risk Committee	Monday, 6 October 2025, at 5:30pm
Audit and Risk Committee	Monday, 1 December 2025, at 5:30pm

Confirmed

Council Resolution

MOTION
Moved: Councillor P Rogers
Seconded: Councillor D Wilkins

That Council:

1. Approve the following Ordinary Council Meeting dates commencing at 5:30pm, to be held in the Council Chambers, and advertised on the City of Mandurah website:

Meeting	Date and Time
Council Meeting	**Tuesday, 25 February 2025, at 5:30pm**
Council Meeting	**Tuesday, 25 March 2025, at 5:30pm**
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Council Meeting	**Tuesday, 16 December 2025, at 5:30pm**

2. Approve the Audit and Risk Committee meeting dates, commencing at 5:30pm, to be held in the Council Chambers, and advertised on the City of Mandurah website:

Meeting	Date and Time
Audit and Risk Committee	**Monday, 10 March 2025 at 5:30pm**
Audit and Risk Committee	**Monday, 5 May 2025, at 5:30pm**
Audit and Risk Committee	**Monday, 4 August 2025, at 5:30pm**
Audit and Risk Committee	**Monday, 6 October 2025, at 5:30pm**
Audit and Risk Committee	**Monday, 1 December 2025, at 5:30pm**

CARRIED: 12/0

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

AGAINST: Nil

Confirmed

G. 10/10/24 LOCAL GOVERNMENT ELECTIONS – ADVOCACY POSITIONS

Summary

The Western Australian Local Government Association (WALGA) is undertaking a review and analysis of Local Government Elections, including the implications of local government reform and the rising costs of elections conducted by the Western Australian Electoral Commission (WAEC).

In order to present a sector position to the December 2024 WALGA State Council Meeting, the Council is requested to resolve and provide its advocacy position on a range of themes associated with local government elections.

Officer Recommendation

That Council recommends that WALGA adopt the following Local Government Election Advocacy Positions:

1. Participation – Council supports that the sector continues to support voluntary voting at Local Government elections.

2. Terms of Office - Council supports that the sector continues to support four-year terms with a two year spill.

3. Voting Methods - Council supports Optional Preferential Voting (OPV) as the preferred voting method for general elections.

4. Internal Elections - Council supports Optional Preferential Voting (OPV) as the preferred voting method for all internal elections.

5. Voting Accessibility - Council supports Postal voting and In-Person voting. Noting that it is willing to trial online voting if there is a secure and reliable platform available.

6. Method of Election of Mayor - Council supports the current legislation with no change. That is, Class 1 and 2 local governments directly elect the Mayor or President (election by electors method), with regulations preventing a change in this method.

Council Resolution

MOTION
Moved: Councillor J Cumberworth
Seconded: Mayor R Williams

That Council recommends that WALGA adopt the following Local Government Election Advocacy Positions:

1. Participation – Council supports that the sector continues to support voluntary voting at Local Government elections.

2. Terms of Office - Council supports that the sector continues to support four-year terms with a two year spill.

Confirmed

3. Voting Methods - Council supports Optional Preferential Voting (OPV) as the preferred voting method for general elections.

4. Internal Elections - Council supports Optional Preferential Voting (OPV) as the preferred voting method for all internal elections.

5. Voting Accessibility - Council supports Postal voting and In-Person voting. Noting that it is willing to trial online voting if there is a secure and reliable platform available.

6. Method of Election of Mayor - Council supports the current legislation with no change. That is, Class 1 and 2 local governments directly elect the Mayor or President (election by electors method), with regulations preventing a change in this method.

AMENDED MOTION

MOTION
Moved: Councillor R Burns
Seconded: Councillor D Schumacher

To remove at point 5: Noting that it is willing to trial online voting if there is a secure and reliable platform available.

CARRIED: 12/0

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

AGAINST: Nil

SUBSTANTIVE MOTION

That Council recommends that WALGA adopt the following Local Government Election Advocacy Positions:

1. Participation – Council supports that the sector continues to support voluntary voting at Local Government elections.

2. Terms of Office - Council supports that the sector continues to support four-year terms with a two year spill.

3. Voting Methods - Council supports Optional Preferential Voting (OPV) as the preferred voting method for general elections.

4. Internal Elections - Council supports Optional Preferential Voting (OPV) as the preferred voting method for all internal elections.

5. Voting Accessibility - Council supports Postal voting and In-Person voting.

Confirmed

6. Method of Election of Mayor - Council supports the current legislation with no change. That is, Class 1 and 2 local governments directly elect the Mayor or President (election by electors method), with regulations preventing a change in this method.

CARRIED: 12/0

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

AGAINST: Nil

Comment: due to concerns regarding the proposed security measures and cost for an electronic voting is trial it was requested that this be removed at point 5.

G. 11/10/24 FINANCIAL REPORT SEPTEMBER 2024

Summary

The Financial Report for September 2024 together with associated commentaries, notes on investments, balance sheet information and the schedule of accounts are presented for Elected Members' consideration. In addition, Council is requested to approve the disposal and acquisition of property in accordance with Confidential Attachment 8.3 and 8.4 and approve the transfer of funds across reserves to enable the potential acquisition.

Officer Recommendation

That Council:

1 Receives the Financial Report for September 2024 as detailed in Attachment 8.1 of the report.

2 Receives the Schedule of Accounts for the following amounts as detailed in Attachment 8.2 of the report:

Total Municipal fund	$	6,777,703.43
Total Trust Fund	$	0.00
	$	6,777,703.43

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

3.1 Unbudgeted operating expenditure of $40,000* Reinviting nature back in Dawesville Urban Greening Grant Program Round Two.
- To be funded from new operating grant revenue from WALGA of $40,000*

3.2 Unbudgeted operating expenditure of $84,851 * Stronger Suburbs Cocoon Project.
- To be funded from new operating grant revenue from Department of Justice of $84,851*.

3.3 Unbudgeted operating expenditure of $54,848* for additional 0.5 FTE (Community Development Officer) as per the Community Safety Strategy approved 23/07/2024

Confirmed

Minute G.3/07/24.
- To be funded from the Community Safety Reserve $54,848*.

3.4 Unbudgeted capital expenditure of $30,000* for Two New Dedicated Document Scanners - Information Management.
- To be funded via an increase in operating deficit, that will be offset by savings to be identified at the budget review process.

3.5 Unbudgeted capital expenditure of $495,000* for Lake Lawns Cemetery Fire Damage Building and Fleet Replacement.
- To be funded from Insurance proceeds of $449,000 and Fleet reserve of $46,000*.

4 Approves the Chief Executive Officer to commence the disposal of properties in accordance with Section 5.38 of the Local Government Act 1995 for the properties listed in Confidential Attachment 8.3.

5 Approves the transfer of all funds in the Transform Mandurah Funding Program Reserve of $925,969 to the City Centre Land Acquisition Reserve which is for the purposes of future property acquisitions within the City Centre Area.

6 Approves the advertising of the change of purpose for the money in the Transform Mandurah Funding Program Reserve for 1 month as required by the Local Government Act 1995 section 6.11(2)(b)*.

7 Approves the closure of the Transform Mandurah Funding Program Reserve.

8 Approves the Chief Executive Officer to pursue the purchase of Site 18 as per Confidential Attachment 8.4 subject to further due diligence being undertaken.

9 Note that Site 19 as per Confidential Attachment 8.4 is subject to a business case on the proposed acquisition and use to be presented to Council.

ABSOLUTE MAJORITY REQUIRED

Council Resolution

MOTION
Moved: Councillor P Rogers
Seconded: Councillor J Smith

That Council:

1 Receives the Financial Report for September 2024 as detailed in Attachment 8.1 of the report.

2 Receives the Schedule of Accounts for the following amounts as detailed in Attachment 8.2 of the report:

Total Municipal fund	**$**	**6,777,703.43**
Total Trust Fund	**$**	**0.00**
	$	**6,777,703.43**

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

Confirmed

3.1 Unbudgeted operating expenditure of $40,000* Reinviting nature back in Dawesville Urban Greening Grant Program Round Two.
- **To be funded from new operating grant revenue from WALGA of $40,000***

3.2 Unbudgeted operating expenditure of $84,851 * Stronger Suburbs Cocoon Project.
- **To be funded from new operating grant revenue from Department of Justice of $84,851*.**

3.3 Unbudgeted operating expenditure of $54,848* for additional 0.5 FTE (Community Development Officer) as per the Community Safety Strategy approved 23/07/2024 Minute G.3/07/24.
- **To be funded from the Community Safety Reserve $54,848*.**

3.4 Unbudgeted capital expenditure of $30,000* for Two New Dedicated Document Scanners - Information Management.
- **To be funded via an increase in operating deficit, that will be offset by savings to be identified at the budget review process.**

3.5 Unbudgeted capital expenditure of $495,000* for Lake Lawns Cemetery Fire Damage Building and Fleet Replacement.
- **To be funded from Insurance proceeds of $449,000 and Fleet reserve of $46,000*.**

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5 Approves the transfer of all funds in the Transform Mandurah Funding Program Reserve of $925,969 to the City Centre Land Acquisition Reserve which is for the purposes of future property acquisitions within the City Centre Area.

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7 Approves the closure of the Transform Mandurah Funding Program Reserve.

8 Approves the Chief Executive Officer to pursue the purchase of Site 18 as per Confidential Attachment 8.4 subject to further due diligence being undertaken.

9 Note that Site 19 as per Confidential Attachment 8.4 is subject to a business case on the proposed acquisition and use to be presented to Council.

ABSOLUTE MAJORITY REQUIRED

CARRIED: 12/0

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

AGAINST: Nil

Confirmed

19. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

20. NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING

Nil

21. LATE AND URGENT BUSINESS ITEMS

Nil

22. CLOSE OF MEETING

There being no further business, the Mayor declared the meeting closed at 7.15pm.

CONFIRMED …….. (MAYOR)

Attachments to Council Minutes:

22 October 2024 Council Reports
8 October 2024 Planning and Community Consultation Committee Report
22 October 2024 Confidential Attachments

Confirmed

CITY OF MANDURAH

NOTICE OF MEETING

ORDINARY COUNCIL

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

Tuesday 22 October 2024 at 5.30pm

Confirmed

CASEY MIHOVILOVICH
Chief Executive Officer
11 October 2024

AGENDA

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

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

2. ACKNOWLEDGEMENT OF COUNTRY

3. APOLOGIES

4. IMPORTANT NOTE

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

5. ANSWERS TO QUESTIONS TAKEN ON NOTICE

6. AMENDMENT TO STANDING ORDERS

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

7. PUBLIC QUESTION TIME

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

8. PUBLIC STATEMENT TIME

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

9. LEAVE OF ABSENCE REQUESTS

Confirmed

10. PETITIONS

11. PRESENTATIONS

12. DEPUTATIONS

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

13. CONFIRMATION OF MINUTES

13.1 Ordinary Council Meeting: 24 September 2024

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

14. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

15. DECLARATIONS OF FINANCIAL, PROXIMITY AND IMPARTIALITY INTERESTS

16. QUESTIONS FROM ELECTED MEMBERS (WITHOUT DISCUSSION)

16.1 Questions of which due notice has been given

16.2 Questions of which notice has not been given

17. BUSINESS LEFT OVER FROM PREVIOUS MEETING

18. RECOMMENDATIONS OF COMMITTEES

18.1 Adoption of Recommendations of the Planning and Community Consultation Committee Meeting: 8 October 2024

Minute	*Item*	*Page No*	*Interests Declared Additional Information*
PCC.3/10/24	Proposed Car Park – Lot 521 Marina Quay, Erskine	4 - 23	

Confirmed

19. REPORTS

No.	*Item*	*Page No*	*Note*
1	Site investigation for potential Central Men's Shed	24 - 33	
2	Community Infrastructure Plan Endorsement for Community Consultation	34 - 143	
3	2023/24 Mosquito Management Annual Report	144 - 157	
4	Review of Local Laws	158 - 235	
5	Statement of Commitment to Child Safety and Wellbeing	236 - 244	
6	Council and Audit and Risk Committee Meeting Dates 2025	245 - 248	
7	Local Government Elections – Advocacy Positions	249 - 254	
8	Financial Report September 2024	255 - 286	**Absolute majority** Confidential Attach 3 and 4

20. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

21. NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING

22. LATE AND URGENT BUSINESS ITEMS

23. CONFIDENTIAL ITEMS

24. CLOSE OF MEETING

Confirmed

1	**SUBJECT:**	Proposed Car Park – Lot 521 Marina Quay Drive ERSKINE
	DIRECTOR:	Strategy and Economic Development
	MEETING:	Planning and Community Consultation Committee
	MEETING DATE:	8 October 2024

Confirmed

Summary

The City has received an application for the development of a Car Park, consisting of thirty (30) car bays to be utilised by Boundary Island Brewery (Lot 2002, 21 Marina Quay Drive, Erskine) staff and patrons. There has been a noted lack of formalised parking servicing the brewery and improvements are required. The land use "Car Park" is a discretionary land use on the "Residential" zoning of the site.

The proposal notes the following:

- Surface to be finished with sealed asphalt and appropriate drainage.
- Identification of bays 15-30 as "Staff Only" to limit vehicular movements adjacent to the existing dividing fence.
- Installation of "wheel stops" to deter vehicles from damaging the existing dividing fence.
- Installation of bollards to provide boundary delineation and prevent informal access.
- Provision of a landscape bed around the base of the existing native tree.

Following advertising to 150 surrounding landowners, 19 submissions were received including 1 from the Mandurah Quay Homeowners Association. The Association noted in principle support for the proposal, subject to appropriate surface and fencing treatments.

It is recommended that the proposed car park be approved, subject to conditions.

Disclosure of Interest

Nil

Location

Property Details

Applicant:	BIB Freehold Pty Ltd
Owner:	BIB Freehold Pty Ltd
Scheme 12 Zoning:	Residential
Peel Region Scheme Zoning:	Urban
Lot Size:	1,047m^2
Topography:	Flat
Land Use:	Vacant site

Previous Relevant Documentation

- G.8/7/21 27 July 2021 Council resolved to approve a change of use to Hotel ('Microbrewery').

Background

In July 2021, Council approved a development application for a change of use to Hotel, facilitating the operation of a 328-patron microbrewery (i.e. Boundary Island Brewery). There are currently 82 car bays on Lot 2002, 21 Marina Quay Drive, Erskine servicing the microbrewery, which at the time of the development approval was deemed to be compliant with the Town Planning Scheme No. 3 (Scheme 3) car parking ratio of 1 bay per 4 seats.

Officers considered the level of parking to be sufficient for the following reasons:

- The venue predominantly operates as a fully seated venue similar to a restaurant, with a seating plan and condition requiring a minimum of 75% of the seating to be in place for the approved number of patrons and is required to offer substantial meals up until 30 minutes before closing.
- A portion of patrons were anticipated to travel to the site by taxi / uber;
- The site is surrounded by established residential properties and an established walking network, therefore it was anticipated that a portion of patrons will walk / cycle to the venue;
- The site is accessible by boat – a portion of patrons were anticipated to arrive via boat (similar to Dolphin Quay) whilst the operator expressed interest in developing partnerships with tour / boat operators to bring visitors to the site by boat.

Since the commencement of operations of the brewery, City officers have received ongoing complaints and noted the extensive parking of vehicles in local streets and within private vacant land in the area. The applicant has proactively sought to increase their parking capacity by purchasing the subject site.

A Parking Management Plan was requested by the City and provided by the operators of the Boundary Island Brewery. The plan detailed the following measures designed to assist in reducing parking congestion in the area:

- Implementation of an improved booking system, involving an increase in crossover period for sessions and automated messaging relating to parking upon booking confirmation.
- Increase in the visibility and number of bike racks.
- Review of communications to customers including social media and website messaging, encouraging alternative forms of transport to the venue.

Confirmed

While the implementation of these measures have been of assistance, it is considered that additional formalised parking supply would reduce the impact of overflow parking on the amenity of the area. There has been a view expressed by complainants relating to the parking that the venue capacity should be reduced to reduce parking demand.

The City has contacted the Office of Racing Gaming and Liquor who advised that historically, changes to liquor licence conditions would normally be associated with the impact of the patrons with the venue such as hooning, damage etc and would not generally be linked with the lack of car parking of itself.

Based on the behaviour of patrons with suitable evidence of the impact on amenity (associated with patron behaviour) a local government has the option to seek changes to liquor licence conditions by the Director of Liquor Licencing.

The City has taken the view that implementation of the Parking Management Plan and progression of additional parking supply would be appropriate at this time. The option to seek intervention with suitable evidence from the Director of Liquor Licencing may be appropriate in the future.

The City also has the option to seek to apply the provisions of the *Planning and Development Act 2005* to an unapproved land use. The City could seek to take enforcement action that demonstrates the use of alternative vacant land for parking to service the brewery is not an approved land use. City officers recommend that this option progressed following an assessment of the effectiveness of the additional supply together with the implementation of the Parking Management Plan.

Comment

Proposed Development

The City has received an application for the development of a Car Park, consisting of thirty (30) car bays to be utilised by Boundary Island Brewery staff and patrons. The proposal notes the following:

- Surface to be finished with sealed asphalt and appropriate drainage.
- Identification of bays 15-30 as “Staff Only” to limit vehicular movements adjacent to the existing dividing fence.
- Installation of “wheel stops” to deter vehicles from damaging the existing dividing fence.
- Installation of bollards to provide boundary delineation and prevent informal access.
- Provision of a landscape bed around the base of the existing native tree.

Design

The car park design proposes a sealed surface (i.e. asphalt paved surface), drained using appropriate soakwells, painted line marking and vehicle wheel stops to reduce the risk of vehicles parking against the adjacent colorbond fence.

The dimensions of car bays and aisle widths / circulation areas satisfy the relevant Australian Standards (AS/NZS 2890.1:2004 Parking Facilities – Off-street car parking).

The car park accommodates an existing native tree within a landscaped area and provides opportunities for landscaping to soften the development when viewed from the street.

Timber bollards are proposed to delineate the boundary of the site, providing a restriction on vehicular access. It is recommended that the applicant provides details as a condition of approval, with further design detail to be provided to the satisfaction of the City. It is intended that the bollards be in keeping with the character of the surrounding area. There has been some concern raised about the robustness of rope fencing as is positioned on the brewery site. This style of barrier will not be permitted.

Confirmed

Assessment

The subject site is zoned “Residential.” A Car Park is a discretionary land use.

The brewery is limited (via condition) to a maximum of 328 patrons and are required to provide seating for a minimum of 75% of the maximum occupancy. As per the Scheme, a parking ratio of 1 bay per 4 seats / patrons is applied with a total of 82 bays provided on site. It should be noted that these calculations incorporate the staff required to service this number of patrons.

Fifteen (15) bays have been allocated to service staff of the brewery and given employment numbers during peak periods this number of bays will be utilised. This approach also reduces vehicular movements and noise of patrons leaving parking bays close to residential properties. Staff are expected to utilise the parking for the duration of their shift. Bays adjacent to the dividing fence are to be marked for “Staff Only”.

It is evident that the business is seeing a higher demand for parking than the Scheme provisions provided for. Notwithstanding the business’s success, the habits of patrons travelling to the venue is contributing to this pressure on parking supply.

The provision of an additional 30 bays results in an overall parking supply of 112 bays for the exclusive use of the brewery. While City officers have noted more than 50 cars on vacant land in the vicinity, with the alternative operations measures and education of patrons, it is considered the proposed increased supply will reduce the amenity impacts on the area through the informal use of vacant land.

The City would then utilise other enforcement measures as previously detailed to further reduce persisting amenity impacts.

MEAG Comment

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

Consultation

The application was advertised to approximately 150 surrounding landowners, as well as directly to the Mandurah Quay Homeowners Association (MQHOA). A total 19 submissions were received, including 1 from the MQHOA. All submissions have been summarised and responded to in the attached Schedule of Submissions (refer Attachment 1.2).

The MQHOA are the representative body for around 400 landowners in Mandurah Quay and collected feedback from their members in response to the proposal. Notwithstanding that the MQHOA acknowledge ongoing concerns relating to the brewery, they support the proposal in principle subject to the following issues being addressed:

- *The proposed surface of reconstituted asphalt is unsuitable in this location due to ongoing dust and maintenance concerns.*

Officer comment:
The applicant has confirmed that the finish is intended to be a sealed, paved asphalt which would remove ongoing dust and maintenance concerns. This is reinforced through the recommended conditions of approval.

- *The use of rope for boundary and car bay delineation is a cheap and unattractive option, which can be easily vandalised and destroyed.*

Confirmed

Officer comment:
The applicant has revised their proposal and committed to painted line marking and a timber fence to provide a more attractive treatment. This is reinforced through the recommended conditions of approval.

Statutory Environment

Should the applicant feel aggrieved by Council's decision, they have the opportunity to seek a review of the decision under the provisions of the *Planning and Development Act 2005* to the State Administrative Tribunal.

Policy Implications

Nil

Financial Implications

Nil

Economic Implications

The proposed car park is considered to enhance the trading conditions of the Boundary Island Brewery by providing additional parking facilities within short walking distance of the site.

Environmental Implications

The site contains one (1) tree within the site, the car park design provides space for the tree to be retained.

Risk Analysis

The proposed car park is considered to enhance parking facilities within the locality and improves ongoing parking management issues. Given the existing residential properties adjacent, if the car park is not managed or treated appropriately then there is the potential to impact on the amenity of residents. City officers consider the recommended conditions and design proposed to be appropriate for the reasons discussed above.

The current practice of using vacant blocks as overflow parking is not sustainable and appropriately designed additional supply is necessary.

Strategic Implications

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

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

Confirmed

Leadership:
Community outcomes:

- Sound decisions based on evidence and meaningful engagement

Conclusion

It is recommended that Council resolves to approve the proposal subject to appropriate conditions.
NOTE:

- Refer ***Attachment 1.1*** ***Development Plans***
  Attachment 1.2 ***Schedule of Submissions***

RECOMMENDATION
PART A
That the Planning and Community Consultation Committee recommend that Council:

APPROVE the development application seeking to develop a Car Park at Lot 521 Marina Quay Drive ERSKINE, subject to the following conditions:

1. **The development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the City of Mandurah.**

2. **Prior to the commencement of the development, details of the timber bollards to be installed along the street boundary shall be submitted to and approved by the City of Mandurah, and shall thereafter be implemented in accordance with the approved details.**

3. **Prior to the commencement of the use, the applicant shall submit and have approved to the satisfaction of the City of Mandurah, a detailed car park management plan indicating how the carpark will be managed to reflect intended usage of the car park (i.e. predominantly for staff parking), security and anti-social behaviour, litter and cleaning procedures.**

4. **All uncovered car parking bays to be in accordance with Australian Standard AS2890.1. Any bays adjacent to kerbs or for those bays that are to be used for disabled parking, shall be in accordance with Australian Standards AS1428.1.**

5. **Prior to the commencement of the use, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed, marked, and thereafter maintained to the specification and satisfaction of the City of Mandurah.**

6. **Prior to the commencement of site works, a detailed landscaping plan for the subject site and road verge(s) must be submitted to, and approved to the satisfaction of the City of Mandurah, and must include the following:**
   - **The location, number and type of proposed trees and shrubs which should reflect and complement the existing landscaping found in close proximity of the site**
   - **Any existing vegetation and/or landscaped areas to be retained;**
   - **Pedestrian, paving and lighting treatments;**
   - **An implementation schedule; and,**
   - **Maintenance/management responsibilities.**

   The plan, once approved, shall be implemented and maintained to the satisfaction of the City of Mandurah.
7. **All vegetation identified on the approved plan shall be retained to the satisfaction of the City of Mandurah.**

PART B

A briefing will be provided to Elected Members at three and six months after the commencement of use outlining any antisocial or hooning matters.

Confirmed

COTTAGE SURVEYS
LICENSED SURVEYORS

87-89 Guthrie Street, Osborne Park WA 6017
PO Box 1611, Osborne Park Business Centre WA 6917
P: (08)9446 7361 | E: perth@cottage.com.au | W: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
576266	17 May 2024	As Shown	B. Hiskins

LEGEND:

	Power Dome
	Power Pole
T C	Phone / Comms.
W	Water Conn.
TP= 10.00	Top Pillar/Post
TW=10.00	Top Wall
TR= 10.00	Top Retaining
TF= 10.00	Top Fence

SOIL DESCRIPTION
Sand - Light Grass Cover

LOT MISCLOSE
(0.000 m)

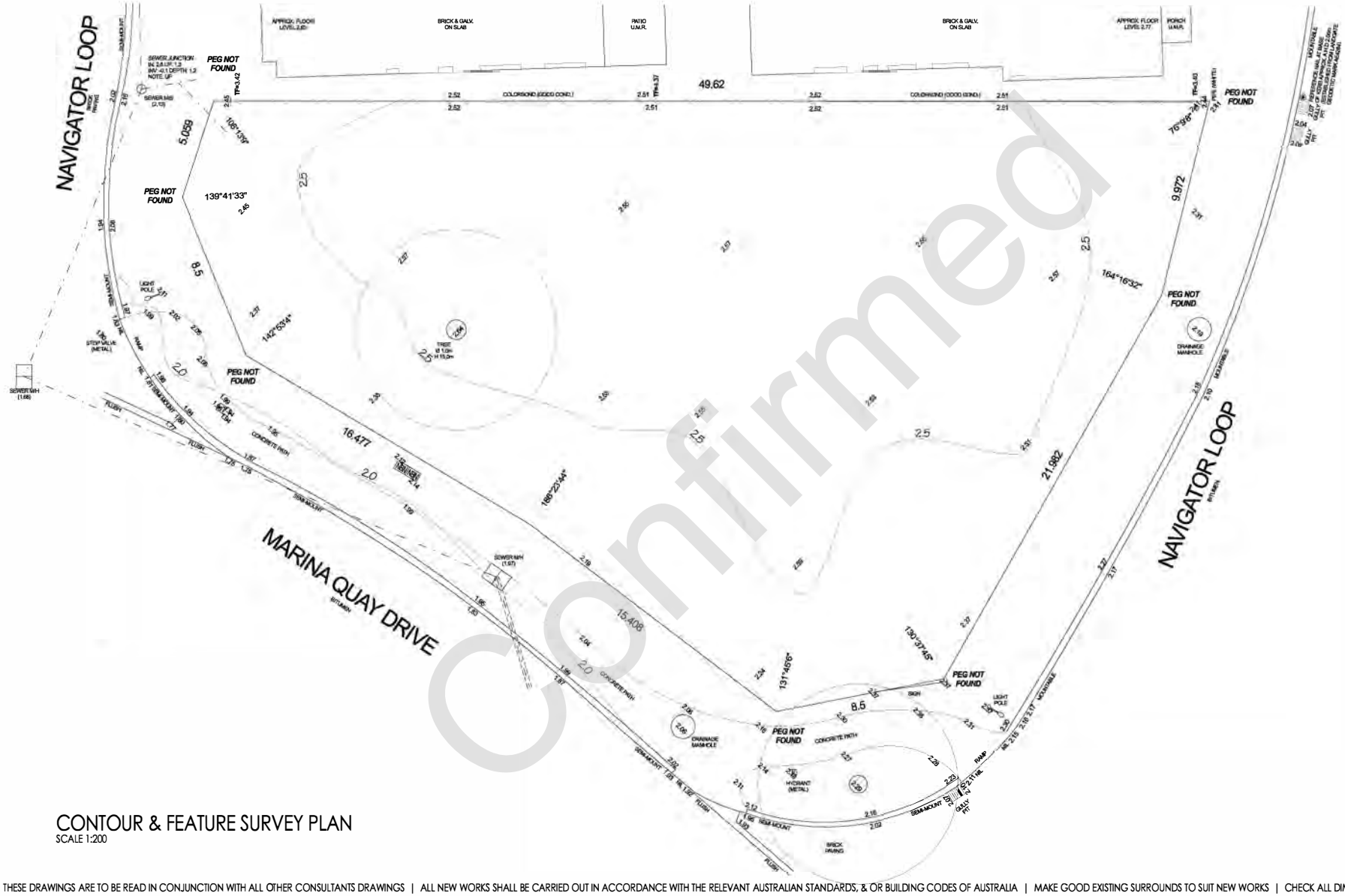
LATTITUDE
-32.558263

LONGITUDE
115.708237

ROADS:	Bitumen / Brick	ELEC.:	U/Ground
KERBS:	See Survey	COMMS.:	Yes
FOOTPATH:	Concrete	WATER:	Yes
DRAINAGE:	Good	SEWER:	Yes
COASTAL:	100m To Ocean	GAS:	CheckAlinta

⚠ DISCLAIMER :

1. Cottage Surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey.
2. Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.
3. Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features location verified in relation to the true boundary.
4. Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.
5. All Sewer details plotted from information supplied by Water Corporation.



CONTOUR & FEATURE SURVEY PLAN
SCALE 1:200

Confirmed

NOTE : THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS | ALL NEW WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, & OR BUILDING CODES OF AUSTRALIA | MAKE GOOD EXISTING SURROUNDS TO SUIT NEW WORKS | CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

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architectural building design & drafting | residential | commercial | industrial

PROPOSED CARPARK LAYOUT : LOT 521 MARINA QUAY DRIVE, ERSKINE WA 6210

Job #: 23-31 | Drawing: wd-01 | Sheet #: A01 | Scale: As Shown @ A3 | Date: 26/08/2024 | Issued for COUNCIL APPROVAL
Local Authority : City of Mandurah | Deposited Plan # : 408029 | Volume / Folio : 2912 / 367 | Bushfire Prone Area : No | Site Area : 1047m²

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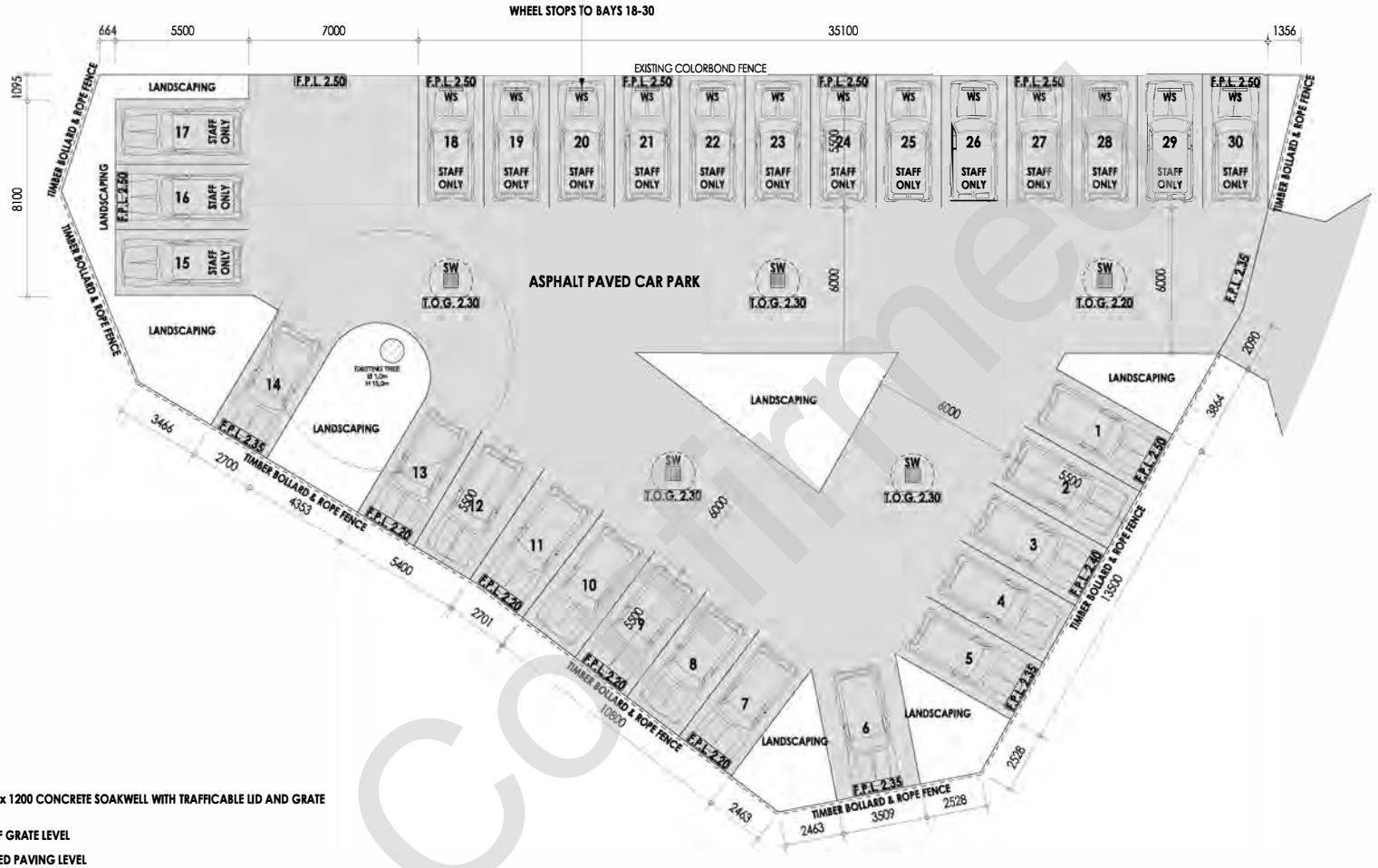

SW INDICATES 1800ø x 1200 CONCRETE SOAKWELL WITH TRAFFICABLE LID AND GRATE

T.O.G. 0.00 INDICATES TOP OF GRATE LEVEL

F.P.L. 0.00 INDICATES FINISHED PAVING LEVEL

FALL PAVING TOWARDS CONCRETE SOAKWELLS

CARPARK PLAN

SCALE 1:200

NOTE : THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS | ALL NEW WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, & OR BUILDING CODES OF AUSTRALIA | MAKE GOOD EXISTING SURROUNDS TO SUIT NEW WORKS | CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

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architectural building design & drafting | residential | commercial | industrial

PROPOSED CARPARK LAYOUT : LOT 521 MARINA QUAY DRIVE, ERSKINE WA 6210

Job #: 23-31 | Drawing: wd-01 | Sheet #: A03 | Scale: As Shown @ A3 | Date: 26/08/2024 | Issued for COUNCIL APPROVAL

Local Authority : City of Mandurah | Deposited Plan # : 408029 | Volume / Folio : 2912 / 367 | Bushfire Prone Area : No | Site Area : 1047m²

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Document Set ID: 6639125
Confirmed

Owner / Address	Submission (Summarised comments)	Comment
1. J Geoghegan Marina Quay Drive, Erskine	Does not support the proposal: a. Appreciate the application is a reaction to add extra parking to what has become a chaotic and overcrowded issue because of the traffic congestion the brewery has created in a residential area. b. Brewery has been responsible for increase in noise and traffic from patrons using the car park and streets. The proposal increases this disturbance. c. Recommended that the northern section of Lot 2002 be turned into a car park. d. The parking ratio (1 bay / 4 patrons) is considered to be the root of the problem.	a. Noted, the brewery was assessed and occupancy conditioned based on a ratio of 1 bay per 4 patrons given its operating conditions. The site is zoned Special Use and has long been identified for tourism uses. b. Noted, the proposal is expected to provide additional parking capacity, and improve parking issues in the area. c. City officers understand the brewery operators have explored a number of options, however the landowner continues to progress a residential subdivision for this portion of the site in accordance with previous WAPC approvals. d. The ratio was applied to the business based on its operating conditions being similar to that of a restaurant (i.e. predominantly seated and availability of food). Furthermore, parking ratios originate from the State Planning Framework.

Confirmed

2. K & J Barron Navigator Loop, Erskine	Does not support the proposal: a. Against any more development of the brewery, this would increase traffic visiting this business.	a. Noted, recommended conditions seek to minimise disruption to the amenity of residents. The proposal improves parking availability in the area, and does not seek to increase the maximum occupancy number which is restricted to 328 patrons.
3. J Ball Sticks Blvd, Erskine	Does not support the proposal: a. Increased traffic along Sticks Blvd since the brewery opened. b. The proposed car park will increase noise that we already have to put up with.	a. Noted, City officers can investigate traffic conditions along Sticks Blvd as a separate matter, however the proposed car park improves parking availability in the area and does not seek to increase the maximum accommodation number of the brewery. b. The car park is considered to cater predominantly for staff who will park for longer periods during their shifts, this is considered to reduce the number of vehicular trips and likelihood of anti-social behaviour.
4. J Seveso	Supports the proposal: a. Assists with traffic congestion.	a. Noted.
5. S Brown Sticks Blvd, Erskine	a. Does not support the proposal.	a. Noted

Confirmed

6. G & A Grieve Navigator Loop, Erskine	Does not support the proposal: a. Area is residential and not commercial, the development of Lot 2002 is only going to exacerbate the lack of parking facilities. b. Brewery is victim of its own success. Licence should not have been granted for 328 patrons, expectation that customers arrive four per car is ludicrous. c. Impact on residents amenity as a result of living adjacent to brewery. d. Allowing this change from residential to commercial will set a precedent in our area. e. If the number of patrons was reduced and a robust booking system put in place, this could improve the situation – without the need for additional parking.	a. Area has long been identified for tourism related uses, whilst the subdivision of Lot 2002 is being undertaken in accordance with WAPC approvals. b. The applied car parking ratio of 1 bay per 4 patrons originates from the State Planning Framework, and is a long standing planning provision. c. Noted, the ongoing amenity concerns relating to noise, odour and anti-social behaviour are subject to separate legislation / laws and/or conditions. d. The site will remain Residentially zoned, and does not prohibit it from being development for residential purposes in the future. e. Noted, the operator has committed to amending their booking system to allow for a greater change over period.
7. R Heilbronn Mandurah Quay Drive, Erskine	a. Impact on adjacent landowners and area in terms of amenity – close proximity to residents, late night noise, anti-social behaviour, and inconsistent aesthetic character. b. Parking issue is the result of inadequate facilities on-site – whether it is more people visiting the site than approved, or more cars with fewer people – this	a. Noted, recommended conditions seek to mitigate potential amenity concerns. The car park is intended to cater predominantly for staff who are likely to remain parked during their shift, and are likely to leave in a respectable manner. b. Noted, City officers as well as RGL undertake compliance checks of the venue. The parking ratio

Confirmed

	needs to be urgently reviewed. Management measures are likely to be ineffective. Development of Lot 2002 will exacerbate parking congestion.	applied to the venue is based on a long standing formula applied through the State Planning Framework.
8. R & S Rummer Marina Quay Drive, Erskine	Does not support the proposal: a. Increased anti-social behaviour and noise associated with the use of the car park. b. Residents should have been notified of the purchase and rezoning. c. Design should include metal guard rail adjacent to fence, solid bitumen paving, painted lines and solid fencing (to prohibit access). d. Brewery should be forced to reduce numbers – they are breaking laws with patron numbers. e. Impact on property values.	a. Noted, recommended conditions seek to mitigate potential amenity concerns. The car park is intended to cater predominantly for staff who are likely to remain parked during their shift, and are likely to leave in a respectable manner. b. The purchasing of the subject site by the brewery is not a material planning consideration. The site will remain Residential zone, and may be developed for residential purposes in the future. c. The use of wheel stops to prevent cars from parking up to the fence is considered satisfactory, the use of wooden bollards and verge landscaping is proposed to soften the appearance of the car park. d. City officers as well as RGL undertake compliance checks of the venue. The parking ratio applied to the venue is based on a long standing formula applied through the State Planning Framework. e. Property values are not a material planning consideration.

Confirmed

9. C & S Brown Marina Quay Drive, Erskine	Does not support the proposal: a. Reason for application is due to excessive patronage which originates from an error of the City in failing to provide a realistic assessment of parking and brewery capacity. b. A car park on a residential lot provides further blight on the area. c. Additional spaces will not resolve parking on road, verges and vacant lots. d. Application will set a precedent, resulting in potential for other vacant sites to be changed to car parks. e. Landowner of brewery site should have provided additional parking within Lot 2002 rather than maximise profit by developing residential lots. f. At what stage does the City take a holistic view of the problem and take action to stop the impact. Further consideration should be given to use of additional area on Lot 2002 and under utilised parking at the resort.	a. City officers as well as RGL undertake compliance checks of the venue. The parking was assessed based on a long standing parking ratio, and on the basis that the venue is predominantly seated, similar to a restaurant. The maximum accommodation number is conditioned. b. Recommended conditions relating to landscaping and bollards seek to soften the appearance of the car park. c. The proposal will increase parking supply to 112 car bays, which is expected to alleviate parking congestion in the area given that an increase to maximum occupancy is not being contemplated. d. Development applications are considered on their individual merit against the relevant planning framework. e. Noted, it is understood that the brewery operators have explored a number of opportunities, the purchase of Lot 521 and approval of a car park would provide them with the exclusive rights to additional bays.

Confirmed

	g. Should this matter also be referred to the WAPC as a change of land use.	f. City officers have considered the issue of parking congestion in the area as part of the current development application, and on an ongoing basis resulting in the brewery developing a parking management plan. g. The local government is the appropriate decision maker with respect to a change of use.
10. I Readwin	Does not support the proposal: a. Late night noise (e.g. car doors, music and engines running). b. Litter from the car park (e.g. staff takeaways, cans, bottles). c. Antisocial behaviour from staff and others driving 4WD's in dangerous manner. d. Brewery management offering lip service to the Council, as Council is too busy to police. e. Brewery management have show disregard for the environment and residents.	a. The car park is intended to cater predominantly for staff parking who are expected to be parked on-site for the duration of their shift, and leave in a respectable manner. b. Through the management of the site the operator is expected to maintain it. c. The presence of bollards and verge landscaping is expected to encourage access via the designated crossover. d. City officers as well as RGL undertake compliance checks. e. The site is zoned Special Use and has a history of use as a tourist related venue. The brewery approval

Confirmed

	f. Residents were under the impression vacant land was for residential development, will Council offer any form of compensation. g. Car application appears to be panic management by the Council given brewery approved without proper parking and amenity impact.	contains harm minimisation measures seeking to protect the amenity of the area. f. The site is zoned Residential which contemplates a range of land uses as per the Scheme. The site will remain Residential, and may be developed for residential purposes in the future. g. Parking was assessed on the basis that the brewery operates as a predominantly seated venue and occupancy is restricted (conditions apply). The brewery approval contains amenity related conditions.
11. G Morris	Does not support the proposal: a. Increased traffic will increase the noise of the brewery.	a. No increase to maximum occupancy is being contemplated, the provision of additional parking alleviates street, verge and vacant land parking.
12. B Wilkerson Conservation Loop, Erskine	Does not support the proposal: a. Impact on property values. b. Dangerous precedent to allow car park in a wholly residential area. c. Parking congestion and associated noise will increase as Lot 2002 is developed.	a. Property values are not a material planning consideration. b. Development applications are considered on their individual merit and assessed against the relevant planning framework. c. Noted, the provision of additional parking will alleviate future pressures when Lot 2002 is fully developed –

Confirmed

	d. Brewery may be seeking to increase their maximum occupancy given the increase in parking.	given informal parking is currently occurring on vacant land. d. There is no increase to the maximum occupancy number being contemplated.
13. J Hewison	Does not support the proposal: a. More parking and less dwellings should have been approved. b. There is no walkway to the quay and pedestrians / cyclists must navigate the car park and brewery.	a. This is not considered to be material to the subject application. It is noted that the City did not support the subdivision application at the time, and requested the preparation of a Structure Plan to consider Lot 2002 holistically - ultimately, the WAPC approved the subdivision. b. Refer comment 13a.
14. S Tischler	a. No Council or operator consideration of future parking challenges if the business proved successful. b. Pleasing that the brewery encourage alternative forms of transport, however further opportunities should be considered (e.g. water taxi, courtesy bus).	a. The previous parking assessment was undertaken as per the City's Scheme based on the venue proposed. The operator has explored options and is seeking to provide exclusive parking. b. Noted, through the parking management plan the operator is exploring other opportunities such as water taxi.
15. J Sangster	a. Impact on the character of Mandurah Quay.	a. The provision of additional parking is considered necessary to alleviate parking congestion. The existing brewery site is zoned Special Use and has long been identified for tourism related uses.

Confirmed

	b. Impact on residents of Navigator Loop living next to a car park.	b. Noted, recommended conditions seek to alleviate amenity impacts on surrounding landowners, through the provision of landscaping, bollards and parking management.
16. R Oxley	Does not support the proposal: a. Impact on the residential amenity of Mandurah Quay. b. Alternatives should first be explored. Landowner of Lot 2002 and brewery operator should negotiate extension of car park into undeveloped portion of Lot 2002. c. City and RGL grossly erred in allowing brewery to accommodate 328 patrons in such a dense residential location – approval could be revisited and the number reduced hence the demand for parking. d. The car park will accommodate 30 bays, however brewery may have as many as 50 employees on site so not much left for patron parking.	a. The provision of additional parking is considered necessary to alleviate parking congestion. Recommended conditions (i.e. landscaping, bollards and management plan), as well as existing brewery conditions, are applied to alleviate amenity concerns. b. The City is considering an application to develop the subject site and provides exclusive parking. c. It is considered that decisions to reduce numbers should come after options to improve the parking management have been fully explored. d. Refer comment 16c.
17. G Leach Navigator Loop, Erskine	Does not support the proposal:	

Confirmed

	a. Reconstituted asphalt will do nothing to alleviate dust and hooning issues. b. Timber and rope delineation has proven inadequate – damaged due to dangerous driving. c. Wheel stops adjacent to fence line are inadequate. d. Access should be from the north to improve safety and decrease headlight nuisance. e. Emergency infrastructure on the NE corner should be readily accessible. f. Landscape bed around the existing tree could be better protected with wheel stops.	a. The City requires a solid surface treatment which is expected to discourage hooning behaviour and reduce dust – this forms part of the recommended conditions. b. The provision of timber bollards, similar to those used elsewhere in the area, forms part of the recommended conditions. c. The wheel stops discourage vehicles from being parked directly adjacent to the fence line. d. Noted, access is proposed from the north. e. Noted, any landscaping within the verge is required to be in accordance with a future landscaping plan. f. The landscaped planting is considered to provide the necessary deterrent.
18. Mandurah Quay Homeowners Association	Supports the proposal: a. MQHOA is the representative body for some 400 owners in Mandurah Quay. b. Acknowledge the concerns of residents that a car park adjacent to residences is not ideal and understand their anger at the previous planning decisions. This has resulted in inadequate parking,	a. Noted. b. Noted, the provision of additional parking supply is considered to be necessary at this time.

Confirmed

	given the capacity and success of the brewery and the fact the existing car park is also used by members accessing the boat ramp. c. The proposed surface is unsuitable as it will create a dust problem, will encourage hooning and become an ongoing maintenance issue. Recommend a solid surface, such as hotmix. d. The use of rope for boundaries and parking bay delineation is a cheap and unattractive option, which is easily vandalised. Recommended properly marked bays and vertical timber posts. e. MQHOA encourages the City to explore all options to improve parking congestion, and feel that the addressing the above issues will allay some concerns.	c. Noted, the City requires a solid surface treatment which is expected to discourage hooning behaviour and reduce dust – this forms part of the recommended conditions. d. Noted, the provision of timber bollards, similar to those used elsewhere in the area, forms part of the recommended conditions. e. Noted, the provision of additional parking supply is considered to be necessary at this time.

Confirmed

1	**SUBJECT:**	Site investigation for potential Central Men's Shed
	DIRECTOR:	Director Place and Community
	MEETING:	Ordinary Council Meeting
	MEETING DATE:	22 October 2024

Summary

In 2021, the City of Mandurah (the City) commissioned a report titled "City of Mandurah Men's Shed – Strategic Direction" which resulted in the City committing to a series of actions to support Men's Sheds into the future. This included investigating land in Central Mandurah that could accommodate a new fit-for-purpose Men's Shed facility with long-term security of tenure.

An extensive investigation of many potential sites took place over the past two years. In November 2023, Council approved for City officers to progress with a more detailed analysis of two land options that showed potential suitability for a Central Men's Shed. The Mandurah Men's Shed and Peel Men's Shed would be invited to participate directly in the site investigation and offered the opportunity to contribute their needs and ideas to the concept design.

Consistent with the Council resolution of 28 November 2023, the purpose of this report is to advise Council of the outcomes from the site investigation, concept design and Quantity Surveying Estimates that have taken place on Reserve 46202, Boundary Road and Reserve 34267, Reserve Drive (Milgar Street), Mandurah.

On 2 September 2024, the Mandurah Indoor Sports Centre on Dower Street (Rushton Park) lease was terminated due to the commercial tenant defaulting on the lease. This site is now considered as the preferred site option for a Men's Shed due to its central location, ample space, ready-made shed, connection to utilities and parking. It's an intention of the City to enter into a tenure arrangement with only one Men's Shed at the Indoor Sports Centre, thus requiring Mandurah Men's Shed and Peel Men's Shed to create a new incorporated group together or agree to combine under one of the existing Men's Sheds, in order to secure space on site.

On balance of information garnered through the investigation, it is considered that Option 3, Mandurah Indoor Sport Centre, is looking most favourable and be approved for concept design and costings to determine its practicality for a shared use facility, which includes provision for a Men's Shed.

Confirmed

Disclosure of Interest

Nil

Previous Relevant Documentation

• CC.4,5,6/7/21	27 July 2021	Council received the Strategic Direction Report, noted the benefits of Men's Sheds, agreed to financial contributions, committed to exploring new sites, revoked Council resolution points 2,3,4 or February 2021 and endorsed the CEO to negotiate a lease for a portion of the Falcon Family Centre indoor and outdoor areas for Falcon Community Men's Shed.

- G.8/11/23 28 November 2023 Council approved to proceed with concept design and Quantity Surveyor Estimates for Reserve 46202 Boundary Road and Reserve 34267 Reserve Drive in consultation with Peel and Mandurah Men's Sheds, with a report to be brought back to Council with outcomes.

Background

Men's Sheds are an international movement that promote the physical, mental and emotional health of members in a supportive environment. This idea of good health is centred on many factors including self-worth, pride, being productive, contributing to community, connecting with friends and maintaining an active body and mind. Becoming a member of a Men's Shed provides a safe and busy environment where men can find many of these things in an atmosphere of mateship. And, importantly, there is no pressure, as men can just come along for a cuppa and chat if that is their interest.

The City has undertaken thorough research to identify, assess and prioritise potential sites for a Men's Shed in central Mandurah. The City has consulted with Mandurah Men's Shed and Peel Men's Shed over the past two years, each giving in principle support for both Reserve 46202 (Boundary Road) and Reserve 34267 (Milgar Street). Communication and a number of meetings were held between August to October 2024 with both Men's Sheds once the Indoor Sports Centre became available. Both Peel and Mandurah Men's Sheds have shown eagerness to work together on a common goal of a combined Men's Shed that will serve the needs of the community, and have supported the approach of a shared use facility.

In March 2024, the City sought quotes from experienced contractors under Request for Quote "Concept Design and Quantity Surveyor Order of Magnitude Cost Estimate at two locations for a proposed Central Men's Shed" (noting Indoor Sports Centre was not an available option at this time). The two locations selected for investigation were:

- Option 1: Reserve 34267, 90 Milgar Street (Reserve Drive), Mandurah WA 6210 (refer Figure 1)
- Option 2: Reserve 46202, 84 Boundary Road, Mandurah WA 6210 (refer Figure 2)

Figure 1 – Reserve 34267 (Milgar Street)

Figure 2 – Reserve 46202 (Boundary Road)

Confirmed

The purpose of the project was to assist the City to determine the most preferred of the two sites for potential construction of a new Community Shed facility. The sites are very different, so a different approach to land utilisation, design and consequently Quantity Surveying (QS) was required for each site. The concept design and QS cost estimate will be used to inform: site selection for a Central Community Shed; budget for capital and operating costs; negotiations with Department Planning Lands and Heritage regarding site and tenure; funding requests to external parties, such as grant applications, sponsorships or donations; and advocacy to stakeholders as required.

The Project comprised four work packages that were delivered in consecutive stages:

1. Investigation including context, understanding and engagement.
2. Concept Designs.
3. Quantity Surveyor Estimates.
4. Final Report.

The works were awarded on 22 April 2024 to Architect, Bollig Design Group, and it is important to note these works did not include detailed design or documentation for construction. The purpose of the project was to undertake sufficient analysis to select a preferred site, with refined concepts to be the next step if a site was selected.

Comment

Summary of Design Option 1: Reserve 34267, 90 Milgar Street (Reserve Drive), Mandurah WA 6210 (refer Figure 1)

The proposed Milgar Street site is located within an existing City of Mandurah reserve currently occupied by the Mandurah BMX Park, outdoor ping pong play zone, and Caterpillar playground.

- The new structure will be classified class 9a. There is no requirement to meet NCC Section J requirements for the workshop areas representing the larger proportion of the building. The workshop roof does not need to be insulated. However, there would be benefits in controlling temperature humidity and general thermal comfort within the space; consideration should be given for the use of insulated panels for the roof.
- For the Community areas of the building with air conditioning compliance with Section J will be required.
- It is assumed that the building will have a 25-year minimum service life

The Milgar Street site is a difficult one with a considerable crossfall of approx. 3 metres, hard limestone capstone evident at surface level and existing mature trees are to be removed to provide a clear site.

Achieving a flat building platform for the building with vehicle and pedestrian access and nearby carparking will require significant site fill and retaining to the adjacent BMX park boundary to achieve conformance with AS 2890 requirements.

There is an existing Water Corporation asset passing through the site in an east west alignment that cannot be built over. This service will need to be protected with all structural works kept 10.0m from the water service line. On grade carparking is permitted. Refer to Water Corp Protection of Assets: Technical Guidelines For safely working near Water Corporation assets 2022 Edition Revision 3 for additional information.

Immediately adjacent the site is a public access walkway (PAW) that would require alteration should this site be selected for the Men's Shed. The site is close to residential buildings across the road raising the likelihood of additional acoustic treatment to dampen noisy activities within the facility.

Confirmed

A traffic study for this site was undertaken by City officer's to understand the traffic flows and velocity of vehicles in the immediate vicinity of the industrial building nearby where traffic calming has been installed, and immediately to the front boundary of this site. Refer Appendix G of the Final Report for result.

- Strengths of this option:
  - Crown land site aligns with Property Strategy
  - Initial support from DPLH gives confidence for a favourable outcome
  - Close proximity to existing Mandurah Men's Shed and Peel Men's Shed.
  - Considered suitable by both Men's Sheds
  - Central location and easily accessible
  - Complements surrounding amenity (light industrial) with a lower specification for street presence potentially acceptable
  - Sufficient land parcel (pending negotiation)
  - Early indication that some trees on site are not significant and could be removed

- Challenges of this option:
  - Partially within a residential area and in close proximity to some residences
  - Topography of land is challenging (the site not level with a significant crossfall)
  - The sloping site can be treated but would still result in steps or ramps which are unfavourable, especially for an ageing target group.
  - No existing utilities (power, water, gas, communications) with potential for connection and supply issues
  - Existing water main owned by Water Corporation runs through the site with a large exclusion zone
  - No existing parking provisions exist on site a new carpark required
  - Early indication that some trees on site are significant and would require retention as noted in the Arborist's report. Tree losses would be required but these would be offset by council planted on site and elsewhere within the City precinct.
  - Footpath realignment will be required
  - Vehicle access would require a steep crossover into the site.
  - The site is on a bend in the road
  - High overall cost of construction with no existing infrastructure

On balance of information above, the challenges of the site outweigh the benefits when compared to Option two (Boundary Road) and Option three (Indoor Sports Centre).

Summary of Design Option 2: Reserve 46202, 84 Boundary Road, Mandurah WA 6210 (refer Figure 2)

The proposed Boundary Road site is located within an existing City of Mandurah reserve currently tree covered but largely vacant. It is located immediately across the road from the Dudley Park Primary School.

- The new structure will be classified class 9a. There is no requirement to meet NCC Section J requirements for the workshop areas representing the larger proportion of the building. The workshop roof does not need to be insulated. However, there would be benefits in controlling temperature humidity and general thermal comfort within the space; consideration should be given for the use of insulated panels for the roof.
- For the Community areas of the building with air conditioning compliance with Section J will be required.
- It is assumed that the building will have a minimum 25-year service life (more likely 50 years +)

The Boundary Road site is a flat site with few encumbrances, except a number of existing mature trees will need to be removed. The presence of white fungus and dead trees are identified on this site within the Arborist's report.

Confirmed

An existing small drainage swale needs to be either modified by incorporating a drainage cell/landscaping solution or be relocated by the City of Mandurah. Immediately adjacent the site is the Mandurah Cemetery to the north. The City has advised that there are no plans to expand the current Cemetery envelope. The Cemetery operates as a closed cemetery. Immediately adjacent the site to the west is a public access walkway (PAW) that should remain untouched by any site activities. An easement containing a high pressure gas line is located to the western side beyond the site and will have no impact upon site activities.

The building envelope land portion of the site will be subject to excision from the surrounding parkland by government agreement.

- Strengths of this site option:
  - Crown land site aligns with Property Strategy
  - Initial support from DPLH gives confidence for a favourable outcome
  - Accessibility for all patrons and building users can be readily met
  - Topography of land is favourable, being level and free draining.
  - Considered suitable by both Men's Sheds at the site visit
  - The site is Central location and easily accessible
  - Provision for on-street parking is available and the site can accommodate a minimum of 35 car bays without major site modification
  - Potential for negotiation with DPLH to 'square up' the site, and request increase in land size.
  - The land parcel is demonstrated to be sufficient in size for a Men's Shed and ancillary areas of over 1500sqm and with onsite carparking

- Challenges of this site option:
  - The site is located near to a small residential area, but this does not appear to be overly problematic
  - The design solution recognises the need for a higher specification for street presence to ensure higher amenity of the residential area
  - The site is adjacent a cemetery which may concern some community groups; however the Men's Sheds have reported no concerns from their members.
  - Existing utilities (power, water, gas, communications) with potential for connection and supply issues are located either on site or nearby
  - The site is Central to Mandurah, adjacent land parcel to the MARC although slightly further from existing Mandurah and Peel Men's Sheds
  - Early indication that some trees on site are significant and some would require retention, but these can be used to subtly screen larger bulk areas of the building. Tree losses would be required but these would be offset by City planted trees on site and elsewhere within the City precinct.
  - Proximity to some residential areas including being close-by 750metres to several nearby aged care facilities
  - The wedge-shaped site provides an opportunity for a unique building design solution but does not adversely impact on the design opportunities or the nearby properties.
  - High overall cost of construction with no existing infrastructure

On balance of information above, the challenges of the site outweigh the strengths when compared to Option three, Indoor Sports Centre.

<u>Summary of Option 3 – Indoor Sports Centre</u>

On 2 September 2024, the Mandurah Indoor Sports Centre on Dower Street (Rushton Park) lease was terminated due to the commercial tenant defaulting on the lease. This site is now considered as the preferred site option for a Men's Shed due to its central location, ample space, ready-made shed, connection to utilities and parking.

Confirmed

This site was put forward as a suitable option by the Men's Sheds in 2022, however at the time, the Indoor Sports Centre was dismissed due to its unavailability with a long-term commercial lease over the entire premises.

Strengths of this site option:

- Existing Shed infrastructure
- Ample indoor space (approximately 2,300sq m)
- Outdoor spaces that could have flexible functionality
- Site lends itself to multiple uses that complement one another
- Easily accessible with existing parking
- Strong Street presence and unlikely to negatively impact residents in close proximity due to established nature of community facility.
- Existing utilities
- No necessity for tree removal
- Central Location
- A Men's Shed would activate the site during the day
- Proximity to surrounding complementary places such as sporting clubs, Peel Health Hub, and soon Common Ground.
- Indicatively, Rushton Park Masterplan could accommodate the Indoor Sports Centre being a shared use facility that includes a Men's Shed without compromising the overall master planning of the site.
- There is an opportunity to develop a new operating model for the site, including for it to be utilised under a shared model arrangement, enabling other groups to co-locate within independent licenced areas.
- Overall, a quicker and cheaper option than constructing a new Shed in comparison to Option 1 or 2.

Challenges of this option:

- The City has undertaken and indicative condition report, which is positive, however, there are still considerable unknown factors about suitability of the facility for a Men's Shed and other uses in a practical application (such as cooling, heating, dust extraction, fire ratings, noise between multiple user groups, disability access, etc)
- The site has considerable deficiencies, such as inadequate toilet provision and unsuitable kitchen facilities (amongst others)
- Extensive condition and internal work is required to make it serviceable and for multi-use.
- Success of the site requires the establishment of a new operating model that necessitates multiple groups to not only share the site, but work constructively and in harmony for optimal community benefit.

On balance of information above, the strengths of the Indoor Sport Centre outweigh the challenges and is preferred over Option 1 (Milgar, Reserve Drive) and Option 2 (Boundary Rd).

Figure 3 – Indoor Sport Centre, Rushton Park Sporting Complex

Confirmed

Summary of preferred option

The following three sites were considered for the establishment of a shared use facility, including Central Men's Shed:

- Option 1: Reserve 34267, 90 Milgar Street (Reserve Drive), Mandurah WA 6210 (refer Figure 1)
- Option 2: Reserve 46202, 84 Boundary Road, Mandurah WA 6210 (refer Figure 2)
- Option 3: Indoor Sport Centre, Rushton Park Sporting Complex (Refer Figure 3)

Option 3, Indoor Sport Centre, has merit and is recommended for further investigation with concept design and costings of a shared use facility, including Central Men's Shed. If the due diligence is favourable, access to the facility would be facilitated through a non-exclusive licence arrangement.

Consultation

For Site options 1 and 2, extensive consultation took place throughout March to July 2024 with the Architect, City officers, Mandurah Men's Shed and Peel Men's Sheds, including working group meetings, phone calls, in-person meetings with Shed representatives, site visits and emails.

The engagement throughout this project was between the "Involvement" and "Collaborate" levels on the IAP2 spectrum, whereby the City and Contractor worked directly with Sheds representatives to ensure their aspirations and concerns were consistently understood and considered. The Shed representatives were included in each aspect of the project including development of Room Data sheets to outline equipment, power, lighting and room sizing, presenting and discussing ideas for the internal layout alternatives and space integration, identification of a preferred solution and were overall engaged to offer contributions, advice, information and proposals.

It's recognised by City officers that the concept design is indicative only, and if Options 1 or 2 are selected, both Men's Sheds would need to be involved to refine the design further to progress an agreed layout to detailed design. The City would also need to liaise directly with other stakeholders to design for multi-use provision which as included in the concept generally, but would need finalising with other groups.

When Option 3 was forming in August 2024, City officers made contact with Peel and Mandurah Men's Sheds to advise of a third option being considered. Representatives were advised in early September of the Indoor Sports Centre, with a meeting held to discuss this option on 11 September 2024. Following the meeting, the City received correspondence from both Peel Men's Shed and Mandurah Men's Shed confirming that the Indoor Sports Centre is their preferred option to establish a Central Men's Shed.

Option 3 would require a process of engagement to determine how to best use the space at the Indoor Sports Facility to generate maximum community value with compatible uses. Additional to a Central Men's Shed, other compatible uses could include arts groups, creative industries, community garden, service groups, meeting/function space, community hall and other. It is anticipated this would be determined through an Expression of Interest process, the details yet to be finalised.

Environmental Considerations:

Both options 1 and 2 are currently designated as parkland, and each will require some clearing of native vegetation to accommodate the building footprint. Environmental impact assessments and mitigation strategies have been assessed and are an essential consideration to minimise ecological disruption.

The City Arboriculturist was engaged to undertake initial assessment at both sites which identified significant tree amenity value above $650,000 for each site. With Reserve 46202 (Boundary Road) being the preferred site, the City Bushland Management Coordinator undertook further investigations and provided recommendations on possible fauna relocation, habitat preservation and revegetation needs.

Confirmed

The intention is for the removed trees to be recycled into the facility to produce products, furniture, toys and the like, where possible, and wood chipped for use on site, where this is not possible. There is also the intention to retain some tree hollows and include nesting boxes to compensate for any fauna habitat losses.

The Architects report confirmed the project does not need to be certified under any other sustainability or environmental certification programs and is not within current Bush Fire Prone exposure risk areas.

Option 3 has negligible environmental impact due to it being an existing facility.

Policy Implications

POL-CNP 07 – Community and Recreation Facilities

The objective of this Policy is to guide the City in the design, development and management of City owned community and recreational facilities to maximise community benefit and access. It outlines a principled approach, outlining that the City will:

- Provide equity of access to community and recreation facilities:
  - Facilities geographically located to provide maximum coverage across Mandurah Local Government Area (LGA).
  - Facilities welcoming and accessible for all ages, abilities and cultures.
- Maximise usability and flexibility:
  - Facilities that are multi-use, multi-purpose and have multiple functions.
- Maximise social interaction and community benefit:
  - Understanding that the space, design and management of facilities directly affects human interaction.
- Lead the design, development and management of facilities, considering:
  - consultation with the wider community; and
  - protection of the City's financial interests and asset portfolio.
- Consider whole of life costs of facilities:
  - ensuring asset management of facilities is financially sustainable;
  - ensuring flexible design so facilities can respond to changing community priorities.

POL-CNP 08 - Community Initiated Infrastructure Policy

The purpose of the Community Initiated Infrastructure Council Policy (Policy) is to guide consistent,transparent and accountable decision making when responding to unscheduled requests from community for the renewal, replacement, upgrade or alteration to community infrastructure on City of Mandurah (the City) owned or managed land.

Options 1, 2 and 3 for a new shared facility with Men's Shed would be assessed as high risk due to its overall complexity, cost over $200,000 and lack of inclusion in the City's long term financial plan for construction or operations. As such, the City would not permit this as a community-led project and would ensure it is the lead in project-managing infrastructure of this scale.

Risk Implications

Without timely and appropriate support, there is a risk the Men's Sheds will be unable to operate due to lack of secure tenure in their existing facilities, insufficient space and short-term operational issues.

The City's demographic data indicates an aging population, which is expected to increase the demand for Men's Sheds. This demographic trend underscores the need for stable and adequate facilities to support the community's needs.

Confirmed

The three site options are very different sites, each with a unique set of challenges. This project of investigation, concept design and Quantity Surveying of both sites 1 and 2 offered prudence and due diligence to support an informed recommendation.

Given the size and layout of the Indoor Sports Centre, there is a risk that: too many groups want to move in; the groups seek too much space that is beyond a reasonable allocation; groups seek unsuitable spaces for their activity; groups are competing for the same space; or incompatible groups want to co-locate.

There is a risk that this project may raise expectations which may not be able to get met.

Financial Implications

The City does not have monetary commitments listed in its Long-Term Financial Plan for capital or operational funding to support a shared use facility including a Central Men's Shed.

The estimates provided in the Concept Design Report for options 1 and 2 include cost estimates for construction, furniture and fittings, professional fees, project management fees, public art, project escalations, and contingencies (10%), and indicate the following:

Option 1 – Milgar Street: total $5,365,364.38 (estimated potential lost tree amenity value is $416,989)
Option 2 – Boundary Rd: total $4,968,930.92 (estimated potential lost tree amenity value is $466,989)

For Option 3, cost estimates will be determined once concept design for internal fit-out has been completed.

Whilst the cost estimate to retrofit Indoor Sports Centre for a multi-purpose community facility is unknown, although the City is confident that it will be significantly less than Options 1 and 2.

It's intended to source refurbishment of the Indoor Sports Centre though grants, advocacy to State Government, and fundraising efforts by the Men's Sheds.

The City has potential to generate some revenue from the site through hire arrangements outside of licence hours. The portion of the site allocated to the Men's Shed would not be shared with other groups due to the safety and other risks of machinery and tools on site.

Strategic Implications

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

Economy:
1.4 A thriving City that residents are proud to call home and people want to visit.

Community:
2.1 Access to support services that enhance opportunities for everyone
2.2 Safe and connected communities
2.3 Inclusive and welcoming places, spaces and neighbourhoods
2.4 An enriched, creative and empowered community that values culture, heritage and life learning
2.5 A healthy lifestyle and healthy community, with an emphasis on prevention
2.6 Modern health facilities and services that are local, accessible, affordable, and fit for purpose

Environment:
3.1 Nature has a voice in all decision-making

Confirmed

Leadership:
4.1 A clear and shared vision for Mandurah's future
4.2 Sound decisions based on evidence and meaningful engagement
4.3 Effective advocacy focused on the needs of the community and strong relationships with key stakeholders
4.6 A committed. Innovative, effective, and values-driven council and workforce

Conclusion

In acknowledgement that provisions for a new Central Men's Shed are necessary, an extensive investigation was undertaken to determine possible solutions and sites. On balance of findings, it is recommended to investigate the potential refurbishment of the Indoor Sport Centre on Dower Street, Mandurah, for a multi-purpose community facility that includes a Men's Shed. This option is anticipated to bring value for money, and suitably meet the needs of the Men's Shed and other groups. Due diligence with concept design and costings is required to confirm the Indoor Sports Centre as a practical solution.

RECOMMENDATION

That Council:

1. **Approves Option 3, Mandurah Indoor Sports Centre, Dower Street, as the preferred potential site for the location of a shared community facility, including provision for a Central Men's Shed.**

2. **Approves City officers to proceed with a concept design and Quantity Surveyors Estimate for Option 3, under the operating principles of a multi-use and shared facility.**

3. **The Mandurah Men's Shed and Peel Men's Shed must provide evidence to the satisfaction of the Chief Executive Officer of their arrangement to occupy the Indoor Sports Centre as a single incorporated entity.**

4. **Request City officers to bring a report to Council with outcomes of the concept design and costings for Option 3, and proposed way forward.**

Confirmed

2	**SUBJECT:**	Community Infrastructure Plan Endorsement for Community Consultation
	DIRECTOR:	Strategy and Economic Development
	MEETING:	Council Meeting
	MEETING DATE:	22 October 2024

Summary

The Community Infrastructure Plan ('the Plan') is a guiding document for 10 to 20 years capturing and communicating the requirements for future community sport, recreational and cultural facilities and spaces to meet the needs of Mandurah's population.

Critically, the Plan consolidates and prioritises community facility needs to ensure there is a consolidated reference for community infrastructure projects.

The Plan focusses on major community facilities such as community centres including libraries, sporting and recreational playing fields and associated buildings. These are the primarily community infrastructure requirements that help facilitate community participation, connection and a healthy lifestyle.

This Plan seeks to integrate planning for community infrastructure which has been split across various plans and strategies including the Active Recreation Strategy, Social Infrastructure Plan, Skate and BMX Strategy and the Arts and Culture Strategy. This approach strives to consolidate and plan for multi-use facilities. This in turn will maximise use and ensure each facility is managed and used in an effective and efficient manner.

The Plan provides for a number of key recommendations for further planning, but importantly, the key principles and outcomes are primarily around existing facilities being improved, upgraded or used more efficiently.

Disclosure of Interest

Nil

Previous Relevant Documentation

• G.13/8/23	22 August 2023	Council adopted the Place Enrichment Strategy 2023-2027
• G.12/8/23	22 August 2023	Council adopted the Arts and Culture Strategy 2023-2028
• G.50/6/17	27 June 2017	A four year review of the Social Infrastructure Plan 2013-2043 undertaken to report on the progress made and to adopt revisions, including broadening the scope of the Plan.
• G.20/7/15	28 July 2015	Mandurah Active Recreation Strategy endorsed by Council to consolidate all prior planning for active open space in Mandurah into one document that would enable a structured and consistent planning approach to the development of active reserves and supporting infrastructure.

Confirmed

• G.15/6/15	22 June 2015	Council adopted a Community and Recreation Facilities Policy to guide the City in its future design, development and management of City owned community facilities.
• G.28/9/13	24 September 2013	Council adopted the Social Infrastructure Plan 2013-2043 to be the City's long term social infrastructure guiding strategy and inform the City's 10 Year Capital Plan.
• G.20/5/14	27 May 2014	Council adopted the Arts, Heritage and Culture Strategy and accompanying Implementation Plan as the City's cultural planning guide.
• G.26/4/12	24 April 2012	Skate and BMX Strategy 2012-2022 endorsed by Council. The Strategy provides the City with a strategic, long term plan for the development of skate and BMX facilities in Mandurah.
• G.07/12/10	15 December 2010	Community Infrastructure Planning Strategy – Provision and Access to Accommodation (Priority Assessment Tool). Endorsed by Council for use when assessing new and renewed leases for City operated facilities, for improved use and compatible co-location.

Background

The objective is to develop a comprehensive Community Infrastructure Plan, that will guide the City's planning, project prioritisation and delivery of community infrastructure projects into the future.

The City of Mandurah restructured its resources with the objective to centralise community infrastructure planning. The intent was to support the 'place making' approach to planning community facilities and hubs and separate the long term planning from the day to day interactions with clubs and user groups, as well as streamline decision making and prioritise capital investment in community infrastructure, linked to land use planning.

To support a centralised approach to community infrastructure planning, a review, update, and consolidation of the following strategies/plans was identified in the current Corporate Business Plan 2021-25:

1. Social Infrastructure Plan 2013-2043 (Reviewed 2017)
2. Mandurah Active Recreation Strategy 2015 – 2025
3. Skate and BMX Strategy 2012-2022
4. Arts, Heritage and Culture Strategy 2014-2020

It is acknowledged that the current strategies/plans not only operate in relative isolation they also present competing priorities. Some may also be outdated as needs and trends have changed. They may not consider the current competitive financial climate for capital investment or alternatively, may only require a 'take stock' review following the City's successful implementation of key strategic infrastructure outcomes.

Otium Planning Group was appointed in April 2022 as consultants to undertake the project. Multiple internal referrals and workshops were held between September 2022 and October 2023 to develop the Plan and check the draft documents.

Confirmed

Due to the time taken to complete the Plan, updated sporting club membership numbers and facility hire use data was collated and formed part of a revised document in November 2023. It was acknowledged that further work was required and in early December 2023 a cross-directorate workshop was held to work through key issues and outcomes. As a result, City officers have restructured the document and recommendations to align with the outcomes of this internal work in readiness for consideration by Council for adoption to advertise the draft Plan.

Comment

Pending a review of the current strategic documents and the development of a new Plan, the City is without a current and relevant decision making tool that will:

- Ensure that appropriate needs assessments are undertaken and that gaps in service delivery are addressed.
- Assist in prioritisation and implementation of projects, avoid internal and external funding clashes and inform resource allocation.
- Inform and maximise capital investment via the Long Term Financial Plan, Corporate Business Plan and support the development of complex funding submissions.
- Align with the City's Strategic Community Plan as informed by the Mandurah Matters outcomes.
- Support a holistic approach to creating communities and delivering multiuse, flexible infrastructure that maximises capital investment; and,
- Ensure that appropriate needs assessments are undertaken and that gaps in service delivery are addressed.

In establishing a guiding document to appropriately address the outcomes mentioned, the City will be in a better position to promote projects and plans of interest to the community and have a clear plan for advocacy to attract necessary funding partners and consideration for inclusion into the City's long-term financial plan.

The Key Outcomes of the Plan include:

- In the short to medium term, there is limited new facility development required to run competition-based outdoor sport, however there is a recognised need to provide training opportunities at existing and proposed ovals with small scale supporting facilities.
- There is a need to progressively prepare Master Plans for key active recreation spaces to ensure the use of ovals and buildings are managed, upgraded and maximised to improve community access and use.
- There is a need to progress a new Netball facility in Mandurah and further development of indoor courts at the Mandurah Aquatic and Recreation Facility to provide for court based sports.
- There is a need to undertake further planning and design for a new or upgraded Central Library; to plan for the future operating model Mandurah North (Lakelands); and explore opportunities in Mandurah East if the Central Library relocates to the City Centre.

Confirmed

- There is a need to undertake further plans, concepts and engagement for skate / BMX facilities within Mandurah North and Dawesville together with considerations of small scale facilities to be located within local parks and active reserves.

- There is an acknowledgement that Shared Use Agreements with the Department of Education have made a significant contribution to the delivery of sports spaces, and it is important that these Agreements continue to be maintained and enhanced.

- There is an acknowledgement that Mandurah does not have adequate land for all community organisations to operate independently within their own space and the City cannot sustainably maintain, renew and fund new single use stand-alone facilities for each group.

- There is an acknowledgement that previously identified active recreation projects at Red Road (Parklands) and Caddadup Reserve (Dawesville) should not be progressed and a planned facility at Calypso Reserve (Halls Head) should be deferred for the foreseeable future.

MEAG Comment

The Plan does not have any direct impact on the natural environment and therefore has not been referred to Mandurah Environmental Advisory Group for comment. MEAG will be provided an opportunity to comment on the Strategy during the advertising period.

Consultation

If adopted, the Plan will be advertised for comment for at least 28 days through a range of channels including use of Mandurah Matters and social media inviting the general community to review and make comment. Extensive stakeholder feedback will also be invited from State Sporting Associations, State Government agencies, local clubs and key user groups. The City's Youth Advisory Group will also be consulted.

Statutory Environment

The Plan has largely followed the guidelines set out in State Planning Policy 3.6 (Development Contributions for Infrastructure). Whilst we have a clear Council position that formal developer contributions will not be sought, a consistent approach to the Plan has been developed. SPP 3.6 Guidelines outline that a Community Infrastructure Plan (CIP) should achieve the following:

In summary, preparation of a CIP requires completion of key tasks:

1. *Documenting the demographic profile of the existing community*
2. *Analysing current infrastructure provision and standards*
3. *Establishing any gaps or excess in current infrastructure provision*
4. *Confirming current infrastructure needs in relation to existing community profile*
5. *Estimating future development and population growth*
6. *Projecting any shift in community demographic profile resulting from growth*
7. *Calculating future infrastructure needs according to future community profile*
8. *Establishing a list of necessary new or replacement infrastructure*

It is proposed that the final Plan recommendations will form a modification to the Local Planning Strategy so that the Strategy can have relevance in decision making for the City's spatial and land use planning.

Confirmed

Policy Implications

Nil

Financial Implications

There are no financial implications associated with advertising the draft Plan for public comment. The proposed public consultation and finalisation of the Plan are being completed in house within the current operating budget.

Infrastructure improvements are recommended within the Plan and will be allocated as capital budget funding via the Business Plan and Budget processes. Prioritisation of the improvements will be informed by community feedback.

A full review of the City's Long Term Financial Plan will be undertaken in the 2024/25 financial year to reflect the new Community Infrastructure Plan.

Risk Analysis

As a guide to the identification, prioritisation and implementation of community infrastructure, the development of the Plan is essential to the functional outcomes of not only the Strategic Land Use Planning Team but across multiple directorates.

The lack of development and completion of the Plan may result in ad hoc, reactionary spending of capital funds without appropriate due diligence on need, impact and service delivery outcomes.

Additionally, the City will be in a better position to prepare and present advocacy papers as and when an opportunity arises. In order to attract external funding and justify investment at a state and federal level, the development of the Plan will provide sound justification for the project, potentially increasing the chance of a successful outcome.

Should the adequate provision of community infrastructure not be provided in a coordinated and timely manner, there will be substantial adverse impacts on the overall wellbeing of the community.

Strategic Implications

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

<u>Economy</u>
- Well-planned, sustainable urban development

<u>Community</u>
- Inclusive and welcoming places, spaces and neighbourhoods
- An enriched, creative, and empowered community that values culture, heritage and life long learning
- A healthy lifestyle and healthy community, with an emphasis on prevention
- Modern health facilities and services that are local, accessible, affordable, and fit for purpose

<u>Leadership</u>
- Well-maintained assets and facilities that meet the needs of our community
- Responsible, transparent, value for money delivery of well planned, sustainable, projects, programs and services

Confirmed

Conclusion

The Plan provides a holistic approach for the provision of community infrastructure in the City combining sporting, recreation, and social needs.

Pending Council endorsement, the Plan will be advertised for public comment giving the community and key stakeholders the opportunity to provide feedback.

- Refer ***Attachment 2.f1 – Draft Community Infrastructure Plan***

RECOMMENDATION

That Council Endorse the draft Community Infrastructure Plan (as shown in Attachment 2.1) for the purposes of undertaking consultation with the wider community, State Sporting Associations, local clubs, key user groups and relevant State Government agencies for a minimum period of 28 days.

Following consultation, the Community Infrastructure Plan will be presented to Council for endorsement.

Confirmed

CITY OF MANDURAH

ATTACHMENT 2.1

Community Infrastructure Plan

October 2024

Confidential

Record of Adoption

Stage	Document Version	Approval Date
Draft for Internal Review	1 (March 2024)	
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Schedule of Modifications

No	Summary of Modifications	Document Version	Approval Date

Confirmed

Acknowledgment of Country

The City of Mandurah would like to acknowledge the Bindjareb people – the traditional custodians of this land – and pay respect to all Elders, past and present. We wish to acknowledge and respect their continuing culture and the contribution they make to the life of this city and the region.

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Confirmed

1. Introduction

Background

Participation in sport, recreation, the arts and cultural activities is increasing, and the City of Mandurah's population is forecast to increase from 100,000 in 2024 to 120,000 by 2036.

The City of Mandurah's Community Infrastructure Plan (the Plan) provides an evidence-based framework to assist Council in making decisions about the level of provision of community facilities throughout Mandurah over the next 20 years.

The Plan focusses on major community facilities such as community centres, libraries, sporting and recreational facilities. These are the primary community infrastructure requirements that help facilitate community participation, connection and a healthy lifestyle.

This Plan seeks to integrate planning for community infrastructure which has been split across various plans and strategies.

Critically, the plan seeks to ensure that all facilities and buildings managed by the City of Mandurah are considered available for the whole community, regardless of their original function and historic forms of tenure as the City needs to ensure maximum optimisation of existing facilities in preference for the construction of new purpose built facilities.

This approach strives to consolidate and plan for multi-use facilities whilst maintaining the efficiency of assets and being transparent and accountable in relation to the City's investment in facilities.

Critically, the Plan outlines key priorities for regional, district and neighbourhood level facilities and activities. Localised facilities within local and neighbourhood parks are beyond the scope of the recommendations of the Plan.

Confirmed

Scope

The Community Infrastructure Plan ('the Plan') consolidates and prioritises community facility needs to ensure there is a consolidated reference for community infrastructure projects.

The City of Mandurah's community infrastructure planning was previously guided by multiple strategies and plans, including:

- **Social Infrastructure Plan 2013-2043 (Reviewed 2016)**
- **Mandurah Active Recreation Strategy 2015 – 2025**
- **Skate and BMX Strategy 2012-2022**
- **Arts and Culture Strategy 2023 – 2038**

To avoid segregated planning for community infrastructure through these various plans, a review, update and consolidation of the existing strategies and plans was identified in the Corporate Business Plan 2023-2027.

The review process was to ensure future community investment priorities recognised current needs, emerging trends and responded to the City of Mandurah's successful implementation of key strategic infrastructure outcomes. The Plan's development process has sought to ensure a strong integration with other City initiatives, strategies and plans to ensure that the future investment can be appropriately justified and prioritised.

The Plan considers new, renewal, upgrade, and disposal requirements for the following infrastructure:

Active Recreation Spaces
Sporting Ovals, Outdoor Recreation and Outdoor and Indoor Court Spaces

Community Buildings
Clubrooms, Halls, Libraries, Community Centres and Cultural Infrastructure (Galleries, Arts and Museums)

Wheeled Sports
Skate, BMX and Pump Track Facilities

The plan specifically does not consider new, renewal and upgrades for trails, public open space and playgrounds, minor facility upgrades, private and commercial sector provision, community services provided outside of the remit of local government, public art and City of Mandurah administrative functions.

The City acknowledges that not-for-profit and some commercial facilities such as golf courses, schools, churches and lifestyle and retirement villages, play a role to deliver community infrastructure and are considered in the analysis and should be encouraged, however the outcomes of the Plan predominately relate to City-owned or managed facilities.

The Plan seeks to provide a high level plan based on existing facilities, benchmarking and demand. There may be examples where existing facilities are recognised but are not fit-for-purpose.

Confirmed

Whilst referenced as existing facilities, a more detailed analysis of facilities needs to be addressed through ongoing asset management and more detailed Master Plan analysis for key sites. This Master Plan approach will seek to ensure that spaces and buildings are multi functional.

It is also noted that the City of Mandurah does not have a Development Contribution Plan. These plans determine contributions from subdivision and development and require a Community Infrastructure Plan to be prepared.

The Plan is still an evidence-based framework to guide funding requests, however in the absence of a Development Contributions Plan, this Plan does not necessarily need to align with State Planning Policy 3.6: Infrastructure Contributions.

Role and Function of the Plan

The purpose of this Plan is to consider new, renewal, upgrade and disposal requirements for community infrastructure, within the remit of the Plan to:

- **consolidate existing strategic planning documents into one clear guiding document.**
- **provide a plan that provides a framework to support and prioritise decision making and aid in advocacy by the City of Mandurah.**
- **align outcomes with the Council's Strategic Community Plan.**
- **inform and maximise capital investment and support the development of complex funding submissions.**
- **assist in prioritisation and implementation of projects and inform resource allocation.**
- **ensure that appropriate needs assessments are undertaken and that gaps in service delivery have a plan to be addressed.**
- **ensure that Community Infrastructure Planning relates to and reflects the planning outcomes of Mandurah's Local Planning Strategy and that the Plan is used as a supporting document that is to be read in conjunction with the Local Planning Strategy.**

Confirmed

Plan Focus Area

The Strategy covers the City of Mandurah's Local Government Area which has an area of 173.5 square kilometres and extends from Madora Bay and Lakelands in the north to Herron and Lake Clifton in the south.

Mandurah's Local Government Area is approximately 50km long, yet only 8km wide at its widest point which provides for significant challenges and opportunities in planning and managing community infrastructure. In preparing the plan, reference has been made to the Local Planning Strategy that seeks to:

- **Consolidate Areas for Future Development**
  The Mandurah Strategic Centre Area being a regionally significant redevelopment area for education, retail, employment, transport, infrastructure investment and social infrastructure; existing and new suburban development need to respect the key issues of density targets, the provision of population growth for the region, ensuring that a continuation of suburban sprawl is avoided through urban design and environmental management; and restricting development outcomes adjacent to environmentally sensitive areas.

- **Consolidation of an Activity Centres Hierarchy**
  The Mandurah City Centre and balance of the Mandurah Central Area shall strive to achieve 'primary centre' status for Perth and Peel; the District Centres of Lakelands, Halls Head and Falcon are mixed use, main street-based centres, respecting their role in the hierarchy that does not overshadow the Mandurah City Centre; and that the urban form, road and public transport networks, provision of social infrastructure and land use mix needs to reflect this centre and urban form hierarchy.

The Plan area is depicted within Plan 1 however as reflected in the Local Planning Strategy, will focus on the urban areas of Mandurah.

The Plan area has been divided into planning 'districts' that are areas where service provision hierarchy based on geographic catchments has been developed and includes:

Mandurah North
Lakelands, Madora Bay, San Remo, Meadow Springs

Mandurah Central
Mandurah, Silver Sands and Dudley Park (north)

Mandurah East
Parklands, Greenfields, Coodanup and Dudley Park (south)

Mandurah Island
Halls Head, Erskine, Falcon and Wannanup

Dawesville and South
Dawesville, Bouvard, Clifton and Herron

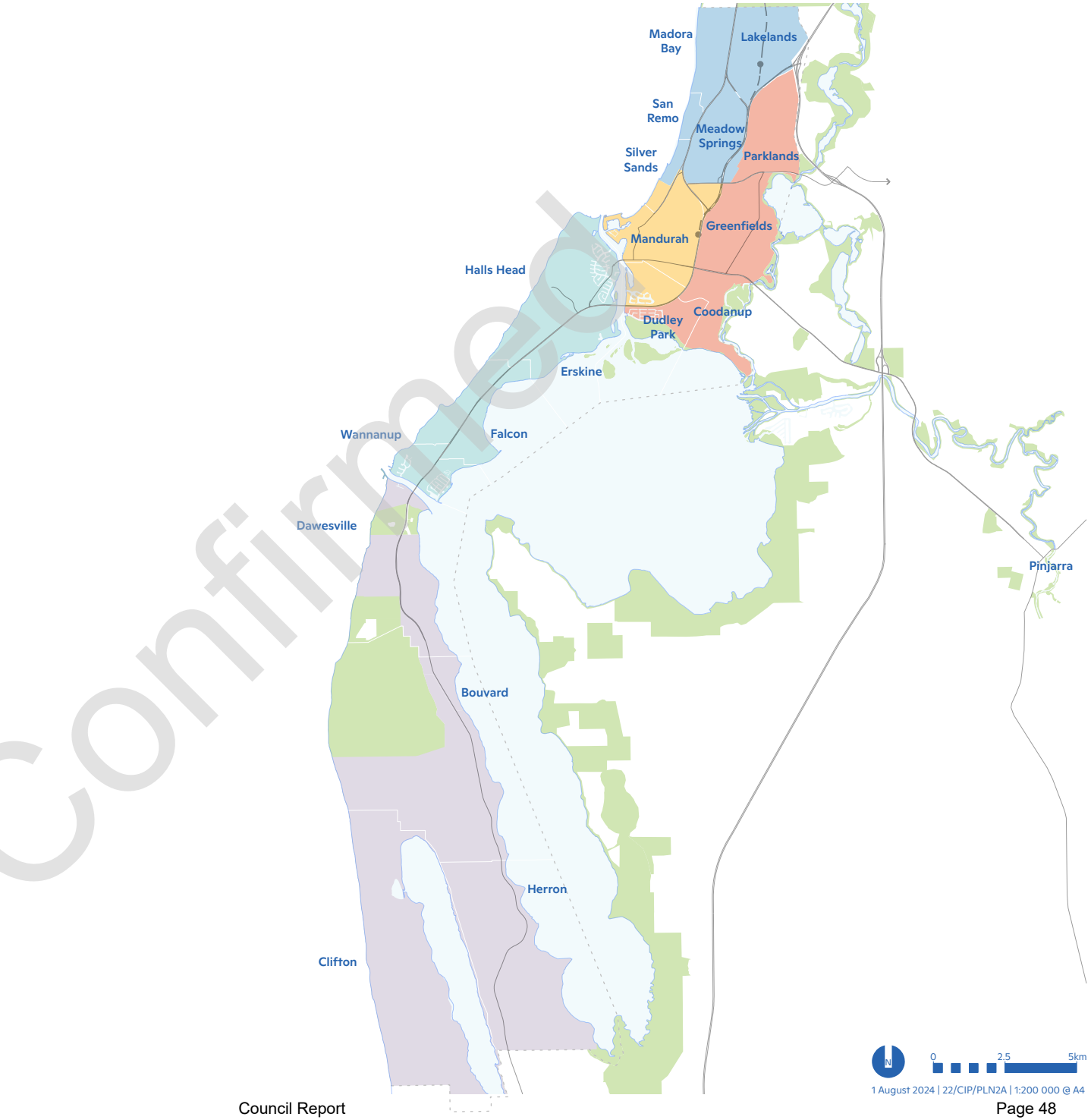
It should be noted that these district areas are different to the place planning areas developed within the Place Enrichment Strategy.

The separated geographic and spatial layout of the Plan is consistent with the remaining elements of the Local Planning Strategy.

Confirmed

Plan 1 Study Area and Districts

- Mandurah North
- Mandurah Central
- Mandurah East
- Mandurah Island
- Dawesville and South
- City of Mandurah Boundary



Confirmed

2. Strategic Direction

Function

The Plan outlines a high-level function for community infrastructure under the key categories of:

Active Recreation Spaces

Sporting Ovals, Outdoor Recreation and Outdoor and Indoor Court Spaces

Sport spaces provide a venue for formal structured sporting activities such as team competitions, physical skill development and training. Sport spaces are designed to accommodate playing surface and infrastructure requirements of specific or general sporting activity. Players and spectators attend with the express purpose of engaging in organised sporting activity, training or competition or watching the game. Most sport spaces can also be accessed by community members for informal sport and recreation.

Community Buildings

Clubrooms, Halls, Libraries, Community Centres and Cultural Infrastructure (Galleries, Arts and Museums)

Provision of primarily built form, enclosed spaces where a collection of like-minded members of the community gather to learn, meet, share experiences, seek support from each other or professionals.

Wheeled Sports

Skate, BMX and Pump Track Facilities

Provision of formal for skating, bikes and other wheeled recreational vehicles that require a strategic planned approach to their delivery.

Hierarchy

The Plan outlines the following high level hierarchy of facility:

Regional

District

Neighbourhood

Local

These categories are based on a number of key factors such as:

- **The number of facilities within Mandurah and the Region based on population ratios and catchment.**
- **Facility provision across a geographic area.**
- **Level of existing, planned and potential infrastructure delivery within a sub-regional context.**
- **The level of accessibility to the facility.**
- **The location and design of the facility.**
- **The level and range of activities that may be currently or potentially provided at a facility.**

Confirmed

Plan 2 Strategic Hierachy and Function

Active Recreation Spaces
Sporting Ovals; Outdoor Recreation; Outdoor and Indoor Court Spaces;

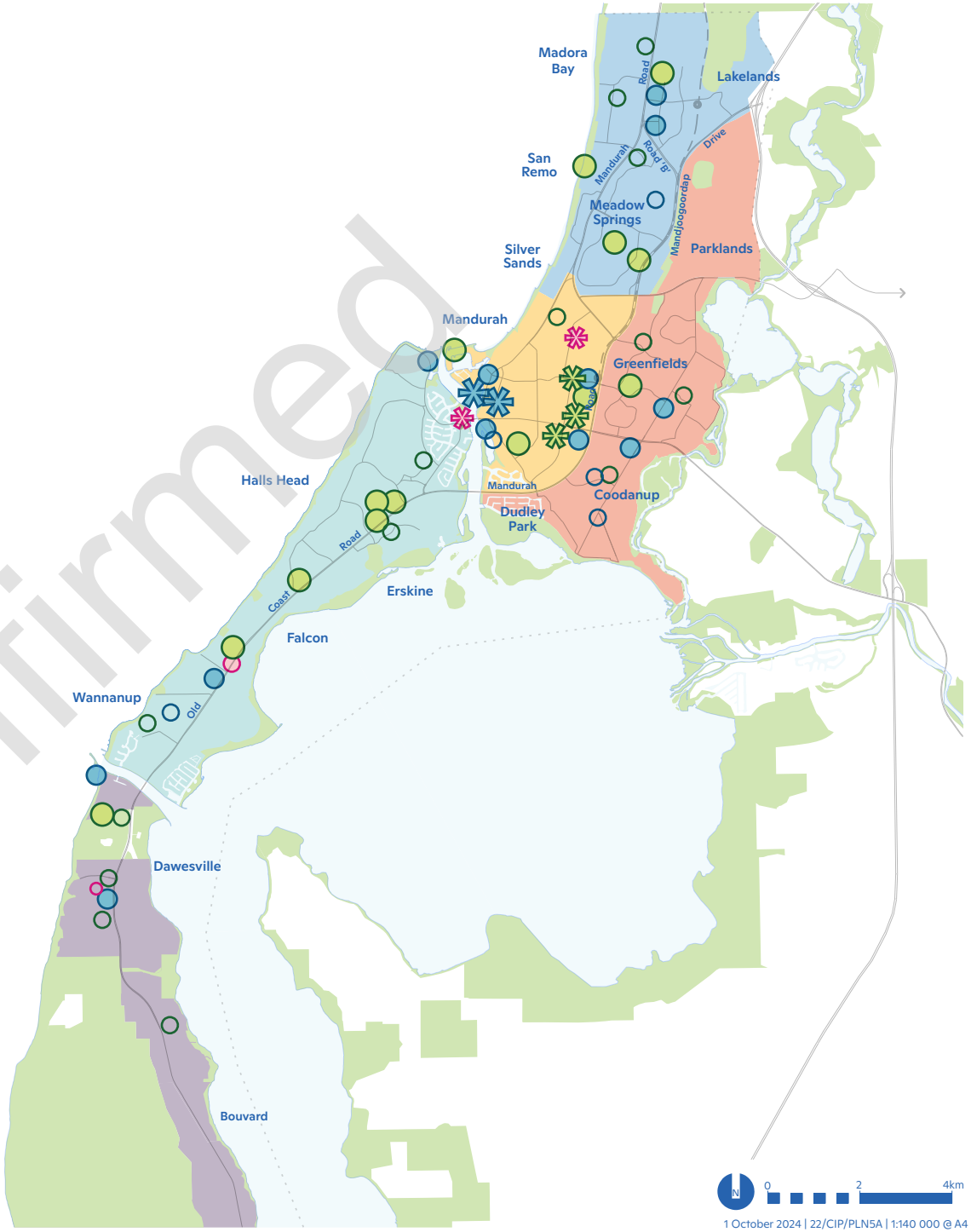
- **Regional**
- **District**
- **Neighbourhood**

Community Buildings
Clubrooms, Halls, Libraries, Health, Community Centres and Cultural Infrastructure (Galleries, Arts and Museums)

- **Regional**
- **District**
- **Neighbourhood**

Wheeled Sports
Skate, BMX and Pump Track Facilities

- **Regional**
- **District**
- **Neighbourhood**



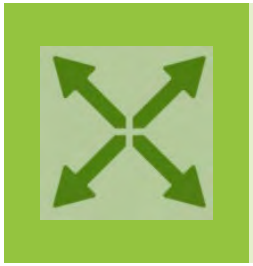
Confirmed

Guiding Principles

Future development of new or upgraded community infrastructure will be subject to the following key themes and principles:

Evidence Base & Community Engagement

Priorities for investment will be supported by a robust evidence base, a series of assessment processes (including a clear understanding of the demand of the use) and underpinned by a comprehensive community engagement process.



Maximise Use

Wherever possible, the use of existing facilities managed by the City of Mandurah will be prioritised; and at the time of existing leases for community infrastructure are expiring that consideration should be given to the management of the facility being transferred to the City; or terms are included that maximise community facility use being added to tenure agreements.

Multi-Use Facilities

Ensure there is a coordinated network of facilities that provide for a range of diverse user groups with a high level of spatial flexibility. Single user group facilities, in all but exceptional circumstances will be discouraged or not supported.

Effective and Efficient Management of Assets

Ensure each community facility asset is managed and maintained under an agreed renewal program to maintain high quality facilities.

Confirmed

Safety and Security

To ensure that access and the design of new and refurbished community facilities are safe, secure and have high levels of passive surveillance.

Equality and Accessibility

Ensure all people within Mandurah have, as far as practicable, equal access to community facilities and associated infrastructure. To increase social connectivity and provide a positive social impact.

Environmentally Responsible

To ensure that community facilities are environmentally sustainable and reduce, wherever possible, their carbon footprint and provide good levels of connectivity to public transport and pedestrian and cycle networks.

Financially Viable

Each community facility, existing and new, is managed in a cost effective and viable manner, within agreed subsidy levels aligned to the City of Mandurah's budget and financial plans.

Confirmed

Key Outcomes for Future Facility Provision

Future development of new or upgraded community infrastructure is based on these key outcomes for facility provision:

Limited Additional Requirements for Active Ovals for Competitions

In the short to medium term, there is limited new facility development required to run competition-based outdoor sport, however there is a need to provide additional training opportunities at existing and proposed ovals with small scale supporting facilities to assist in ground management and season creep between winter and summer sports.

Master Planning Approach to Existing Facilities

There is a need to progressively prepare Master Plans for key active recreation spaces and key community assets to ensure the use of ovals and buildings are managed, upgraded and maximised to improve community access and use and take a flexible approach to sporting layouts.

Netball Facility and Additional Indoor Courts

There is a need to progress a new Netball facility in Mandurah and further development of indoor courts at the Mandurah Aquatic and Recreation Facility to provide for court based sports

Planning For New and Upgraded Library and Learning Facilities

There is a need to undertake further planning and design for a new or upgraded Central Library; to plan for the future operating model Mandurah North (Lakelands); and explore opportunities in Mandurah East if the Central Library relocates to the City Centre.

Confirmed

Skate and BMX Facilities

There is a need to undertake further plans, concepts and engagement for skate / BMX facilities within Mandurah North and Dawesville together with considerations of small scale facilities to be located within local parks and active reserves.

Shared Use Agreements

There is an acknowledgement that Shared Use Agreements with the Department of Education have made a significant contribution to the delivery of sports spaces, and it is important that these Agreements continue to be maintained and enhanced.

Land and Infrastructure Constraints

There is an acknowledgement that Mandurah does not have adequate land for all community organisations to operate independently within their own space and the City cannot sustainably maintain, renew and fund new single use stand-alone facilities for each group

Previous Commitments to be Reconsidered

There is an acknowledgement that previously identified active recreation projects at Red Road (Parklands) and Caddadup Reserve (Dawesville) should not be progressed and a planned facility at Calypso Reserve should be deferred for the foreseeable future.

Confirmed

Priority Projects and Key Recommendations

Based on the development of the function and hierarchy of facilities, existing and future needs, guiding principles and existing facility review, a range of priority project and key recommendations have been developed.

Primarily, these recommendations are based on the context of the location, the age of a facility, any previous planning that has been undertaken and seek to provide certainty over priorities for delivery and priorities for a specific location.

The Priority Projects have been presented in the following tables, firstly in a geographically-district based approach that provides an overview of project, the key outcomes and the approach to be taken for each recommendation. This is followed by a summary table that outlines each project as snapshot clearly outlining the high, medium and long term priorities.

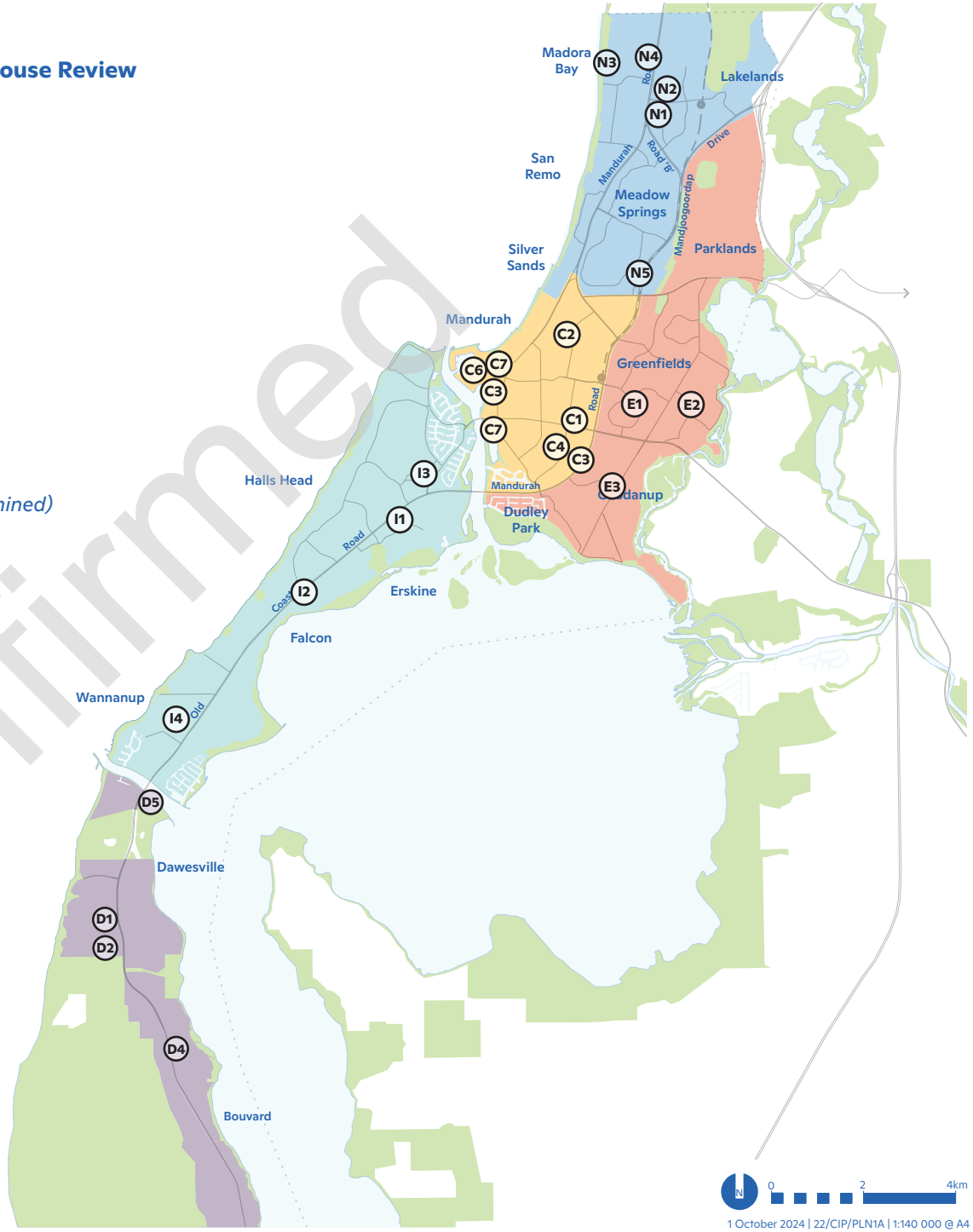
These tables are to be read in conjunction with the existing facilities summary in Section 4 that outlines key operational matters for existing facilities or those previously planned for each District.

A detailed Implementation and Action Plan will be developed prior to the completion of the Plan.

Confirmed

Plan 3 Summary of Recommendations

- N1 **Lakelands Community Centre and Library / Lakelands Community House Review**
- N2 **Lakelands / Mandurah North Youth Park (Skate / BMX)**
- N3 **Madora Bay Regional Beach**
- N4 **Madora Bay Oval**
- N5 **Meadow Springs Sports Facility Master Plan**
- C1 **Rushton Park Master Plan**
- C2 **John Tonkin College Master Plan**
- C3 **Central Mandurah Library & Learning Centre**
- C4 **Mandurah Aquatic and Recreation Centre Master Plan**
- C5 **Community Men's Shed and Community Building** *(location to be determined)*
- C6 **Mandurah Performing Arts Centre**
- C7 **City Centre: Civic Precinct and Heritage Precinct**
- E1 **Bortolo Reserve / Greenfields Community Centre Master Plan**
- E2 **Fowler Reserve Master Plan**
- E3 **Coodanup College Sports Facility**
- E4 **Mandurah East Library and Learning Centre** *(need to be determined)*
- I1 **Peelwood Reserve Master Plan**
- I2 **Merlin Reserve Master Plan**
- I3 **Glencoe Reserve Master Plan**
- I4 **Falcon Men's Shed**
- D1 **Dawesville Community Centre**
- D2 **Dawesville High School Site Shared Use Oval**
- D3 **Dawesville Youth Park (Skate / BMX)** *(location to be determined)*
- D4 **Dawesville South Primary School Shared Use Oval**
- D5 **Southern Estuary Hall (review)**



Confirmed

Project / Initiative	Priority / Timeframe	Funding /Resource
Mandurah North		
N1 Lakelands Community Centre and Library / Lakelands Community House Undertake a business case to examine the ongoing options for the provision of the Lakelands Community Centre and Library facility. This will examine options to continue leasing space within the Lakelands Shopping Centre or construct a new purpose-built facility across the road on City owned land on Seppings Parade. The Business Case shall also investigate funding, design, and management models together with confirming the ongoing future of Lakelands Community House and its potential sale. If sold, all proceeds are required to go towards a new community facility.	High/Medium Within 1-3 Years *(to provide certainty for the future delivery model of the facility and other property assets)*	Existing Operations *(Note: Capital commitments will be subject to the outcomes of the Business Case and Project Plan)*
N2 Lakelands / Mandurah North Youth Park (Skate) Investigate, design, and confirm funding for the further development of a youth park / skate facility in the Mandurah North district considering locations such as Lakelands Park, Madora Bay Oval site and Madora Bay Regional Beach. This should also consider whether an additional smaller local facility within the southern parts of Meadow Springs is required.	High/Medium Within 1-3 Years	Existing Operations *(Note: Capital commitments subject to outcomes of further planning)*

Confirmed

Project / Initiative	Priority / Timeframe	Funding /Resource
N3 Madora Bay Regional Beach Ensure that opportunities for community infrastructure at the Madora Bay Regional Beach are maximised to create a significant node with adjoining commercial development. Opportunities may include a community-based facility, skate/BMX/pump track and district level playground to complement beach access.	Low *(As per development commitments for the site by landowner)*	External
N4 Madora Bay Oval Complete the Madora Bay Oval project by adding a building to provide for toilets and storage on the southern end of the site and potential lighting to enable further use for community sport as an overflow to Lakelands Park for games and training.	Medium / Low Within 3-5 Years *(unless community demand for use of the oval increases)*	Capital (New)
N5 Meadow Springs Sports Facility Master Plan Undertake a revised Master Plan for the facility to ensure efficient shared use of the current built infrastructure and ovals for both summer and winter sporting activities together with supporting infrastructure is being achieved.	Low Within 5 – 10 Years *(as part of a programmed delivery of Master Plans)*	Existing Operations *(Note: New Capital subject to outcomes of further planning)*

Confirmed

Plan 4 Mandurah North District Priority Projects

Priority Projects and Key Recommendations

N1 **Lakelands / Mandurah North Community Centre and Library**

N2 **Lakelands / Mandurah North Youth Park (Skate / BMX)**
Final Location and Scale to be Reviewed

N3 **Madora Bay Regional Beach**

N4 **Madora Bay Oval**

N5 **Meadow Springs Sports Facility Master Plan**

Existing Facilities and Context

Active Recreation Space
Senior Oval / Junior Oval / Outdoor Recreation

Community Building
Clubrooms / Hall / Library / Community Centre / Indoor Recreation

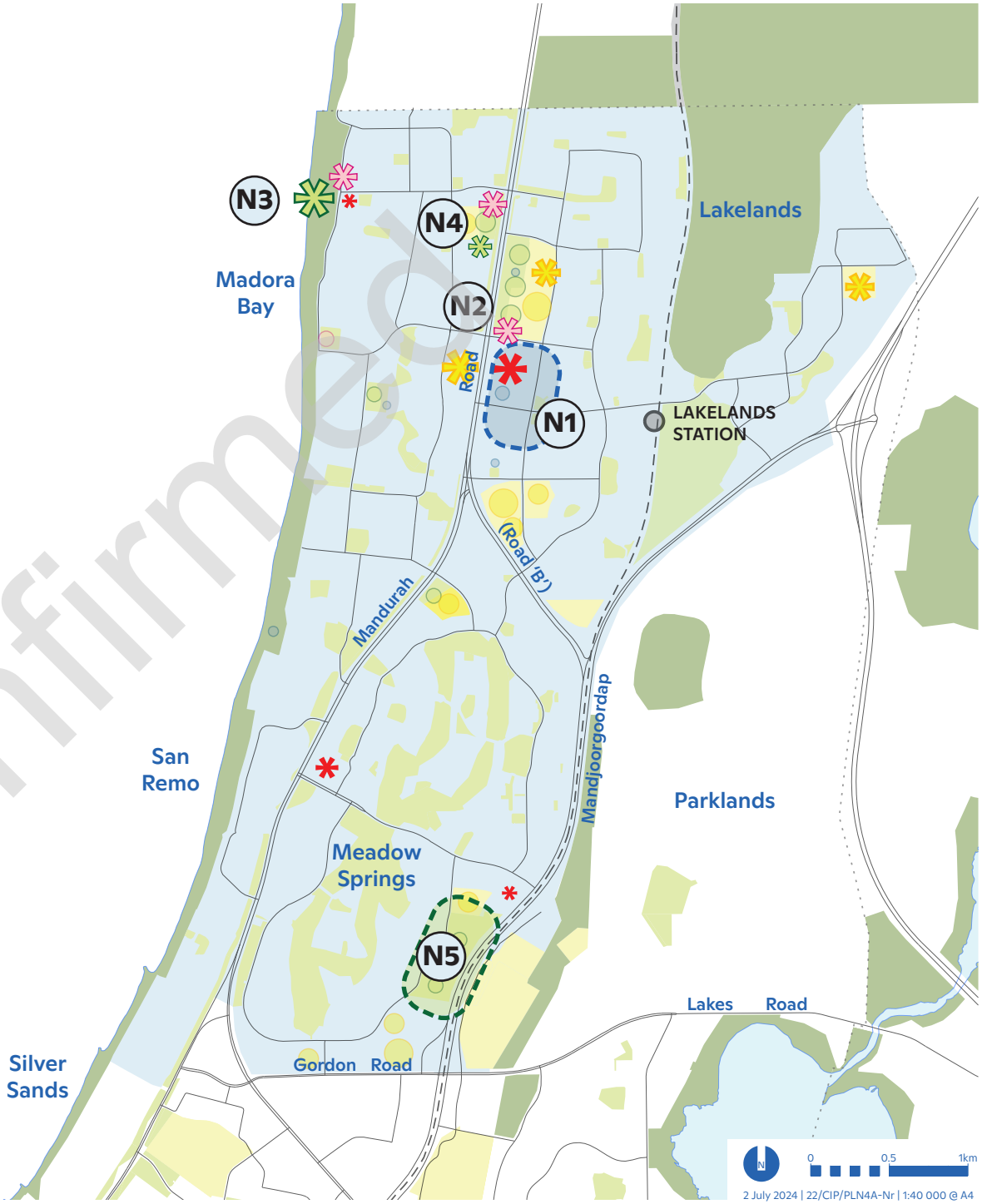
Existing Schools
High School / Primary School (Public & Private)

Proposed Schools (Public & Private)

Skate Park / Pump Track / BMX

Activity Centres
(District, Neighbourhood, Local)

City of Mandurah Boundary



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Project / Initiative	Priority / Timeframe	Funding /Resource
Mandurah Central		
C1 Rushton Park Master Plan Prepare and implement a Master Plan for the regional level facility to improve the functionality and efficiency of the precinct together with meeting the needs of current and potential user groups and the local community, with the aim to consider how state competitions can be accommodated with community sporting use and events.	High In Progress	Existing Operations *(New Capital Subject to Outcomes of the Master Plan and future Business Cases)*
C2 John Tonkin College Master Plan (Tindale Campus) The site is to be subject to a Master Plan to be undertaken by the Department of Education. As an outcome of this plan, the City of Mandurah should maximise opportunities for oval and hard-court sport and recreation provision. This may also provide an opportunity to relocate some activities subject to the outcome of the Rushton Park Master Plan.	High Within 1-2 Years	Existing Operations

Confirmed

Project / Initiative	Priority / Timeframe	Funding /Resource
C3 Central Mandurah Library & Learning Centre As identified within the City Centre Master Plan, the development of a Central Mandurah Library and Learning Centre provides opportunities to service the surrounding neighbourhoods and the wider community. There is a need to develop an infrastructure analysis and business case to demonstrate the need and demand and consider concept design to seek further advocacy and funding opportunities. The resulting outcomes will also need to review and Master Plan the existing Mandurah Library Site and associated community infrastructure.	High In Progress	Existing Operations *(New Capital Subject to Outcomes of the Master Plan and future Business Cases)*
C4 Mandurah Aquatic & Recreation Centre (MARC) Investigate the feasibility for warm water space, group fitness, indoor courts for basketball, netball, volleyball and badminton to accommodate most of the identified indoor activity needs. A detailed Master Plan of the site is to explore how additional indoor courts will integrate with the existing buildings and surrounding areas.	High Within 1-3 Years	Existing Operations *(New Capital Subject to Outcomes of the Master Plan and future Business Cases)*
C5 Community Men's Shed and Community Building Continue investigations to establish a permanent Community Men's Shed and Community Building in the Central District with storage and meeting space for groups that are currently located on freehold land. Several sites are currently being investigated.	Medium In Progress	Existing Operations *(New Capital Subject to Outcomes of further planning)*

Confirmed

Project / Initiative	Priority / Timeframe	Funding /Resource
C6 Mandurah Performing Arts Centre (ManPAC) Undertake a business case and funding strategy for an upgrade to the Mandurah Performing Arts Centre that include concept designs. The Mandurah Performing Arts Centre is over 25 years old and whilst a successful centre, its form and function should be reviewed in the context of its regional importance.	High Within 1-3 Years	Existing Operations *(New Capital Subject to Outcomes of the Master Plan and future Business Cases)*
C7 City Centre: Civic Precinct and Heritage Precinct The Civic Precinct of the City Centre Master Plan identifies opportunities for new community infrastructure such as town hall, complimentary art and cultural space. The City Centre Master Plan identifies the need to undertake a Business Case to determine the preferred long-term location for key Community Infrastructure within the Civic Precinct, including the City's Administration and Council Chambers, Mandurah Seniors Centre, Mandurah Museum and Art Gallery, music rehearsal and performance spaces, creative industries, town hall, cultural centre, studio spaces, exhibition and gallery facilities. The review should focus on the current facilities located within the Civic and Heritage Precincts and be considerate of the planning process for the proposed Central Mandurah Library and Learning Facility and current asset management requirements. At the completion of the Business Case, further detailed planning for the Civic Precinct to guide the future provision of Community Infrastructure within the City Centre will be required.	Medium Within 3-5 Years	Existing Operations *(Note: Capital commitments subject to outcomes of further planning)*

Confirmed

Plan 5 Mandurah Central District Priority Projects

Priority Projects and Key Recommendations

- **C1** **Rushton Park Master Plan**
- **C2** **John Tonkin College Master Plan**
- **C3** **Central Mandurah Library & Learning Centre and Library Site Master Plan**
- **C4** **Mandurah Aquatic and Recreation Centre Master Plan**
- **C5** **Community Men's Shed** *(Location to be Determined)*
- **C6** **Mandurah Performing Arts Centre Upgrade**
- **C7** **City Centre: Civic Precinct and Heritage Precinct Detailed Concept Plans**

Existing Facilities and Context

- **Active Recreation Space** Senior Oval / Junior Oval / Outdoor Recreation
- **Community Building** Clubrooms / Hall / Library / Community Centre / Indoor Recreation
- **Existing Schools** High School / Primary School (Public & Private)
- **Proposed Schools** (Public & Private)
- **Skate Park / Pump Track / BMX**
- **Activity Centres** (District, Neighbourhood, Local)
- **City of Mandurah Boundary**

Confirmed

Key Moves

Council Chambers

1. Upgraded Intersection: Monitor intersection treatment and scale to suit urban form required for an entry to the City Centre and Marina Precinct
2. New Civic Administration / Council Chambers
3. Existing Civic Adminstration building retained or adapted for other community purposes such as education, art studios, not for profit office space
4. Waterfront Civic Space
5. New waterfront green with active edge

Muddy Creek

6. Retained and enhanced Muddy Creek/ low-key nature trails
7. New site created for Tourist Hotel Resort and/or Mixed Use Commercial Site; short term at-grade parking

Admin Bay

8. New community buildings as a potential town hall, complimentary art and cultural space replacing existing Contemporary Art Space and interacting with existing Seniors Centre
9. New Food and Beverage or Commercial site to create stronger edge
10. New landmark community / education building with two frontages as a potential Library and Learning Centre on regional level
11. Reshaped and more natural edge to Admin Bay to implement improved Water Sensitive Urban Design Outcomes and new pedestrian linkages
12. Enhanced waterfront parkland and new active plaza space
13. Seek further upgrades to the Performing Arts Centre to ensure that it functionality level

Civic Precinct

H/368922_GRA_34E [02.05.2024]

Key Moves

Pinjarra Road

1. Underground power and introduce street trees
2. Introduction of median and upgraded footpaths
3. Explore options for pedestrian crossing

Museum and Cultural Centre

4. Museum building expansion and landmark built form. Final use to be determined.
5. Cafe and cultural hub activation of Darymple Park
6. Upgrade of Darymple Park

Mandurah Terrace

7. Consider options to reduce entry speed and introduce greening
8. Realignment of carriageway to expand cycle/pedestrian space
9. Dedicated cycle and pedestrian paths

Foreshore

10. Leverage existing jetty infrastructure. Maintain fishing on jetty
11. Explore additional jetty location for water-based transport and activities
12. Improved lighting under bridge

Heritage Precinct

H/368922_GRA_31G [02.05.2024]

Project / Initiative	Priority / Timeframe	Funding /Resource
Mandurah East District		
E1 Bortolo Reserve / Greenfields Community Centre Master Plan Prepare and implement a Master Plan for the district level facility to review existing usage and plan for refurbishments and improvements to existing facilities (including the Bortolo Pavilion, changerooms and Greenfields Community Centre, ovals, surrounding bushland and infrastructure.	Medium Within 2-5 Years *(as part of a programmed delivery of Master Plans)*	Existing Operations *(New Capital Subject to Outcomes of further planning)*
E2 Fowler Reserve Master Plan Prepare a Master Plan with the objective to improve activation and use of the shared use reserve as an overflow to the training space for existing user groups in the district which forms part of a Shared Use oval with the Riverside Primary School in Greenfields. The Plan is to explore the need for public toilets, storage and lighting.	Low *(as part of a programmed delivery of Master Plans)*	Existing Operations *(New Capital Subject to Outcomes of further planning)*
E3 Coodanup College Sports Facility Prepare a Master Plan to explore opportunities for a shared use facility and community sport at Coodanup College. The investigations shall include provision for a community building, clubrooms and changerooms, and increased oval and playing spaces for future training and competition.	Medium *(as part of a programmed delivery of Master Plans)*	Existing Operations *(New Capital Subject to Outcomes of further planning)*

Confirmed

Project / Initiative	Priority / Timeframe	Funding /Resource
E4 Mandurah East Library and Learning Centre Subject to the outcomes of the Central Mandurah Library and Learning Centre Needs Analysis and Business Case, monitor need to deliver services in the Mandurah East district if a new Central Library is located in the City Centre.	Medium Within 2-5 Years	Existing Operations *(New Capital Subject to Outcomes of further planning)*

Confirmed

Coodanup College Oval

Plan 8 Mandurah East District Priority Projects

Priority Projects and Key Recommendations

E1 **Bortolo Reserve Master Plan**

E2 **Fowler Reserve Master Plan**

E3 **Coodanup College Sports Facility**

E4 **Mandurah East Library and Learning Centre**
Need and Final Location to be Determined

Existing Facilities and Context

Active Recreation Space
Senior Oval / Junior Oval / Outdoor Recreation

Community Building
Clubrooms / Hall / Library / Community Centre / Indoor Recreation

Existing Schools
High School / Primary School (Public & Private)

Proposed Schools (Public & Private)

Skate Park / Pump Track / BMX

Activity Centres
(District, Neighbourhood, Local)

City of Mandurah Boundary

Confirmed

Project / Initiative	Priority / Timeframe	Funding /Resource
Mandurah Island District		
I1 Peelwood Reserve Master Plan Prepare and implement a Master Plan for the district level facility to guide the future development of community infrastructure of the site. Consider pedestrian and vehicle access in and around the reserve, access to public toilets, playgrounds, sporting clubs infrastructure needs and the potential for broad community use of existing facilities. The Master Plan will review the condition and upgrade to the playing fields and training facilities, access and usage of the Halls Head Recreation Centre, outdoor courts, and hockey stadium. Consideration will be given to expand the usage of the current clubrooms building which is recognised as being an under-utilised asset in an area with minimal accessible facilities.	High / Medium Within 2-5 Years *(as part of a programmed delivery of Master Plans)*	Existing Operations *(Note: Capital Committed in LTFP; and new Capital Subject to Outcomes of further planning)*
I2 Merlin Reserve Master Plan Approve and implement the Merlin Reserve Master Plan which includes improved path and access connections, vegetation planting, renew changeroom facilities and reviewing opportunities for summer use.	Medium (in progress)	Capital Committed in LTFP *(Note: new Capital Subject to Outcomes of further planning)*

Confirmed

Project / Initiative	Priority / Timeframe	Funding /Resource
I3 Glencoe Reserve Master Plan Prepare a Master Plan with the objective to improve activation and use of the shared use reserve as an overflow to the training space for existing user groups in the district in conjunction with landscape and public open space upgrades.	Medium Within 2-5 Years *(as part of a programmed delivery of Master Plans).*	Existing Operations *Capital Committed in LTFP; and new Capital Subject to Outcomes of further planning.*
I4 Falcon Men's Shed Subject to receiving sufficient external funding, support the construction of a new building for the Men's Shed on the Linville Street Reserve, Falcon.	High (in progress)	External Capital

Confirmed

Plan 9 Mandurah Island District Priority Projects

Priority Projects and Key Recommendations

I1 **Peelwood Reserve Master Plan**

I2 **Merlin Reserve Master Plan**

I3 **Glencoe Reserve Master Plan**

I4 **Falcon Men's Shed**

Existing Facilities and Context

Active Recreation Space
Senior Oval / Junior Oval / Outdoor Recreation

Community Building
Clubrooms / Hall / Library / Community Centre / Indoor Recreation

Existing Schools
High School / Primary School (Public & Private)

Proposed Schools (Public & Private)

Skate Park / Pump Track / BMX

Activity Centres
(District, Neighbourhood, Local)

City of Mandurah Boundary

Confirmed

Project / Initiative	Priority / Timeframe	Funding /Resource
Dawesville and South District		
D1 Dawesville Community Centre Ensure that use of the centre is maximised. The Plan primarily recognises that the design is completed, funding secured and construction is commencing and will be operational in July 2025.	High (in progress)	Capital and Existing Operations
D2 Dawesville High School Ensure that when the design and development of a high school in this location is progressed by the Department of Education, that a shared-use senior sporting oval is provided.	Medium *(subject to further planning undertaken by Dept of Education)*	Existing Operations
D3 Dawesville Youth Park Investigate suitable locations for a neighbourhood level youth space within Dawesville. The identified site should be central, accessible and with high level of visibility. Opportunities for small scale outcomes with the Dawesville Community Centre should be prioritised.	Medium (2-5 Years)	Existing Operations *Capital Committed in LTFP*

Confirmed

Project / Initiative	Priority / Timeframe	Funding /Resource
D4 Dawesville South Primary School / Shared Use Facility Ensure that the opportunity for a shared use senior sporting oval is provided on the Dawesville South Primary School site should the Department of Education progress the design and planning for the site.	Low *(when structure plan is reviewed for the precinct)*	Existing Operations
D5 Southern Estuary Hall Review the future of the Southern Estuary Hall when the Dawesville Community Centre is constructed.	Medium (2-5 Years)	Existing Operations

Confirmed

Plan 10 Dawesville and South District Priority Projects

Priority Projects and Key Recommendations

D1 **Dawesville Community Centre**

D2 **Dawesville High School Site Shared Use Oval**

D3 **Dawesville Youth Park (Skate / BMX)**
Final Location and Scale to be Reviewed

D4 **Dawesville South Primary School Shared Use Oval**

D5 **Southern Estuary Hall Review**

Existing Facilities and Context

Active Recreation Space
Senior Oval / Junior Oval / Outdoor Recreation

Community Building
Clubrooms / Hall / Library / Community Centre / Indoor Recreation

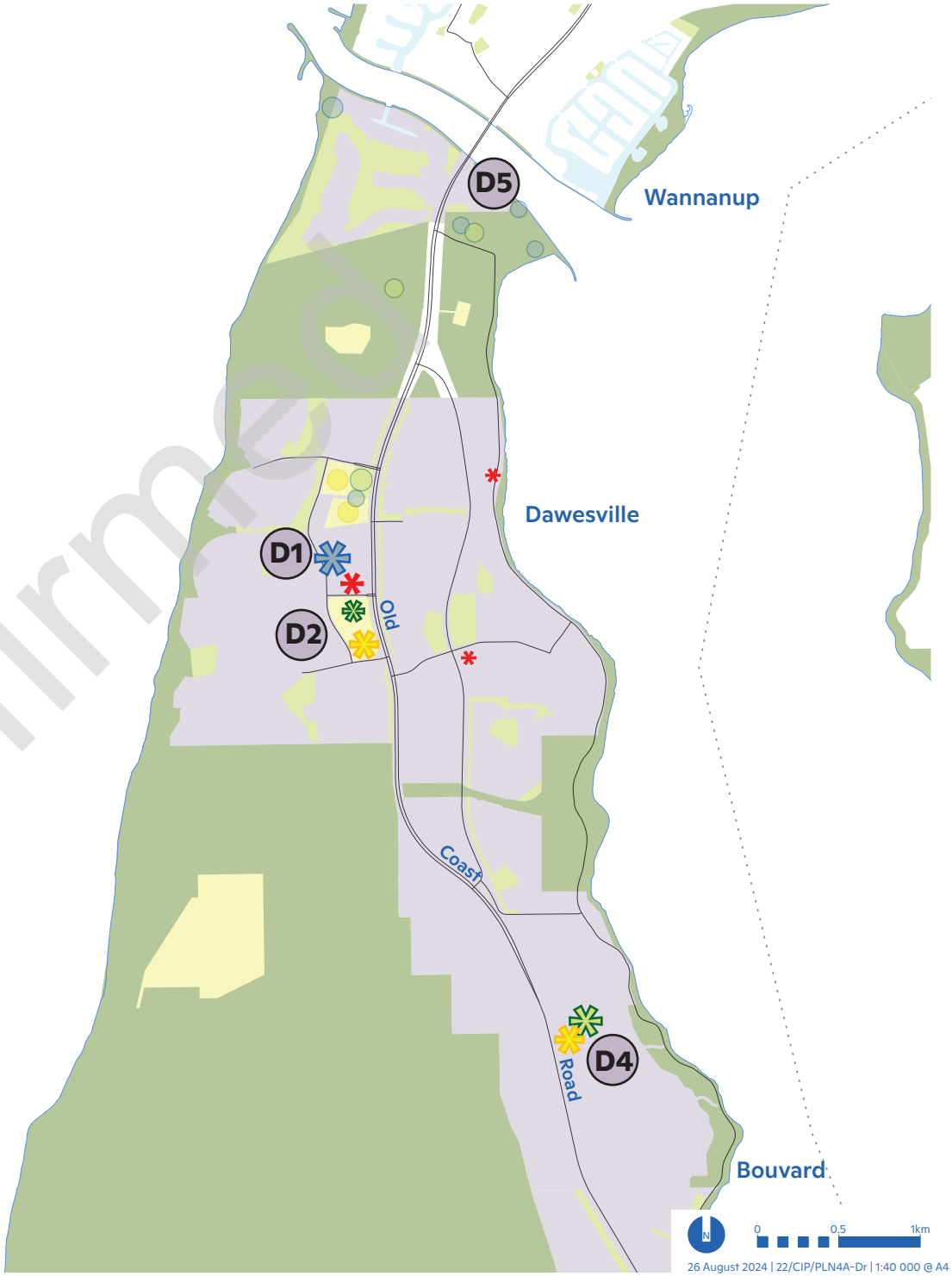
Existing Schools
High School / Primary School (Public & Private)

Proposed Schools (Public & Private)

Skate Park / Pump Track / BMX

Activity Centres
(District, Neighbourhood, Local)

City of Mandurah Boundary



Confirmed

Project / Initiative	Priority / Timeframe	Funding /Resource
City Management and All Areas		
A1 Review of Fees & Charges Conduct a review of the City's fees and charges for the use of all community facilities to establish the current level of subsidy provided and to establish a transparent and equitable structure.	High Within 1-2 Years	Existing Operations
A2 Bookings Management System, Data Collection and Communications Plan Update the bookings management system for community facilities with a focus on customer outcomes and provide for the collection and reporting of facility data. This is to be supported by a Communications Plan to drive increased access and use of existing City owned and managed facilities for community organisation.	High In Progress	Existing Operations
A3 Seniors and Youth Services Review Undertake a review of the services delivery model for Seniors and Youth, which may include, but not limited to examining opportunities to work in partnership with other service providers. This should encompass access to facilities and whether the provision of one centralised centre meets youth and seniors in greatest need or whether it would be more efficient to decentralise provision to increase service accessibility.	High Within 1-2 Years	Existing Operations

Confirmed

Project / Initiative	Priority / Timeframe	Funding /Resource
A4 Oval Lighting Plan Prepare a Lighting Strategy that establishes agreed lighting standards for training and competition and undertake analysis at Active Reserves within each Master Plan to determine current and future lighting provision; and plan for systematic upgrades to maximise their use.	Medium Within 3-5 Years	Existing Operations
A5 Explore Increased Use of Not-For-Profit and Private Facilities Encourage the community use and hire of facilities that are owned and operated by not-for-profit associations or private groups such as schools, lifestyle villages, churches and private art studios and investigate any current barriers as to how the City of Mandurah may assist through education, training and incentives.	Low Within 5 to 10+ Years or as opportunities arise	Existing Operations

Confirmed

Summary of Actions

High Priority Within 1 – 3 Years	Medium Priority Within 3 – 5 Years	Low Priority 5 – 10 Years or as Opportunities Arise
N1 Lakelands Community Centre and Library Delivery Model Review	N2 New Lakelands / Madora Bay Youth Park	N3 Madora Bay Regional Beach
C1 Rushton Park Master Plan	C5 New Central Community Men's Shed	N4 Madora Bay Oval Facilities Upgrade
C2 John Tonkin College Master Plan	C7 Civic and Heritage Precinct Concept Planning	N5 Meadow Springs Sports Facility Master Plan
C3 New Central Mandurah Library and Learning Hub	E1 Bortolo Reserve & Greenfields Community Centre Master Plan	E2 Fowler Reserve Master Plan
C4 Mandurah Aquatic & Recreation Centre Master Plan	E3 Coodanup College Oval Upgrade	D4 Dawesville South Primary School Facilities
C6 Mandurah Performing Arts Centre Upgrade	E4 New Mandurah East Library and Learning Centre	A5 Not-For-Profit and Private Facilities Access
I1 Peelwood Reserve Master Plan	I2 Merlin Reserve Master Plan	
I4 Falcon Men's Shed Upgrade	I3 Glencoe Reserve Master Plan	Mandurah North District
D1 New Dawesville Community Centre	D2 New Dawesville High School Facilities	Mandurah Central District
A1 Review of Fees & Charges	D3 New Dawesville Youth Park	Mandurah East District
A2 New Bookings Management Systems	D5 Review of the Southern Estuary Hall	Mandurah Island District
A3 Undertake a Seniors and Youth Service and Facility Review	A4 Sports Lighting Strategy	Dawesville District

Confirmed

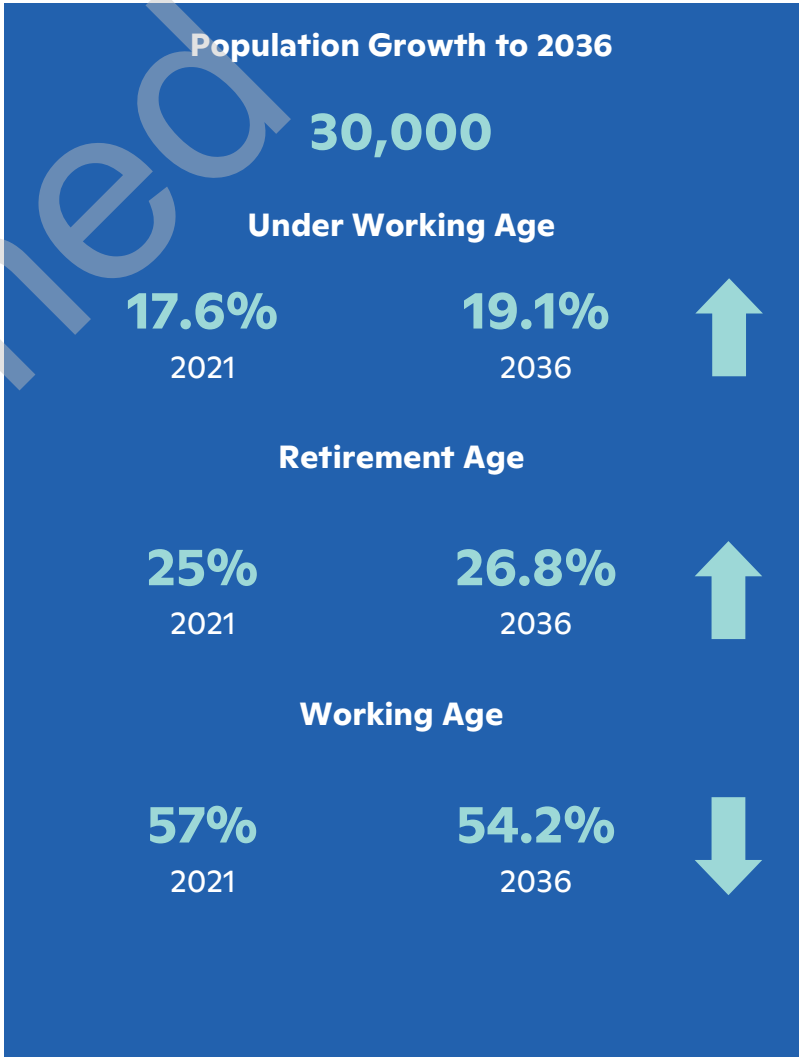
3. Needs Analysis

Population Growth By District

Estimated and high-level population growth for each district is outlined in Table 1, with 2021 being the most recent Census year for base data.

Table 1 Population Growth by District

	2021 Population	2036 Population	Growth
Mandurah North	20,000	30,000	10,000
Mandurah Central	13,000	20,000	7,000
Mandurah East	19,000	23,000	4,000
Mandurah Island	31,000	35,000	4,000
Dawesville & South	7,000	12,000	5,000
TOTALS	**90,000**	**120,000**	**30,000**



Confirmed

Mandurah Population Profile

100,000
Mandurah's population in 2024

growth of approximately 2.6% annually, which is significantly above the Metropolitan Perth Growth Rate

45
median age

higher demand for seniors services, low cost accessible infrastructure, programs and services
higher demand for indoor provision for activities

36.5%
households with children

44.6%
WA Average

43.7%
Australian Average

1.8
children per household *

reduced level of investment in family facilities and services compared to seniors; reduced demand for sporting club infrastructure with ageing population

** consistent across Mandurah, WA and Australian Averages*

2.4
Mandurah

2.5
WA

average number of people per household

17.4%
High-income households

25.6%
WA Average

24.3%
Australian Average

potential demand to access low-cost events, festivals, arts and cultural activities which can be a focal point for local community activity

54%
people with no long-term health conditions

61.2%
WA Average

60.2%
Australian Average

demonstrates a high demand for access to health service provision

959
SEIFA Index

1011
WA Average

1020
Greater Perth

Confirmed

Impacts to Community Infrastructure Plan:

- **a higher dependence on either state / federal support services for families and seniors.**
- **reduced household income levels of disposable income within the resident population**
- **accessibility to social infrastructure at an affordable cost becomes more critical.**

Confirmed

Alignment to Existing Plans and Strategies

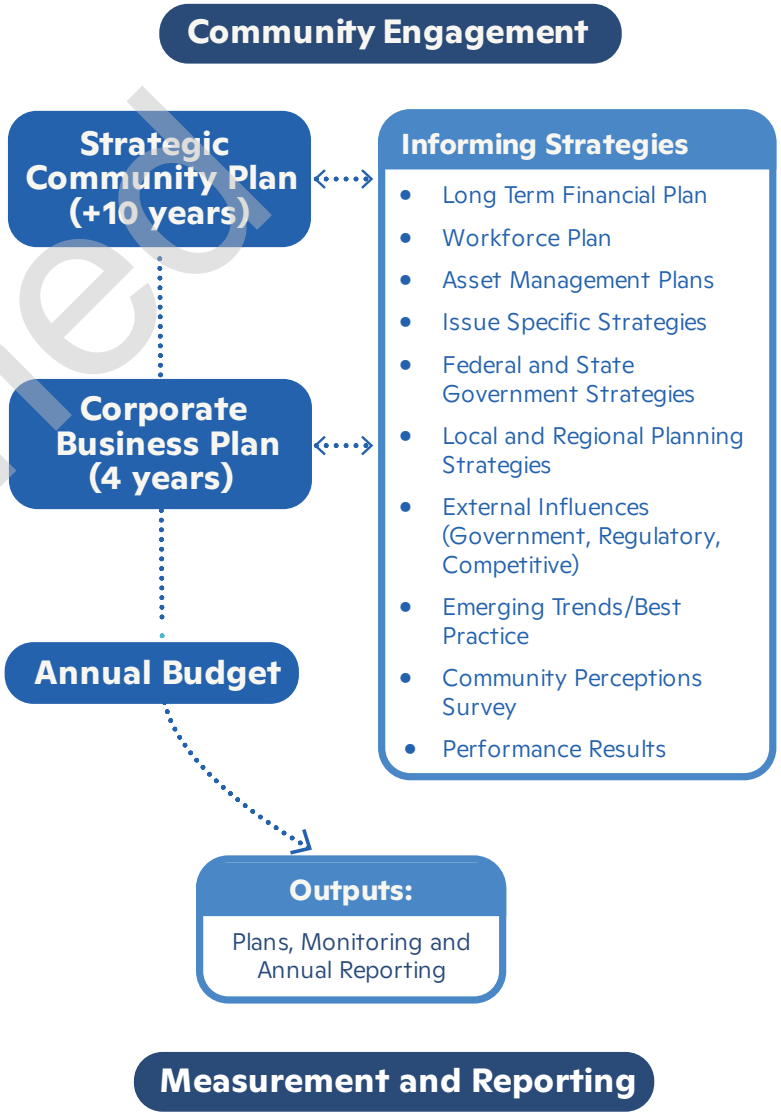
The Plan is aligned to a series of City of Mandurah strategies, plans and supporting policies together with State Government and other industry bodies that provide important reference documentation that assist in guiding community infrastructure within Mandurah. A precis of these documents is provided in Appendix 1.

The City of Mandurah sets the future direction through the Integrated Planning and Reporting Framework, which consists of the Strategic Community Plan, Corporate Business Plan and Long Term Financial Plan amongst others.

This Plan is an informing document which supports the delivery of the Strategic Community Plan in conjunction with the Local Planning Strategy which sets vision and direction for the City of Mandurah from a land use planning perspective.

The consideration for community facilities will be an ongoing review of their need, current and projected use, and efficiencies.

Integrated Planning and Reporting Framework



Confirmed

Current Facility Provision

There is a range of existing community infrastructure within Mandurah that is:

- **managed directly by the City of Mandurah**
- **leased by an incorporated community or sporting club and/or**
- **provided by an external party such as a State Government agency, non-for-profit entity, or in limited cases a commercial entity.**

All existing facilities are outlined in Section 4.

Within the active recreation space, Shared Use Agreements make a significant contribution to the delivery of sports spaces, primarily because of suburban development and the challenges of delivering ovals at a neighbourhood and district level within the planning framework. The shared use agreements have proved successful to assist in the delivery of need for oval space, often by using adjoining City managed public open space to ensure appropriate spaces are available and that supporting infrastructure can be provided. Equally, it has assisted in the delivery of several active spaces for schools, where school site configuration is constrained.

It is important that these Shared Use Agreements are maintained and even enhanced over time. Management arrangements with schools may change over time, but the retention of these ovals for active sport remains critically to Mandurah.

Confirmed

Establishing Need and Future Requirements

The future needs of the community to inform the subsequent recommendations have been developed having regard to a range of factors.

These include:

City of Mandurah Standards of Provision

Developed as part of the benchmarking analysis and consultation process

Parks and Leisure Australia Western Australia (PLAWA) Community Facility Guidelines

Benchmarking against other Local Government areas

Assessing selected sport playing pitch, court and green requirements

These Guidelines are population driven and seek to provide an indication of what should be provided within a given locality. Population based benchmarks set out the number of people that would trigger consideration for provision of an asset and standardises this to address community needs consistently across different areas.

It is important to note, however, that benchmarking alone fails to consider useability of specific assets and the suitability of the spaces to meet community needs (i.e. accessibility, condition of buildings, and sole user facilities versus open for the wider public).

Secondly, benchmarking does not consider the differences in the way our current and future communities are likely to live. What people need and how they access and seek to use community infrastructure will change over time. For example, the needs of high-density communities are different to communities living in low-density, suburban houses.

As such, in seeking to inform this Plan the benchmarking is used as the basis for which population projections may be tested. This information is then balanced against what is currently provided, identified gaps, emerging trends, and the welcoming of community led needs identification and projects.

This layering of information, and careful and transparent assessment against weighted principals provides the framework for recommendations towards future investment in community infrastructure.

Confirmed

Benchmarking Considerations

Community Infrastructure	PLA WA Indicative Requirement and Mandurah Forecast Population 2021 90,000	2031 114,000	2036 120,000	Existing Provision
Multi-Functional Library	1 (Regional) 2-5 (District)	1 (Regional) 2-6 (District)	1 (Regional) 2-6 (District)	Mandurah Library (district); Falcon Library (district); Lakelands (neighbourhood)
District Community Centre, Halls and Meeting Spaces	4-6	5-8	5-8	Mandurah Family Community Centre; Winjan (externally provided); Halls Head Parade Community and Sports Facility Dawesville Community Centre Sports Reserves Clubrooms (5)
Neighbourhood & Local Community Centre, Halls and Meeting Spaces	9	15	16	16 neighbourhood and local community centres and halls.
Youth Centre	3-5	4-6	4-6	Billy Dower; Dawesville Community Facility
Seniors Centre	3-5	4-6	4-6	Mandurah Seniors and Community Centre Leslie Street Seniors Social Centre Existing retirement/ lifestyle villages and bowling clubs
Community and Performing Arts	0-1 (R) 1-2 (D)	0-1 (R) 1-2 (D)	0-1 (R) 1-2 (D)	Mandurah Performing Arts Centre
Arts and Cultural Centre	1-2	1-2	1-2	Contemporary Art Spaces Mandurah (CASM)

Confirmed

Community Infrastructure	PLA WA Indicative Requirement and Mandurah Forecast Population 2021 90,000	2031 114,000	2036 120,000	Existing Provision
Skate Park	2-4 (R) 4-9 (D) 9-18 (N)	1 (R) 2-5(D) 11-22 (N)	2-5 (R) 5-12 (D) 12-24 (N)	Falcon Skate Facility (neighbourhood); Mandurah Skate Park (regional); Small scale informal facilities exist in a numerous local parks
BMX Dirt Track Facility	9-18	11-22	12-24	Falcon Reserve; Duverney Park; Milgar Reserve; Lavender Reserve.
BMX Facility *(formal bitumen track)*	1-2	1-2	1-2	
Sports Ovals *Broken down into individual sports:*	18-23	23-29	24-30	
Australian Football	11-15	14-19	15-20	17 Australian Football ovals;
Rugby Union/League	Local Need	Local Need	Local Need	5 rugby union/league pitches;
Diamond Sports	7-9	8-11	8-12	3 Diamond Sports Fields
Soccer	13-18	17-24	18-25	12 senior and 13 junior Soccer pitches;
Cricket Ovals	9-11	11-14	12-15	12 Cricket Ovals (including two turf);

Confirmed

Community Infrastructure	PLA WA Indicative Requirement and Mandurah Forecast Population 2021 90,000	2031 114,000	2036 120,000	Existing Provision
Athletics *(grass and synthetic)*	0 (R) 2 (D)	0-1 (R) 2-3 (D)	0-1 (R) 2-3 (D)	Grass Track at Bortolo
Hockey Pitches *(grass and synthetic)*	Local Need	Local Need	Local Need	Mandurah Hockey Stadium (Halls Head)
Netball Courts	11-18	14-23	15-24	10 Thomson Street (outdoor); 6 MARC; 2 Halls Head
Basketball Courts *(indoor and outdoor)*	23-30	28-38	30-40	6 MARC; 2 Halls Head Numerous Outdoor Courts at School Sites
Lawn Bowls	2-3	2-3	2-3	Mandurah Bowling Club Dudley Park Bowling Club Halls Head Bowling and Recreation Club Port Bouvard Sport and Recreation Club Numerous Private Facilities in Retirement Villages
Squash	Local Need	Local Need	Local Need	Squash infrastructure exists at the MARC (3 courts)
Tennis *(multi surface courts and grass)*	3-6 (D) 1-3(R)	4-8 (D) 2-4(R)	4-8(D) 2-4(R)	South Mandurah Tennis Club (12 courts) Mandurah Tennis Club (12 courts)
Aquatic Facilities *(Indoor & Outdoor)*	0-1 (R) 1 (D) 3 (N)	0-1 (R) 1 (D) 4 (N)	1 (R) 1-2 (D) 4 (N)	MARC (3 Pools) Two Commercial Operators (Lakelands and Erskine) Retirement Village Provision

Confirmed

Community Infrastructure	PLA WA Indicative Requirement and Mandurah Forecast Population 2021 90,000	2031 114,000	2036 120,000	Existing Provision
Indoor Sport and Recreation Centre (dry)	1-2 (R) 2-3 (D)	1-2 (R) 1 (D)	1-2 (R) 2-4 (D)	The MARC and Halls Head Community Recreation Centre together with existing school provision has the potential to meet this requirement.: There is a recognised deficit for indoor court provision as noted with the Netball and Basketball considerations.
Aerobics/Fitness/ Gym (Local Government)	Local Need	Local Need	Local Need	Provision at the MARC fulfills the local government requirement with the commercial market providing alternative opportunities.

Confirmed

Oval, Rectangular Pitch and Court Generation Rates

Generation rates consider the following:

Ausplay participation rates for children generally provided as a percentage participation of children 0-14 across nominated sporting activities.

Ausplay participation rates for adults aged from over 15. This is largely generated by competitive club participation, training and social participation

An assessment of the likely numbers of participants, based on each sports participation rate

An assessment of the likely teams to be generated per sport based on competitive numbers including a calculation for squad reserves

A calculation of the midweek training requirements (including use of half sized ovals and rectangular pitch to accommodate all club-based activities). These vary according to the sport

A calculation of the weekend (home and away) oval and rectangular pitch requirement.

A calculation of the capacity of each oval and rectangular pitch to ensure that the team requirements can be adequately met.

In undertaking an oval, rectangular pitch and court assessment, it is recognised there is no one accurate mechanism which will predict the capacity of these facilities. As a result, these statistics must be balanced against other benchmarks. The oval and rectangular pitch provision is determined through a Team Generation Rate process (for junior and senior provision) having regard to the current population and projected population based on recognised industry participation rates. The analysis was undertaken on the main sports where participation data through Ausplay can be reasonably relied upon. It should however be noted that this data can vary significantly year on year.

The overall approach follows a high level assessment in accordance with recommended parameters which are contained within two research documents – Playing Pitch Strategy Guidelines (Sport England 2017) and Sports Field Strategy Guidelines produced by the Council for Sport and Recreation New Zealand (SPARC). The latter document is more appropriate in a Western Australian context.

Where accurate published participation rates can be obtained from State Sporting Associations, these should be used, but as stated in previous sections, there is currently significant concern that these are not accurate, nor consistently collected and, in addition, do not consider additional non-affiliated use in those sports where social competition / recreational play is facilitated by others.

The analysis is based on equality of access and a good quality consistent playing surface servicing all sports, however this may not always be the case.

Confirmed

Children (Ages 0-14)	Participation Rates (Ausplay)	Projected Participation				Court / Pitch Demand				Existing Supply
		2021	2026	2031	2036	2021	2026	2031	2036	
Basketball	12.4%	2,047	2,466	2,704	3,058	14	17	19	22	8 (Indoor)
Australian Football	11.5%	1,899	2,288	2,508	2,837	9	11	12	14	17
Soccer	9.7%	1,595	1,922	2,107	2,383	16	19	21	24	13
Netball	6.2%	1,024	1,234	1,353	1,530	10	12	13	14	10
Tennis	5.6%	917	1,105	1,211	1,370	9	11	12	13	22
Cricket	4.2%	688	829	909	1,028	6	7	8	9	12
Hockey	1.9%	308	371	407	460	1	1	1	1	1

Adults (Ages 15-54)	Participation Rates (Ausplay)	Projected Participation				Court / Pitch Demand				Existing Supply
		2021	2026	2031	2036	2021	2026	2031	2036	
Basketball	3.0%	2,308	2,572	2,766	2,933	16	18	19	20	8 (Indoor)
Australian Football	2.3%	1,770	1,972	2,121	2,249	8	9	9	10	17
Soccer	4.5%	3,462	3,859	4,149	4,400	22	24	26	27	13
Netball	2.9%	2,231	2,487	2,674	2,836	17	18	20	21	10
Tennis	3.6%	2,770	3,087	3,319	3,520	26	29	31	33	22
Cricket	2.0%	1,539	1,715	1,844	1,956	9	10	11	12	12
Hockey	0.9%	692	772	830	880	2	2	3	3	1

Confirmed

Junior Pitch and Court Generation Assessment

The outputs from the junior data indicate:

- **Junior demand can often be accommodated on senior oval, rectangular pitch or court space, often taking place prior to seniors activity in the weekday evenings or early Saturday mornings.**

- **A high level of participation in basketball is a key driver related to the need to access facilities (being almost double that of netball).**

- **The level of indoor and outdoor court access will necessitate more judicious use of available court infrastructure on school sites (both indoor and outdoor court provision). The demand for court space will be offset by school use agreements / access to school sports hall and multi-marked outdoor court provision.**

- **The demand for oval / rectangular space is high but in the ages 0-14 the games are generally played on small side pitches and would be accommodated on primary school ovals where conflicting time use may occur.**

- **Based on access to current court, oval and rectangular pitch provision, it is likely that junior level provision could be accommodated, for the most part within existing infrastructure.**

Confirmed

Senior Pitch and Court Generation Assessment

The outputs from the senior pitch and court generation assessment data indicate:

- **Senior level provision is a general guide for facility demand.**

- **A high level of participation in soccer highlights a potential significant under-provision of rectangular pitches across Mandurah and based on existing provision, there are less than half of the projected demand. This is likely to require ongoing assessment related to league and club demand and will require a review of existing oval usage when undertaking Master Plans.**

- **Netball outcomes highlight the need to plan for additional facilities to manage the demand for indoor and outdoor court provision together with exploring management models for competition delivery.**

- **Currently two tennis clubs provide 24 courts with other courts provided within park sites and at schools. The demand for investment in additional courts is unlikely to be required based on this analysis.**

Confirmed

- **The current level of Australian Football oval (17) and cricket ovals (12) is on the margins of meeting need based on this assessment. Greater pressure will be evident in providing suitable oval space to meet the needs of clubs in servicing Mandurah's future growth.**

- **The provision of one synthetic hockey turf and associated grass pitches will continue to meet the demand for hockey. The greatest challenge is maintaining the clubs viability and ensuring that sufficient resources are put aside to replace the synthetic turf.**

- **Research undertaken by Basketball WA indicates a need for 1 indoor court for every 6,250 residents in Western Australia. This figure is based on previous research that an indoor court can cater for between 300-350 players before being over-programmed and the AusPlay research that indicates that on average across Australia 5.5% (children and adults) of the population regularly play basketball.**

- **As such, for every 25,000 people there is a conservative estimate that 1375 will participate in basketball and 4 courts will be needed. Taking this projection forward it is estimated that 19.2 courts will be required by 2036 to cater for basketball demand within Mandurah (based on the 2021 population this would equate to 15 courts currently). This assessment is consistent with the court demand identified through the senior court generation assessment.**

Confirmed

Recreational Participation

The top 24 recreational activities according to the Ausplay data (October 2023) based on participation numbers highlights the highest participation activities and provides an indication of the numbers likely to participate. While these are national participation rates statistics, it is to be noted that the following activities and their relevance to the City of Mandurah are important:

- **Walking has the highest participation rate and emphasises the importance of providing opportunities for residents to walk safely and securely with connection between green space, foreshore, and sporting facilities. Recreational walking is unlikely to be monitored effectively but nevertheless is critical to improving physical and mental health and wellbeing. It is to be noted that bushwalking is captured separately and is a relatively high participatory activity which should be provided for (emphasising the importance of connected trail networks).**

- **Fitness, Gym, swimming, and users of indoor court space such as basketball, netball, volleyball, badminton, account for almost 12% participation rate, comparable with cycling. This emphasises the importance of investing in and maintaining dedicated wet and dry infrastructure at the MARC and indoor court infrastructure at Halls Head.**

- **Outdoor sport and recreation activities highlight cycling and jogging / running as having relatively high levels of participation. These activities can be undertaken without the need for formalised club based / active reserve settings. When combined with mountain biking cycling accounts for a 15% participation rate for adults.**

- **Virtual based physical activity is emerging as a relatively high participation rate comparable to the higher outdoor sports participation / playing field / oval activities (such as football / soccer, golf and tennis) which require large, dedicated playing surfaces. This is an emerging trend which has become more prevalent within the last decade.**

- **Many of the other activity areas require flexible access to space (i.e. yoga – generally indoor or outdoor quiet space, Pilates – indoor space with dedicated equipment storage, dancing – flexible indoor space, preferably with sprung flooring) while others are aligned to accessing natural outdoor water or landscape features.**

Confirmed

Summary of Assessment

It is not possible for one assessment process to determine the extent of investment in infrastructure.

It merely provides an indication of where gaps currently exist or where future demand is likely to place undue pressure on limited infrastructure.

The future development and expansion of the MARC and investment in Halls Head Recreation Centre will be required to, as a minimum sustain the current accessibility and expand access to indoor court space. This would need to be supplemented by investment in outdoor court space and the development of further Shared Use Agreements at strategic school locations.

The demand assessments for sport and club-based activities are easier to assess based on nationally published participation data.

These however do vary from year to year and therefore should be viewed as providing a reasonable guide.

The demand for additional water aquatic space is unlikely to be justified during the life of the Plan.

The importance of collecting reliable data on use, memberships and throughput of facilities is essential.

It is also important that resources are provided to analyse this data to ensure any anomalies are identified, appropriate planning can be put in place to address

Library provision based on the assessment against benchmarking standards is likely to meet current and future needs. This however does not offset the need to undertake a full-service review to determine the most appropriate level of service to meet the needs of North Mandurah and potential redevelopment of a central Library within the City Centre.

Confirmed

Based on the assessment undertaken there are key pressure points for future investment in court space to provide for the projected growth in basketball and netball.

The provision of community centres throughout Mandurah appears to be reasonable and the main focus in the future should be on modernisation and upgrade to more contemporary design standards and increasing flexibility / use.

A Seniors review should be undertaken with a view to working in partnership with other service providers. This should encompass access to facilities and whether the provision of one centralised centre meets seniors in greatest need or whether it would be more efficient to decentralise provision to increase service accessibility.

Winter oval provision is likely to be the area in greatest demand due to the range of winter sports that seek to gain access to such infrastructure
(and the capacity of grass oval / rectangular pitch provision is reduced due to more adverse weather condition).

Confirmed

4. District Planning Areas

Existing, Planned and Recommendend Facility Provision

This section provides an audit of existing community facilities by each District Planning area together with a summary of key issues and demographics for each district and key City-wide Operational Systems and Process Outcomes.

Importantly, the tables provided for each District outline a link to planned and proposed infrastructure identified in previous planning documents with a reference to the documents, and a link to the priority projects and recommendations outlined in Section 2.

Facilities referenced in these tables are largely owned and managed by the City of Mandurah. Externally run and managed facilities are only referenced in these tables where there are opportunities for the general public to assess or book facilities.

Confirmed

Mandurah North

Suburbs
Lakelands, Madora Bay, San Remo, Meadow Springs

2021 Population	2036 Population	Growth
20,000	30,000	10,000

Key Demographic Statistics		
	2021	2036
Under Working Age	27%	23%
Retirement Age	17%	22%
Working Age	55%	56%

Components of Population Change and Implications
Projections growth will be underpinned by both new residential development and the growth in young family units which is 40% of the total growth anticipated within the Mandurah to 2036. Madora Bay is currently above the Greater Perth comparative Index of Relative Socio-economic Disadvantage. San Remo is just below the Greater Perth Index while Meadow Springs and Lakelands are marginally below the Australian average. The focus for Madora Bay will be on enhancing existing or developing new community infrastructure to support new family units while San Remo, Meadow Springs will be on improving the efficiencies and relevance of existing community infrastructure. The key issue for Lakelands is to maximise current facilities and develop an appropriate level of infrastructure which will meet the needs of family units emerging and ageing in place. The future direction of the library and community centre is a critical component for this area as will be the continued investment in efficiencies related to shared use sporting reserves.

Confirmed

Plan 11 Mandurah North District Facility Overivew

Active Recreation Space
Senior Oval / Junior Oval / Outdoor Recreation

Community Building
Clubrooms / Hall / Library / Community Centre / Indoor Recreation

Schools
High School / Primary School (Public & Private)

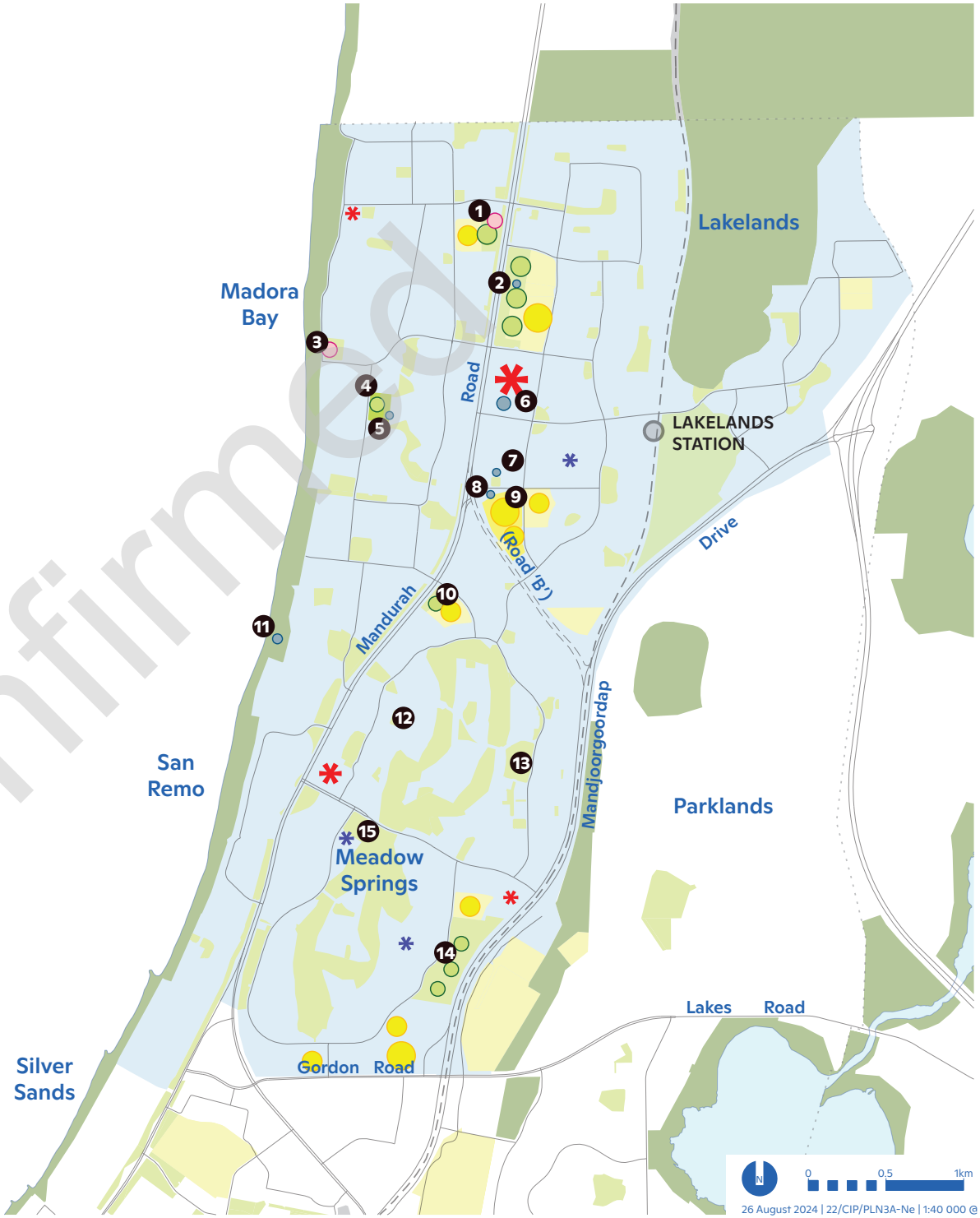
Skate Park / Pump Track / BMX

Activity Centres
(District, Neighbourhood, Local)

Lifestyle / Retirement Villages with Private Facilities

City of Mandurah Boundary

No	Name
1	Madora Bay Oval and Pump Track
2	Lakelands Park
3	McLennan Park Pump Track
4	Charlie & Dorothy Coote Reserve
5	Madora Bay (Ron Christian) Hall
6	Lakelands Library and Community Centre
7	Lakelands Community House
8	Lakelands Community Garden
9	Mandurah Baptist College
10	Oakwood Primary School
11	Mandurah Surf Life Saving Club
12	Suncrest Meander Park
13	Quarry Adventure Park
14	Meadow Springs Sports Facility
15	Meadow Springs Golf and Country Club



Confirmed

Table 2 Mandurah North Facility Overview

No	Name *Link to Existing Plan and Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
1.	**Madora Bay Oval and Pump Track** *Priority Project N4*	Neighbourhood: Sport and Recreation (Shared Use Agreement)	Use of local open space provision adjoining a school site has provided for a senior oval together with a playground (southern end) and pump track (northern end). Future considerations for public toilets and storage are required to enable further use for community sport as an overflow to Lakelands Park for northern based club for games and training.
2.	**Lakelands Park** *Skate and BMX Strategy* *Priority Project N2*	District: Sport and Recreation (Shared Use Agreement)	Provides for three full sized ovals and clubrooms together with oval spaces for Coastal Lakes College and a future primary school in Lakelands North (which will be subject to a future Shared Use Agreement). Oval spaces have been designed to be flexible for multiple sports with cricket, diamond sports (baseball and softball) and Australian football current primary users with the North Mandurah Football Club and Peel Diamond Sport as the home clubs. As a new asset, master planning will be required to ensure that its planned outcomes are continuing to be delivered during the life of the Plan. Ovals have a lighting level up to 150 LUX with LED lamps. The City's Skate and BMX Strategy made a recommendation for a new district skate and BMX facility to service Mandurah's northern suburbs as one of Mandurah's major growth corridors. Following this, Council endorsed a follow-up Skate and BMX Feasibility study for a district facility in the southwest corner of Lakelands Park. To date no further work has been commenced. The space is restricted in area and will require external funding.

Confirmed

No	Name *Link to Existing Plan and Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
3.	**McLennan Park Pump Track**	Local: Sport and Recreation	Good footpath connections through to surrounding foreshore and residential neighbourhood to pump track (relatively modern design and flexible) and playground / informal park / BBQ social gathering area.
4.	**Charlie & Dorothy Coote Reserve**	Neighbourhood: Sport and Recreation	Single rectangular pitch space with 2 hard courts, cricket net, playground, and associated pavilion, primarily use for soccer training and pre-season use. Use of site needs to be monitored on an ongoing basis to ensure it remains fit for purpose. The oval has a lighting level of 50 LUX via halogen lamps.
5.	**Madora Bay (Ron Christian) Hall**	Local: Community Centre	Located adjacent to Charlie & Dorothy Coote Reserve, it is ageing facility however centrally located within the Madora Bay suburb. The current hall is under-utilised and a review of its functionality and capability of increased use by the local community needs to be undertaken. Options exist to rationalise and / or relocate the infrastructure within a purpose-built community hub. This however should only be considered if the long-term viability is compromised by the current design and functional capability.
6.	**Lakelands Library and Community Centre** *Social Infrastructure Plan* *Priority Project N1*	District: Community Centre	Provision provided via a lease with existing shopping centre within a main-street environment. Provides for a multi-purpose community centre with meeting spaces and a library, with a primary focus on children and families but with activities and programs relevant to people of all ages and abilities. A detailed assessment of the community needs to service Lakelands together with the surrounding suburbs to ensure the long-term development options for the library is required.

Confirmed

No	Name *Link to Existing Plan and Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
			Options to provide alternative outreach services are to be explored and aligned to capacity capability of existing community facilities. This should be undertaken in conjunction with the Property Strategy, including the Lakelands Community House, to determine whether to continue to lease shop space or build a new facility.
7.	**Lakelands Community House**	Local: Community Centre	Detached building designed as a house to be used as short-term community space with the first stages of development in Lakelands. Has several existing tenants (including the Department of Health). Together with Site 7, a project plan to consider the long-term community services model in Lakelands will be required (as was the sites original intention).
8.	**Lakelands Community Garden**	Local: Community (Community Garden)	Small scale neighbourhood garden, located in space allocated for future road connections., with limited facilities.
9.	**Mandurah Baptist College**	District: Community (Cultural Infrastructure) (Externally Provided)	Existing performing arts space that has been made for commercial and community use. Exploring general use, access and management has opportunities to ensure shared community outcomes can be realised. .
10.	**Oakwood Primary School**	Local: Sport and Recreation (Shared Use Agreement)	Junior sized oval provided on public open space adjoining the school. No facilities such as toilets etc provided. Currently used for informal soccer and overflow junior cricket oval. Subject to ongoing monitoring of continued use for community sport with newer facilities in Mandurah North District.
11.	**Mandurah Surf Life Saving Club**	District: Sport and Recreation	Existing facility located at Eros Reserve constructed in 2013 following extensive analysis of potential locations. Club facilities reaching capacity and indicative support to potentially relocate

Confirmed

No	Name *Link to Existing Plan and Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
			to Madora Bay north foreshore has been provided to Council subject to funding in 2021. Should this progress, future of this site will need to be examined and reviewed.
12.	**Suncrest Meander Park**	Local: Sport and Recreation	A single court tennis facility with adjacent playground and small local park. Future investment in single tennis courts / multi-use games areas needs to be determined on an as needs basis and subject to ongoing review
13.	**Quarry Adventure Park**	Neighbourhood: Community (Cultural Infrastructure)	Existing neighbourhood park that includes an outdoor amphitheatre that has seating capacity of up to 1200 people.
14.	**Meadow Springs Sports Facility** *Priority Project N5*	District: Sport and Recreation	The Facility provides for 2 ovals (including one turf wicket) and a dedicated rectangular pitch with pavilion adjacent to Meadow Springs Primary School. Mandurah Cricket Club and Mandurah Pirates Rugby Club are the key clubs at the Facility. The rectangular pitch has lighting levels to 200 LUX and the southern ovals have 100LUX. Ongoing monitoring and review the usage of the current built infrastructure and ovals for both summer and winter sporting activities together with supporting infrastructure should be undertaken. It is recognised that the sporting facility at Meadow Springs has a low level of use which impacts on the viability of clubs use of the site. Exploring additional shared use opportunities should be undertaken through a Master Plan for the site.
15.	**Meadow Springs Golf and Country Club**	District: Sport and Recreation	Privately owned golf course, however, includes function facilities that are available and accessible for community groups and organisations for hire.

Confirmed

Mandurah Central

Suburbs
Mandurah, Silver Sands and Dudley Park (north)

2021 Population	2036 Population	Growth
13,000	20,000	7,000

Key Demographic Statistics		
	2021	2036
Under Working Age	15%	16%
Retirement Age	30%	32%
Working Age	54%	51%

Components of Population Change and Implications
A gradually increasing natural population base to 2036 and steadily increasing inward migration. Projected growth will be underpinned by both new residential development and a steady growth in young family units. Silver Sands is just lower than the Greater Perth comparative Index of Relative Socio-economic Disadvantage. Dudley Park however lies below the City of Mandurah average and Mandurah is within the bottom 4% of relative socio-economically disadvantaged suburbs. The focus for Dudley Park, Silver Sands and Mandurah will be on improving the efficiencies and relevance of existing community infrastructure.

Confirmed

Plan 11 Mandurah Central District Facility Overview

Active Recreation Space
Senior Oval / Junior Oval / Outdoor Recreation

Community Building
Clubrooms / Hall / Library / Community Centre / Indoor Recreation

Schools
High School / Primary School (Public & Private)

Skate Park / Pump Track / BMX

Activity Centres
(District, Neighbourhood, Local)

Lifestyle / Retirement Villages with Private Facilities

No	Name
1	John Tonkin College: Tindale Campus
2	Mandurah Lions Club and Hall
3	Milgar Reserve BMX Track
4	Mandurah Offshore Fishing and Sailing Club
5	Seniors and Community Centre
6	Mandurah Performing Arts Centre (ManPAC)
7	Contemporary Art Spaces (CASM)
8	Sutton Street Hall
9	Mandurah Museum
10	Leslie Street Seniors Social Centre
11	Dudley Park Bowling Club
12	Common Ground *(proposed project)*
13	Mandurah Bowling and Community Centre
14	Peel Health Hub
15	Mandurah Indoor Sportz
16	Mandurah Croquet Club
17	Mandurah Tennis Club
18	Rushton Park North
19	Billy Dower Youth Centre
20	Rushton Park Main
21	Thomson Street Netball
22	Mandurah Aquatic and Recreation Centre
23	Mandurah Library
24	Lotteries House
25	Arts and Crafts Society / Tuart Avenue Building
26	Mandurah Family and Community Centre
27	Dudley Park Child and Parent Centre
28	Children and Family Centre *(proposed project - location not defined)*
29	Central Community Men's Shed *(proposed project - location not defined)*

Confirmed

Table 3 Mandurah Central District Facility Overview

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
1.	**John Tonkin College: Tindale Campus** *Priority Project C2*	Neighbourhood: Sport and Recreation (Externally Provided with Shared Use Agreements (in-part))	Site managed by Department of Education which currently provides 3 school ovals that are subject to Shared Use Agreement and use for overflow of existing sports ovals, hard courts and a Men's Shed. Current ovals provide potential overflow for training and competition having previously been the home of North Mandurah Junior Football Club. The City will continue to review the potential opportunities to offset an under provision of oval and hard-court space pending the outcome of an Education Review by the relevant state department and future potential rationalisation of the sites. As an outcome of the Department of Education's Master Plan, the City of Mandurah should maximise opportunities for oval and hard-court sport and recreation provision. This may also provide an opportunity to relocate some activities subject to the outcome of the Rushton Park Master Plan
2.	**Mandurah Lions Club and Hall**	Neighbourhood: Community Centre	City owned building leased to the Lions Club of Mandurah is subject to review in the context of the future of the City's Operations Centre noting that this site is owned in freehold by the City of Mandurah.
3.	**Milgar Reserve BMX Track**	Regional: BMX Track	The reserve provides a range of playground infrastructure with the BMX track to the north which incorporates shaded spectator areas and small clubhouse building. The track is constructed of a mixture of asphalt and composite materials to ensure it can withstand harsh weather conditions. It is the only dedicated competitive BMX track in the region and

Confirmed

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
			the ongoing management and maintenance of the infrastructure is important.
4.	**Mandurah Offshore Fishing and Sailing Club**	District: Sport and Recreation	Provides for water-based activities club within the Peel Region. A 220 bay floating marina system which includes a 200m Collector Jetty, four launching ramps with wash down bays and over 30 hardstand bays. Clubhouse with function space and bar operated by the club. Existing lease which will be subject to review pending a future renewal.
5.	**Seniors and Community Centre** *Priority Project C7*	Regional: Seniors	Each of these facilities are located within the Civic Precinct. In respect to the Seniors and Community Centre, the City's commitment to the community, senior service provision should be maintained. This however may not need a dedicated centre which cannot provide for other community users. A review of the current service and compatibility with other groups should be considered, including the service alignment with the Leslie Street Centre. For the ManPAC, it is recognised that the current building has limited storage, no climate controls. A future redevelopment should consider all of these aspects to both increase efficiency and diversity of the service provided. The proposed development principles are part of the City Centre Master Plan, but not yet to be fully detailed and appropriate level of funding determine and secured. The utilisation of the land for each activity needs to consider whether it is essential to be provided within proximity to City Centre (and the value of the land). The focal point will be on arts, culture, and civic functions.
6.	**Mandurah Performing Arts Centre (ManPAC)** *Priority Project C6*	Regional: Community (Cultural Infrastructure)	
7.	**Contemporary Art Spaces (CASM)** *Priority Project C7*	District: Community (Cultural Infrastructure)	

Confirmed

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
			The development options will need to explore the implications of maintaining a high level of service provision throughout the phased / staged development.
8.	**Sutton Street Hall**	Local: Community Centre	Originally a Methodist church built in 1940 and acquired by the City in 1990's. Previous commitments have been to provide for community use rather than demolish. Peel Multicultural Group has a licence until October 2025 due to the necessity to vacate their previous location, however, City's preference is for casual hire only to maintain flexibility for potential development interest. Current plan is to retain site for city growth opportunities, where development for an identified purpose will assist in the future economic development of the City Centre with potential public parking to remain on site. Over time, the need to relocate the Hall and user groups to a more suitable location with colocation opportunities is to be explored.
9.	**Mandurah Museum** *Priority Project C7*	District: Museum	Located to the south of Pinjarra Road adjacent to Mandurah Bridge (eastern side). The building has historic significance for Mandurah and investment in its retention and development of a heritage precinct incorporating the boat shed and Halls Cottage will be subject to securing additional grant assistance. This is supported in the City Centre Master Plan with the need to undertake further concept planning for this precinct. There has been previous consideration of developing a heritage precinct to incorporate the boat shed and Halls Cottage. There is a need to consider the longer-term investment in the site and

Confirmed

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
			support the current community volunteer base who undertake the most forward-facing customer services.
10.	**Leslie Street Seniors Social Centre**	Neighbourhood: Community Centre (Externally Provided)	Also known as Leslie Street Sport and Social Centre for over 50's. The building is old and incorporates extensive grassed area to the rear. Not within the control of the City but as an alternative service provider off-sets the need for additional seniors provision to be funded through the City. This needs to be considered as part of a holistic review of seniors provision to include Mandurah Seniors and Community Centre and the level of service investment commitment provided by the City to offset known service gaps.
11.	**Dudley Park Bowling Club**	District: Sport and Recreation	Clubhouse building with large function space and provision of 4 synthetic bowling lawns with spectator / player shade. Leased to the Club until 2035 when it will be subject to review and future renewal.
12.	**Common Ground** *Planned Facility*	Regional: Community Service	Planned to be located at 81-87 Allnutt Street, Common Groudn proposes to comprise 50 self-contained apartments to support homelessness but importantly, will provide on-site provision for commercial space as service support services that may otherwise look to City provided facilities to operate in.
13.	**Mandurah Bowling and Community Centre**	Regional: Sport and Recreation	The Mandurah Bowling and Recreation Club is part of a leased and community facility (with the lease until 2042). The Mandurah Bowling Club is a relatively new fixed asset, which includes enclosed bowling greens and its ongoing maintenance and usage should be monitored.

Confirmed

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
14.	**Peel Health Hub**	District: Community Health (Externally Provided)	The Peel Health Hub is a fixed development on the northern part of the Rushton Park precinct. Provides a 'community' health function not provided elsewhere. It is privately owned but zoning of the site is restricted to community uses.
15.	**Mandurah Indoor Sportz** *Priority Project C1*	District: Sport and Recreation / Community	The site forms part of the Rushton Park Master Plan area that will ascertain future priorities for future use and investment.
16.	**Mandurah Croquet Club** *Priority Project C1*	District: Sport and Recreation	Both clubs have aging facilities with tennis having 12 courts in total, and need to be further explored including the potential to co-locate croquet and tennis to provide for a more efficient use of the oval and sports space should be considered within the Rushton Park Master Plan.
17.	**Mandurah Tennis Club** *Priority Project C1*	District: Sport and Recreation	
18.	**Rushton Park North** *Priority Project C1*	District: Sport and Recreation	Rushton North has two sub-senior sized ovals, changerooms and clubrooms for community clubs being Mandurah Junior Mustangs Football Club and Peel Masters Football Club with the oval having lighting levels of 50 LUX. The site provides a district recreation function in the wider precinct. Challenges with overlapping competition and training times for winter sports creates challenges whilst there is minimal summer use. The home clubs and facilities to be part of the Rushton Park Master Plan.
19.	**Billy Dower Youth Centre** *Priority Project C1*	District: Community Centre	City operated building with external providers as tenants providing youth-centred programs and support with multiple office leases up to and including June 2026. Regular and casual hire space is also available. Issues with building condition and orientation with the main oval are challenges and to be

Confirmed

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
			considered with Rushton Park Master Plan. Service provision centrally within the wider catchment area is supported.
20.	**Rushton Park Main** *Priority Project C1*	Regional: Sport and Recreation	Rushton Main oval and surrounding infrastructure including grandstand, changerooms and clubrooms which are leased to the Peel Thunder Football Club with expiry February 2040. Mandurah Mustangs also use the facility for home games and training. As part of the Rushton Park Master Plan, the site and its context are to be thoroughly reviewed. Rushton Park as a collective of facilities needs revitalisation and potential consolidation of provision as the current use of the land is inefficient. This needs to look at the functionality and efficiency of the land use together with meeting the needs of user groups currently on site. Rushton Park has the potential to be used as an events ground in the off-season and provide a valuable community resource
21.	**Thomson Street Netball** *Priority Project C1 / C2*	District: Sport and Recreation	Currently provides for 10 courts which is lower than required for a regional facility together with a community hall. Recent resurfacing undertaken for numerous courts. Needs Analysis and Feasibility into the future of netball has been progressed. The City will require State Government support to implement.
22.	**Mandurah Aquatic and Recreation Centre** *Priority Project C4*	Regional: Sport and Recreation	The most significant community sport and recreation centre within Mandurah. The 6 court indoor space is used by a range of sports including basketball, netball, badminton, volleyball and other associated court-based sports with Mandurah Basketball Association being a priority user.

Confirmed

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
			A feasibility study should be undertaken to further expand the MARC to meet the needs of user groups for additional indoor court space and associated infrastructure. There is limited availability of the indoor courts at the MARC. Therefore, the ability to accommodate both netball and basketball needs is severely limited. Basketball has a priority access based on their current agreement. The potential to provide indoor court-based opportunities for other sports is identified as a need and potentially offsets the demand for additional outdoor court space.
23.	**Mandurah Library** *Priority Project C3*	District: Community (Library)	Located opposite Mandurah Shopping Forum the library provides the most extensive library services within Mandurah with meeting rooms for hire and a 12 people digital hub to provide training and assistance with technology. The future of the library and potential integration within the City Centre Master Plan within the Civic Precinct. For the site (in conjunction with facility 23 – 25), master planning is required to determine how some services may be consolidated or co-located and site subdivided for sale. Investment in the site should be limited until master planning is complete.
24.	**Lotteries House**	District: Community (Office) (Externally Provided)	State owned and controlled facility providing for organisations that are 'eligible organisations' as defined in the Lotteries Act, for use by them exclusively for office accommodation for benevolent or charitable purposes. As a state owned facility, it needs to be recognised as providing a function which does not need to be replicated elsewhere in the City.

Confirmed

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
25.	**Arts and Crafts Society / Tuart Avenue Building**	Local: Community (Centre)	Detached buildings within the Library precinct providing for community meeting space and outreach services with numerous licences in place.
26.	**Mandurah Family and Community Centre**	District: Community Centre	Detached building within Library precinct and subject to a recent upgrade providing for community activities together with office and consulting spaces and outdoor play space with licences to not for profit providers.
27.	**Dudley Park Child and Parent Centre**	Neighbourhood: Community Centre (Externally Provided)	Providing programs for families with children from birth to eight years of age with access on site to a Child Health Nurse and Speech Pathologist
28.	**Children and Family Centre (including non-profit space)** *Social Infrastructure Plan*	Proposed Project in the Social Infrastructure Plan	Proposed in 10+ years with location yet to be determined and operated by state government. The development of the Mandurah Family and Childrens Centre, Peel Health Hub and pending Common Ground development potentially provide services intended in the development of this concept.
29.	**Central Community Men's Shed** *Priority Project C5*	Neighbourhood: Community Centre	Continue investigations to establish a permanent Community Men's Shed facility in the Central District together with potential colocation with other community groups for meeting space for facilities that are currently located on freehold land (such as the Library site and Operations Centre like Mandurah Lions). A number of sites are currently being investigated.

Confirmed

Mandurah East

Suburbs
Parklands, Greenfields, Coodanup and Dudley Park (south)

2021 Population	2036 Population	Growth
19,000	23,000	4,000

Key Demographic Statistics		
	2021	2036
Under Working Age	20%	16%
Retirement Age	27%	35%
Working Age	51%	48%

Components of Population Change and Implications
A gradually diminishing natural population base to 2036 with families tending to age in place and key growth related to inward migration. Projected growth indicates a growth of approximately 4,000 in the period from 2021 to 2036. This will be underpinned by modest residential development. All suburbs are below the Mandurah average of relative socio-economically disadvantaged suburbs. Coodanup is within the bottom 4% with Greenfields, Parklands (9%), Dudley Park (18%) marginally more socio-economically advantaged. The focus on Coodanup, Greenfields, Dudley Park (south) will be on improving the efficiencies and relevance of existing community infrastructure. It is noted that as a rural location, Parklands is not considered for considerable community infrastructure within the scope of this Plan.

Confirmed

Plan 13 Mandurah East Facility Overview

Active Recreation Space
Senior Oval / Junior Oval / Outdoor Recreation

Community Building
Clubrooms / Hall / Library / Community Centre / Indoor Recreation

Schools
High School / Primary School (Public & Private)

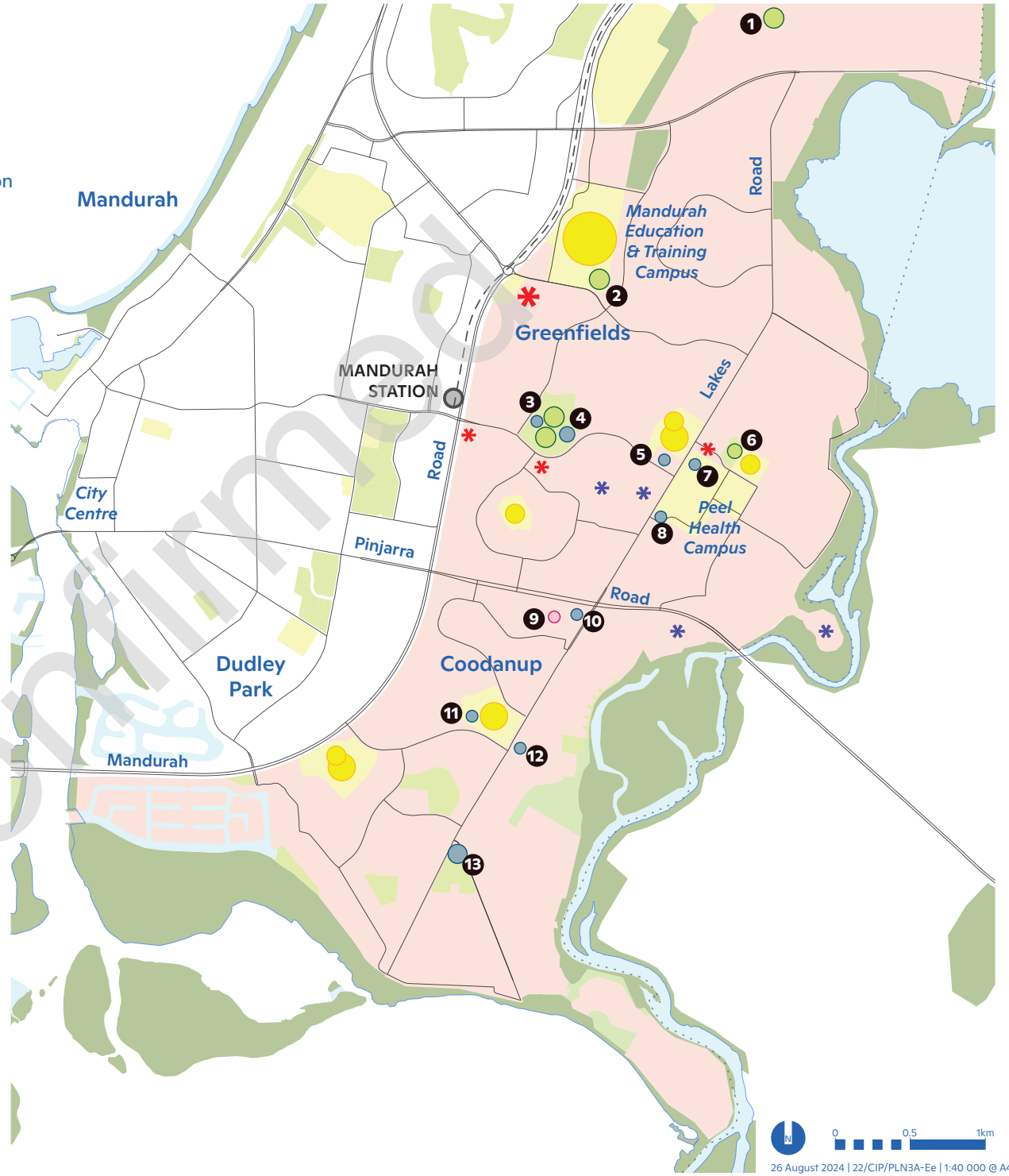
Skate Park / Pump Track / BMX

Activity Centres
(District, Neighbourhood, Local)

Lifestyle / Retirement Villages with Private Facilities

City of Mandurah Boundary

No	Name
1	Red Road Community Oval and Hall
2	Mandurah Education and Training (MET) Campus Oval
3	Bortolo Reserve
4	Greenfields Family and Community Centre
5	Eastlake Church
6	Fowler Reserve
7	Mandurah Community Health Centre
8	Silver Chain
9	Duverney Park
10	Winjan Aboriginal Community Centre
11	Coodanup Community College
12	Frasers Sales Office & Community Centre
13	Coodanup Community Centre



Confirmed

Table 4 Mandurah East District Facility Overview

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
1.	**Red Road Community Oval and Hall** *Active Recreation Strategy* *Red Road Master Plan*	Previously Planned Facility	The need for this project is not supported for progression given the rural nature of Parklands, and the long-term planning of the area recommending no change to this zoning. The Master Plan for the site, which requires rehabilitation, should be subject to review and update accordingly.
2.	**Mandurah Education and Training (MET) Campus: Oval Development** *Active Recreation Strategy*	Previously Planned Facility	Land within the control of the Department of Training and Workforce Development with underutilised sporting and recreation space. The MET Campus requires a new master plan which provides an opportunity to improve this oval for community use together with the long-term plans for the whole site. This may also provide an opportunity to relocate some activities subject to the outcome of the Rushton Park Master Plan in conjunction with John Tonkin College Site (Tindale Campus)
3.	**Bortolo Reserve** *Priority Project E1*	District: Sport and Recreation	A City managed site with a portion licenced to Mandurah Bridge Club. The active sporting reserve caters principally for soccer and little athletics with lighting levels up to 100 LUX and a volunteer fire brigade training track. The sporting and community precinct would benefit from master planning to manage potential upgrades from a community infrastructure and management perspective.
4.	**Greenfields Family and Community Centre (Bortolo Reserve)** *Priority Project E1*	Neighbourhood: Community Centre (Externally Provided)	Community centre which together with Site 3, should form part of a master plan for the entire reserve.

Confirmed

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
5.	**Eastlake Church**	Local: Community Centre (Externally Provided)	Community hall available for hire as part of the church facility.
6.	**Fowler Reserve (Riverside Primary School)** *Priority Project E2*	Neighbourhood: Sport and Recreation (Shared Use Agreement)	A senior sized oval with a primary school with limited facilities in a location with very little community sport access. Used as overflow ground for cricket. Ongoing monitoring of the community use of the oval and implications on use is required including potential small-scale facilities to maximise its use.
7.	**Mandurah Community Health Centre**	District: Community Health	Community Health building provided adjacent to the Peel Health Campus which is approximately 15 years old with part of the building providing a focus on Aboriginal health (Nidjalla Waangan Mia Health Centre).
8.	**Silver Chain**	District: Community Health	Community Health building provided adjacent to the Peel Health Campus with a focus on in-home health and aged care services.
9.	**Duverney Park**	Local: Sport and Recreation	Local park with a range of tracks / footpaths through the extensive tree canopy area which also Includes a hard court skate and BMX park with shaded seating BBQ capability. Functions as a local facility albeit intended at a neighbourhood level.
10.	**Winjan Aboriginal Community Centre**	District: Community Centre (Externally Provided)	Specialist Aboriginal community site adjacent to Duverney Park. Owners will be responsible for ongoing monitoring and review of the use and viability of the facility.

Confirmed

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
11.	**Coodanup Community College** *Priority Project E3*	Neighbourhood: Community Garden (Externally Provided)	Current location of Mandurah Community Gardens and a small meeting place for Naval Cadets. Ongoing monitoring of the community use of the oval and implications on use is required including opportunities to maximise shared use outcomes for the broader community.
12.	**Frasers Sales Office & Community Centre** *Priority Project E4*	Local: Community Centre (Externally Provided)	A modern two storey construction with a high level of fenestration and flexibility of room use, currently in use as a sales centre and available for community access. Building has potential in the longer term for community use once sales office is no longer required. In conjunction with the Library Services review, the potential to provide a neighbourhood centre in the eastern district should be explored, which may include partnering or exploring existing buildings in the district. The potential to utilise the land sales centre at Frasers Landing, as a neighbourhood resource centre has the potential to fill this outcome, subject to its capability to be converted into a fit-for-purpose facility to service the needs of the community at a reasonable cost
13.	**Coodanup Community Centre**	Neighbourhood: Community Centre	City managed hall located within dense bushland. It currently provides for playgroup and scout association with a license to the Scout Association until 2031

Confirmed

Mandurah Island

Suburbs
Halls Head, Erskine, Falcon and Wannanup

2021 Population	2036 Population	Growth
31,000	35,000	4,000

Key Demographic Statistics		
	2021	2036
Under Working Age	19%	15%
Retirement Age	27%	38%
Working Age	52%	46%

Components of Population Change and Implications
Consistently high natural population base from 2016 to 2036. Net migration diminishes to 2036. Projected growth indicates a growth of approximately 4,000 in the period from 2021 to 2036. This will be underpinned by the growth in young family units. All suburbs are above average the Mandurah average in relation to relative socio-economic disadvantage. The focus on Halls Head, Erskine, Falcon, Wannanup will be on improving the efficiencies and relevance of existing community infrastructure given that most of the District area is now built out.

Confirmed

Plan 14 Mandurah Island District Facility Overview

Active Recreation Space
Senior Oval / Junior Oval / Outdoor Recreation

Community Building
Clubrooms / Hall / Library / Community Centre / Indoor Recreation

Schools
High School / Primary School (Public & Private)

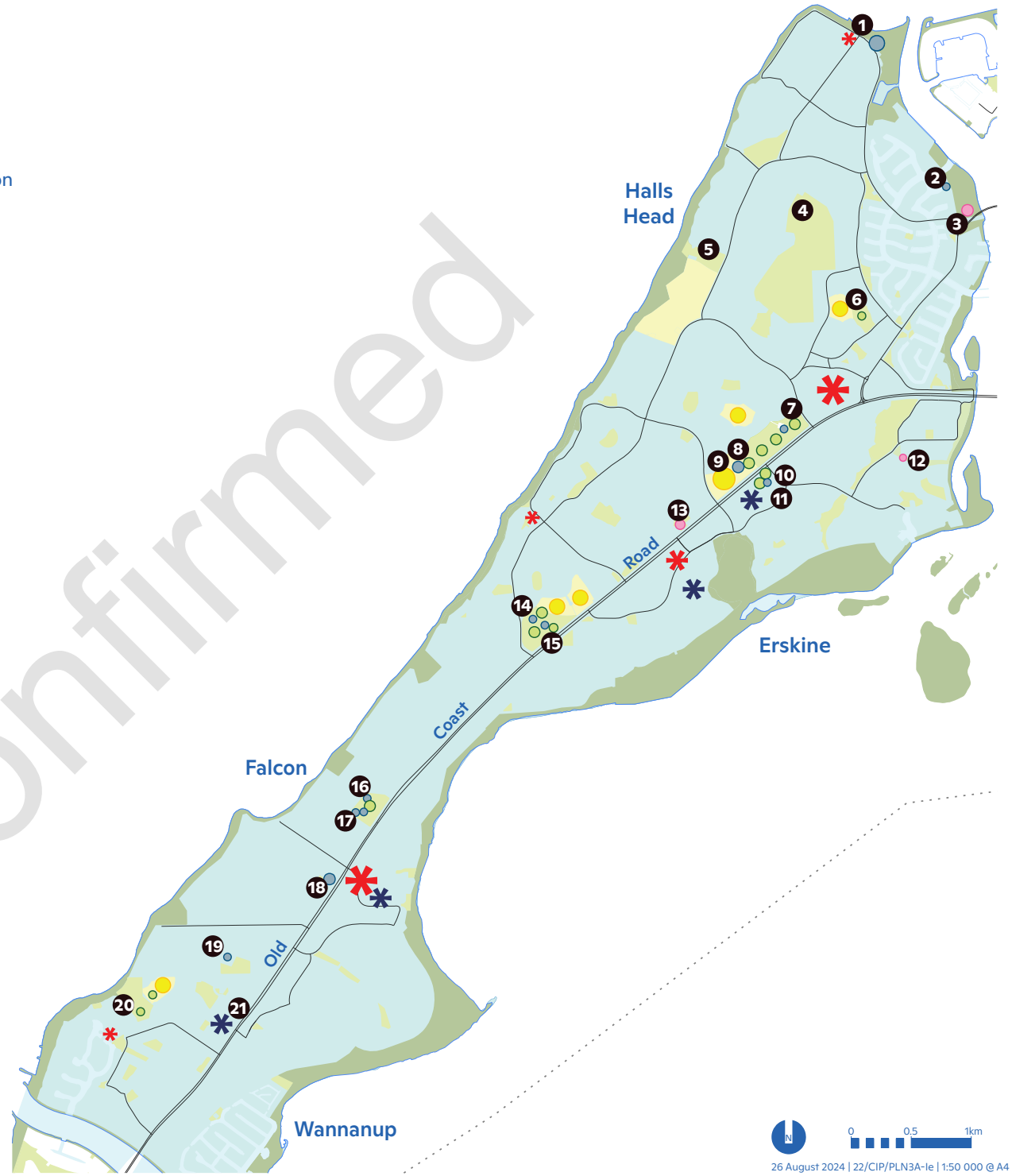
Skate Park / Pump Track / BMX

Activity Centres
(District, Neighbourhood, Local)

Lifestyle / Retirement Villages with Private Facilities

City of Mandurah Boundary

No	Name
1	Halls Head Parade Community and Sports Facility
2	Halls Cottage (Museum)
3	Western Foreshore (Mandurah Skate Park)
4	Mandurah Country Club
5	Calypso Reserve
6	Glencoe Reserve
7	Peelwood Reserve
8	Halls Head Recreation Centre
9	Mandurah Hockey Stadium
10	Halls Head Croquet Club
11	Halls Head Bowling & Recreation Club
12	Osprey Waters Pump Track
13	Lavender Reserve BMX Track
14	Merlin Reserve
15	South Mandurah Tennis Club
16	Falcon Reserve
17	Mandurah Woodturners Group
18	Falcon Library and Community Centre
19	Falcon Family Centre / Men's Shed
20	Northport Reserve
21	Waratah Church



Confirmed

Table 5 Mandurah Island District Facility Overview

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
1.	**Halls Head Parade Community and Sports Facility**	District: Community Centre	Previously named the Mandurah Yacht Club, the facility holds paddling, dragon boats, triathlon and outriggers. The hall area is for hire and accommodates up to 200 people. Continued monitoring the need for additional storage space and the location to accommodate triathlon / rowing / paddle sports together with the whole Roberts Point site will be required.
2.	**Halls Cottage (Museum)**	Local: Museum	Heritage site with a long standing licence agreement to a local heritage group for management.
3.	**Western Foreshore (Mandurah Skate Park)**	Regional: Skate Park	Foreshore area with extensive skate / wheeled sport infrastructure and play equipment providing regional level attractors for a variety of age ranges and diverse user groups. A major upgrade has been completed however remaining part of the site requires further investment to be used as an events space and informal community active recreation.
4.	**Mandurah Country Club**	District: Sport and Recreation	The golf course itself is under lease to Mandurah Country Club on land owned in freehold by the City of Mandurah. The clubhouse is located on land owned by the Mandurah Country Club with recently refurbished bar, function (catering up to 150). As a private facility operated on a commercial basis, no additional investment from the City of Mandurah is required.
5.	***Calypso Reserve*** *Active Recreation Strategy*	*Planned Facility*	*To accommodate the recreational needs in Mandurah, 13 additional active reserves were identified as being needed. Calypso Reserve has been identified as one of these reserves to assist local sporting clubs in the Halls Head area seeking additional space to train and expand. In the short term however, there is potential to direct capital commitment to other reserves*

Confirmed

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
			to facilitate need elsewhere (where there are no toilets / changing facilities) and leave Calypso Reserve as a long term option should it be required.
6.	**Glencoe Reserve**	Local: Sport and Recreation	Prepare a Master Plan with the objective to improve activation and use of the shared use reserve as an overflow to the training space for existing user groups in the district in conjunction with landscape and public open space upgrades.
7.	**Peelwood Reserve** *Priority Project I1*	District: Sport and Recreation	District level facility with three ovals including turf cricket pitch with Mandurah City Football Club (MCFC) and Halls Head Cricket Club as key user groups together with ovals for the Halls Head College. MCFC has historically had a seasonal lease for clubrooms that contain function space, meeting rooms and offices. Sporting facilities include spectator seating and changerooms with the main oval having lighting levels of 300LUX. The southern ovals have lighting levels up to 100LUX. The site should be subject to future master planning to guide to the future development of community infrastructure of the site, to consider pedestrian and vehicle access in and around the reserve, access to public toilets, consider sporting clubs infrastructure needs and broad community use of existing facilities.
8.	**Halls Head Recreation Centre** *Priority Project I1*	District: Sport and Recreation	City managed as a shared asset with Halls Head College. Access improvements in association with the Mandurah Hockey Stadium to form part of Peelwood Reserve Master Plan.
9.	**Mandurah Hockey Stadium** *Priority Project I1*	District: Sport and Recreation	The facility is currently in need of a replacement turf together with general upkeep and maintenance. Tenure and long term

Confirmed

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
		(Externally Provided / Leased Facility)	needs of the school site are also required and to form part of the Peelwood Reserve Master Plan. It is also important to manage and maintain the associated clubhouse (Recreation Centre) infrastructure.
10.	**Halls Head Croquet Club**	Neighbourhood: Sport and Recreation (Externally Provided)	Located on privately owned land with small clubhouse building and three croquet greens. Located adjacent to the Bowling and Recreation Club but with separate access.
11.	**Halls Head Bowling & Recreation Club**	District: Sport and Recreation	Lease until 2034 with extensive clubhouse building and four LED floodlit synthetic bowling greens.
12.	**Osprey Waters Pump Track**	Local: Sport and Recreation	Recently constructed pump track within a local park as part of the Osprey Waters development in Erskine.
13.	**Lavender Reserve BMX Track**	Local: Sport and Recreation	BMX track with limestone base within a local park in Halls Head.
14.	**Merlin Reserve** *Priority Project I2*	District: Sport and Recreation	District level facility with one senior oval and a shared junior oval with South Halls Head Primary School together with the clubrooms and 12 court tennis facility with recycled water used for reticulation of the ovals. A Master Plan for the site has been prepared with general access and changeroom facility improvements.
15.	**South Mandurah Tennis Club**	District: Sport and Recreation	
16.	**Falcon Reserve**	District: Sport and Recreation	Site includes pavilion, changerooms, senior oval, hard courts, BMX / pump track, playground and skate facility. The site is the home ground for South Mandurah Football and Cricket Clubs and has been the subject of a master plan which is predominately implemented.

Confirmed

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
17.	**Mandurah Woodturners Group**	Neighbourhood: Community Centre	Part of a collection of buildings located within the Falcon Reserve Precinct and subject to a licence to the Club.
18.	**Falcon Library and Community Centre**	District: Library	Well-functioning library and community centre with recently changes to facility to accommodate Child Health Nurse facilities. Future consideration will be required to potential library refurbishment and upgrade, incorporated within a broader service review.
19.	**Falcon Family Centre / Men's Shed** *Priority Project I4*	Neighbourhood: Community Centre	Aging facility that was previously part of a lease by Department of Communities. City has taken over management of the centre, with the Falcon Men's Shed being a key tenant in association with their shed facilities that are being developed.
20.	**Northport Reserve**	Neighbourhood: Sport and Recreation	A neighbourhood oval with small scale modular toilet and storage facility making it available for community sporting use and a model that should be replicated in other similar locations. Ongoing use to be monitored in association with Falcon Reserve and Falcon Primary School oval as future ovals in the southern part of Mandurah are constrained.
21.	**Waratah Church**	Local: Community Centre (Externally Provided)	Community hall, commercial kitchen, conference room available for hire as part of the church facility.

Confirmed

Dawesville and South

Suburbs
Dawesville, Bouvard, Clifton and Herron

2021 Population	2036 Population	Growth
7,000	12,000	5,000

Key Demographic Statistics		
	2021	2036
Under Working Age	23%	18%
Retirement Age	23%	28%
Working Age	53%	53%

Components of Population Change and Implications
Consistent natural growth which slows down significantly in five-year intervals from 2016 to 2036. Net migration reduces significantly to 2036. Projected growth indicates a growth of approximately 5,000 in the period from 2021 to 2036. This will be underpinned by both new residential development with a focus on young family units. Dawesville and Bouvard, Herron and Clifton will experience the most growth in the District. All suburbs are above the Mandurah and WA average in relation to relative socio-economic disadvantage index. The focus on Dawesville and Bouvard, will be maximising the use of shared community use sporting infrastructure, capitalising on the community centre at Dawesville and ensuring that community access is not compromised by its distance from the central Mandurah area. The rural areas will need to be recognised while improving the efficiencies and relevance of existing / proposed community infrastructure to those areas.

Confirmed

Plan 15 Dawesville and South District Facility Overview

Active Recreation Space
Senior Oval / Junior Oval / Outdoor Recreation

Community Building
Clubrooms / Hall / Library / Community Centre / Indoor Recreation

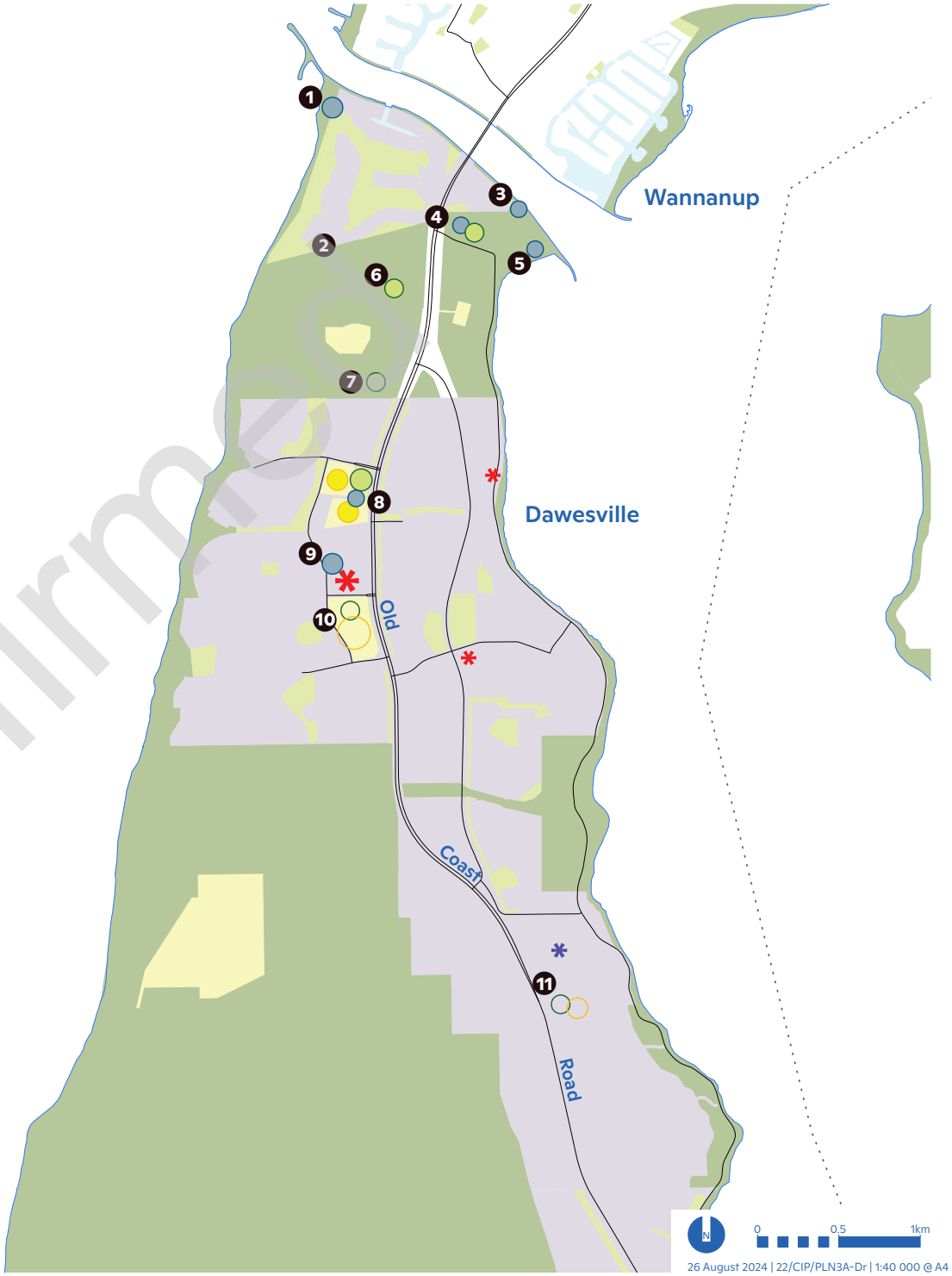
Schools
High School / Primary School (Public & Private)

Skate Park / Pump Track / BMX

Activity Centres
(District, Neighbourhood, Local)

Lifestyle / Retirement Villages with Private Facilities

City of Mandurah Boundary



No	Name
1	Port Bouvard Surf Lifesaving Club
2	The Cut Golf Course
3	Southern Estuary Hall
4	Port Bouvard Recreation and Sporting Club (Inc)
5	Maritime Skills Centre
6	Port Bouvard Pistol and Rifle Club Air
7	Caddadup Reserve *(proposed project)*
8	Ocean Road Sports Facility
9	Dawesville Community Centre
10	Dawesville High School Site *(proposed project)*
11	Dawesville South Structure Plan Area Oval
12	Dawesville Youth Park *(proposed project - location not defined)*

Confirmed

Table 6 Dawesville and South District Facility Overview

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
1.	**Port Bouvard Surf Lifesaving Club**	District: Surf Club / Community Centre	A large two storey and storage clubhouse with capability of providing up to 300 people in the function room. Existing lease which will be subject to review.
2.	**The Cut Golf Course**	District: Sport and Recreation	Privately owned golf course, however, includes function facilities that are available and accessible for community groups and organisations for hire.
3.	**Southern Estuary Hall** *Priority Project D5*	Local: Community Centre	Located to the south of the Estuary at the end of Thisbe Drive. It provides small hireable space which has limited functionality. A review of its future will be required when Dawesville Community Centre is built.
4.	**Port Bouvard Recreation and Sporting Club (Inc)**	Neighbourhood: Sport and Recreation	The clubhouse building with extensive function room, also hosting the Dawesville RSL and 3 synthetic bowling greens and a grass green utilised for croquet. There are 4 hard courts used for tennis with two having LED lighting and separate small clubhouse building. Existing lease which will be subject to review in the future.
5.	**Maritime Skills Centre**	District: Education	Currently occupied by the Department of Education and Training (DET) and leased until 2031. Existing lease which will be subject to review in the future.
6.	**Port Bouvard Pistol and Rifle Club Air**	District: Sport and Recreation	Located on Country Club Drive adjacent to the Southern Operations Centre. Currently leased to the club until 2029 with 30m and 50m shooting ranges to the south of the entry.

Confirmed

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
7.	**Caddadup Reserve** *Active Recreation Strategy*		For a significant period, Caddadup Reserve has been identified as a district level sporting facility and within the Active Recreation Strategy provision made for two active recreation models and club facilities. The land is severely constrained for development with having significant high quality vegetation, challenging contours and accessibility challenges. Given the limited population growth in the Mandurah South district, identifying future need is also questioned. As a result, for the life of this Plan, no further progress on this site is recommended.
8.	**Ocean Road Sports Facility**	Neighbourhood: Sport and Recreation (Shared Use Agreement)	One oval with two cricket nets and synthetic wicket on Crown Reserve / Ocean Road Primary School with 100LUX lighting together with sports pavilion located to the south of the oval.
9.	**Dawesville Community Centre** *Priority Project D1*	District: Community Centre (under construction)	Community building to provide for playgroups, art, offices for services (young family support and place-based services). The facility will be extensive in size and offers the opportunity for a variety of community use. The centre will need to ensure that community need is being met and community usage is high. Opportunities will also be explored to provide partnership opportunities with not-for-profit organisations and commercial service providers which are identified as a local need.
10.	**Dawesville High School Site**	Neighbourhood: Sport and Recreation	Land has been acquired for a future high school in Dawesville (Lot 392 Bailey Boulevard) and within the Active Recreation

Confirmed

No	Name *Link to Priority Projects (where applicable)*	Hierarchy & Function	Commentary, Context and Rationale
	Active Recreation Strategy *Priority Project D2*		Strategy, opportunities to provide for a community accessible oval was identified to support clubs based on Ocean Road. This plan remains in place should progress be made to deliver a high school in this location, noting that this site has significant environmental attributes that need to be managed.
11.	**Dawesville South Structure Plan Area Oval** *Active Recreation Strategy* *Priority Project D4*	Neighbourhood: Sport and Recreation	Identified in the Dawesville and Southern Districts Active Recreation Strategy as an opportunity to provide one Active Open Space Model of the recommended five within the Strategy. The 'Dawesville South Outline Development Plan' identifies a proposed primary school site. With appropriate planning and allocation of public open space adjacent to the school, the City has the opportunity to negotiate a shared use agreement with Department of Education with adjoining open space. The existing Structure Plan will require refinement over time and at this stage, the final need for a primary school will be undertaken together with allocation of open space.
12.	**Dawesville Youth Park** *Skate and BMX Strategy* *Priority Project D3*	Neighbourhood: Skate Facility	The City has previously completed a Skate and BMX Strategy followed by a Skate and BMX Feasibility Study that identified the need and scope of a district skate and BMX facility to service the southern districts however finding a location has been challenging. This work was undertaken prior to the expansion of the Falcon Skate Park. Future need is acknowledged and with the further progression of the neighbourhood centre and community centre, together with foreshore upgrades in key locations, further potential options should be considered.

Confirmed

Operational Systems and Process Outcomes

Key Issue	Commentary and Considerations
Long Term Financial Plan The identification of projects within the Plan are to be incorporated within the LTFP which is subject to ongoing review. This review will be informed by the development of project specific business cases and an annual internal prioritisation process. In the short term will require removal of currently commitment projects that are not recommended for progressing.	The Plan identifies several funded and unfunded projects and investment prioritising is required. This includes renewal and expenditure components which should be verified, agreed, and documented.
Booking Processes and Reserve Allocation Committing to a review of the current booking procedures and undertake modifications to encourage ease of access to infrastructure by all community groups, clubs, organisations, and individual community members.	The capturing of booking data is inconsistent and fails to capture sufficient data to prove the value return on investment. Outcomes of new systems should consider casual / unstructured and non-club-based data as well as formal bookings of the community infrastructure.
Review of Leasing, Licenses and Hire Charges The City commits to the establishment of appropriate leasing and license terms which are fair and equitable for all community users of City owned and controlled facilities. This will also include a review of hire charges which will be updated on an annual basis.	Currently the system is not considered to be fair and equitable in its approach to leases, licences and hiring of facilities owned and controlled by the City of Mandurah. It is recognised that this needs to be addressed to ensure fairness and priority of access to those users which best service the needs of the Mandurah community. There should be a regular review of all leased and licensed facilities to ensure they are appropriately used (performance of user groups), managed and maintained in accordance with recognised standards for lifecycle costing.

Confirmed

Key Issue	Commentary and Considerations
Floodlighting Establish standards for minimum levels of provision for facility types and a gradual replacement of halogen lights to LED. The policy intervention should be consistent with the City's Environment Strategy by reducing the carbon footprint and operational service costs. As a basic principle the following will be considered as an acceptable luminance level for sporting infrastructure: Sports Fields: 150 lux; Outdoor courts: 100 lux; Skate parks: 100 lux; Small Ball: 200 lux; Small training areas: 50 lux.	Existing provision of 50 LUX is generally due to concerns related to obtrusive lighting, however provision should be reviewed to respond to the needs of small ball sports and potential partnerships with other sports who are seeking a higher standard of lighting provision. This may be achieved through a shared funding model or in exceptional cases where a business case justifies further investment.
Provision of Changing Room Infrastructure Wherever practical the refurbishment of existing community facilities should be considered to provide for gender diverse and / or extended changing room provision for community user groups. This should also include shared use agreements on school sites to minimise duplication and excessive levels provision.	A priority list of gender diversity facilities has been developed and is in the process of being rolled out but needs to align to the broader facility investment and asset management process. This should be considered within the Project Management Framework and project prioritisation assessment.
Not-For-Profit Organisations The City should establish key principles for the development of not-for-profit infrastructure and allocation of City controlled space for such use.	Wherever practicable, the City should enable and/or facilitate development by not-for-profit or commercial entities who wish to establish a service within the City, which meets an identified or perceived need within the City, including the private schools and the active sport and community facilities.

Confirmed

Key Issue	Commentary and Considerations
Capacity Building The City will continue to develop and invest in Club Connect and similar capacity building programs to facilitate the growth of the volunteer base for community clubs, organisations and groups.	The capacity and capability of community clubs, associations, organisations and not-for-profit entities are critical in delivering the key outcomes the City is seeking to achieve through its community facility infrastructure. The City will seek to work in partnership with user groups to ensure there is sufficient support to enable them to be self-sufficient.
Multi-Functional Buildings City investment in community facility provision will only be considered (in all but exceptional circumstances) where it is proposed to develop / rationalise a multi-functional shared facility which services the needs of several groups and can be appropriately identified and confirmed.	The multi-functional capability of flexible and adaptive facilities is to be encouraged to maximise the flexibility of use of all new and existing buildings. This will be determined in consultation with relevant community groups to ensure the outcome is aligned with community need.
Partnership Funding, Grant Acquisition and In-Kind Support As part of any new development being considered the City will seek a commitment (financial and in-kind) to the development of new infrastructure from user groups/clubs/organisations.	The City has limited available financial resources and is not able to fund all projects. Projects are to be prioritised annually and subject to ongoing review. The value for money return on any investment will be a critical assessment process and will include the extent of financial and in-kind support which community groups are able to bring to the partnership in developing community infrastructure.
Rationalisation of Provision Where existing community facilities are identified as being under-utilised, identify opportunities for alternative community use to ensure	The functionality and viability of community infrastructure is variable throughout Mandurah. It is important to understand the level of usage,

Confirmed

Key Issue	Commentary and Considerations
the optimum utilisation of the land and buildings is generated. This will include the development of a business case to substantiate changes recommended.	adaptability, and constraints to ensure future investment is targeted at improving the ongoing return on investment.
Culture and Arts Strategy Alignment To complement the arts strategy, a review of the functionality of current community buildings and determine their viability of performing an arts / cultural function is required. Where deficits in provision exist, opportunities will be explored to modernise and adapt existing infrastructure to meet those needs. The relative priority for investment will be subject to an annual review	The extent of arts and cultural infrastructure to service specific local community arts and cultural needs is lacking (i.e. music space, digital arts, visual art spaces, residency studios etc.). The ability for current buildings to be used for a diverse range of arts and cultural activities is compromised by a traditional build footprint. It is the intent to work towards developing a range of opportunities for its community groups by adapting spaces within the existing portfolio of buildings, where possible, and only in exceptional circumstances develop be-spoke spaces which can only be utilised by a single user group.
Library Services Review A library service review should be progressed to plan for a continued presence of Lakelands Library; redevelopment of a central Library; continuing adaptation of Falcon Library and a potential facility in the Mandurah East district.	There is a need to continually adapt the service to reach the young adult market effectively; provide internet capabilities and skills to offer university ready courses; adapt to seniors use and in particular services for housebound residents; create a stronger link with early childhood literacy ;expand makers space opportunities for those children with creative skills; consider the potential partnership and servicing of a university campus; other services related to the digital market will emerge and need to be planned for in the delivery of future services.

Confirmed

5. Implementation

Actions and Next Steps

The range of actions within the Community Infrastructure Plan will require sustained effort and cross-functional work to ensure delivery of the recommendations of the Plan.

A key outcome is that an internal Community Infrastructure Plan Implementation Group ('Implementation Group') is established, to lead the delivery of the actions including:

- **budget allocation through the Long Term Financial Plan for design and delivery of key infrastructure projects;**
- **funding submissions and management of grants for infrastructure projects;**
- **asset renewal and upgrades for public spaces and servicing infrastructure;**
- **business case development for key built form and partnership outcomes;**
- **preparation, review and engagement for Master Plans recommended within the Plan; and**
- **reviewing Community Initiated Infrastructure Projects.**

There will need to be a regularly reported on their progress to Council, community and key stakeholders.

Numerous lower priority actions may be implemented through the regular scheduled renewals asset management process, whilst other, higher priority actions will require sustained funding through direct budgeting, and/or in combination with other sources.

Confirmed

Implementation Table
(to be developed and refined following Community Engagement)

A review of existing Council Policies is to form part of this Implementation Table

Confirmed

Appendix 1 Alignment to Existing Plans and Strategies

Document	Direct Implications
Relevant City of Mandurah Plans and Strategies	
Mandurah Active Recreation Strategy 2015-2025	The key outcomes of the 2015 Strategy included: • 13 additional 'open space' models (2.68 ha Active Open Space Template) • Achieved 6 additional active reserves (Ocean Road, Lakelands Park (3), Oakwood Primary School and Madora Bay Oval) • Additional 6 spaces identified (Calyspo Reserve, Caddadup Reserve, Dawesville High School site, in Dawesville South (with a Primary School Site) and the Mandurah Education and Training Campus.) • Provided templates for facility development. • Noted the future at Ravenswood Regional Sports Facility is beyond the scope of the plan. • Did not include reference to indoor and outdoor court space provision. Key planned outcomes included with the Active Recreation Strategy are considered within the Plan. Importantly, a number of priorities and planned projects are recommended for realignment, particularly in regard to the additional 6 spaces identified for further development. Any outstanding actions from this Strategy are replaced by this Plan.
Social Infrastructure Plan 2013 -2043	This Plan identified three priority issues for the City, including: 1. Affordable non-profit/community organisation accommodation. 2. Social and crisis support accommodation. 3. Facilities and programs for people to build social networks and participate in community life. Since the adoption of the Plan, there has been significant progress in improving social infrastructure and services within Mandurah. Further integration with sport and cultural infrastructure for more efficient use of resources and to maintain and enhance the wellbeing of the community.

Confirmed

Document	Direct Implications
	The key outcomes of the 2013 Plan and review/ updates in 2017 include (with notes in provided in bold outlining current progress that are relevant to the development of this Plan): • Mandurah North District Library and Community Centre (acknowledging interim facility) • Dawesville Community Centre ***(under construction)*** • Non-profit accommodation facility ***(partly provided at Mandurah Family Centre)*** • Social and Crisis Support Facility (location options provided) ***(Common Ground project progressing)*** • Merlin Reserve Community Centre (***removed in 2017 update)*** • Greenfields Family and Community Centre upgrade ***(to be included in Bortolo Reserve Master Plan)*** • Children and Family Centre (location options provided) • Generic Community Service Group centre (community hall) (location options provided) Cultural Infrastructure and strategic review of Libraries beyond the Mandurah North project were not included in the plan. Any outstanding actions from this Strategy are replaced by this Plan.
Skate and BMX Strategy 2012-2022	The strategy amplifies the need to cater for an emerging youth cohort which is likely to increase within the next ten years due to migrant population growth and existing family units ageing in place. There is a need to review commitments under the 2012 strategy and determine what has been developed, current shortfalls and changing trends in the provision of wheeled sport infrastructure which may impact on recommendations related to future provision.
City Centre Master Plan 2024	The Master Plan, as a key Activity Theme outcome seeks to ensure that delivery of strategic community infrastructure to service the broader community is located within the City Centre with key projects including a Central Library and Learning Facility; a focus area for further investment in tertiary and higher education; and key community infrastructure such as seniors, museum, arts studios and so on. Project area plans are included for the Civic Centre Precinct and Heritage Precinct that outlines key improvements to these locations together with highlighting community infrastructure outcomes,

Confirmed

Document	Direct Implications
Property Strategy 2022	A key principle of the Property Strategy states that all Social and Community assets should be located on Crown Land, with no new assets to be developed on freehold land, where possible. This is in acknowledgement of a number of existing and planned infrastructure that are located on freehold rather than Crown Land. Key recommendations include provision for the Lakelands Community site and Community House site and the Library Precinct that are factored into the outcomes of this Plan.
Place Enrichment Strategy 2023	The plan sets out the establishment of a Place Planning process and a mechanism for increasing the level of community engagement and allocation of resources. There is a focus in the first four years of the plan on community events and working with residents to build capacity locally and improve the City's understanding of program and service needs.
Buildings and Community Facilities Infrastructure Asset Management Plan 2021	Asset Management and limited financial capabilities are critical considerations related to the development of new infrastructure. Alternative funding sources will need to be sought for any new major capital build and this will need to consider ongoing operational costs. The option is to improve current building efficiencies and use and rationalise building and POS provision to ensure they respond to an identified need. The co-location and multi-functional use of existing facilities will need to be reviewed and only in exceptional circumstances should single users occupy / control community assets.
Youth Strategy 2021-2026	The Youth Strategy identifies a growing community with a need to gain access to infrastructure within proximity to their home due to the lack of access to vehicular transport. The key focus for youth provision is at the Billy Dower Youth Centre with localised opportunities available on public open space and neighbourhood community centres, particularly aligned to events and programs.
Access and Inclusion Plan 2021-2026	All new infrastructure will need to comply with legislative requirements. The City needs to be mindful of whether it seeks to develop infrastructure to a level above the minimum standards and incorporate these within an adopted 'Standards of Provision'. For existing non-compliant buildings, a program will need to be put in place to upgrade and enhance to ensure compliance wherever practical. This will need to be incorporated in future capital works plans, if not already considered.

Confirmed

Document	Direct Implications
Public Health and Wellbeing Plan 2020-2023	The plan has been developed to address health inequalities within Mandurah. Critical to this is the constant review and adaptability of both community infrastructure and the programs and services provided by the City of Mandurah or in partnership with other service providers.
Reconciliation Action Plan Oct 2019-Oct 2022	The Reconciliation Action Plan identifies some critical heritage considerations when developing now infrastructure and in recognising the need to respect historical Aboriginal use and occupation of the land through the ongoing evolution of POS and public places.
Events Strategy 2019-2023	Investment has been undertaken on both the eastern and western foreshore over the past few years which has increased connectivity and the viability of these spaces as a major event attractor. It is also important to recognise other areas within the community which may be utilised for more localised events and to enhance opportunities for community social connectivity. This Strategy is currently under review.
Community Safety and Crime Prevention Strategy 2017-2022	Crime Prevention Through Environmental Design (CPTED initiatives should underpin the development of new community infrastructure and the principles are to be adapted to facilitate improvements to existing public open space and community infrastructure with the aim of increasing activation which in turn increases passive surveillance and public safety perceptions.
Arts and Culture Strategy 2023 -2028	The Strategy recognises Mandurah has a diverse range of cultural resources and opportunities of significance for both the resident community and visitors. There is a specific need to review and assess the fitness-for-purpose of arts and cultural infrastructure. Currently there is a deficit in the provision of music rehearsal and performance spaces, more studio spaces, exhibition and gallery facilities and access to contemporary digital equipment and software. They are recognised as key elements of a community which provide opportunities for social engagement and activation of areas. Without ongoing review and investment, effective programming, community capacity building, marketing and promotion the sector is unlikely to meet the diverse needs of the community.

Confirmed

Document	Direct Implications
Community Initiated Infrastructure Policy	The policy re-enforces the need to develop a robust and defensible business case for any community driven project to be considered by Council and establishes a set of planning principles for the development of community infrastructure that should be aligned to those within the Plan, which covers all community infrastructure components.
Environment Strategy 2023-2033	The strategy identifies the need to manage environmental stewardship while ensuring the community can maintain access to and utilise a range of active sporting reserves / facilities. The most critical aspect is to manage access in an environmentally sensitive way and ensure that decisions are balanced, and the resultant environmental footprint is mitigated in a responsible and considered manner (i.e. through more effective use of water, protecting sensitive flora and fauna and utilisation of Environmentally Sensitive Design solutions wherever possible.
Relevant State Government Plans and Strategies	
State Planning Strategy 2050 and the South Metropolitan Peel Sub-Regional Planning Framework (March 2018)	Both reference social (community) infrastructure as having a key role to play in attracting and retaining key workers and their families. The State Planning Strategy infers the financing of social infrastructure will require innovative and creative approaches and partnerships while the latter indicates the provision of health, education and sport and recreation services in the sub-region will need to accommodate a growing and ageing population and to promote better use of existing infrastructure and facilities.
State Planning Policy 3.6: Developer Contributions for Infrastructure (2021)	The policy states that only those items identified as being necessary in a local government's Strategic Community Plan and capital works program should be considered within a Developer Contribution Plan. It is recognised that the City of Mandurah does not currently have a DCP nor is it envisaged to develop one due to very little land remaining for greenfield subdivision.

Confirmed

Document	Direct Implications
Draft State Planning Policy 2.9 - Planning for Water and Planning for Water Guidelines	Provides clarity around how water-related provisions are implemented. This is a critical consideration in the development and ongoing maintenance of new and existing sporting spaces.
Strategic Priorities for Western Australian Sport (SportWest 2020)	Highlights the importance of collecting and analysing participation and usage data and establishing a monitoring and evaluation framework to support future investment decisions.
State Sporting Infrastructure Plan Review 2019 (Department of Local Government Sport and Cultural Industries)	Indicates State Government to funding moving towards evidence-based outcomes and re-enforces the need to develop appropriate internal business cases before the City of Mandurah seeks to secure state level funding.
Department of Culture and the Arts Strategic Plan 2016 and Strategic Directions Framework 2015-2030 for Arts and Culture in WA	These plans recognise that local areas have their own unique and diverse arts and cultural needs. They also provide guidance on the provision of key cultural and arts services within Mandurah. Of note is the recognition of the Aboriginal culture through ongoing support of sympathetic environmental and interpretive signage in recognition of culturally significant places.
Better Choices: Youth in WA (Department of Local Government and Communities)	This Strategy suggests a focus will need to be on multi-functional youth services and the importance of the City of Mandurah in supporting innovative youth-led initiatives as an empowering way of involving young people in their delivery.

Confirmed

Document	Direct Implications
Age Friendly Communities; Age Friendly WA Toolkit and Seniors Strategic Planning Framework (Department of Communities 2016)	The importance of providing age-appropriate infrastructure to service the needs of an ageing community is emphasised. Where dedicated spaces are required, these are likely to be related to high care dementia /Alzheimer's provision which may be best provided in partnership with alternative service providers.

Relevant Industry Plans and Strategies	
Community Facility Guidelines – Parks and Leisure Australia WA (2020) and **Community Facility Guidelines – Public Open Space Assessment Parks and Leisure WA (2020)**	Provides a framework for local community facility and public open space provision. In assessing public open space within Mandurah, it confirms that accessibility to regional level space is below the industry standard but a reasonable level of neighbourhood and district level provision. This however may be skewed by the relatively high level of Shared Use Agreements (SUA) with schools which a key to the delivery of sports spaces. The lack of regional level provision is likely to necessitate increasing capacity and capability of existing open space. Reference is made later in this plan to the Community Facility Guidelines benchmarks related to community infrastructure. The development of community infrastructure is not an exact science and is informed through the process of assessing current provision against industry standards, projected requirements having regard to demographic changes and benchmarking relevant to the specific local government and population profile.
World Health Organisation (WHO) Age Friendly Communities Network	WHO's policy framework on active ageing and Global strategy and action plan on ageing and health establishes the parameters related to seniors' provision and underpins a number of initiatives currently being undertaken by the City.
Tennis West Strategic Facilities Plan (2018)	Identifies Mandurah as having the potential to develop an existing venue to meet future demand by creating a large Community Centre (12+ court facility). Reference is also made to working with the City of Mandurah to develop a Tennis Strategy and investigate the development of a Regional multi-use community sports hub to meet future demand and prioritise facility upgrades at the South Mandurah Tennis Club

Confirmed

Document	Direct Implications
Bowls WA Strategic Facilities Plan (2012)	References a need for more sustainable and professional approach to the management and delivery of bowling club infrastructure. The demand for new club facilities to add to current levels of infrastructure across Metropolitan Perth is not proven. Future investment in bowling club infrastructure requires a careful assessment of need and the financial viability of the business model.
Western Australian Football Commission Strategic Facilities Plan 2020 – 2030 (2020)	References Mandurah as a key growth area for the sport with the provision of one additional proposed new oval identified. There remain challenges to be resolved in the upgrade of existing facilities to meet the growth in female participation.
AFL Preferred Community Facility Guidelines (2024) and Cricket Australia Community Cricket Facility Guidelines (2023)	Provide guidance on standards of facility design, function, and composition. These are useful benchmarking guidelines for community sporting facilities.
Western Australian Cricket Infrastructure Strategy 2019-2028	Identifies the Peel Region as the second largest potential for growth to 2026. A key focus is on ensuring clubs and facilities are sustainable and provide for diverse participation opportunities.
Hockey WA Strategic Facilities Plan 2009 to 2025	Recognises the value of the synthetic turf facility at Halls Head but raises concerns over maintaining the financial viability given the limited membership number and potential for growth.
Netball Strategic Facilities Plan	Highlights the importance of redeveloping the Thompson Street netball facility given the current growth profile of the sport (which has retained a relatively flat growth profile due to the lack of availability of court space). This is likely to be a focus for the sport and integral to the Plan's outcomes
Basketball WA Strategic Plan 2021-2025	A Key Initiative of the Strategic Plan is that "*Associations have home court facilities that allow them full-time peak hour access to 4 courts per 25,000 population in surrounding area.*" with a Key Performance Indicator stating "*All metropolitan and Peel NBL1 Clubs have appropriate access to 8-courts.*". The Strategic Plan also

Confirmed

Document	Direct Implications
	seeks to ensure community facilities are available in every community with a key performance indicator for "*Shared use policies for indoor facilities on school property are agreed by the Education Department.*"

Confirmed

3	**SUBJECT:**	2023/24 Mosquito Management Annual Report
	DIRECTOR:	Strategy and Economic Development
	MEETING:	Ordinary Council Meeting
	MEETING DATE:	22 October 2024

Summary

This annual report provides an overview of mosquito management activities undertaken during the 2023/24 season by the City, in partnership with the Peel Mosquito Management Group (PMMG) and the WA Department of Health (DoH).

Following consecutive seasons influenced by the impacts of the El Niño Southern Oscillation (ENSO) driven La Niña phase, a shift to the opposing ENSO El Niño phase in September 2023 resulted in the 2023/24 season having less intense mosquito activity. There was a decrease in environmentally driven tidal inundation reducing the required number of aerial larvicide treatments and reduced treated areas.

Seventeen (17) aerial larvicide treatments were undertaken between 1 July 2023 and 30 June 2024 with a total area of 3,674.6 hectares being treated across the Peel region.

The City and PMMG worked hard to minimise saltmarsh mosquito populations and the ongoing risk to the community from mosquito borne disease in the form of Ross River virus (RRV) and Barmah Forrest virus (BFV). This required intensive field surveillance and well executed aerial larvicide treatments.

Across the season, twenty-four (24) human cases of RRV were reported for Mandurah, compared to the twenty-nine (29) reported during season 2022/23. A total of five (5) human cases of BFV were reported as opposed to seven (7) in 2022/23. The prevalence of RRV and BFV in any given year is driven by a range of complex factors including environmental conditions, virus transmission cycles and the abundance of adult mosquitoes.

Council is requested to note the activities of the PMMG in season 2023/24, recognising the high level of community interest there has been in this state and local government partnership.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.13/10/23 31 October 2023 Mosquito Management Annual Report 2022/23
- G.4/10/22 25 October 2022 Mosquito Management Annual Report 2021/22
- G.12/11/21 23 November 2021 Mosquito Management Annual Report 2020/21

Background

Members of the PMMG include the WA Department of Health, City of Mandurah, Shire of Murray, City of Rockingham, and Shire of Waroona. This long running partnership has been delivering successful mosquito management across the Peel Region since first established in 1991.

Confirmed

The purpose of this report is to provide a review of the events and outcomes in relation to the environmental drivers of mosquito breeding cycles, mosquito management operations and the prevalence of mosquito-borne disease that occurred during the 2023/24 season. The report also includes information on adult mosquito abundance, community education initiatives and the financial activities of the PMMG during the season.

Saltmarsh mosquitoes present a public health risk and nuisance to residents and visitors across the Peel region due to the extensive breeding habitat found within the fringing wetlands of the Peel Harvey Estuary and its tributaries. The vast majority of the City's residential suburbs and recreational facilities are well within the established flight range of saltmarsh mosquitoes.

Mosquito management in the Peel Region is primarily undertaken through aerial (helicopter) larvicide treatments via the DoH contracted helicopter provider. This service and method of treatment is essential given the regional disease risk, extensive breeding habitat and prolific mosquito breeding cycles.

Helicopter application of larvicides specifically targets the aquatic larval stages of the mosquitoes lifecycle. This technique successfully removes a high percentage of mosquito larvae that if untreated would emerge as adult mosquitoes and pose a greater risk of disease transmission and severe nuisance.

The success of each larvicide treatment can be influenced by a range of environmental factors such as wind, tidal movements, larval development times, and vegetation canopy.

Confirmed

Comment

Climate Influences

Climate drivers play an important role in influencing our regional and local environmental conditions, the intensity and duration of each season and the need for mosquito reduction treatments.

Two key climate drivers, the El Niño Southern Oscillation (ENSO) and the Indian Ocean Dipole (IOD) play a major role in the seasonal variations of our local environmental conditions and the intensity of mosquito reproduction and abundance.

Historically, in the Peel region, El Niño phases have been associated with seasons of lower mosquito abundance, Neutral phases generally provide moderate seasons whereas La Niña phases bring the most challenging conditions for mosquito management in the Peel Region.

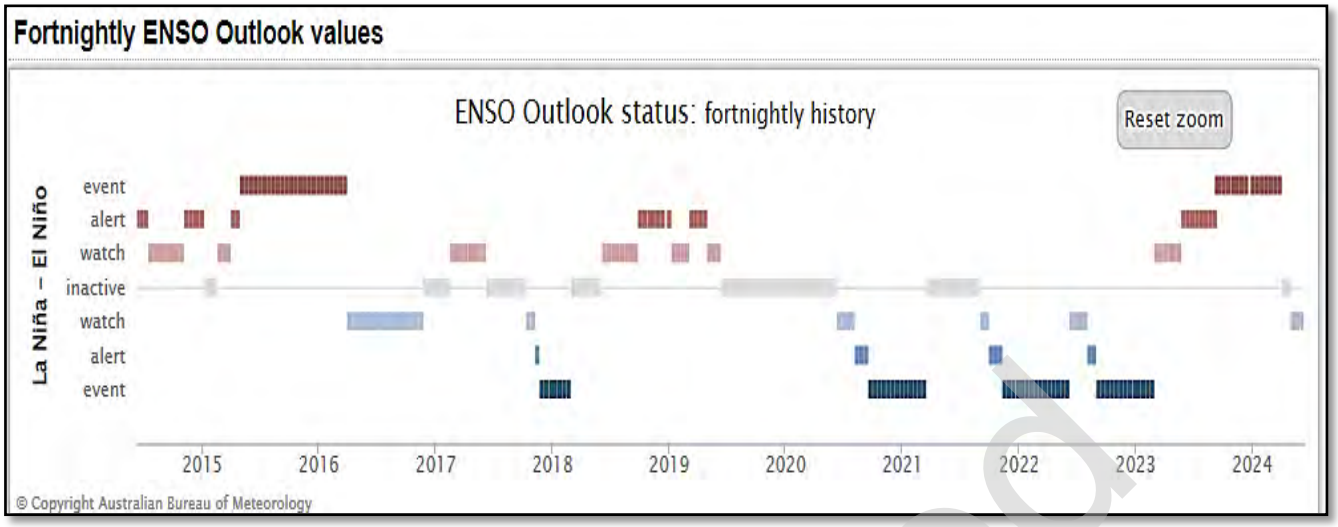
Ongoing changes in the difference between sea surface temperatures of the tropical western and eastern Indian Ocean are known as the Indian Ocean Dipole or IOD. The IOD also has three phases: neutral, positive and negative. IOD events usually start around May or June, peak between August and October and then rapidly decay around the end of spring.

Following successive seasons influenced by La Niña, a shift to El Niño and a positive IOD was officially confirmed by the Australian Bureau of Meteorology on 19 September 2023. When these two events have occurred together in the past, their drying effect on the climate is typically stronger and more widespread across Australia. The IOD returned to neutral phase in February 2024 whilst the ENSO El Niño event continued until April 2024 before shifting to neutral phase and remaining this way through to July 2024.

The effect these two events had on our local climate was evident between the months of October 2023 and April 2024, with a prolonged lack of rainfall resulting in only 23 mm recorded for Perth and 20.6 mm recorded at the Mandurah station. This period also brought a significant reduction in the number and intensity of tidal inundation events which is detailed within the Water Level Observation section of this report.

Figure 1. below, shows the recent shift in ENSO and a timeline of past phases and their duration.

Figure 1 – ENSO timeline 2014 – 2024



(Source: Australian Bureau of Meteorology)

Regional and Local Weather

Weather systems such as low and high-pressure systems, approaching cold fronts and wind forces, west coast troughs, tropical cyclones reaching the mid-west and rainfall inflow into regional river systems, either individually or as a combination can have significant impacts on local tide and water level behaviour within the Peel Harvey Estuary.

No significant weather events such as tropical cyclones impacted the Peel region during the 2023/24 season.

Air and water temperatures also play a critical role by influencing the speed of larvae development with warmer water temperatures promoting larval development cycle in as little as four (4) days. The monitoring of larval development is critical to ensure the successful timing of aerial treatments.

Water Level Observations

The breeding cycles and seasonal abundance of saltmarsh mosquitoes in the Peel region are primarily driven by the frequency and intensity of water level changes and wetland flooding within the Peel Harvey waterways.

Whilst forecast variations in tidal levels within the Peel-Harvey system are often less than 30cm, actual water levels fluctuate greatly from tide predictions. Tidal surges of 40cm above predicted peak heights are a regular occurrence within the Peel-Harvey estuary. These tides known as storm surge tides are not always linked with a storm front, rainfall event or even an obvious change in our local weather. Generally, local storm surges are generated by cold fronts crossing the southern west coast or low-pressure systems and surface troughs that extend down from northern Australia and establish over the west coast which result in changes in mean sea levels.

Storm surges can inundate vast areas of breeding habitat and trigger the hatching of mosquito larvae in their billions. Hatching may occur as a single event or repeatedly over several days. The eggs of saltmarsh mosquitoes can remain in a dormant state over weeks, months and even years. This results in the build-up of egg bank loading over long periods.

Confirmed

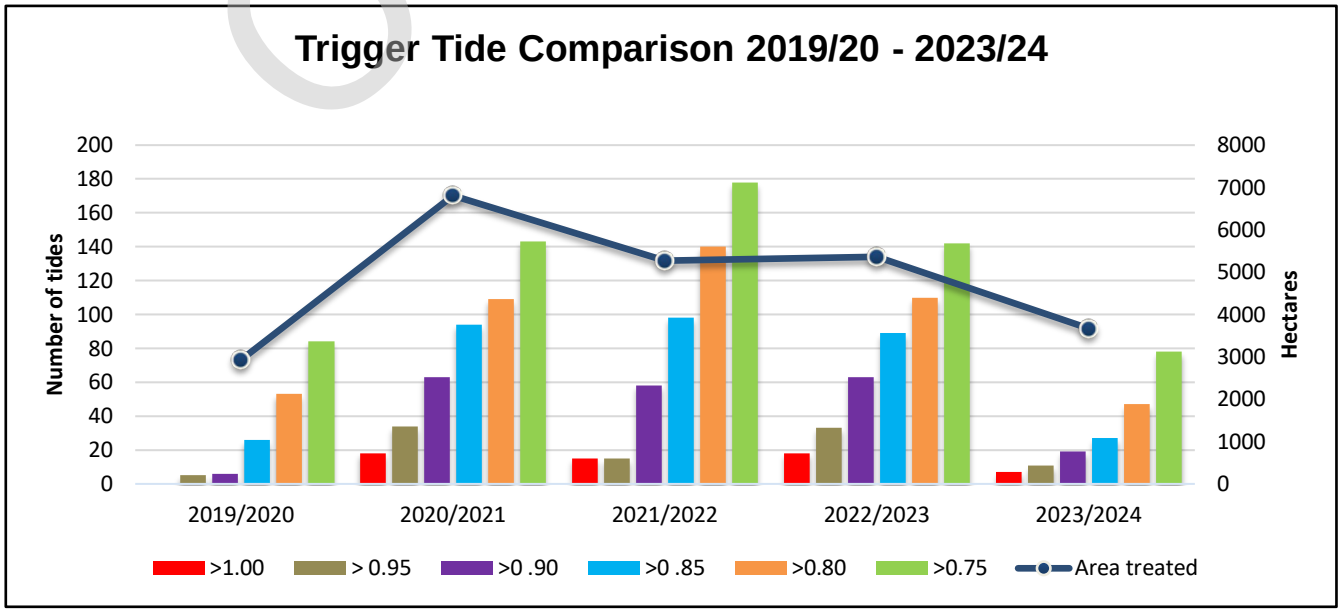
As previously detailed, the change in environmental conditions brought about a welcome reduction in tidal inundation events and for first time since 2019/20, resulted in wetland breeding sites reverting to their more typical wet - dry cycle. This drying out of the tidal wetlands provides a natural disruption to mosquito breeding and is an important process in wetlands ecology. This drying out process also influences the abundance of salt marsh mosquitoes.

Figure 2 - Creery Wetlands in a dry state - perpetual flooding in recent seasons has resulted in the death of vegetation and the expansion of open pools.

Confirmed

The reduction in tidal inundation events is presented in **Figure 3** along with the area treated in recent seasons. The relationship between tidal inundation and the overall area treated each season is clear. In 2023/24 tides peaked at 0.90m resulting in reduced requirements for treatments and smaller areas of breeding.

Figure 3 – Comparison of peak tide heights recorded between 2019/20 – 2023/24
Source: Department of Transport's Mandurah Ocean Marina tide gauge data.



Aerial Larviciding

The aerial application of larvicides is the primary technique that the program employs to allow targeted, effective, and reliable reduction of saltmarsh mosquito populations on a broad scale. This technique is the most efficient method available and allows the rapid application of different larvicide formulations. Aerial application also allows the larvicides to be applied to the region's saltmarsh mosquito breeding habitats in a manner that provides minimal environmental impact in comparison to on ground methods.

In certain scenarios, there may only be a small window of one day for an effective aerial treatment to occur. In these situations, it is vital that accurate and timely field surveillance relating to water levels, larval densities and development rates occurs so that informed decisions regarding larvicide selection and the timing of the application can be made to achieve the highest reduction of mosquito populations. In addition to field surveillance, it is crucial the timing of the treatment also includes factors such as weather conditions and fluctuating water levels within 24 – 48 hrs of the application taking place.

The two active ingredients within the larvicides used are (S)-methoprene and B*ti* (Bacillus thuringiensis israelensis). These actives have been approved for use by the Australian Pesticides and Veterinary Medicines Authority and are used by mosquito control agencies worldwide. They are currently the most environmentally appropriate larvicide formulations available and are target specific. Both (S)-methoprene and B*ti* are certified for the management of mosquitoes in natural and urban environments and consistently provide high mortality rates to larval populations.

Seventeen (17) aerial larviciding treatments were completed across the season covering a total of 3,674.6 hectares. Aerial treatments commenced on 22 July 2023 with the final treatment for the season completed on 14 June 2024. Across the season, aerial treatments were required monthly but were generally much smaller in scale than in recent seasons apart from the unusually large area requiring treatment in September and a similar sized area treated in December. Another notable difference was the decrease in area treated during February and March.

During the aerial treatment on 7 September 2023, a helicopter mechanical fault presented, however the contractual requirement for a second helicopter to be available ensured the treatment was completed successfully. A mechanical issue within the primary set of application equipment during another treatment resulted in the backup units being called on and fitted which again ensured the treatment was completed within required timeframe.

Figure 4 – Helicopters VH – VJG, VH – BHT and refuelling vehicle at Murray Airfield 7 September 2023.

Confirmed

Figure 5. below provides a summary of the season's aerial treatment activities by month when compared to season 2022/23.

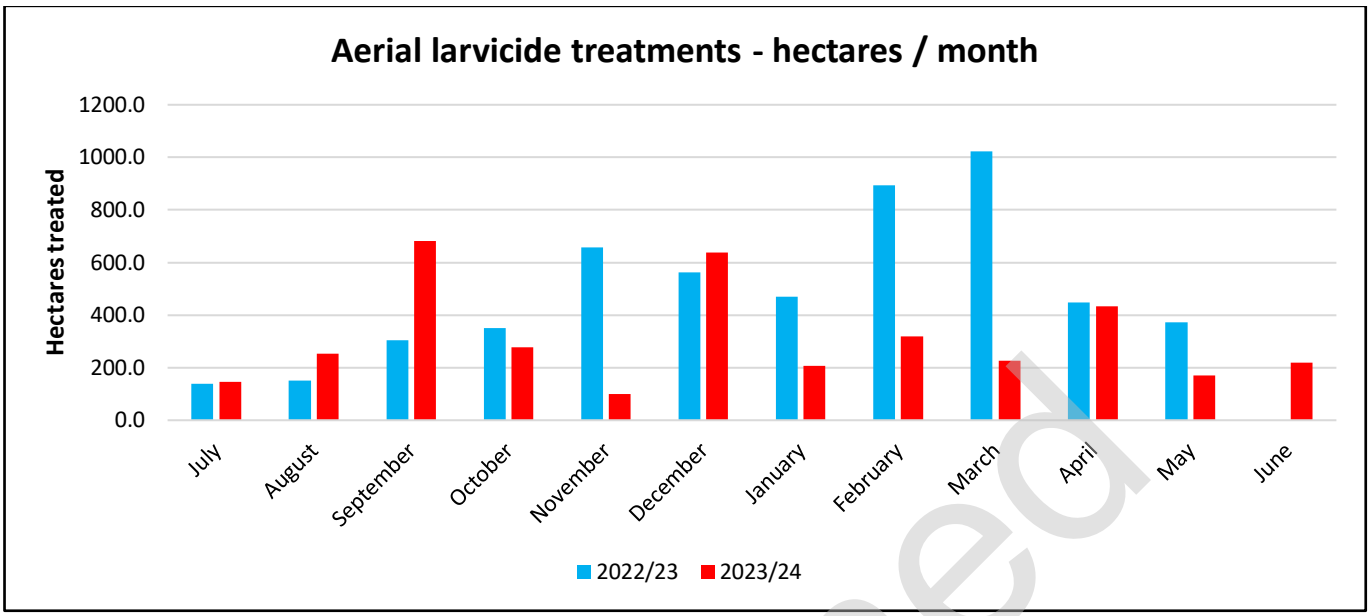


Figure 5 – Aerial larvicide treatments by month 2022/23 – 2023/24.

Throughout the entire season, City officers remained focused on field surveillance to ensure aerial treatments were effective in reducing mosquito larvae populations and subsequent surges in adult mosquitoes.

Key outcomes of the season's aerial larviciding treatments were:

- 17 aerial larviciding treatments undertaken between 1 July 2023 and 30 June 2024
- total of 3,674.6 hectares treated
- average aerial treatment size – 216.2 hectares
- largest individual treatment – 422.8 hectares
- 18,216kg of Barmac® BTI 200GR applied
- 9,312kg of VectoPrime® FG applied
- 1,820kg of Prolink Prosand applied

Larvicide Supplier Contracts

With the assistance from the City's Procurements and Contracts team, contracts for the supply of larvicides were renewed for the term of three years being 2023 - 2026. These formalised agreements are critical in ensuring uninterrupted supply of larvicides for the City and PMMG.

Adult Mosquito Surveillance

Adult mosquito surveillance trapping provides important information on adult mosquito population levels and distribution, species diversity, mosquito-borne disease detection and importantly, offers evidence of the effectiveness of reduction efforts. The City completed nineteen (19) adult trap runs in unison with the DoH Medical Entomology surveillance program. A total of one hundred and eighty-eight (188) EVS (carbon dioxide baited) static traps were set, collected, and sampled. These fortnightly trapping results also assist with providing communications and advice to the community.

Confirmed

Figure 6 below details the trap counts of the two saltmarsh mosquito species that are the primary target of the program's operations.

As is the case in most seasons the prolific breeding of *Aedes camptorhynchus* during the winter and early spring months along with the limited opportunities to undertake aerial larvicide treatments fuels an increased abundance of this species during spring.

With the onset of increasing temperatures, the emergence of *Aedes* vigilax typically occurs in November with breeding persisting through summer until the cooler temperatures return in mid-autumn. Whilst there were two minor spikes in populations, the success of aerial treatments during the summer months restricted any more severe outbreaks of this species. The environmental conditions as noted made for less prolific breeding.

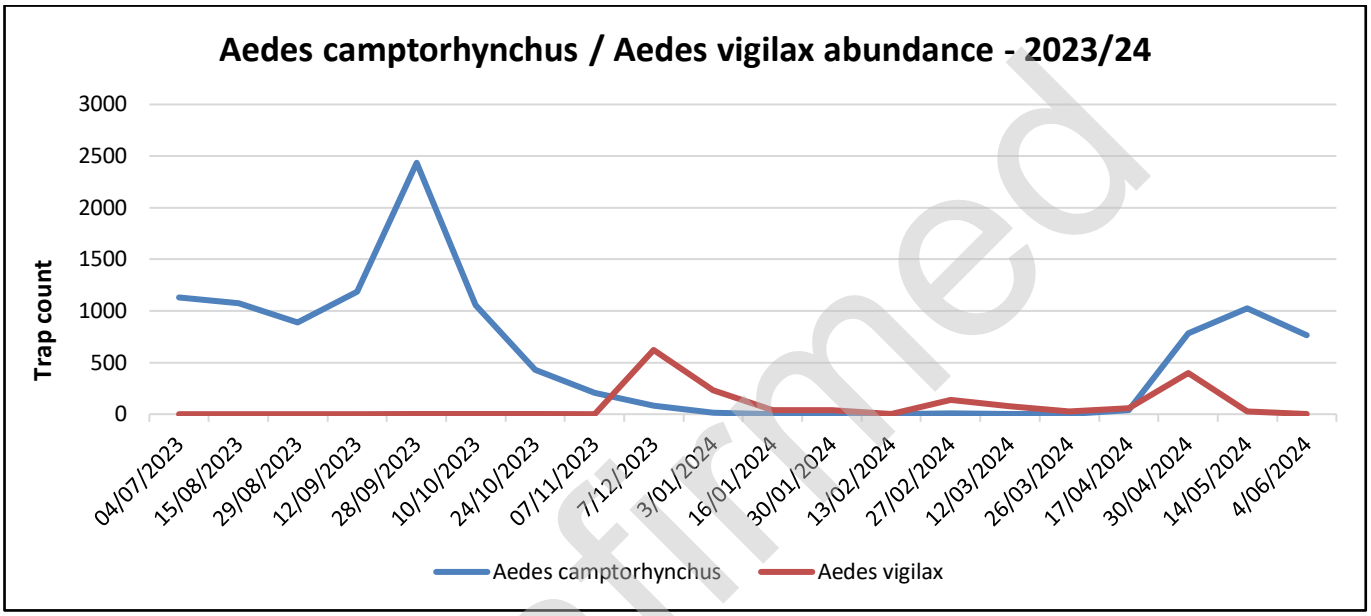


Figure 6 - Saltmarsh mosquito abundance 2023/24
Source: Medical Entomology Branch, WA Department of Health Medical Entomology

Confirmed

Department of Health Southwest Arbovirus Surveillance – Ross River virus (RRV) and Barmah Forest virus (BFV)

Mosquito borne virus surveillance is also undertaken by the DoH Medical Entomology unit with the aim of identifying viruses from pools of mosquitoes trapped from the eight (8) Peel region locations along with fifteen (15) other trap locations southwards from Australind to Busselton. Upon detection of virus and when deemed appropriate, the DoH notifies local governments and issues media statements to the public to warn and encourage residents and travellers to take precautions to avoid mosquito bites.

These warnings are also conveyed by the City and other members of the PMMG through social media platforms and other communication outlets.

During the 2023/24 season, the southwest arbovirus surveillance program recorded 10 positive detections of RRV in the Peel region and a total of 51 from within the southwest region.

Notified mosquito-borne disease cases 2023/24

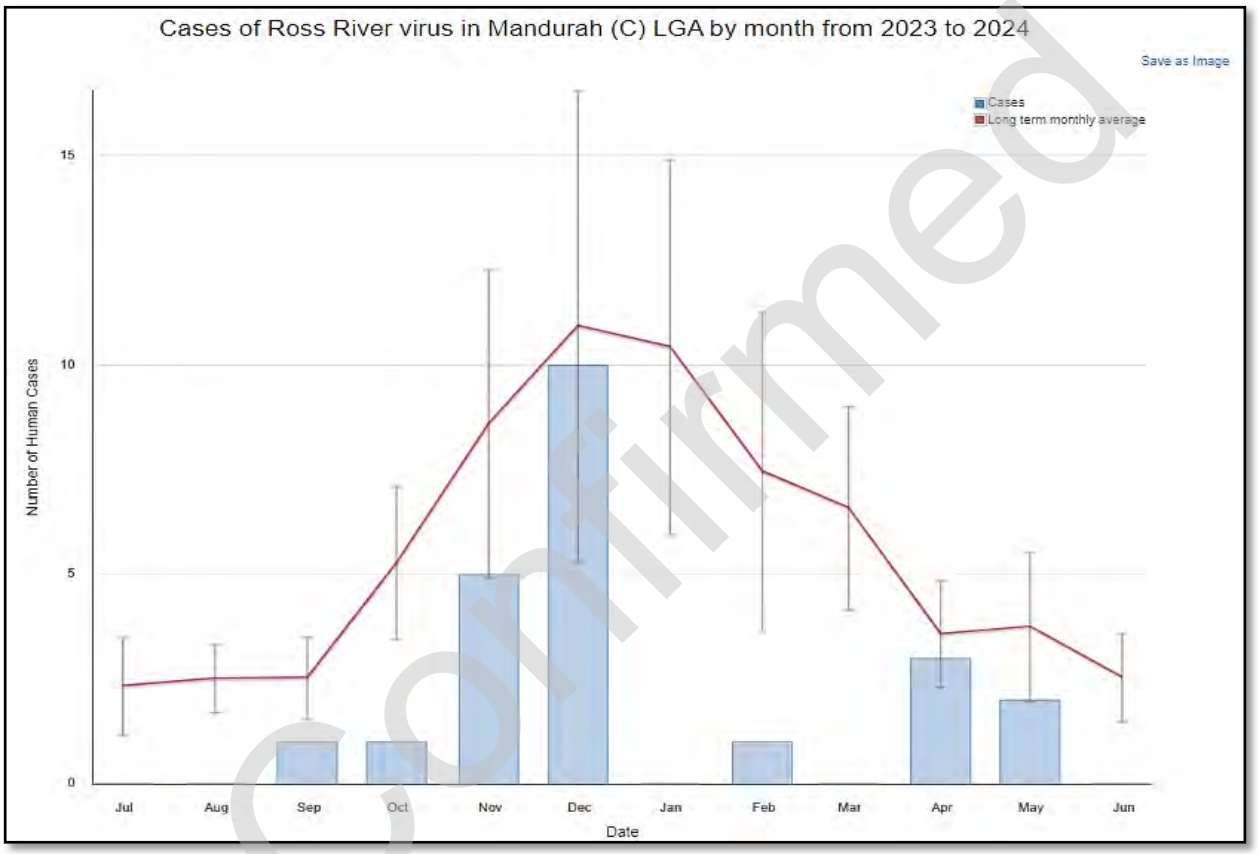
Human cases of mosquito borne disease are reported to the DoH Medical Entomology via General Practitioners (GPs) and laboratory diagnosis. Notifications are then passed on to local governments to allow follow up investigations to be performed.

Season 2023/24 recorded slightly fewer case numbers of RRV in Mandurah (23) when compared to season 2022/23 (29) whilst a slight increase in case numbers was recorded for the Peel region (55 in 2023/24 – 49 in 2022/23). This rise in RRV was recorded cases statewide.

Overall, case numbers in Mandurah remained below the monthly five-year moving average.

As is the case in most seasons the number of human cases of BFV were again much lower than RRV with 5 cases being reported across the season. Continuous improvement to operational aspects of the program and ongoing education and engagement with the community will be important in minimising cases of RRV and BFV within Mandurah, particularly in seasons that have challenging environmental conditions.

Figure 7 - Ross River virus – Mandurah 2023 - 2024.
Source: Medical Entomology Branch, WA Department of Health



Confirmed

Mosquito-borne disease health impacts

Mosquito-borne disease caused by RRV and BFV are both non-fatal however they can be very debilitating and negatively impact the quality of life for those affected by either of the diseases.

People can only catch these viruses after being bitten by an infected mosquito. RRV and BFV cannot be caught from direct contact with another person or animal.

Common symptoms include:

- Joint Pain
- Muscle aches and pains
- Fever
- Lethargy or fatigue
- Rash
- Lymph node enlargements (RRV)
- Headaches (RRV)

The majority of people recover completely within 3 to 6 months however for some people symptoms may persist intermittently for a year or more.

Community Engagement

City officers were pleased to be able to attend and connect with community members at two (2) events including:

- National Tree Day, 31 July 2023 – Marlee Reserve, Parklands.
- Dogs Big Day Out, 14 April 2024 – Novara Foreshore.

The City also continued to maintain communications via various channels throughout the season to ensure residents were kept up to date on the program's activities. The important public health message of protecting themselves from mosquito bites and mosquito borne disease was reinforced.

During the season two (2) mosquito management updates were provided via the City's Environmental News E-newsletter including information on mosquito abundance, mosquito-borne disease, and mosquito management activities. This information was uploaded to the City's News and Updates web page.

The City's Facebook platform was also regularly utilised with a focus on keeping followers up to date with aerial treatment notifications and personal protection measures. Over the season, nineteen (19) updates were posted.

Local radio messaging was continued during the season with the timing of these twice daily,15 second radio alerts aimed to align with school holidays and the peak outdoor, recreational, sporting, and social activities.

97.3 Coast FM and 91.7 The Wave messaging were scheduled as follows:

- 29 Sept - 5 Oct 2023
- 7 Oct - 12 Oct 2023
- 9 Dec - 17 Dec 2023
- 13 Jan - 20 Jan 2024
- 31 Mar – 15 Apr 2024

The City recorded a total of twelve (12) mosquito related complaints and enquiries which was a significant drop from the fifty-five (55) recorded in season 2022/23 and can be most likely attributed to the lower abundance of the aggressive biting *Aedes vigilax* during the 23/24 summer months.

Community feedback will continue to be considered when reviewing current communication methods. This will ensure that the City shapes future messaging to empower and educate the community on effective mosquito management and personal protective measures to minimise disease and nuisance risk.

Outlook for season 2024/25

As of July 2024, both the ENSO and IOD status have remained Neutral. However, the ENSO outlook has persisted at La Nina watch for several months due to three of seven climate models suggesting sea surface temperatures in the central Pacific Ocean could exceed La Niña thresholds by October 2024. For the IOD, the majority of climate models are predicting the continuation of a negative state into the 2024 spring and summer.

In terms of rainfall and temperature for September to November, the Bureau of Meteorology's outlook is predicting average to above average rainfall and above average maximum and minimum temperatures.

Confirmed

Based on these current outlooks, the environmental conditions in the months ahead may bring more intense tidal activity than experienced during the first half of the 2023/24 season and prove beneficial for mosquito breeding. If so, more frequent and sizable aerial larvicide treatments will be required by the program to supress mosquito populations effectively and restrict cases of mosquito borne disease within Mandurah and the broader Peel community.

However, as we have experienced in the past, these climate events can change quickly as can the regional and local environmental conditions. For this reason, the City and PMMG must continue to remain operationally adaptable, utilise our well-developed resources and maintain access to existing and future support from the DoH and their helicopter service provider.

Consultation

Nil

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Mosquito-borne diseases such as RRV and BFV result in costs via medical expenses and loss of earnings to those people that become infected. The number of cases in the City would greatly increase if there was no program in place to manage mosquito populations.

Risk Analysis

The reputational impact to Mandurah and the Peel region is difficult to assess, however the management of mosquitoes is a vital service in ensuring an acceptable level of amenity for residents and visitors.

A best practice mosquito management program across the Peel region adds significant value and protects the public health of thousands of residents and visitors. The risk of contracting mosquito borne virus varies based on a range of environmental factors. Having a consistent program that reduces mosquito populations and educates the public about risk is essential.

Peel Mosquito Management Group (PMMG)

The effective administration of the PMMG is essential to ensure the successful management of mosquitoes in the region. The group met on four occasions during the 2023/24 mosquito management season as well as attending regional meetings relating to mosquito management matters.

These meetings were attended by local government officers and elected members from PMMG local government as well as representatives from the DoH. In addition, the meetings facilitate ongoing collaboration between the PMMG members to continuously identify and implement improvements within the program.

Confirmed

Examples of key discussions during 2023/24 include:

- Operational updates
- Mosquito abundance, human case, and disease isolation updates
- Local government reports on mosquito breeding, treatments, and complaint investigation
- Climate and environmental condition updates
- Helicopter operations and application equipment updates
- CLAG funding updates
- Work Health and Safety
- Public engagement strategies
- Emerging technologies and research
- Proposed land developments

Financial Reporting

A total of $306,421 in funding was received for season 2023/24 by the PMMG in addition to carryover larvicide stock from season 2022/23. Expenditure by the PMMG in season 2023/24 resulted in the sum of $271,104 being expended on larvicide procurement. In addition to the allocation for larvicide costs, the City of Mandurah contributed an estimated $275,000 in labour, vehicles, equipment, and resources for public education during the 2023/24 season.

All costs associated with helicopter services are provided by the DoH across the southwest with the Peel region being the primary user. Without the DoH's commitment to these costs the PMMG would require a substantial increase in the PMMG budget to provide the same level of helicopter services.

Description	2023/24 Budget Contribution
Department of Health	$152,608
City of Mandurah	$83,327
Shire of Murray	$50,055
City of Rockingham	$19,228
2022/23 Carryover funds	$294
***Shire of Waroona (admin fee)**	$909
Total	**$306,421**

Table 1 - PMMG budget breakdown – 2023/24 (Ex GST)

The proposed budget for 2024/25 is outlined in **Table 2** below, noting that the figure of $398,116.40 does not include the value of carryover larvicide stock.

The approved budget for 2024/25 was prepared with consideration of the climate driver outlook and long-range forecast and the anticipation a season of greater intensity in terms of the need for aerial larviciding treatments and an increase in larvicide procurement costs.

Confirmed

The 2024/25 budget and carry over larvicide stocks is expected to provide a treatment area of approximately 5,200 hectares.

Total PMMG budget proposed for 2024/25	**$398,116**
Larviciding Chemicals (DoH pay 50%)	**$398,116**
Less carryover funds not spent in 23/24 (*exc Shire of Waroona admin fee) (DoH 50%)	**($34,408)**
Total Required	**$363,708**
PMMG member 2024/25 contribution breakdown	
Dept of Health 2024/25 Contribution	**($181,854)**
City of Mandurah	**($99,293)**
Shire of Murray	**($59,648)**
City of Rockingham	**($22,913)**
Total Contribution	**($363,708)**
***Shire of Waroona (Admin fee)**	**($909)**
Reserve CLAG contribution for 24/25 to Trust Account (this amount is an additional contribution for all Peel CLAG members in addition to the amounts above – each local government has a percentage allocated based on breeding area and other criteria set out in the CLAG agreement)	**($19,905)**

Table 2 – Proposed PMMG budget funding – 2024/25 (ex GST)

Confirmed

Department of Health - Review of CLAG funding scheme update

As reported in the 2022/23 Annual Report, a review of the longstanding Contiguous Local Authority Group (CLAG) funding scheme was undertaken by the DoH to establish how the scheme is currently functioning and how future requirements will be managed on a statewide level.

Having collated responses from thirty-two (32) local governments across the state, the following twelve (12) recommendations have been developed. Of these twelve (12) recommendations, items four (4), five (5), seven (7), ten (10) and twelve (12) have been completed.

1. Continue to fund all aspects of mosquito management in line with the current CLAG Funding Guidelines with minor modifications.

2. Explore options for increased annual budget flexibility, to reflect the highly variable environmental conditions from year to year that led to significant variability in mosquito populations, risk of mosquito-borne disease and therefore funding of mosquito management activities.

3. Develop a business case for 2025/26, in line with the budget submission process, to request an appropriate funding model to support increasing mosquito management requirements through the program.

4. Increase frequency of regional short training courses, with particular emphasis on those locations where staff turn-over is high, to upskill LGs and maintain/rebuild corporate knowledge and skills.

5. Define flexible options for managing a Trust Fund under the CLAG's MoU with the Department, on the basis that LGs will remain the responsible authority for funding mosquito management in above-average years.

6. Prioritise the development of Guidelines for Mosquito Management: Planning Considerations for Development in Proximity to Wetlands to assist in mitigating risk associated with new developments proposed in close proximity to known mosquito breeding habitat.

7. Include eligibility criteria related to requests for public education initiatives and promotional material in the CLAG Funding Guidelines, to ensure they provide value for money and the desired impact.

8. Play an ongoing role in increasing awareness of JEV, particularly in the Kimberley and Pilbara, where the virus is likely to present the highest risk into the future.

9. Support CLAGs to obtain appropriate evidence-based, efficacy and operational data required to demonstrate the value of drones within their mosquito management program, with consideration given to budgetary implications of potentially incorporating use of drones into the program in the future.

10. Release requests for CLAG funding submissions earlier in the year, to allow LGs to prepare and submit them at a time that is more convenient for them, noting the timing of when they will be assessed by the Mosquito Control Advisory Committee (MCAC) will remain unchanged.

11. Investigate the feasibility of providing CLAGs with a guaranteed baseline funding amount in advance of each new financial year to facilitate planning, ordering of equipment and consumables and early-season mosquito management activities.

12. Explore options to reduce the administrative burden (i.e. annual reporting) on those CLAGs requesting very modest funding sums from the Department each year, noting acquittal will remain for auditing purposes.

The City supports these outcomes and will continue to advocate for improvements in the CLAG funding scheme along with increased state government investment and inter departmental collaboration in relation to improving public health driven mosquito management undertaken by local governments.

Best practice helicopter services and access to adequate funding to undertake required treatments throughout the entire year and in varying seasonal conditions remain the most important outcomes for the PMMG.

Strategic Implications

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

Community:
- A healthy lifestyle and healthy community, with an emphasis on prevention

Leadership:
- Sound decisions based on evidence and meaningful engagement
- Responsible, transparent, value for money delivery of well planned, sustainable, projects, programs and services
- A committed, innovative, effective, and values driven Council and workforce

Confirmed

Conclusion

Season 2023/24 produced a welcome change in environmental conditions that resulted in the intensity of mosquito breeding being moderated. Despite favourable environmental drivers and conditions aligning with a season of low intensity the program was required to respond to persistent tidal flooding and ongoing hatching of mosquito cohorts Without effective management higher case numbers of Ross River virus and increased community amenity impacts would have been experienced.

The recommendations of the Department of Health review of the Contiguous Local Authority Group (CLAG) funding scheme provides some confidence of the State's commitment to the program moving forward.

NOTE*:* *Subject to Council's consent, the City's Senior Mosquito Management Officer will make a presentation on this item at the meeting.*

RECOMMENDATION

That Council:

1. Receives the City of Mandurah Mosquito Management Program: 2023/24 Annual Report.

2. Approves the communication of this report to following key stakeholders:

- **Department of Health;**
- **The Minister for Health and local Parliamentary Representatives;**
- **Peel Mosquito Management Group member local governments;**
- **Peel Development Commission;**
- **Department of Water Environment and Regulation; and**
- **Mandurah Environmental Advisory Group.**

3. Notes the City's support for the ongoing delivery of the Department of Health Fight the Bite Campaign.

4. Acknowledges the ongoing support provided by the Department of Health in the implementation of improvements in the Peel Mosquito Management Program.

5. Acknowledges the importance of the State Government's ongoing commitment to the annual program, and in accordance with the Dawesville Channel Environmental Review and Management Program. (1998 – Ministerial Conditions and Proponents Commitments for the Peel Inlet and Harvey Estuary Management Strategy).

Confirmed

4	**SUBJECT:**	Review of Local Laws
	DIRECTOR:	Business Services
	MEETING:	Ordinary Council
	MEETING DATE:	22 October 2024

Summary

In accordance with section 3.16 of the *Local Government Act 1995* (the Act) a periodic review of all local laws is to be undertaken within a period of 8 years from the date the local law commenced (section 3.16 review).

The City of Mandurah (the City) has recently adopted the proposed the *City of Mandurah Waste Local Law 2024* and the *City of Mandurah Animals, Environment and Nuisance Local Law 2010* following completion of the first round of section 3.16 reviews and local law-making process. To finalise this process, Council is requested to resolve to amend delegation DA-LOC 03 City of Mandurah Local Law – Administration to reflect the renaming of the Waste Local Law 2024 (refer Attachment 4.1).

The City now recommends that Council commence a review of the *Local Government Property and Public Places Local Law 2016* (LGP&PP local law). It has been determined that this local law should be reviewed based on matters of priority as this is an extensive local law which requires modernising and updating.

In accordance with the Act, the City must give local public notice of the proposed review for a period of at least 6 weeks. Following this period, a workshop will be held with Elected Members to review the public submissions and City officer feedback collated for consideration by Council before being included in a report. Council will then have an opportunity to consider the report and determine whether or not the LGP&PP local law should remain the same or be repealed or amended.

Council is requested to resolve that the LGP&PP local law (refer Attachment 4.2) undergo review and that this be advertised in accordance with section 3.16(2) of the Act.

Disclosure of Interest

Nil

Previous Relevant Documentation

Local Government Property and Public Places

- G.21/5/17 23 May 2017 Minute amended by Council (due to administrative error)
- G.15/5/17 9 May 2017 2016 Local Law, final.
- G.15/2/16 9 February 2016 2016 Local Law, proposed.

Background

The Local Government Property and Public Places principle local law was adopted by Council at its meeting on 9 May 2017 which was eight years ago. As there has not been a review in accordance with section 3.16 of the Act, review of this local law is now due.

Confirmed

Comment

Determining priorities for Round 2 of section 3.16 review

As identified in the first round of local law reviews, a number of local laws are due for review and included in the table below. The order of review has been determined by order of priority and in determining the next order of priority, consultation with City officers has been undertaken and consideration given to external factors. These factors include changes or proposed changes in legislation, matters of urgency, data from historic monitoring of local laws, risks to the community and impact upon the City which includes financial, reputational, and legislative compliance.

Current Local Laws	*Commencement of Principle Local Law*	*Expected period for review of all local laws based on priority*
Health Local Law (Awaiting governing law legislative amendments)	1995	2027
Cemeteries Local Law (Cemeteries Act 1986 & Cremation Act 1929 under review)	2011	2026
Dog Local Law (Awaiting development of Regulations for Dog Amendment (Stop Puppy Farming) Act anticipated 2025)	2011	2026
Bush Fire Brigades Local Law	2011	2025
Jetties, Waterways & Marina	2011	2025
Fencing Local Law	2015	2025
Parking & Parking Facilities	2015	2026
Local Government Property & Public Places	2017	2024
Standing Orders Local Law (Uniform meeting procedures proposed as part of Local Government Reform)	2017	2027
Cat Local Law	2020	2028

Through this assessment process, City officers are recommending that a review commence on the LGP&PP local law. This is a significant local law which covers a broad range of issues and preliminary consideration of this local law has determined that many areas throughout the local law require updating.

The City must ensure the local law satisfies the current needs of the community and is suitable for the purpose intended particularly as this local law impacts the health, safety, accessibility and engagement of the community. Preliminary consideration of the other local laws determined that there were no significant challenges experienced currently in comparison.

Local Law Reform

The Local Government Amendment Bill 2024 (the Bill) has been introduced to Parliament and is the second tranche of the local government reforms. The second tranche comprises of amendments to the local law process for easier adoption of model local laws and provide a consequence for the failure of a local government to review a local law.

The proposed amendments include extending the time to review a local law from 8 years to 15 years. It is also proposed that if a review is not completed within the 15-year period, the local law will lapse. For the City's current local laws, the day the last review was completed is considered to be a determination under the section 3.16 amendment for the purposes of calculating the 15-year review period. For example, the Animals, Environment & Nuisance Local Law 2024 and Waste Local Law 2024 recently adopted, were reviewed on 12 December 2023. Upon commencement of the Amendment Act 2024, these local laws would need to be reviewed again by 2038.

Confirmed

With regards to any local laws overdue for review at the time of the Amendment Act, it has been proposed that a local government will have two years to complete the review of any local law where notice of a review has not been given and where the local law commenced before the Amendment Act. This two-year implementation period will enable the City to review any overdue local laws before the consequence provisions are enforced.

Current Local Law Process

The process for reviewing local laws under section 3.16(2) of the Act requires local public notice to be given stating that –

(a) The local government proposes to review the local law;
(b) A copy may be inspected or obtained; and
(c) Submissions about the local law may be made (before a day to be specified in the notice), being not less than 6 weeks after the notice is given.

During the public consultation phase of the review, the relevant City officers and any appropriate external groups will be consulted in relation to any issues with the City's current LGP&PP local law. In addition, the Elected Members will be invited to participate in a workshop to provide input.

After the last day for submissions, the City officers must consider any submissions received and prepare a report for Council to determine (by absolute majority) whether it considers that the local law should be repealed or amended (Section 3.16(3) & (4) of the Act).

Following the section 3.16 review, a report will be prepared based on the input and feedback received during the consultation period for Council's consideration. In consideration of submissions, City officers may undertake further research to determine whether amendment to the local law can be made in accordance with the Act and decisions of the Parliamentary Joint Standing Committee on Delegated (JSCDL). Consequently, City officers may proceed to draft a proposed amendment local law to present to Council with the report. It is envisaged that a report on the section 3.16 review will be presented to Council in February 2025 however, this timeline will be subject to research and drafting requirements which may be necessary following the outcome of the review. Consultation to date envisages amendment to the local law will be required.

The WALGA Model Local Laws will form the basis for redrafting any new local law and other local government best practice models. The benefit of using the Model Local Laws (Models) as the base to formulate the City's local laws is that the Models have been researched and worded as to address contemporary issues faced by Western Australian local governments. The Models have also been vetted by WALGA's legal advisors, having considered advice from the Department of Local Government, Sport and Cultural Industries (the Department) and the JSCDL.

Amendment to Delegation

To finalise the administrative process associated with the recent approval of the Waste Local Law, Council is also requested to resolve to amend DA-LOC 03 City of Mandurah Local Law – Administration to replace reference to the "Waste Management Local Law 2010" with the "City of Mandurah Waste Local Law 2024".

Consultation

In accordance with Section 3.16(2) of the *Local Government Act 1995,* if adopted by Council, local public notice will occur inviting public comment.

The City will also invite all relevant stakeholders of its intention to undertake the review and invite their comments. Stakeholders identified to date include the Access and Inclusion Advisory Group and the Chamber of Commerce.

Confirmed

Elected Members will also be consulted throughout the process to contribute to the development of the City's local laws. It is recommended that a workshop be held with Elected Members following the closing of the initial advertising process.

Statutory Environment

Local Government Act 1995

Section 3.16 - Periodic Review of Local Laws:

(1) Within a period of 8 years from the day when a local law commenced or a report of a review of the local law was accepted under this section, as the case requires, a local government is to carry out a review of the local law to determine whether or not it considers that it should be repealed or amended.
(2) The local government is to give local public notice stating that —
    (a) the local government proposes to review the local law; and
    (b) a copy of the local law may be inspected or obtained at any place specified in the notice; and
    (c) submissions about the local law may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given.
(3) After the last day for submissions, the local government is to consider any submissions made and cause a report of the review to be prepared and submitted to its council.
(4) When its council has considered the report, the local government may determine (absolute majority required) whether or not it considers that the local law should be repealed or amended.

Policy Implications

Nil.

Financial Implications

A budget of $20,000 has been allocated for the local law reviews. Whilst the majority of drafting will be undertaken by Legal Services, the City will incur legals fees for final review of the draft, public advertising costs and publishing in the Government Gazette.

Risk Analysis

The proposed review will ensure legal compliance with the Act and administrative law principles.

In addition, the review of the local laws is a risk analysis tool to consider whether amendment is required to prevent risk to reputation, health and environment. It will improve efficiency, without creating undue or unacceptable risk to the City.

Strategic Implications

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

<u>Economy</u>

- A supportive business environment where investment is encouraged, and entrepreneurship prospers.

Confirmed

Community
- Safe and connected communities
- Inclusive and welcoming places, spaces and neighbourhoods
- Modern health facilities and services that are local, accessible, affordable, and fit for purpose

Environment
- Nature has a voice in all decision-making
- A shared responsibility for our environment with a focus on engagement, education and respect
- Our natural environment is celebrated, protected and restored for generations to come
- Our built environment is clean, accessible and sustainable

Leadership
- Sound decisions based on evidence and meaningful engagement
- Effective advocacy focused on the needs of the community and strong relationships with key stakeholders
- Well-maintained assets and facilities that meet the needs of our community
- A committed, innovative, effective, and values driven Council and workforce

Conclusion

As is required by Section 3.16(1) of the Act, Council is required to determine to undertake a review of the *City of Mandurah Local Government Property and Public Places Local Law 2016.*

Council is requested to approve advertising of the review of the above local law. A report on the outcomes of the review process will be presented to Council following the six-week advertising period.

Council is also requested to resolve to amend DA-LOC 03 City of Mandurah Local Law – Administration to replace reference to the "Waste Management Local Law 2010" with the "City of Mandurah Waste Local Law 2024".

NOTE:

- Refer ***Attachment 4.1*** **DA-LOC 03 City of Mandurah Local Law – Administration**
  Attachment 4.2 ***City of Mandurah Local Government Property and Public Places Local Law 2016***

RECOMMENDATION

That Council:

1. **Determines to undertake a review of the *Local Government Property and Public Places Local Law 2016* as per Attachment 4.2.**

2. **Determines that the City of Mandurah undertakes advertising of the *Local Government Property and Public Places Local Law 2016* in accordance with section 3.16(2) of the *Local Government Act 1995*.**

3. **Approve City of Mandurah to commence public consultation and collate any submissions to be presented to Council.**

4. **Amend DA-LOC 03 City of Mandurah Local Law – Administration to replace reference to the "Waste Management Local Law 2010" with the "City of Mandurah Waste Local Law 2024 as per Attachment 4.1.**

***ABSOLUTE MAJORITY REQUIRED ***

Confirmed

Delegation	**DA-LOC 03 City of Mandurah Local Laws – Administration**
Category	Local Laws
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local Government Act 1995* Section 3.18 – Performing executive functions under: *City of Mandurah Environment and Nuisance Local Law 2010* *City of Mandurah Cat Local Law 2019* *City of Mandurah Dog Local Law 2010* *City of Mandurah Health Local Law 1996* *City of Mandurah Local Government Property and Public Places Local Law 2016* *City of Mandurah Bush Fire Brigades Local Law 2010* *City of Mandurah Cemeteries Local Law 2010* *City of Mandurah Fencing Local Law 2015* *Jetties Waterways and Marina Local Law 2010* *Parking and Parking Facilities Local Law 2015* Waste Local Law 2024*City of Mandurah Blasting, Quarry and Excavations Consolidated Local Low* *City of Mandurah Enforcement of Local Laws Consolidated Local Law* *City of Mandurah Objections and Appeals and Miscellaneous Consolidated Local Law* *City of Mandurah Buildings Consolidated Local Law*
Function	Authority to: Administer and enforce the City's Local Laws and to do all other things that are necessary or convenient to be done for, or in connection with, performing the functions of the local government under the City's Local Laws and the authority to subdelegate this function.
Delegates	Chief Executive Officer
Conditions	The delegation may only be exercised in accordance with the relevant Council Local Law and associated policy or guidelines in force at the time.
Express power to subdelegate	*Local Government Act 1995:* s. 5.44 Delegation by CEO

Confirmed

Subdelegates	Coordinator Building and Compliance Coordinator Emergency Management Coordinator Health Services Coordinator Ranger and Parking Services Coordinator Statutory Planning and Lands Director Built and Natural Environment Director Business Services Director Strategy and Economic Development Executive Manager Built Environment Executive Manager Development and Compliance Executive Manager Healthy Communities Executive Manager Natural Environment Manager Marina and Waterways Manager Operation Services Manager Technical Services
Subdelegate conditions	Subdelegates must comply with all Delegate Conditions. The following subdelegates may exercise this delegation in relation to providing notices, approvals and issuing or rejecting permits in accordance with the following City of Mandurah local laws: • Animals, Environment and Nuisance Local Law 2010 • Cat Local Law 2019 • Dogs Local Law 2010 • Health Local Law 1996 • Local Government Property and Public Places Local Law 2017 • Bush fire Brigades Local Law 2010 • Cemeteries Local Law 2010 • Fencing Local Law 2015 • Jetties, Waterways and Marina Local Law 2010 • Parking and Parking Facilities Local Law 2015 • Waste Local Law 2024 Sub delegates must only exercise the powers under this delegation for matters that fall within the scope of their position with the City of Mandurah.
Statutory framework	*Local Government Act 1995* Section 3.18(1)
Date adopted	24 May 2022
Adoption references	Council Minute G.9/5/22
Last reviewed	28 May 2024

Confirmed

LOCAL LAW

CITY OF MANDURAH

LOCAL GOVERNMENT PROPERTY AND PUBLIC PLACES LOCAL LAW 2016

(Government Gazette 101, 26 May 2017)

This Local Law is approved to apply outside the district see Government Gazette: 90, 9 May 2017:

LOCAL GOVERNMENT ACT 1995
City of Mandurah
EXTENSION OF AREA OF APPLICATION OF LOCAL LAW
Department of Local Government and Communities .

DLGSC: MH7-53

It is hereby noted for public information that the Governor has approved under section 3.6 of the *Local Government Act 1995* of the making of the *City of Mandurah Local Government Property and Public Places Local Law 2016* to the extent that it will apply outside the district of the City of Mandurah.

JENNIFER MATHEWS, Director General.

Confirmed

DETERMINATIONS UNDER THE
LOCAL GOVERNMENT PROPERTY AND PUBLIC PLACES LOCAL LAW 2016

The following determinations are taken to be made by Council at its meeting held 28 November 2017, under Part 2 of the *Local Government Property and Public Places Local Law 2016*.

These determinations take effect as of the 28 November 2017.

No.	Matter	Determination
1	Taking, riding or driving a vehicle or a particular class of vehicle	A person shall not, except with a permit or local government approval or upon an area specified by a sign erected on the local government property. Take, ride or drive a vehicle on any local government property.
2	The playing or practice of: o golf, archery, pistol or riffle shooting; or o a similar activity specified in the determination involving the use of a projectile which, in the opinion of the local government may cause injury or damage to a person or property	A person shall not except with a permit or local government approval: (a) play or practice golf on any local government property; (b) aim, shoot or throw an arrow or similar projectile on any local government property; or (c) have in their possession any gun or rifle or means of discharging any projectile that may cause injury or damage to a person or property on local government property.

Confirmed

For further information, please contact Governance Services on 9550 3278.

Mark R Newman
Chief Executive Officer

LOCAL GOVERNMENT ACT 1995

CITY OF MANDURAH

LOCAL GOVERNMENT PROPERTY AND PUBLIC PLACES LOCAL LAW 2016

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Confirmed

LOCAL GOVERNMENT ACT 1995

CITY OF MANDURAH

LOCAL GOVERNMENT PROPERTY AND PUBLIC PLACES LOCAL LAW 2016

Under the power conferred by the *Local Government Act 1995* and under all other powers enabling it, the Council of the City of Mandurah resolved on 9 May 2017 to make the following local law.

Confirmed

PART 1—PRELIMINARY

1.1 Citation

This local law may be cited as the *City of Mandurah Local Government Property and Public Places Local Law 2016*.

1.2 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

1.3 Application

(1) This local law applies throughout the district.

(2) Part 5, Division 2 of this local law applies to—

(a) rivers, water courses, tidal and non-tidal waters, in or outside but adjoining the district; and

(b) without limiting the generality of clause 1.3(2)(a), in the sea adjoining the district for a distance of 200 metres seaward from the low water mark at ordinary spring tides.

1.4 Repeal

The following local laws are repealed—

(a) Divisions 1, 2, 3 and 4 of Part III, Part IV, Division 1 of Part V, Part XIII, Part XV and Part XIX of the *City of Mandurah Consolidated Local Laws* published in the *Government Gazette* of 13 February 1998; and

(b) Part XII and Part XIV of the *City of Mandurah Consolidated Local Laws* published in the *Government Gazette* of 6 December 2000.

1.5 Definitions

In this local law, unless the context otherwise requires—

Act means the *Local Government Act 1995* (WA);

advertising sign means a sign or advertisement used for the purposes of advertising or drawing attention to a product, business, person or event and includes election advertising and portable signs;

alfresco dining area means an area in which tables, chairs and other temporary structures are provided for the purpose of the supply of food or beverages or both by the public or the consumption of food or beverages or both by the public;

animal means any animal other than a dog;

AS or AS/NZS means an Australian or New Zealand Standard as published by Standards Australia and amended from time to time;

authorised person means a person appointed by the local government under section 9.10 of the Act to perform any of the functions of an authorised person under this local law;

attendant means an employee of the local government with responsibility for the control and management of persons in a public swimming pool or recreation facility which is local government property;

bathing appliance means a float of any material, including surf skis, surf boards, sea kayaks, kickboards, Malibu boards, paddle boards, body boards, boats or any other device whether motorised or not, used or capable of being used for bathing or surf riding but does not include a boat or personal watercraft

beach means the area of the sea adjoining the district for a distance of 200 metres seawards from the low-water mark at ordinary spring tides to either the toe of the sand dune or the commencement of vegetation or a man-made structure;

boat means any structure or vessel whether motorised or not and made or used to travel to or float on water or travel under water, excluding—

(a) personal watercraft; and

(b) bathing appliances;

Building Act means the *Building Act 2011* (WA);

Building Code Australia means the Building Code of Australia which is volumes 1 and 2, as amended from time to time, of the National Construction Code series published by, or on behalf of, the Australian Building Codes Board;

Confirmed

camera device means an apparatus for taking photographs or moving pictures and includes a mobile phone when used for this purpose;

carriageway has the meaning given to it in the *Road Traffic Code 2000*;

change room means a room designated for the changing of clothes and may include showers, toilets and hand washing basins;

charitable organisation means an institution, association, club, society or body whether incorporated or not, the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other similar nature and from which no member receives any pecuniary profit except where the member is an employee or the profit is an honorarium;

Chief Executive Officer means the Chief Executive Officer of the local government;

closed thoroughfare means a thoroughfare wholly or partially closed by the local government under sections 3.50 or 3.50A of the Act;

commencement day means the day on which this local law commences under clause 1.2;

Commissioner of Main Roads WA means the person appointed under section 7 of the *Main Roads Act 1930* (WA) to be the Commissioner;

Competition Principles Agreement means the Competition Principles Agreement executed by each State and Territory of the Commonwealth and the Commonwealth of Australia on 11 April 1995;

Council means the council of the local government;

crossing means a crossing giving access from a public thoroughfare to—

(a) private land; or

(b) a private thoroughfare serving private land;

determination means a determination made under clause 2.1;

detrimental to the property includes—

(a) removing any thing from the local government property such as a rock, plant, fixture, fitting, chattel, equipment or furniture provided for the use, enjoyment or safety of any person;

(b) destroying, defacing or damaging a building or any thing on the local government property, such as a plant, fixture, chattel, equipment or furniture provided for the use, enjoyment or safety of any person; and

(c) causing environmental harm or nuisance on the local government property;

development approval means an approval issued under the local government's planning scheme;

display home sign means a portable sign erected and displayed to advertise that a display home is open for inspection;

Confirmed

district means the district of the local government;

drunk has the meaning provided in the *Liquor Control Act 1988*;

election advertising means any sign or advertisement which encourages persons to vote for a candidate, political party or referenda or matter relating to any federal, state or local government election;

election date means the date on which a federal, state or local government election is held;

fauna means any animal indigenous to or which periodically migrates to any State or Territory of the Commonwealth or the territorial waters of the Commonwealth and includes, in relation to any such animal—

(a) any class of animal or individual members;

(b) the eggs or larvae; or

(c) the carcass, skin, plumage or fur;

Firearms Act means the *Firearms Act 1973* (WA);

fishing means to use any line, lure, rod, pot or other method for the purposes of catching marine life;

flora means all vascular plants other than plants recognised as weeds;

Food Act means the *Food Act 2008* (WA);

food business has the same meaning as given in the Food Act;

footpath has the meaning given in the *Road Traffic Code 2000* and includes a shared and dual use path;

foreshore area means the land along the edge of a body of water from the low-water mark at ordinary spring tides to either the toe of the sand dune or the commencement of vegetation or a man-made structure, but does not include a beach;

gaming means has the same meaning as in the *Gaming and Wagering Commission Act 1987*;

garage sale sign means a portable sign erected and displayed to advertise goods for sale at residential premises on a one-off or occasional basis;

home open sign means a portable sign erected and displayed to advertise that a home for sale is open;

intersection has the meaning given to it by the *Road Traffic Code 2000*;

liquor has the meaning given to it by the Liquor Act;

Liquor Act means the *Liquor Control Act 1988* (WA);

local government means the City of Mandurah;

local government policy means a policy or standard adopted by the local government;

Confirmed

local government property means any thing except a thoroughfare which—

(a) is owned by the local government;

(b) is vested in the local government;

(c) is otherwise under the care, control or management of the local government, including under the *Land Administration Act 1997* (WA); or

(d) is an 'otherwise unvested facility' within the meaning of section 3.53 of the Act;

local public notice means notice given in accordance with the procedure set out in section 1.7 of the Act;

major event day means a date on which one of the 'major events' set out in Schedule 2 is held;

major event location means a location set out in Schedule 3;

manager means the person for the time being employed, contracted or appointed by the local government to manage any swimming pool or recreation facility, and includes any assistant or deputy;

nuisance means—

(a) an activity or condition which is harmful or annoying and which gives rise to legal liability in the tort of public or private nuisance at common law;

(b) an unreasonable interference with the use and enjoyment of a person of his or her ownership or occupation of land; or

(c) interference which causes material damage to land or other property on the land affected by the interference;

occupier has the meaning given to it by the Act, but does not include the local government;

off-road vehicle has the meaning given to that term by the *Control of Vehicles (Off-road Areas) Act 1978* (WA);

other portable sign means a portable sign other than a home open sign, display home sign or garage sale sign;

owner has the meaning given to it by the Act;

permissible verge treatment has the meaning given to it in clause 7.7;

perform includes to play a musical instrument, sing, mime, dance, give an acrobatic or aerobic display or entertain, but does not include public speaking;

permit means a permit issued under this local law;

permit holder means a person who holds a valid permit;

permitted area means the area or areas, specified in a permit for the purpose of street entertaining, in which the permit holder may perform;

permitted time means the time or times, specified in a permit for the purpose of street entertaining, during which the permit holder may perform;

Confirmed

person responsible for the works in the context of Part 7, Division 2 means—

(a) the applicant named on a building approval certificate, building permit or demolition permit issued under the Building Act; or

(b) the owner or occupier of the lot, if no building approval certificate, building permit or demolition permit has been issued under the Building Act;

personal watercraft means any vessel designed for the transport of 1 to 3 persons, other than a bathing appliance, that—

(a) is propelled by means of an inboard motor powering a water jet pump; and

(b) is designed to be steered by means of handlebars by a person sitting, standing or kneeling on the vessel and not within it;

planning scheme has the same meaning as "local planning scheme" in the *Planning and Development Act 2005*;

portable sign means a free standing portable advertising sign not permanently attached to a structure or fixed to the ground or pavement, and includes a 'A' frame sign;

premises for the purposes of clauses 2.8(1)(a) and 4.6 means a building, stadium or similar structure which is local government property, but not an open space such as a park or a playing field;

prohibited drug has the meaning given to it in the *Misuse of Drugs Act 1981* (WA);

promotional activity means the advertising of, promotion of, or raising of funds for, a particular group, product or service;

public interest sign means an advertising sign for an event that is open to the public to attend at no cost and is of significant interest to persons within, and visitors to, the district, and which is being held on local government property or in a public place, but does not include election advertising;

public place includes a thoroughfare or place which the public are allowed to use, whether or not the thoroughfare or place is on private property, but does not include—

(a) premises on private property from which trading is lawfully conducted under a written law; or

(b) local government property;

Regulations means the *Local Government (Functions and General) Regulations 1996* (WA);

retailer means a proprietor of a shop in respect of which shopping trolleys are provided for the use of customers of the shop;

seafood business means a business selling seafood of which 80% of the seafood that is to be sold was caught in the waters of the district;

Confirmed

seafood sign means an advertising sign for a seafood business;

shopping trolley means a container or receptacle on wheels provided by a retailer to enable a person to transport goods;

smoke has the meaning given to it in the *Tobacco Products Control Act 2006* (WA);

solicit in relation to money, means actively seeking or calling for a donation from another person, but does not include a non-verbal invitation by a holder of a permit approved under clause 10.3 to place a donation in a receptacle within the permitted area;

street entertaining means any form of theatrical, artistic, musical, audio or visual performance and includes busking;

street market means a collection of stalls, stands and displays on local government property or a public place for the purposes of selling goods, wares, merchandise, produce or services, or carrying out any other transaction;

street numbering means a number or numbers with or without an alphabetical suffix assigned to identify the street address of a property;

street tree means any tree or tall plant that has a wooden trunk and branches that grow from its upper part, planted or self-sown in the street, of an appropriate species and in an appropriate location for the purpose of contributing to the streetscape;

synthetic grass refers to artificial fibres made to look like natural grass;

surf lifesaving club means a surf lifesaving club affiliated with Surf Life Saving Western Australia Inc.;

thoroughfare has the meaning given to it by the Act, but does not include a private thoroughfare which is not under the management or control of the local government;

tobacco product has the meaning given to it in the *Tobacco Products Control Act 2006* (WA);

trader means a person who carries on trading;

trading means—

(a) the selling or hiring of, the offering for sale or hire of, or the soliciting of orders for, goods or services in a public place or on local government property;

(b) displaying goods in a public place or local government property for the purpose of—

(i) offering them for sale or hire;

(ii) inviting offers for their sale or hire;

(iii) soliciting orders for them; or

(iv) carrying out any other transaction in relation to them,

Confirmed

and includes the setting up of a stall, or the conducting of a business at a stall;

Tree Protection Zone has the meaning given in "AS 4970-2009 Protection of trees on development sites" as amended from time to time;

vehicle includes—

(a) every conveyance and every object capable of being propelled or drawn on wheels, tracks or otherwise, including an off-road vehicle; and

(b) an animal being ridden or driven;

but excludes—

(c) a wheelchair or any device designed for use by physically impaired person on a footpath;

(d) a pram, a stroller or a similar device;

(e) a bicycle or wheeled recreational device;

(f) a shopping trolley; and

(g) a boat;

verge means that part of a thoroughfare that is between the carriageway and a lot which abuts the thoroughfare and includes a nature strip;

Western Power means the body corporate known as the Electricity Networks Corporation established under section 4 of the *Electricity Corporations Act 2005* (WA) or such other entity established or constituted in its place or by which its functions have become exercisable;

wheeled recreational device means a wheeled device built to transport a person which is propelled by human power or gravity and ordinarily used for recreation or play, including—

(a) in-line skaters, rollerskates, a skateboard or similar wheeled device;

(b) a scooter being used by a person 12 years of age or older; and

(c) a unicycle,

but excludes a goffer, golf buggy, pram, stroller or trolley, or a bicycle, wheelchair or wheeled toy.

1.6 Transitional

Any permit, licence, consent or authorisation issued in accordance with a local law listed in clause 1.4—

(a) is taken to be a permit granted under this local law;

(b) is to be valid for the period specified on the permit, licence, consent or authorisation; and

(c) may be earlier cancelled or suspended in accordance with this local law.

Confirmed

1.7 Application as to assistance animals

This local law is subject to any written law and any law of the Commonwealth about assistance animals as defined in the *Disability Discrimination Act 1992* (Cth).

PART 2—DETERMINATIONS IN RESPECT OF LOCAL GOVERNMENT PROPERTY

Division 1—Determinations

2.1 Determinations as to use of local government property

The local government may make a determination in accordance with clause 2.2—

(a) setting aside specified local government property for the pursuit of all or any of the activities referred to in clause 2.7;

(b) prohibiting a person from pursuing all or any of the activities referred to in clause 2.8 on specified local government property;

(c) as to the matters in clauses 2.7(2) and 2.8(2); and

(d) as to any matter ancillary or necessary to give effect to a determination.

2.2 Procedure for making a determination

(1) The local government is to give local public notice of its intention to make a determination.

(2) The local public notice must state that—

(a) the local government intends to make a determination, the purpose and effect of which is summarised in the notice;

(b) a copy of the proposed determination may be inspected and obtained from the offices of the local government; and

(c) submissions in writing about the proposed determination may be lodged with the local government within 21 days after the date of publication.

(3) If no submissions are received under clause 2.2(2)(c), the local government is to decide—

(a) to give local public notice that the proposed determination has effect as a determination on and from the date of publication;

(b) to amend the proposed determination, in which case clause 2.2(5) will apply; or

(c) not to continue with the proposed determination.

(4) If submissions are received under clause 2.2(2)(c), the local government—

(a) is to consider those submissions; and

(b) is to decide—

(i) whether to amend the proposed determination; or

Confirmed

(ii) not to continue with the proposed determination.

(5) If the local government decides to amend the proposed determination, it is to give local public notice—

(a) of the effects of the amendments; and

(b) that the proposed determination has effect as a determination on and from the date of publication.

(6) If the local government decides not to amend the proposed determination, it is to give local public notice that the proposed determination has effect as a determination on and from the date of publication.

(7) A proposed amendment is to have effect as a determination on and from the date of publication of the local public notice referred to in clauses 2.2(3), 2.2(5) and 2.2(6).

(8) A decision under clauses 2.2(3) or 2.2(4) is not to be delegated by Council.

2.3 Discretion to erect a sign

The local government may erect a sign on local government property to give notice of the effect of a determination.

2.4 Determination to be complied with

A person must comply with a determination.

2.5 Register of determinations

(1) The local government is to keep a register of determinations made under clause 2.1, and of any amendments to or revocations of determinations made under clause 2.6.

(2) Sections 5.94 and 5.95 of the Act apply to the register referred to in clause 2.5(1) and for that purpose, the register is taken to be information within section 5.94(u)(i) of the Act.

2.6 Amendment or revocation of a determination

(1) The local government may amend or revoke a determination.

(2) The provisions of clause 2.2 are to apply to an amendment of a determination as if the amendment were a proposed determination.

(3) If the local government revokes a determination, it must give local public notice of the revocation and the determination will cease to have effect on and from the date of publication.

Confirmed

Division 2—Activities which may be pursued or prohibited on specified local government property as a result of a determination

2.7 Activities which may be pursued on specified local government property

(1) A determination may provide that specified local government property is set aside as an area on which a person may—

(a) bring, ride or drive an animal;

(b) take, ride or drive a vehicle, or a particular class of vehicle;

(c) fly or use a motorised model aircraft, car, ship, glider or rocket;

(d) use a children's playground provided that the person is under an age specified in the determination, but the determination is not to apply to a person having the charge of a person under the specified age;

(e) launch, beach, retrieve or leave a boat;

(f) take or use a boat, or a particular class of boat;

(g) deposit refuse, rubbish or liquid waste, whether or not of particular classes, and whether or not in specified areas of that local government property;

(h) play or practice—

(i) golf or archery;

(ii) pistol or rifle shooting, but subject to compliance of that person with the Firearms Act; or

(iii) a similar activity, specified in the determination, involving the use of a projectile which, in the opinion of the local government, may cause injury and damage to a person or property; or

(i) ride a bicycle, a wheeled recreational device, a sandboard or similar device; or

(j) wear no clothing.

(2) A determination may specify the extent to which and the manner in which an activity referred to in clause 2.7(1) may be pursued and in particular—

(a) the days and times during which the activity may be pursued;

(b) that any activity may be pursued on a class of local government property, specified local government property or all local government property;

(c) that an activity is taken to be prohibited on all local government property other than that specified in the determination;

(d) may limit the activity to a class of vehicles, boats, equipment or things, or may extend it to all vehicles, boats, equipment or things;

(e) may specify that the activity can be pursued by a class of persons or all persons; and

(f) may distinguish between different classes of the activity.

Confirmed

2.8 Activities which may be prohibited on specified local government property

(1) A determination may provide that a person is prohibited from pursuing all or any of the following activities on specified local government property—

(a) smoking in premises;

(b) riding a bicycle, a wheeled recreational device, a sandboard or a similar device;

(c) taking, riding or driving a vehicle on the property or a particular class of vehicle;

(d) riding or driving a vehicle of a particular class or any vehicle above a specified speed;

(e) taking or using a boat, or a particular class of boat;

(f) the playing or practice of—

(i) golf, archery, pistol or rifle shooting; or

(ii) a similar activity specified in the determination involving the use of a projectile which, in the opinion of the local government may cause injury or damage to a person or property;

(g) the playing or practice of any ball game which may cause detriment to the property or any fauna on the property; and

(h) the traversing of sand dunes or land which in the opinion of the local government has environmental value warranting such protection, either absolutely or except by paths provided for that purpose.

(2) A determination may specify the extent to which and the manner in which a person is prohibited from pursuing an activity referred to in clause 2.7(1) and, in particular—

(a) the days and times during which the activity is prohibited;

(b) that an activity is prohibited on a class of local government property, specified local government property or all local government property;

(c) that an activity is prohibited in respect of a class of vehicles, boats, equipment or things, or all vehicles, boats, equipment or things;

(d) that an activity is prohibited in respect of a class of persons or all persons; and

(e) may distinguish between different classes of the activity.

Division 3—Transitional

2.9 Existing signs to have effect as a determination

(1) Where a sign erected on local government property has been erected under a local law that is repealed by this local law, then it is to be taken to have effect as a determination under this local law on and from the commencement day, except to the extent that the sign is inconsistent with any provisions of this local law or any determination made under clause 2.1.

Confirmed

(2) Clause 2.5 does not apply to a sign referred to in clause 2.9(1).

PART 3—ACTIVITIES ON LOCAL GOVERNMENT PROPERTY

Division 1—When a permit is required

3.1 Activities needing a permit—general

(1) Subject to this local law, a person must not without a permit granted in accordance with Part 12—

(a) hire local government property;

(b) cut, break, damage, injure, deface, pull up, pick, remove, or destroy any tree, shrub, flower, grass, plant or flora of any kind on any local government property;

(c) cut, collect or remove any timber, firewood, stone, sand or other materials on local government property;

(d) plant any plant or sow any seeds on local government property;

(e) erect any sign on local government property;

(f) erect on local government property a structure for public amusement or for any other performance, whether for gain or otherwise;

(g) erect a building or a refuelling site on local government property;

(h) make any excavation on, erect a fence on or remove a fence from, local government property;

(i) erect or install any structure above or below ground which is local government property for the purpose of supplying any water, power, sewer, communication, television or similar service to a person;

(j) deposit or store any thing on local government property;

(k) depasture, tether, drive or ride any animal on local government property;

(l) launch an aircraft or helicopter from, or land an aircraft or helicopter into, local government property;

(m) camp on or lodge at local government property for the purpose of sleeping on local government property;

(n) occupy any structure, including a vehicle, at night for the purpose of sleeping on local government property;

(o) erect a tent, camp, hut or similar structure on local government property other than a beach shade or windbreak erected for use during the hours of daylight and which is dismantled during those hours on the same day;

(p) teach, coach or train for profit any person, animal or dog on or in local government property;

(q) conduct a function, or undertake any promotional activity, on local government property;

Confirmed

(r) charge any person for entry to local government property, unless the charge is for entry to land or a building hired by a charitable organisation;

(s) light a fire on local government property except in a facility provided for that purpose;

(t) light or set off any fireworks or conduct a fireworks display on local government property;

(u) parachute, hang glide, abseil or base jump from or onto local government property;

(v) conduct or take part in any gambling game or contest or bet, or offer to bet, publicly on local government property; or

(w) erect, install, operate or use any broadcasting, public address system, loudspeaker or other device for the amplification of sound on local government property, other than those used by a surf lifesaving club in the performance of its functions.

(2) The local government may exempt by written notice—

(a) a person from compliance with clause 3.1(1) or any part thereof on the application by that person; or

(b) specified local government property or a class of local government property or any part thereof from the application of clause 3.1(1).

3.2 Possession and/or consumption of liquor

A person must not, on local government property, consume any liquor or have in his or her possession or under his or her control any liquor unless—

(a) it is permitted under the *Liquor Control Act 1988* (WA); and

(b) any necessary permit has been obtained for that purpose.

Division 2—Hiring local government property

3.3 Application for a permit to hire local government property

(1) The local government may hire local government property to a person who makes an application for a permit for the hire of local government property under Part 12 and who pays the hire fee determined by the local government.

(2) The local government may—

(a) determine that the requirements of this local law do not apply to the hiring of particular local government property or a class of local government property; and

(b) waive the requirement to pay a hire fee or any part thereof on the application of the person seeking a permit.

Confirmed

3.4 Decision on application where 2 or more applicants

In the event of 2 or more applications being made for the hire of the same local government property for the same date and time, the local government may determine, in its absolute discretion, which, if any, applicant shall be granted a permit to hire the local government property.

3.5 Responsibilities of a permit holder

The holder of a permit must—

(a) take reasonable steps to maintain law and order by all in attendance at any function for which the local government property has been hired;

(b) ensure that an authorised person has unobstructed access to the local government property for the purpose of inspecting the property or enforcing any provision of this local law;

(c) prevent overcrowding;

(d) leave the local government property in a clean and tidy condition after its use;

(e) comply with a direction from the Chief Executive Officer or an authorised person to take the action specified in the direction for the purpose of maintaining public safety;

(f) report any damage or defacement of the local government property to the local government;

(g) prevent the consumption of any liquor on the local government property unless the permit allows it and a licence has been obtained under the Liquor Act for that purpose; and

(h) comply with any other direction imposed by the local government.

3.6 Conditions on use and hire

In addition to the conditions described in clause 12.4, the local government may impose conditions on the hire of local government property relating to—

(a) the purpose for which the local government property may be hired;

(b) the use of furniture, plants and effects;

(c) restrictions on the erection of decorations inside and outside any building which is local government property;

(d) the number of persons that may attend any function in or on local government property;

(e) the right of the local government to cancel a booking at any time during the course of an annual or seasonal booking;

(f) securing and locking up local government property at the end of each hire period;

Confirmed

(g) the prohibition of gaming unless a gaming approval has been obtained under the *Gaming and Wagering Commission Act 1987* (WA);

(h) requiring that the amplification of any noise or any noise emitted during the hire complies at all times with the *Environmental Protection (Noise) Regulations 1997* (WA); or

(i) any other matter that the local government considers fit or appropriate.

Division 3—Camping on local government property

3.7 Camping on local government property

(1) The maximum period for which the local government may approve an application for a permit in respect of the activities set out in clauses 3.1(1)(m) and 3.1(1)(o) is that provided in regulation 11(2)(a) of the *Caravan Parks and Camping Grounds Regulations 1997* (WA).

(2) Any tent, camp, hut or similar structure erected in contravention of clause 3.1(1)(o) and associated goods may, subject to regulation 29 of the Regulations, be impounded.

PART 4—BEHAVIOUR ON ALL LOCAL GOVERNMENT PROPERTY

Division 1—Behaviour on and interference with local government property

4.1 Behaviour which interferes with others

A person must not, in or on local government property, behave in a manner which—

(a) is likely to or does interfere with, interrupt or disturb the enjoyment of a person who might use the property or who is using the property;

(b) causes or is likely to cause a disturbance to nearby residents;

(c) otherwise creates a nuisance; or

(d) places the public at risk or interferes with the safety of others.

4.2 Behaviour detrimental to property

A person must not, in or on local government property, behave in a way which is or might be detrimental to the property unless authorised by the local government.

4.3 Taking or injuring any fauna

A person must not take, injure or kill, or attempt to take, injure or kill, any fauna which is on or above any local government property unless that person is authorised under a written law to do so.

Confirmed

4.4 Drunk persons not to enter local government property

A person must not enter or remain on local government property while drunk or under the influence of a prohibited drug.

4.5 No prohibited drugs

A person must not take a prohibited drug onto or consume or use a prohibited drug on local government property.

4.6 No smoking

A person must not smoke within a 5 metre radius of any entrance, exit or aperture of premises on local government property.

4.7 Appropriate behaviour and adequate clothing

(1) A person over the age of 6 years shall not on or in any local government property—

(a) appear in public unless properly dressed in clothing which covers the body to prevent indecent exposure, except where the property is set aside for the wearing of no clothes under clause 2.7(1)(j);

(b) loiter outside or act in an inappropriate manner in any portion of a toilet block or change room facility; or

(c) without the consent of the occupier, enter or attempt to enter any toilet or other compartment which is already occupied.

(2) Where an authorised person, an attendant or a manager considers that the clothing of any person on local government property is not proper or adequate to cover the body so as to prevent indecent exposure, the authorised person may direct that person to put on adequate clothing and that person shall comply with that direction immediately.

4.8 Entry to local government property

A person, other than an authorised person performing a function or a contractor of the local government carrying out a contracted duty, shall not—

(a) enter or leave any local government property other than by the public entrance or exit, except in an emergency;

(b) enter or remain on any local government property except on those days and during those times when access is available to the public; or

(c) enter any place that has been fenced off or closed to the public.

4.9 Refusal of entry to local government property

(1) Subject to clauses 5.3 and 5.4, an authorised person, manager or attendant may refuse to allow entry, or suspend admission, to any local government property to any

Confirmed

person whom he or she reasonably suspects has behaved in a manner contrary to the provisions of this Part.

(2) A refusal or suspension under subclause (1) can be for any period of up to 12 months as determined by an authorised person.

(3) Subclause (1) does not apply to a venue where Council or Committee meetings are held.

Division 2—Signs

4.10 Signs

(1) The local government may erect a sign on local government property specifying any conditions of use which apply to that property.

(2) A person must comply with a sign erected under clause 4.10(1).

(3) A condition of use specified on a sign erected under clause 4.10(1) must not be inconsistent with any provision of this local law or any determination.

PART 5—SPECIFIC MATTERS RELATING TO TYPES OF LOCAL GOVERNMENT PROPERTY

Division 1—Public swimming pools and other recreation facilities

5.1 General prohibitions

A person shall not—

(a) obstruct an authorised person, manager or attendant in carrying out his or her duties;

(b) fail to comply with a direction given by an authorised person, manager or attendant—

(i) refusing admission to a person;

(ii) directing a person to leave the public swimming pool or recreational facility; or

(iii) directing a person in relation to his or her use of the public swimming pool or recreation facility;

(c) fail to comply with a direction given by an authorised person or manager suspending admission to a person;

(d) permit an animal to enter or remain in or about a public swimming pool or recreational facility where such entry is prohibited by a sign;

(e) consume any food or drink in an area where consumption is prohibited by a sign; or

(f) foul or pollute the water in a public swimming pool.

Confirmed

5.2 Use of all or part of a public swimming pool or recreation facility

An authorised person, manager or attendant may—

(a) direct that all or part of a public swimming pool or recreation facility is for the use of certain persons to the exclusion of others; and

(b) direct a person as to that person's use of the public swimming pool or recreation facility.

5.3 When entry and use may be refused

(1) An authorised person, manager or attendant may—

(a) refuse admission to;

(b) direct to leave; or

(c) cause to be removed from,

a public swimming pool, the water at a public swimming pool or recreation facility any person where any of the requirements set out in clause 5.3(2) are not being complied with or for any reason set out in clause 5.3(3).

(2) For the purposes of clause 5.3(1), the requirements are—

(a) children under the age of 5 years must be accompanied into the public swimming pool or recreation facility by a responsible adult who is at least 16 years of age, and must be supervised by that responsible adult within arms' length at all times while within the public swimming pool or recreation facility;

(b) a responsible adult can only be responsible for a maximum of 3 children under the age of 5 years at any one time; and

(c) subject to clause 5.3(2)(a), children under the age of 12 years must be accompanied into the public swimming pool or recreation facility by a responsible adult who is at least 16 years of age, and must be supervised by that responsible adult within line of sight at all times while within the public swimming pool or recreation facility.

(3) For the purposes of clause 5.3(1), the reasons are—

(a) where the authorised person, manager or attendant reasonably suspects the person is—

(i) suffering from any gastrointestinal disease, contagious, infectious or cutaneous disease or complaint or has unhealed wounds;

(ii) in an unclean condition;

(iii) wearing unclean clothes; or

(iv) under the influence of liquor a prohibited drug; or

(b) if in the opinion of the authorised person, manager or attendant—

Confirmed

(i) such action is necessary or desirable to prevent a contravention of this local law; or

(ii) the person is committing a breach of any provision of this local law;

(c) by reason of his or her past or present conduct within or about the public swimming pool or recreation facility, has created or is creating a nuisance.

5.4 Suspension of admission

An authorised person or manager may suspend admission for a minimum period of one day to any person who has committed a breach of any provision of this local law in relation to the public swimming pool or recreation facility.

5.5 Carnivals

(1) A person, club, organisation or association shall not conduct controlled swimming or other sporting events, carnivals or competitions without the prior consent of the manager.

(2) The manager may grant such consent subject to any conditions considered fit by the manager and may withdraw that consent at any time.

(3) A person, club, organisation or association conducting a carnival or event at a public swimming pool or recreation facility must take reasonable steps to—

(a) prevent overcrowding;

(b) ensure that no damage is done to the buildings or fencing or any other portion of the public swimming pool or recreation facility; and

(c) ensure that this local law is observed by all competitors, officials and spectators.

Division 2—Beaches and foreshore areas

5.6 General prohibitions

On a beach or foreshore area, a person shall not obstruct, disturb, insult or neglect to obey the lawful directions of any authorised person or member of an on duty surf lifesaving club patrol.

5.7 Compliance with signs and directions

A person shall—

(a) comply with any sign erected on a beach or foreshore area;

(b) comply with any lawful direction given by an authorised person, a patrol captain or a patrolling member of a surf lifesaving club patrolling the beach; and

(c) not enter any area designated as being used for any surf lifesaving activity, training, competition or carnival.

Confirmed

5.8 Use of off-road vehicles on beaches and foreshore areas

A person must not drive or operate an off-road vehicle on a beach or foreshore area unless that person is authorised to do so under any written law.

5.9 Surf lifesaving activities and identification of surf lifesaving patrol

(1) An authorised person, patrol captain or patrolling member of a surf lifesaving club authorised by that club to carry out duties set out in this clause may perform the following functions in the interests of maintaining safety at beaches in the district—

(a) patrol any beach;

(b) take onto any beach any lifesaving gear, including vehicles or boats that are used for lifesaving activities;

(c) indicate by signs or patrol flags, any areas of a beach or adjacent water beyond the beach where bathing is permitted;

(d) indicate by signs any areas of a beach or the adjacent water beyond the beach where—

(i) riding of surfboards or any other bathing appliance is prohibited;

(ii) driving of boats is prohibited; or

(iii) fishing is prohibited;

(e) regulate or designate any areas for the following activities—

(i) conduct of training or surf lifesaving club carnivals; or

(ii) establishing a first aid or command post;

(f) direct any person to bathe within the designated permitted bathing area indicated by signs or patrol flags;

(g) close any beach or part of any beach during any period of potential dangerous conditions or sighting of a shark; and

(h) direct any person to leave the water if, in the opinion of the authorised person, patrol captain or patrolling member, the person is in immediate life threatening danger.

(2) When any beach or part of any beach is closed in accordance with clause 5.9(1)(g) an authorised person or patrol captain of a surf lifesaving club shall advise the Chief Executive Officer as soon as practicable.

(3) A person who is not a patrolling member of a surf lifesaving patrol on duty shall not give the impression that they are a patrolling member of a surf lifesaving patrol on duty.

5.10 Fishing

(1) A person shall not fish in any area—

Confirmed

(a) where fishing is prohibited by the local government and the prohibition is designated by signs;

(b) designated by an authorised person or member of a surf lifesaving club patrol as a designated permitted bathing area.

(2) A person who is not a disabled person shall not fish in an area which is designated and marked for use for fishing by disabled persons unless there are no disabled persons wanting to use that area at that time.

5.11 Boat launching

(1) A person shall not launch a boat into the sea or from a foreshore area into any other body of water other than at a boat launching ramp designed, constructed and approved for that purpose or from the beach or foreshore area where this activity is permitted and designated by signs.

(2) A person shall not launch a personal watercraft into the sea or from a foreshore area into any other body of water other than at a boat launching ramp designated, constructed and approved for that purpose, unless that person has the written consent of the local government to launch a personal watercraft from another location.

(3) Clauses 5.11(1) and 5.11(2) do not apply to any member of a surf lifesaving club or lifesaving patrol in the course of their duties, training or competition.

Division 3—Fenced or closed property

5.12 No entry to fenced or closed local government property

A person must not enter local government property which has been fenced off or closed to the public by a sign or otherwise unless authorised by the local government.

Division 4—Toilet blocks and change rooms

5.13 Only specified gender to use entry of toilet block or change room

(1) Where a sign on a toilet block or change room specifies that a particular entry of the toilet block or change room is to be used by—

(a) females, then a person of the male gender must not use that entry to the toilet block or change room; or

(b) males, then a person of the female gender must not use that entry to the toilet block or change room.

(2) Clause 5.13 does not apply to a child, when accompanied by a parent, guardian or caregiver where the child is—

(a) under the age of 6 years; or

(b) otherwise permitted by an authorised person to use the relevant entry.

Confirmed

5.14 Hire of lockers

(1) A person may hire a locker in or near a change room for the purpose of safekeeping articles.

(2) A person must not store in any locker a firearm or an offensive weapon or any article or substance that has been unlawfully acquired or which is a substance or article within the meaning of 'dangerous goods' under the *Dangerous Goods Safety Act 2004* (WA).

(3) An authorised person, manager or attendant may open and inspect the contents of a locker at any time, where the authorised person, manager or attendant reasonably suspects that a breach of this local law has occurred.

5.15 Use of showers

A person may use a shower in a change room provided that—

(a) the facilities must only be used by the person for the purpose of cleansing, bathing and washing themselves; and

(b) the facilities must not be used for the purposes of laundering or washing any clothing or other articles.

5.16 No use of camera devices in toilet blocks or change rooms

A person must not operate a camera device in any portion of a toilet block or change room to record or transmit an image.

5.17 Behaviour on major event locations

Except with the written consent of the local government a person shall not on a major event day at any major event location—

(a) smoke a tobacco product; or

(b) bring, or allow to remain, any animal or dog.

PART 6—FEES FOR ENTRY ONTO LOCAL GOVERNMENT PROPERTY

6.1 Payment of applicable fees for entry or participation

(1) Subject to clause 6.1(2), where a fee is payable for entry to local government property or participation in an activity on or in any local government property, a person shall not enter that property or participate in the activity without first paying the applicable fee.

(2) The local government may exempt a person from compliance with clause 6.1(1) on the application of that person.

Confirmed

PART 7—ACTIVITIES IN PUBLIC PLACES

Division 1—General

7.1 General prohibitions

Subject to this local law, a person shall not—

(a) plant any plant on a thoroughfare—

(i) within the vicinity of an intersection that creates a sight line hazard in relation to pedestrians or drivers of vehicles using that intersection and which is not maintained at or below 0.5 metres in height; or

(ii) so that it is within 2 metres of a carriageway, except in the case of grass or a similar plant to grass;

(b) damage a lawn or garden on or in a public place or remove any plant or part of a plant from a lawn or garden on or in a public place unless—

(i) the person is the owner or occupier of the lot abutting that portion of the thoroughfare and the lawn, garden or the particular plant was installed or planted by that owner or occupier; or

(ii) the person is acting under the authority of a written law;

(c) on a verge, repair or service any vehicle;

(d) place, allow to be placed or allow to remain on a thoroughfare or verge any thing that results in a hazard for any person using the thoroughfare or verge;

(e) cause or permit any water from a hose or sprinkler to interfere with the use of any street, way or footpath by pedestrians;

(f) play or participate in any game or sport so as to—

(i) cause danger to any person on a thoroughfare; or

(ii) obstruct the movement of vehicles or persons on a thoroughfare;

(g) within a mall, arcade or verandah of a shopping centre, ride any bicycle, wheeled recreational device or similar device; or

(h) use anything or do anything so as to create a nuisance on or in a public place.

7.2 Activities requiring a permit

(1) Subject to clause 7.2(2), a person must not without a permit—

(a) dig or otherwise create a trench through or under a kerb or footpath;

(b) damage a street tree or remove a street tree or part of a street tree, including the roots, which is on or in a public place irrespective of whether the street tree was planted by the owner or occupier of the lot abutting the thoroughfare or by the local government unless the person is acting under the authority of a written law;

Confirmed

(c) subject to Division 3 of this Part, throw, place or deposit any thing on a verge except for the purpose of removal by the local government under a bulk rubbish collection and then only in accordance with the terms and conditions and during the period of time advertised by the local government in connection with that collection;

(d) damage, remove or interfere with any part of a thoroughfare, kerb, footpath or any structure or sign erected on or in a thoroughfare by the local government or a person acting under written authority;

(e) cause any obstruction to a vehicle or a person using a thoroughfare as a thoroughfare;

(f) cause any obstruction to a water channel or a water course, including drainage swales, in a thoroughfare;

(g) light any fire or burn any thing on a thoroughfare or verge;

(h) unless installing, or in order to maintain, a permissible verge treatment—

(i) lay pipes under or provide taps on any verge; or

(ii) place or install, on any part of a thoroughfare, any thing such as crushed limestone, gravel, stone, flagstone, cement, concrete slabs, blocks, bricks, pebbles, plastic sheeting, kerbing, wood chips, bark or sawdust, including for the purposes of storage of stockpiling;

(i) provide, erect, install or use in or on any building, structure or land abutting a thoroughfare any hoist or other thing for use over the thoroughfare;

(j) interfere with the soil of, or anything in, a thoroughfare or take anything from a thoroughfare;

(k) drive any vehicle over or across a kerb or footpath except at a vehicle crossing;

(l) drive a vehicle or permit a vehicle to be driven across a kerb or footpath if such vehicle is so heavy or is of such a nature that it causes or is likely to cause damage to the kerb or the paving of the footpath; and

(m) drive or take a vehicle on a closed thoroughfare unless it is in accordance with any limit or exception specified in an order made under section 3.50 of the Act.

(2) The local government may exempt a person from compliance with clause 7.2(1) on the application of that person.

7.3 Obstructions

Where any thing is deposited or an obstruction is caused to a thoroughfare, kerb or footpath contrary to clauses 7.1 and 7.2, the local government may—

(a) remove or cause to be removed such deposit or obstruction; and

(b) recover the costs of doing so as a debt due to it.

Confirmed

Division 2—Vehicle crossings

7.4 Temporary crossing

(1) Where it is likely that works on a lot will involve vehicles leaving a thoroughfare and entering the lot, the person responsible for the works must obtain a permit for the construction and use of a temporary crossing to protect the existing carriageway, kerb, drains and footpath where—

(a) a crossing does not exist; or

(b) a crossing does exist, but the nature of the vehicles and their loads is such that they are likely to cause damage to the crossing.

(2) If the local government approves an application for a permit for the purpose of clause 7.4(1), the permit is taken to be issued on the condition that, until such time as the temporary crossing is removed, the permit holder must keep the temporary crossing in good repair and in such a condition so as not to create any danger or obstruction to persons using the thoroughfare.

7.5 Removal of a redundant crossing

(1) Where works on a lot will result in a crossing no longer giving access to a lot, the crossing is to be removed and the kerb, drain, footpath, verge and any other part of the thoroughfare affected by the removal are to be reinstated to the satisfaction of the local government.

(2) The local government may give written notice to the owner or occupier of a lot requiring him or her to—

(a) remove any part of or all of a crossing which does not give access to the lot; and

(b) reinstate the kerb, drain, footpath, verge and any other part of the thoroughfare, which may be affected by the removal,

within the period of time stated in the notice.

Division 3—Verge treatments

7.6 Interpretation

In this Division 3, unless the context otherwise requires—

(a) **acceptable material** means any of the following—

(i) organic mulch of a particle size not greater than 25 millimetres;

(ii) semi-permeable materials such as—

(A) compacted limestone with particle size not greater than 10 millimetres;

(B) compacted gravel with particle size not greater than 10 millimetres;

Confirmed

(C) synthetic grass onto a compacted aggregate or roadbase which has a particle size no greater than 10 millimetres with the synthetic grass being pegged down or held in place in such a manner that that there are no protrusions or trip hazards;

(iii) impermeable materials such as—

(D) coloured concrete of earthy tones and which is not grey to a minimum thickness of 75 millimetres and maximum thickness of 100 millimetres; or

(E) brick paving installed to the manufacturer's specifications including recommended compacted subgrade and edge restraints,

provided that—

(F) the semi-permeable materials set out in (A) to (C) shall be compacted to such a degree that there are no loose stones on the verge surface;

(G) materials such as compacted gravel, crushed compacted rock or stabilised limestone cannot cover more than 50% of the verge area including the crossover and footpath without—

(I) having one or more street trees planted by or approved in writing by the local government; or

(II) some reasonable planting installed,

within that gravel, crushed rock or limestone area; and

(H) the finished level of the compacted gravel, rock or limestone material is to be between 5 millimetres and 15 millimetres below the adjacent concrete edge;

(b) **hardstand** includes concrete, asphalt and paving;

(c) **small format pavers** include cobblestones, brick sized pavers and pavers up to 300 millimetres x 300 millimetres; and

(d) **verge treatment** means any of the 3 treatments permitted by this local law and shall include any reticulation, pipes and sprinklers.

7.7 Permissible verge treatments

(1) The owner or occupier of land abutting a street may, on the verge in front of such land, install any one of the following 3 verge treatments—

(a) **Treatment One**

Plant and maintain a natural lawn that is not made of synthetic grass.

(b) **Treatment Two**

Plant and maintain a garden provided that—

Confirmed

(i) clear sight visibility must be maintained at all times for pedestrians and motorists in the vicinity of intersection corners and bends in the roadway, and landscaping inhibiting visibility may be removed at the discretion of the local government;

(ii) no plant or other vegetation making up the garden is of a thorny or poisonous nature or may otherwise create a hazard;

(iii) unobstructed pedestrian access of a stable material along the full length of the verge and to a minimum width of 2 metres adjacent to the kerbline where no footpaths or alternative pathways exist is maintained;

(iv) unobstructed access around signs, water meters, telecommunication pits, fire hydrants and manhole covers is maintained; and

(v) there is adequate access to the letterbox for mail delivery.

(c) **Treatment Three**

Install hardstand over no more than 50% of the area of the verge, including any cross-over or footpath, with an acceptable material and plant and maintain either a lawn or garden on the balance provided that—

(i) the lawn is a natural lawn and is not synthetic grass;

(ii) semi permeable or impermeable paved areas are not to provide formal verge parking, unless approved in writing by the local government;

(iii) clear sight visibility must be maintained at all times for pedestrians and motorists in the vicinity of intersection corners and bends in the roadway, and landscaping inhibiting visibility may be removed at the discretion of the local government;

(iv) no plant or other vegetation making up the garden is of a thorny or poisonous nature or may otherwise create a hazard;

(v) unobstructed pedestrian access of a stable material along the full length of the verge and to a minimum of 2 metres adjacent to the kerbline where no footpaths or alternative pathways exist is maintained;

(vi) unobstructed access around signs, water meters, telecommunications pits, fire hydrants and manhole covers must be maintained; and

(vii) there is adequate access to the letterbox for mail delivery.

(2) The following requirements also apply—

(a) verges cannot consist of more than 50% of hardstand area, including crossovers and footpaths, except in the case of verges which are less than 1.5 metres wide

Confirmed

not including the width of footpath where it is not possible to maintain a natural lawn or garden;

(b) a street tree is required where—

(i) a footpath abuts a property boundary and the remaining verge area width is sufficient to accommodate the tree; and

(ii) where hardstand is installed on the verge;

(c) pavers used on the verge must be heavy duty and at least 60 millimetres thick; and

(d) depending on tree species, a minimum distance of 1.5 metres between the trunk of a street tree and the installation of paving is required.

(3) For the purposes of clause 7.7(2)(d), a person developing a verge may request the local government to assess the Tree Protection Zone for a thoroughfare.

(4) An owner or occupier who installs and maintains a verge treatment shall—

(a) be responsible for all or any damage or injury caused to any person or thing, including any street, pavement, footpath or crossing of any pipe or cable, and shall make good at such owner's or occupier's expense all such damage caused;

(b) keep the verge treatment in good and tidy condition and ensure where the verge treatment is a garden or a lawn that no obstruction of any sort is caused to any footpath, pavement or street;

(c) lay, install or pave a hard surface with an acceptable material only;

(d) not place any obstruction on or around any verge treatment; and

(e) not water or maintain a verge treatment in such a manner as to cause a nuisance or inconvenience to any other person and in particular any person using any street or footpath or access way adjoining the verge.

(5) If an owner or occupier fails to install or maintain a verge treatment in accordance with clause 7.7(4), the local government may issue the owner or occupier with a notice requiring that person to make good any breach of clause 7.7(4).

7.8 Powers to carry out public works on verges

(1) If the owner or occupier does not comply with a notice issued in accordance with clause 7.7(5), the local government may carry out any works to make good any breach of this local law, and the local government or any other authority empowered by law to dig up a street may, without being liable to compensate any person, dig up all or any part of a street and disturb any verge treatment placed thereon by an owner or occupier.

(2) Where the local government or an authority empowered to do so under a written law disturbs a verge, the local government or the authority—

Confirmed

(a) is not liable to compensate any person for that disturbance;

(b) may backfill with sand, if necessary, any garden or lawn; and

(c) is not liable to replace or restore any—

(i) verge treatment and, in particular, any plant or any acceptable material or other hard surface; or

(ii) sprinklers, pipes or other reticulation equipment.

7.9 Transitional

(1) In this clause, **repealed provisions** means Part XIX of the *City of Mandurah Consolidated Local Laws* repealed by clause 1.4(a) which permitted certain types of verge treatments.

(2) A verge treatment which—

(a) was installed prior to the commencement day; and

(b) on the commencement day is a type of verge treatment which was permitted under and complied with the repealed provisions,

is to be taken to be a permissible verge treatment under this local law for so long as the verge treatment remains of the same type and continues to comply with the repealed provisions.

Division 4—Property numbers

7.10 Assignment of street numbering

(1) The local government or an authorised person shall assign a street number to each property in a street, thoroughfare or way in the district having regard to its policy on street numbering so as to ensure unambiguous and easy identification of every individual property.

(2) The local government or an authorised person may from time to time assign another street number to a property instead of that which was previously assigned.

7.11 Street number to be displayed

(1) The owner or occupier of each property must display and maintain the current street number assigned by the local government in a conspicuous place on the front of the building, letterbox, fence or gate adjacent to the street fronting the property.

(2) A sign painted on the kerb adjacent to a property depicting the street number is satisfactory for the purposes of clause 7.11(1).

7.12 Location of number not to be misleading

(1) A person shall not place or display the street number of the property in such a location as to cause confusion or be misleading.

Confirmed

(2) A person shall not adopt, use or display a street number other than that street number assigned by the local government.

(3) Where the location of a street number causes confusion or is misleading, or an unauthorised street number is being used or displayed on a property, the local government or an authorised person may serve notice in writing on the owner or occupier of the land specifying remedial action to be taken and the time within which action must be taken.

Division 5—Fencing

7.13 Public place—clause 4(1) of Division 1, Schedule 3.1 of the Act

Each of the following places is specified as a public place for the purpose of clause 4(1) of Division 1 of Schedule 3.1 of the Act—

(a) a public place, as that term is defined in clause 1.5; and

(b) local government property.

Division 6—Signs erected by the local government

7.14 Signs

(1) The local government may erect a sign on a public place specifying any conditions of use which apply to that place.

(2) A person must comply with a sign erected under clause 7.14(1).

(3) A condition of use specified on a sign erected under clause 7.14(1) is to be for the purpose of giving notice of the effect of the provision of a local law.

7.15 Transitional

Where a sign erected on a public place has been erected under a local law of the local government repealed by this local law, then on and from the commencement day, it is to be taken to be a sign erected under clause 7.14 if the sign is not inconsistent with any provisions of this local law.

PART 8—ADVERTISING DEVICES ON OR IN LOCAL GOVERNMENT PROPERTY OR PUBLIC PLACES

8.1 Relationship with planning scheme

The provisions of the local government's planning scheme and the terms of any development approval issued pursuant to that planning scheme will prevail over the provisions of Part 8 of this local law in the event of any inconsistency.

Confirmed

8.2 General prohibitions

(1) A person must not erect, place, post, paint or affix any advertising sign on, in or over local government property or a public place other than in accordance with this local law.

(2) Subject to clauses 8.3 to 8.7, a person must not, unless authorised by the local government in writing or a written law, erect or place an advertising sign on or in local government property or a public place—

(a) within 30 metres of a similar or identical advertising sign erected or placed for the same purpose;

(b) over any footpath where the resulting vertical clearance between the advertising sign is less than 2.5 metres;

(c) on any roundabout;

(d) on any natural feature, including a rock or tree, on a thoroughfare, or on any bridge or the structural approaches to a bridge;

(e) on—

(i) the estuary bridge on Mandurah Road;

(ii) the Old Mandurah Bridge, or its replacement;

(iii) all fencing on the intersection of Mandurah Terrace and Pinjarra Road; or

(iv) on any pedestrian overpass bridges in the District; or

(f) in any location where, in the opinion of the local government, the advertising sign or portable direction sign is likely to—

(i) obstruct or impede the reasonable use of a thoroughfare or access to a place by any person;

(ii) obstruct a line of sight of drivers of vehicles along a thoroughfare, verge or vehicle crossing; or

(iii) create a hazard for any person using the thoroughfare or verge, including by obstructing or impeding the vision of a driver of a vehicle entering or leaving a thoroughfare or vehicle crossing.

(3) Public liability insurance in respect of the erection or placement of the advertising sign must be obtained if required by the local government.

8.3 Public interest signage

(1) Public interest signage is subject to the general prohibitions outlined in clause 8.2.

(2) A person must not erect or display a public interest sign on or in any local government property or a public place unless that person has a permit issued by the local government for that purpose.

Confirmed

(3) A permit holder must not erect or display on or in local government property or a public place—

(a) subject to clause 8.3(3)(b), more than 6 public interest signs for one event at any one time within the district;

(b) more than 10 public interest signs for one event on the day on which the event is taking place within the district;

(c) more than one public interest sign for one event on or in the same location, including an intersection, within the district;

(d) subject to clause 8.3(3)(e), a public interest sign for a period longer than 10 days in any 6 month period within the district;

(e) a public interest sign for an event that occurs on a regular basis for a period longer than 3 days prior to the day on which the event takes place within the district;

(f) a public interest sign which is, at the absolute discretion of the local government, not of a professional standard and quality;

(g) a public interest sign in a position which—

(i) creates a hazard for pedestrians; or

(ii) causes interference with the clear visual lines of sight required by motorists for the safe movement of vehicular traffic,

unless permitted by the terms and conditions of a permit;

(h) a public interest sign with colours that may cause confusion for motorists approaching an intersection controlled by traffic lights;

(i) a public interest sign which is not maintained in a good and orderly manner for the duration of the period that the public interest sign is on display;

(j) a public interest sign that exceeds dimensions of 2 metres long x 1 metre high, unless permitted by the terms and conditions of a permit;

(k) on a verge, a public interest sign which is—

(i) less than 3 metres from the kerb line;

(ii) if there is no kerb line, less than 3 metres from the edge line or the edge of the seal where there is no edge line; and

(iii) less than 80 metres from the projection of the nearest kerb line of any intersecting road; or

(l) a public interest sign which is tied or secured to power poles or street lights, unless permitted by Western Power.

(4) The local government may approve an advertising sign, that is not public interest signage, associated with an event in accordance with this local law, subject to any condition imposed by the local government.

Confirmed

8.4 Home open signs, display home signs and garage sale signs

(1) Home open signs, display home signs and garage sale signs are subject to the general prohibitions outlined in clause 8.2.

(2) A person must not erect or display a home open sign, display home sign or garage sale sign—

(a) which is constructed from a hard or sharp material that may create a hazard to pedestrians or road users should the sign be hit, knocked or blown over in the wind;

(b) which exceeds 0.6 square metres in area per sign face;

(c) which contains more than 2 sign faces;

(d) which exceeds 0.9 metres in height above the surrounding ground level or pavement;

(e) within 10 metres from any intersection;

(f) within 2 metres of any vehicle crossover;

(g) which exceeds 3 signs per individual home open, display home or garage sale, including the sign placed on the property on which the sale is being conducted or displayed;

(h) which is not free-standing and is affixed to any existing sign, post, power or light pole, or other structure;

(i) at a time other than—

(i) when the relevant home is open for inspection or garage sale is manned and goods are being offered for sale; and

(ii) one hour before and after the home is open for inspection of garage sale is manned and goods are being offered for sale;

(j) on a constructed footpath or within one metre of the road edge;

(k) which is more than 1 kilometre away from the property which is open for inspection or which is holding the garage sale; and

(l) within the road reserves of Pinjarra Road, Mandurah Road, Old Coast Road, Mandjoogoordap Drive or in the centre of a road where the road is divided by a traffic island.

(3) The local government may exempt a person from the requirements of clause 8.4(1) on the application of that person.

8.5 Other Portable Signs

(1) Other portable signs are subject to the general prohibitions outlined in clause 8.2.

(2) Subject to clause 8.7 any other portable sign shall—

(a) not exceed 1.2 metres in height above the finished ground or pavement level;

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(b) not contain more than 2 sign faces;

(c) not exceed 1 square metre total area on any single sign face;

(d) not be illuminated or incorporate reflective or fluorescent materials;

(e) not have moving parts once the sign is in place;

(f) contain writing that is of a professional standard and quality, and is appropriately maintained;

(g) in the case of any other portable sign relating to a business, only incorporate the name of the businesses operating from the lot and must not incorporate brand advertising;

(h) only be erected and displayed on pedestrian areas with the sign faces directed at pedestrians and not at drivers;

(i) not be erected and displayed within regional road reservations, as defined by the local government's planning scheme;

(j) in the case of an other portable sign relating to a business—

(i) be displayed in a location immediately adjacent to the business premises to which the sign relates; and

(ii) be removed at the close of trading each day and not displayed again until the business opens for trading the next day;

(k) not be erected or displayed so as to impede the reasonable use of local government property or a public place;

(l) not be erected or displayed within 1.8 metres of an intersection or crossover;

(m) not be fixed or attached to a building, wall, fence, pole, tree or other structure within a road reserve; and

(n) be removed and relocated at the request of a person authorised for the purpose of a special event, parade, road or footpath works, or other event.

(3) A person can only erect one other portable sign per business.

(4) A person can only erect an other portable sign on a verge of a road which is under the care, control and management of the local government if—

(a) that person has provided the local government with a current certificate for public liability insurance to an amount not less than $10 million, which notes that the cover extends to any sign that is located within a road reserve, and maintains that public liability insurance for the duration that the portable sign is so displayed;

(b) the portable sign is to be erected and displayed adjacent to and between the front of the business premises and the nearest kerb, as approved by the local government in writing;

Confirmed

(c) no part of the sign is to be less than 600 millimetres from the face of the nearest kerb or, if no kerb, from the edge of the nearest road surface or car parking bay; and

(d) the effective width of a footpath, pedestrian access way or similar access route is not reduced to less than 2 metres effective width.

8.6 Seafood signage

(1) Seafood signage is subject to the general prohibitions outlined in clause 8.2.

(2) A person must not erect or display a seafood sign—

(a) which is not, at the absolute discretion of the local government, of a professional standard and quality;

(b) in a position which—

(i) creates a hazard for pedestrians; or

(ii) causes interference with the clear visual lines of sight required by motorists for the safe movement of vehicular traffic;

(c) with colours that cause confusion for motorists approaching an intersection controlled by traffic lights;

(d) which is not maintained in a good and orderly manner for the duration of the period that the seafood sign is on display;

(e) that exceeds dimensions of 2 metres long x 1 metre high, unless otherwise authorised in writing by the local government;

(f) on a verge, which is—

(i) less than 3 metres from the kerb line;

(ii) if there is no kerb line, less than 3 metres from the edge line or the edge of the seal where there is no edge line; and

(iii) less than 80 metres from the projection of the nearest kerb line of any intersecting road; or

(g) a seafood sign which is tied or secured to power poles or street lights, unless permitted by Western Power.

(3) A person must not erect or display a seafood sign which is a direction sign to a seafood business—

(a) unless the premises at which the fresh local seafood is being sold has all required approvals from the local government;

(b) unless the premises at which the fresh local seafood is being sold is not in, or part of a retail building or complex which permits greater levels of signage on the building and property;

Confirmed

(c) unless there is a clear sign displayed at the premises at which the fresh local seafood is being sold in accordance with any written law and the local government's planning scheme;

(d) unless the seafood business operates for no less than 5 days per week during a fishing season, of which one of those days must be a weekend day;

(e) during any period where the seafood business is intended to be closed for more than one month, unless otherwise authorised in writing by the local government;

(f) if the direction sign is to be installed on a road that is under the care and control of the Commissioner of Main Roads WA, without the approval of the Commissioner of Main Roads WA for the installation of the direction sign;

(g) if there is already one direction sign for the same purpose at any intersection, except where the road on which the direction sign is being erected or displayed is a divided road, in which case 2 signs may be considered; and

(h) on a maximum of two intersections providing directions to the premises at which the seafood business operates, unless otherwise authorised in writing by the local government.

8.7 Election advertising

(1) Election advertising is subject to the general prohibitions outlined in clause 8.2.

(2) If the local government approves an application for a permit for the erection or placement of an election sign on a thoroughfare, the application is to be taken to be approved subject to the sign—

(a) being erected at least 30m from any intersection;

(b) being free standing and not being affixed to any existing sign, post, power or light pole, or similar structure;

(c) being placed so as not to obstruct or impede the reasonable use of a thoroughfare, or access to a place by any person;

(d) being placed so as not to obstruct or impede the vision of a driver of a vehicle entering or leaving a thoroughfare or crossing;

(e) being maintained in good condition;

(f) not being erected until 6 weeks prior to the election to which it relates has been officially announced;

(g) being removed within 72 hours of the close of polls on voting day;

(h) not being placed within 100m of any works on the thoroughfare;

(i) being securely installed;

(j) not being an illuminated sign;

(k) not incorporating reflective or fluorescent materials; or

Confirmed

(l) not displaying only part of a message which is to be read with other separate signs in order to obtain the whole message.

8.8 Notification regarding removal and impounding of advertising signs

(1) An authorised person may issue a person who has erected or placed an advertising sign on or in local government property or a public place with a notice requiring that person to remove the advertising sign within 24 hours, or earlier if, at the absolute discretion of the local government or an authorised person, the advertising sign is a potential hazard or nuisance to members of the public.

(2) An authorised person may remove or impound an advertising sign that has been erected or placed on or in local government property or a public place contrary to this local law.

8.9 Advertising sign to be marked

Each advertising sign erected in or on local government property or a public place shall be clearly marked with the name of the person, organisation or business who erected the advertising sign.

8.10 Person or business taken to own advertising sign

In the absence of any proof to the contrary, an advertising sign is to be taken to belong to the person, organisation or business whose name is marked on the advertising sign.

8.11 Insurance

If a person is required by the local government to hold public liability insurance in respect of the erection or placement of an advertising sign on or in local government property or a public place, that person must present an authorised person with a current certificate of public liability insurance upon the direction of the authorised person.

PART 9—OBSTRUCTING ANIMALS, VEHICLES OR SHOPPING TROLLEYS ON OR IN LOCAL GOVERNMENT PROPERTY AND PUBLIC PLACES

Division 1—Animals

9.1 Leaving an animal on local government property or in a public place

A person must not leave an animal on local government property or a public place so that it obstructs the use of any part of that local government property or public place unless that person—

(a) has first obtained a permit; or

Confirmed

(b) is authorised to do so under a written law or a determination made under this local law.

9.2 Prohibitions relating to animals

(1) In this clause, **owner** in relation to an animal includes—

(a) the owner of the animal;

(b) a person who has the animal in his or her possession or under his or her control; or

(c) the occupier of any premises where the animal is ordinarily kept or ordinarily permitted to live.

(2) An owner of an animal must not—

(a) allow the animal to enter or remain for any time on any thoroughfare except for the use of the thoroughfare and unless it is led, ridden or driven;

(b) allow an animal which has a contagious or infectious disease to be led, ridden or driven in or on local government or a public place;

(c) train or race the animal on a thoroughfare; or

(d) subject to clause 9.2(4), allow the animal to defecate on local government property or in a public place.

(3) An owner of a horse must not lead, ride or drive the horse on a thoroughfare in a built-up area, unless the person does so under a permit or under the authority of a written law.

(4) An owner of an animal does not commit an offence if the defecation is immediately removed.

9.3 Removal of animals

An authorised person may impound an animal left on or in local government property or a public place contrary to clause 9.1.

Division 2—Vehicles

9.4 Leaving a vehicle in a public place

A person must not leave a vehicle, or any part of a vehicle, in a public place so that it obstructs the use of any part of that public place, unless that person has first obtained a permit from the local government or is authorised to do so under a written law.

Confirmed

Division 3—Shopping trolleys

9.5 Shopping trolley to be marked

A retailer shall clearly mark its name or its trading name on any shopping trolley made available for the use of customers.

9.6 Person not to leave shopping trolley in a public place

A person shall not leave or discard a shopping trolley on local government property or in a public place other than in an area designated for the storage of shopping trolleys.

9.7 Abandoned shopping trolley

If a shopping trolley is found discarded on local government property or in a public place, other than in an area designated for the storage of shopping trolleys, the local government may assume that the shopping trolley has been abandoned.

9.8 Retailer taken to own shopping trolley

In the absence of any proof to the contrary, a shopping trolley is to be taken to belong to a retailer whose name is marked on the shopping trolley.

9.9 Shopping trolley to be removed by retailer

Where a shopping trolley is found abandoned on local government property or in a public place and the retailer has been advised verbally or in writing of its location by the local government, the retailer shall remove the shopping trolley from the public place within 3 hours of being advised.

9.10 Impounding of abandoned shopping trolley

An authorised person may impound a shopping trolley that is—

(a) left on a thoroughfare, verge or local government property that is found to be abandoned in accordance with clause 9.7; and

(b) marked in accordance with clause 9.5.

9.11 Retailer to be notified

The retailer shall be notified in writing prior to the disposal of the shopping trolley.

Confirmed

PART 10—TRADING IN PUBLIC PLACES AND LOCAL GOVERNMENT PROPERTY

Division 1—Traders and street markets

10.1 Restrictions and requirement to obtain a permit

(1) A person must not carry on trading on local government property or in a public place unless—

(a) subject to clause 10.1(2), that person is—

(i) the holder of a permit for that purpose; or

(ii) an assistant specified in a permit for trading; and

(b) if required by the local government, public liability insurance in respect of the trading activity has been taken out by the relevant permit holder; and

(c) if the person is trading in food, the place of trading must have access to a supply of potable water and/or a sewer for the disposal of waste water.

(2) The local government may by written notice exempt a person or class of persons from the need to obtain a permit.

(3) In determining whether to grant an exemption under clause 10.1(2), the local government may have regard to the matters set out in any local government policy.

10.2 Exemptions from requirement to pay a fee

(1) The local government may waive any fee required to be paid by an applicant for a permit for the purpose of trading on the application if the trading is carried on—

(a) at a portion of local government property or a public place adjoining the normal place of business of the applicant; or

(b) by a charitable organisation that—

(i) does not sublet space to commercial participants;

(ii) does not involve commercial participants in the conduct of the stall or trading; and

(iii) operates under a permit where any assistants specified in the permit are members of that charitable organisation.

(2) In this clause 10.2, **commercial participant** means any person who is involved in operating or in conducting any trading activity for personal gain or profit.

10.3 Insurance

If required by the local government to hold public liability insurance in respect of the permit holder's trading activities, a permit holder must produce to an authorised person a current certificate of insurance upon the direction of that authorised person.

Confirmed

10.4 When a permit is required for a street market

A person must not conduct a street market on a public place or on local government property—

(a) without a valid permit for that purpose; and

(b) unless, if required by the local government, the holder of the permit has taken out public liability insurance in respect of the street market.

Division 2—Street entertainers

10.5 When a permit is required

A person must not perform on or in local government property or a public place without a permit for the purpose of street entertaining.

10.6 Variation of permitted area and permitted time

(1) The local government may by notice in writing to a person holding a permit for the purpose of street entertaining vary—

(a) the permitted area;

(b) the permitted time; or

(c) both the permitted area and the permitted time.

(2) The local government or an authorised person may direct a holder of a permit for street entertaining to move from one permitted area to another permitted area if more than one area is specified in the permit.

10.7 Duration of a permit for street entertaining

A permit for street entertaining is valid for the period of time specified in the permit, unless it is cancelled earlier in accordance with this local law.

10.8 Cancellation of a permit for street entertaining

The local government may cancel a permit for street entertaining if, in its opinion or in the opinion of an authorised person—

(a) the volume of sound caused by the permit holder in connection with the performance adversely affects the enjoyment, convenience or comfort of other persons or businesses in a public place; or

(b) the performance otherwise constitutes a nuisance.

10.9 Obligations of a permit for street entertaining

A person holding a permit for street entertaining shall not, except with the written approval of the local government, in a public place or on local government property—

(a) perform wearing dirty or ragged clothing;

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(b) use or fire any weapon or object with sharp edges;

(c) perform any act that endangers the safety of the public;

(d) perform any act of cruelty to an animal or dog;

(e) have more than 4 people perform, unless otherwise authorised by the permit;

(f) unless otherwise authorised by the permit, allow any person under the age of 14 years to perform—

(i) during school hours on school days; and

(ii) between 7.00pm and 6.00am;

(g) sell or permit the sale of any music tapes, recordings, compact discs or merchandise unless authorised by the local government;

(h) act in an offensive or obscene manner;

(i) place, install, erect, play or use any musical instrument or any device which emits music, including a loud speaker or an amplifier—

(i) other than in the permitted area; and

(ii) unless the musical instrument or device is specified in the permit; or

(j) solicit money from members of the public.

PART 11—ALFRESCO DINING ON OR IN LOCAL GOVERNMENT PROPERTY OR PUBLIC PLACES

11.1 Permit required for alfresco dining area

(1) In clause 11.1(2)(c)(ii), '**private property**' means any property which is not local government property or a public place.

(2) Subject to clause 11.1(3), a person must not establish or conduct an alfresco dining area in or on local government property or a public place—

(a) unless the person has a permit for that purpose;

(b) unless the person is the proprietor of a food business or is acting on behalf of the proprietor of a food business;

(c) other than in a portion of local government property or a public place which—

(i) adjoins a food business; or

(ii) is adjacent to or in the immediate vicinity of a food business, provided that if the portion of local government property or public place is adjacent to private property, the person has the permission of the owner and occupier of that private property to establish and conduct an alfresco dining area on that adjacent portion of local government property or public place; and

(d) unless the person has public liability insurance in respect of the establishment and conduct of the alfresco dining area; and

(e) other than in accordance with a permit.

Confirmed

(3) The local government may exempt a person from any requirements in clause 11.1 on the application of that person.

11.2 Matters to be considered in determining an application

In determining an application for a permit to establish or conduct an alfresco dining area, the local government may consider, in addition to the relevant considerations described in clause 12.3, whether or not—

(a) the abutting food businesses are registered in accordance with the Food Act and whether the use of the food premises is permitted under the planning scheme;

(b) the alfresco dining area will comply with any other local law made by the local government under the Act;

(c) users of the alfresco dining area will have access to proper and sufficient sanitary and ablutionary conveniences as per the Building Code of Australia;

(d) the alfresco dining area would—

(i) obstruct the visibility or clear sight lines for pedestrians and motorists at an intersection of thoroughfares; or

(ii) impede pedestrian access;

(e) the proposed furniture is unsuitable, including whether or not the tables, chairs and other equipment to be used may obstruct or impede the use of the local government property or public place for the purposes for which it was designed;

(f) any abutting food businesses provide sufficient car parking bays for customers of the alfresco dining area; and

(g) the applicant is a fit and proper person.

11.3 Obligations of a permit holder for an alfresco dining area

(1) A holder of a permit for an alfresco dining area must—

(a) display the permit in a conspicuous place in the alfresco dining area or in the abutting food business and when requested by an authorised person or employee of the local government, produce the permit to him or her;

(b) ensure that the alfresco dining area is conducted at all times in accordance with the provisions of—

(i) this local law;

(ii) any other local law made under the Act; and

(iii) the Food Act;

(c) ensure that the alfresco dining area is kept in a clean and tidy condition, including by maintaining the chairs, tables and other structures in the alfresco dining area in a good, clean and serviceable condition at all times;

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(d) on the cancellation of the permit, the permit holder shall at his or her cost, reinstate or restore the local government property or public place on which the alfresco dining area is established or conducted, to a condition consistent with the condition prior to the commencement of the alfresco dining area; and

(e) present an authorised person with a copy of a current certificate of public liability insurance upon the request of the authorised person.

(2) If, at the absolute discretion of the local government, any work is required to be carried out to an alfresco dining area, the local government may give notice to the permit holder to carry out that work specified within the notice within the time specified in the notice.

(3) In this part, "work" includes the removal, alteration, repair, reinstatement or construction of a street or footpath or any part of a street or footpath arising from or in connection with the setting up or conduct of an alfresco dining area.

11.4 Conditions on an alfresco dining area

In addition to the conditions described in clause 12.4, the local government may impose conditions or grant an exemption on the grant of a permit for an alfresco dining area relating to—

(a) the permit holder having non-exclusive rights to establish and conduct an alfresco dining area in the relevant area;

(b) the colour, number, type, form and construction, as the case may be, of any furniture which may be used in the alfresco dining area;

(c) the care, maintenance and cleaning of any furniture used in the alfresco dining area;

(d) the removal and storage of all furniture used in the alfresco dining area prior to the close of business of the abutting food business on any day that the alfresco dining area is operating;

(e) the removal of all furniture used in the alfresco dining area for the purposes of events or other activities of the local government;

(f) the requirement to maintain pedestrian access between the alfresco dining area and an abutting food business;

(g) the alfresco dining area not impeding or obstructing any local government property or public place used by either pedestrians or vehicles;

(h) the obtaining of public liability insurance in an amount and or terms reasonably required by the local government;

(i) the requirement to maintain clear sight lines for vehicles entering or leaving local government property, a thoroughfare or a vehicle crossing; and

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(j) the payment of costs associated with the local government preparing the local government property or public place for use as an alfresco dining area including the reshaping of footpaths and marking the boundaries of the alfresco dining area.

11.5 No smoking areas

Subject to this local law if a permit is granted under this local law in respect of an alfresco dining area—

(a) the alfresco dining area is deemed to be a no smoking area; and

(b) a person shall not smoke a tobacco product while in the alfresco dining area.

11.6 Removal of an unlawfully conducted alfresco dining area

(1) Where an alfresco dining area is conducted without a permit or in contravention of the terms or condition of a permit—

(a) an authorised person may direct a person or the holder of the permit to remove any tables, chairs, umbrellas or other equipment; and

(b) any tables, chairs, umbrellas or other equipment may be removed by an authorised person and impounded in accordance with the Act.

(2) If an authorised person directs a person or the holder of the permit to remove any tables, chairs, umbrellas or other equipment, that person must comply with the direction of the authorised person.

11.7 Temporary removal of an alfresco dining area

(1) The holder of a permit for an alfresco dining area must temporarily remove the alfresco dining area when requested to do so on reasonable grounds by an authorised person or a member of the police service or an emergency service.

(2) The holder of a permit for an alfresco dining area may replace the alfresco dining area removed under clause 11.7(1) as soon as the person who directed him or her to remove it allows it to be replaced.

11.8 Change of ownership of an alfresco dining area

Where the ownership of a food business subject to an alfresco dining permit changes, the new owner must notify the local government within 2 weeks of the change of ownership.

11.9 Terms and validity of an alfresco dining permit

Except where otherwise stated in the local law or on the permit an alfresco dining permit remains valid until—

(a) the proprietor of the food business changes;

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(b) approved changes are made to an existing licence, including increase or reduction in area subject of the licence, or conditions under which the licence was granted;

(c) the public liability insurance policy required in accordance with 11.4(h) lapses, is cancelled or is no longer in operation;

(d) the permit is cancelled by the local government.

PART 12—PERMITS

Division 1—Applying for a permit

12.1 Application for a permit

(1) A person who is required to obtain a permit under this local law must apply for the permit in accordance with clause 12.1(2).

(2) An application for a permit under this local law must—

(i) be in the form determined by the local government;

(ii) state the full name and address of the applicant;

(iii) be signed by the applicant;

(iv) in the case of an application for a permit for an alfresco dining area, be signed by the proprietor of the abutting food business adjacent to the portion of the local government property or public place to which the application relates;

(v) contain the information required by the form;

(vi) contain any other information required for that particular type of permit under this local law; and

(vii) be forwarded to the local government together with any fee imposed and determined by the local government under and in accordance with sections 6.16 to 6.19 of the Act.

(3) An application for a permit for the purposes of conducting trading or a street market on or in local government property or a public place must contain the following additional information (as applicable)—

(a) the proposed number of assistants, if any, to be engaged by the applicant in trading or the street market, as well as their full names and addresses;

(b) details of any location in which the applicant proposes to trade or conduct a street market;

(c) the period of time for which the permit is sought, together with the proposed days and hours of operation of the street market;

(d) the proposed goods and services which will be traded or sold by the trader or at a street market; and

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(e) details of any proposed structure, stall or vehicle which may be used in conducting the trading or street market and a plan showing where any such structure, stall or vehicle will be located.

(4) An application for a permit for the purposes of an alfresco dining area must contain the following additional information—

(a) two copies of a plan and specifications of the proposed alfresco dining area on a scale of 1:50 showing—

(i) the location and dimensions of the proposed alfresco dining area and the means by which the alfresco dining area is to be separated from the balance of the local government property or public place; and

(ii) the position of all tables, chairs and other structures proposed to be provided in the alfresco dining area and which of such items, if any, are to be retained within the alfresco dining area at all times;

(b) a colour photograph(s) or brochure(s) of the tables, chairs and other structures to be set up in the alfresco dining area;

(c) a description of the manner in which foodstuffs and other dining accessories are to be conveyed to, and protected from contamination within, the alfresco dining area; and

(d) details regarding the public liability insurance taken out or to be taken out by the applicant in respect of the alfresco dining area.

(5) The local government may refuse to consider an application for a permit which does not satisfy the requirements within clause 12.1(2).

(6) The local government may require an applicant to give local public notice of the application for the permit.

12.2 Decision on application for permit

(1) The local government may—

(a) approve an application for a permit;

(b) approve an application for a permit subject to conditions; or

(c) refuse to approve an application for a permit.

(2) If the local government approves an application for a permit with or without conditions, it must issue to the applicant a permit in the form approved by the local government.

(3) Where the local government approves an application for a permit for an alfresco dining area with or without conditions, the local government must attach to the permit a plan showing the area where the alfresco dining area may be conducted, which will then form part of the permit.

Confirmed

(4) If the local government refuses to approve an application for a permit, it must give written notice of that refusal to the applicant.

(5) Where a clause of this local law refers to conditions which may be imposed on a permit or the grounds on which an application for a permit may be refused, the clause does not limit the power of the local government to impose other conditions on the permit or to refuse the application for a permit on other grounds.

12.3 Relevant considerations in determining application for granting a permit

(1) In determining an application for a permit, the local government is to have regard to—

(a) any relevant local government policies;

(b) the Competition Principles Agreement;

(c) the desirability of the proposed activity;

(d) the location of the proposed activity, including safety and health requirements, and the character and function of, the location; and

(e) such other matters as the local government considers relevant.

(2) A local government may refuse to approve an application for a permit on any one or more of the following grounds—

(a) the application is inconsistent with a local government policy or would result in an activity being carried out contrary to this local law or any other written law;

(b) the applicant has committed a breach of any provision of this local law or of any other written law relevant to the activity in respect of which the permit is sought;

(c) the applicant is not a desirable or suitable person to hold a permit;

(d) the applicant is insolvent or under administration;

(e) the activity may result in traffic and pedestrian safety being adversely impacted;

(f) the activity is not in keeping with the surrounding land uses; or

(g) such other grounds as the local government considers relevant.

Division 2—Conditions on a permit

12.4 Examples of conditions

The local government may impose conditions on a permit relating to—

(a) the payment of a fee;

(b) the duration and commencement of the permit, including the days and hours within which the activity the subject of the permit may be carried out or is prohibited;

(c) the commencement of the permit being contingent on the happening of an event;

(d) the rectification, remedying or restoration of a situation or circumstance reasonably related to the application;

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(e) the area or specific location within the district to which the permit applies, including any set back distances applicable to the activity;

(f) the payment of a bond against possible damage, cleaning or other expenses;

(g) the obtaining of public liability insurance in an amount and on terms reasonably required by the local government;

(h) the provision of an indemnity from the permit holder indemnifying the local government in respect of any injury to any person or any damage to any property which may occur in connection with the use of the public place or local government property by the permit holder;

(i) if the permit relates to the trading of food, the provisions to be made for the storage of cooked and uncooked food, and the storage and disposal of waste water; and

(j) any other matter that the local government considers fit or appropriate.

12.5 Compliance with and variations to terms and conditions

(1) A permit holder must comply with any terms and conditions imposed on a permit, including any conditions as varied.

(2) A permit holder may apply to the local government to vary or remove any conditions imposed on a permit.

(3) In determining whether to vary any condition imposed on a permit, the local government must have regard to any relevant local government policy.

Division 3—General

12.6 Duration of permit

(1) A permit is valid for one year from the date on which it is issued unless it is—

(a) otherwise stated in this local law or in the terms and conditions of the permit; or

(b) cancelled under clause 12.10.

12.7 Renewal of permit

(1) A permit holder may apply to the local government in writing prior to expiry of a permit for the renewal of a permit.

(2) The provisions of this Part 12 regarding an application for a permit apply to an application for the renewal of a permit with any necessary modifications.

12.8 Transfer of permit

(1) An application may be made to the local government to transfer a valid permit.

(2) An application to transfer a permit must—

(i) be made in writing;

Confirmed

(ii) be signed by the permit holder and the proposed transferee for the permit;

(iii) provide such information as the local government may require to enable the application to be determined; and

(iv) be forwarded to the local government together with any fee imposed and determined by the local government under and in accordance with sections 6.16 to 6.19 of the Act.

(3) The local government may—

(i) approve an application for the transfer of a permit;

(ii) approve an application for the transfer of a permit subject to conditions; or

(iii) refuse an application to transfer a permit.

(4) Where the local government approves an application for the transfer of a permit, the transfer may be effected by—

(i) an endorsement on the permit signed by the Chief Executive Officer or an authorised person; or

(ii) issuing to the transferee a permit in the form determined by the local government.

(5) Where the local government approves an application for the transfer of a permit, it is not required to refund any part of any fee paid by the former permit holder.

(6) Alfresco dining permits are non-transferable.

12.9 Production of permit

A permit holder must produce to an authorised person his or her permit immediately on being directed to do so by that authorised person.

12.10 Cancellation or suspension of permit

(1) Subject to clause 13.1, a permit may be cancelled by the local government if—

(a) the permit holder has not complied with a condition of the permit;

(b) the permit holder has not complied with a provision of any written law which relates to the activity regulated by the permit; or

(c) the permit holder has transferred or assigned or sought to transfer or assign the permit without the approval of the local government; or

(d) a law is amended or repealed in a manner which is inconsistent with the terms and conditions of the permit and which renders the permit invalid, ineffective or contrary to law.

(2) If a permit is cancelled under clause 12.10(1), the permit holder—

(a) must return the permit to the local government as soon as practicable; and

(b) is to be taken to have forfeited any fees paid in respect of the permit.

Confirmed

(3) The local government may cancel or suspend a permit if the local government or a utility requires access to or near the place to which a permit applies for the purposes of carrying out works in or near the vicinity of that place.

(4) On the cancellation or suspension of a permit under clause 12.10(3), the permit holder is, subject to clause 12.10(5), to be taken to have forfeited any fees paid in respect of the permit.

(5) Where a permit is cancelled or suspended under clause 12.10(3) through no fault of the permit holder, the local government may refund to the permit holder all or part of the fees paid in respect of what would otherwise have been the remaining term of the permit.

12.11 Nominee of permit holder

Where a permit holder by reason of illness, accident or other sufficient cause is unable to comply with this local law, the local government may, at the request of the permit holder, authorise another person to be a nominee of the permit holder for a specified period, and this local law and the conditions of the permit apply to the nominee as if he or she was the permit holder.

PART 13—OBJECTIONS AND APPEALS

13.1 Objection and appeal rights

Where the local government makes a decision as to whether it will—

(a) grant a person a permit or consent; or

(b) renew, vary or cancel a permit or consent that a person has under this local law,

the provisions of Division 1 of Part 9 of the Act and regulation 33 of the Regulations apply to that decision.

PART 14—MISCELLANEOUS

Division 1—Authorised person

14.1 Authorised person to be obeyed

A person in or on local government property or a public place—

(a) must obey any lawful direction of an authorised person; and

(b) must not in any way obstruct or hinder an authorised person in the execution of his or her duties.

Confirmed

14.2 Persons may be directed to leave local government property or a public place

An authorised person may direct a person to leave local government property or a public place where he or she reasonably suspects that the person has contravened a provision of this local law.

Division 2—Notices

14.3 Liability for damage to local government property or a public place

(1) Where a person unlawfully damages local government property or a public place, the local government may by notice in writing to that person require that person within the time specified in the notice to, at the option of the local government, pay the costs of—

(a) reinstating the property to the state it was in prior to the occurrence of the damage; or

(b) replacing that property.

(2) On a failure to comply with a notice issued under clause 14.3(1), the local government may recover the costs referred to in the notice as a debt due to it.

14.4 Notice to redirect or repair sprinklers

Where a lawn or garden is being watered with a sprinkler, which is on the lawn or the garden, in a manner which causes or may cause an inconvenience or obstruction to any person using a thoroughfare, the local government or an authorised person may give a notice to the owner or the occupier of the land abutting the lawn or the garden requiring the owner or the occupier or both to move or alter the direction of the sprinkler or other watering equipment.

14.5 Notice to remove thing unlawfully placed on thoroughfare

Where any thing is placed on a thoroughfare contrary to this local law, the local government or an authorised person may give a notice to—

(a) the owner or the occupier of the property which abuts that portion of the thoroughfare where the thing has been placed; or

(b) such other person who may be responsible for the thing being so placed,

requiring the relevant person to remove the thing.

14.6 Notice to repair damage to thoroughfare

Where any portion of a thoroughfare has been damaged, the local government or an authorised person may by notice to the person who caused the damage order the person to repair or replace that portion of the thoroughfare.

Confirmed

14.7 Hazardous plants

(1) Where a plant in a garden creates or may create a hazard for any person using a thoroughfare, the local government may give a notice to the owner or the occupier of the land abutting the garden to remove, cut, move or otherwise deal with that plant so as to remove that hazard.

(2) Clause 14.7(1) does not apply where the plant was planted by the local government.

Division 3—Lost property

14.8 Lost property and unclaimed property in a locker

(1) A person who finds an article which may have been left on or lost by another person on local government property must immediately deliver that article to a manager, attendant or other employee of the local government.

(2) If an article in a locker is not claimed or collected at the expiry of the period of hire or before the close of operations of the local government property or public place on the date of hire, the article may be removed by an attendant or authorised person.

(3) In respect of any article removed from a locker or otherwise left on local government property, an authorised person, manager or attendant must record in the unclaimed property register—

(a) a description of the relevant article;

(b) the time and date when the article was removed from the locker or identified; and

(c) if an original receipt exists in respect of the hire of the locker, the time and date recorded on that original receipt.

(4) An authorised person, manager or attendant must ensure that an article removed from the locker or otherwise left on local government property is stored at a place for storing lost property determined by the local government.

(5) An authorised person, manager or attendant may deliver to a person an article recorded in the unclaimed property register provided that the attendant or authorised person has received—

(a) satisfactory evidence of the person's right to obtain the article;

(b) an accurate description of the article being claimed; and

(c) payment of any outstanding fees or storage charges.

(6) A person who receives delivery of an article from the unclaimed property register must, by way of acknowledging receipt of the article, write his or her name and address and sign his or her name in the unclaimed property register.

(7) If an article is not claimed or collected within a period of 1 month the local government may dispose of the article in any manner that the local government sees fit.

Confirmed

(8) This clause will not apply where a local government considers an item left on local government property or a public place to be, in its absolute discretion, suspicious or dangerous.

PART 15—ENFORCEMENT

Division 1—Notices given under this local law

15.1 Offence to fail to comply with a notice

A person who fails to comply with a notice given to him or her under this local law commits an offence.

15.2 Local government may undertake requirements of a notice

If a person fails to comply with a notice given to him or her under this local law, the local government may do, or arrange to be done, the thing specified in the notice and recover from the person to whom the notice was given, as a debt, the costs incurred in doing so.

Division 2—Offences and penalties

15.3 Offences and general penalty

(1) A person who—
   (a) fails to do anything required or directed to be done under this local law; or
   (b) does an act or omits to do an act contrary to this local law,
   commits an offence.

(2) A person who commits an offence under this local law is liable, upon conviction to—
   (a) a penalty not exceeding $5,000; and
   (b) if the offence is a continuing offence, an additional penalty not exceeding $500 for each day or part of a day during which the offence has continued.

15.4 Prescribed offences

(1) An offence against an item specified in Schedule 1 is a prescribed offence for the purposes of section 9.16 of the Act.

(2) The amount of the modified penalty for a prescribed offence is that specified adjacent to the item in Schedule 1.

15.5 Form of notices

(1) For the purposes of this local law—
   (a) where a vehicle is involved in the commission of an offence, the form of the notice referred to in section 9.13 of the Act is that of Form 1 in Schedule 1 of the Regulations;

Confirmed

(b) the form of the infringement notice give under section 9.16 of the Act is that of Form 2 in Schedule 1 of the Regulations; and

(c) the form of the notice referred to in section 9.20 of the Act is that of Form 3 in Schedule 1 of the Regulations.

(2) Where an infringement notice is given under section 9.16 of the Act in respect of an alleged offence against clause 2.4, the notice is to contain a description of the alleged offence.

Division 3—Person to give name and address on demand

15.6 Requirement to give name and address on demand

(1) An authorised person may—

(a) upon finding a person committing or having committed; or

(b) on reasonable grounds suspecting a person of having committed,

an offence against this local law, demand from the person the person's name, place of residence and date of birth.

(2) A person from whom information is demanded in accordance with clause 15.6(1) commits an offence if the person—

(a) refuses without lawful excuse to give the information; or

(b) gives information that is false or misleading in any material particular.

Confirmed

SCHEDULE 1—PRESCRIBED OFFENCES

[Clause 15.4(1)]

ITEM	CLAUSE	DESCRIPTION	MODIFIED PENALTY
1.	2.4	Failure to comply with a determination	$300
2.	3.1(1)(b)	Damaging a tree or plant etc. on local government property without a permit	$300
3.	3.1(1)(c)	Cutting, collecting or removing timber, firewood etc. on local government property without a permit	$300
4.	3.1(1)(d)	Planting any plant or sowing any seeds on local government property without a permit	$300
5.	3.1(1)(e)	Erecting a sign on local government property without a permit	$300
6.	3.1(1)(f)	Erecting a structure for public amusement etc. on local government property without a permit	$300
7.	3.1(1)(g)	Erecting a building or a refuelling site on local government property without a permit	$300
8.	3.1(1)(h)	Making an excavation on, erecting a fence or removing a fence on local government property without a permit	$300
9.	3.1(1)(i)	Erecting or installing structures on local government for supplying power, water etc. services without a permit	$300
10.	3.1(1)(j)	Depositing or storing any thing on local government property without a permit	$300
11.	3.1(1)(k)	Depasturing, tethering, driving or riding animals on local government property without a permit	$300
12.	3.1(1)(l)	Launching an aircraft or helicopter from or landing an aircraft into local government property without a permit	$300
13.	3.1(1)(m)	Camping on or lodging at local government property for the purpose of sleeping on local government property without a permit	$300
14.	3.1(1)(n)	Occupying a structure on local government property at night for the purpose of sleeping without a permit	$300
15.	3.1(1)(o)	Erecting a tent, camp, hut or similar structure on local government property in certain circumstances without a permit	$300
16.	3.1(1)(p)	Teaching, coaching or training person, animal or dog for profit in or on local government property without a permit	$300
17.	3.1(1)(q)	Conducting a function or undertaking a promotional activity on local government property without a permit	$300
18.	3.1(1)(r)	Charging a person for entry to local government property without a permit	$300
19.	3.1(1)(s)	Lighting a fire on local government property without a permit	$300
20.	3.1(1)(t)	Lighting, setting off or conducting a display of fireworks on local government property without a permit	$300
21.	3.1(1)(u)	Parachuting, hang-gliding, abseiling or base jumping from or onto local government property without a permit	$300
22.	3.1(1)(v)	Gambling or betting etc. on local government property without permit	$300
23.	3.1(1)(w)	Erecting, installing, operating or using devices for the emission and amplification of noise on local government property without a permit	$300
24.	3.5	Failure of permit holder to comply with responsibilities	$300
25.	4.1	Behaviour on local government property which interferes with others	$300
26.	4.2	Behaviour on local government property detrimental to property	$300
27.	4.3	Taking or injuring any fauna on local government property	$300
28.	4.4	Entering or remaining on local government property while drunk or under the influence of a prohibited drug	$300
29.	4.5	Taking or consuming a prohibited drug on local government property	$300
30.	4.6	Smoking within a 5 metre radius of an entrance, exit or aperture of premises on local government property	$300
31.	4.7(1)(a)	Failing to wear adequate clothing to prevent indecent exposure on local government property	$300

Confirmed

32.	4.7(1)(b)	Loitering outside or acting in an inappropriate manner in a toilet block or change room facility on local government property	$300
33.	4.7(1)(c)	Entering or attempting to enter an occupied toilet or other compartment without the consent of the occupier	$300
34.	4.7(2)	Failing to comply with a direction to put on adequate clothing	$300
35.	4.8	Unauthorised entry to local government property	$300
36.	4.10(2)	Failure to comply with a sign on local government property regarding conditions of use	$300
37.	5.1	Carrying out a prohibited activity at a public swimming pool or recreation facility	$300
38.	5.5(1)	Conducting a controlled swimming or other sporting event, or carnival or competition without consent at a public swimming pool or recreation facility	$300
39.	5.6	Carrying out a prohibited activity at a beach or foreshore	$300
40.	5.7	Failing to comply with a sign or direction at a beach	$300
41.	5.8	Driving or operating on off-road vehicle on a beach or foreshore area	$300
42.	5.9(3)	Falsely giving the appearance of a member of a surf lifesaving patrol	$300
43.	5.10	Fishing in a prohibited area or contrary to this local law	$300
44.	5.11(1)	Launching a boat from a prohibited area	$300
45.	5.11(2)	Launching a personal watercraft in a prohibited area	$300
46.	5.12	Unauthorised entry to fenced off or closed local government property	$300
47.	5.13(1)	Gender not specified using entry of toilet block or change room on local government property	$300
48.	5.14(2)	Storing a prohibited item in a locker on local government property	$300
49.	5.15	Using a shower in a prohibited manner	$300
50.	5.16	Using a camera device to record or transmit an image in a toilet, shower or change room	$300
51.	5.17	Prohibited behaviour on major event locations	$300
52.	6.1(1)	Entering local government without paying the required fee	$300
53.	7.1(a)	Planting a plant on a thoroughfare in a prohibited manner	$300
54.	7.1(b)	Damaging a lawn or garden or removing any plant or part of a plant on or in a public place	$300
55.	7.1(c)	Repairing or servicing any vehicle on a verge	$300
56.	7.1(d)	Placing, allowing to be placed or allowing to remain on a thoroughfare or verge an obstructive or hazardous thing	$300
57.	7.1(e)	Causing or permitting water from a hose or sprinkler to interfere with the use of any street, way or footpath by pedestrians	$300
58.	7.1(f)	Playing games or sport in a prohibited manner on or in a thoroughfare	$300
59.	7.1(g)	Riding a bicycle or wheeled recreational device within a mall, arcade or verandah of a shopping centre	$300
60.	7.1(h)	Creating a nuisance on or in a public place	$300
61.	7.2(1)(a)	Digging or creating a trench through or under a kerb or footpath without a permit	$300
62.	7.2(1)(b)	Damaging or removing a street tree without a permit	$300
63.	7.2(1)(c)	Throwing, placing or depositing any thing on a verge without a permit	$300
64.	7.2(1)(d)	Damaging, removing or interfering with a thoroughfare, kerb, footpath or structure or sign erected on a thoroughfare without a permit	$300
65.	7.2(1)(e)	Causing an obstruction to a thoroughfare without a permit	$300
66.	7.2(1)(f)	Causing an obstruction to a water channel or a water course in a thoroughfare without a permit	$300
67.	7.2(1)(g)	Lighting a fire or burning any thing on a thoroughfare or verge without a permit	$300
68.	7.2(1)(h)(i)	Laying pipes under or providing taps on any verge without a permit	$300
69.	7.2(1)(h)(ii)	Placing or installing prohibited materials on a thoroughfare without a permit	$300

Confirmed

70.	7.2(1)(i)	Providing, erecting, installing or using a hoist or other thing for use over a thoroughfare without a permit	$300
71.	7.2(1)(j)	Interfering with the soil of or anything in a thoroughfare or taking anything from a thoroughfare without a permit	$300
72.	7.2(1)(k)	Driving any vehicle over or across a kerb or footpath except at a vehicle crossing without a permit	$300
73.	7.2(1)(l)	Driving a vehicle or permitting a vehicle to be driven across a kerb or footpath without a permit	$300
74.	7.2(1)(m)	Driving or taking a vehicle on a closed thoroughfare without a permit	$300
75.	7.3	Depositing any thing or causing an obstruction to a thoroughfare, kerb or footpath	$300
76.	7.4(1)	Failure to obtain a permit for a temporary vehicle crossing	$300
77.	7.7(1)	Installing a verge treatment other than a permissible verge treatment	$300
78.	7.7(4)	Failure to properly maintain a verge treatment	$300
79.	7.11(1)	Failure to properly display and maintain street number	$300
80.	7.12(1)	Placing or display a street number in a location causing confusion or which is misleading	$300
81.	7.12(2)	Adopting, using or displaying a street number other than the street number assigned.	$300
82.	7.14(2)	Failure to comply with a sign on a public place	$300
83.	8.2(2)	Erecting or placing etc. advertising sign in a prohibited manner	$300
84.	8.3(1)	Erecting or displaying a public interest sign without a permit	$300
85.	8.3(3)	Permit holder erecting or displaying a public interest sign in a prohibited manner	$300
86.	8.4(1)	Erecting or displaying a home open sign, display home sign or garage sale sign in a prohibited manner	$300
87.	8.5(1)	Erecting or displaying an other portable sign contrary to local law	$300
88.	8.5(3)	Erecting or displaying more than one other portable sign per business	$300
89.	8.5(4)	Erecting or displaying an other portable sign on a local government verge contrary to local law	$300
90.	8.6(1)	Erecting or displaying a seafood sign contrary to local law	$300
91.	8.6(3)	Erecting or displaying a seafood sign which is a direction sign contrary to local law	$300
92.	8.7(1)	Erecting or placing election advertising contrary to local law	$300
93.	8.7(2)(e)	Failing to maintain election advertising in good condition	$300
94.	8.7(2)(g)	Failing to remove election advertising within 72 hours of close of polls on election date	$300
95.	8.7(2)(i)	Failing to securely install election advertising	$300
96.	8.9	Erecting an advertising sign without marking a name	$300
97.	9.1	Leaving an animal in a public place or local government property without a permit or authorisation	$300
98.	9.2(2)(a)	Allowing an animal to enter or remain on a thoroughfare	$300
99.	9.2(2)(b)	Allowing an animal with a contagious or infectious disease to enter local government property or a public place	$300
100.	9.2(2)(c)	Training or racing an animal on a thoroughfare	$300
101.	9.2(2)(d)	Allowing an animal to defecate on local government property or a thoroughfare and failing to remove defecation	$300
102.	9.2(3)	Leading, riding or driving a horse on a thoroughfare in a built-up area without a permit or authorisation	$300
103.	9.4	Leaving a vehicle in a public place which causes an obstruction without a permit or authorisation	$300
104.	9.5	Failure to mark a shopping trolley with the name of its retailer	$300
105.	9.6	Leaving or discarding a shopping trolley in a public place other than an area set aside for shopping trolleys	$300

Confirmed

106.	9.9	Failing to remove shopping trolley within 3 hours	$300
107.	10.1	Carrying on trading in a restricted area without the express written consent of the local government	$300
108.	10.1(1)	Carrying on trading in a public place or on local government property contrary to local law	$300
109.	10.4(a)	Conducting a street market on or in a public place without a permit	$300
110.	10.5	Engaging in street entertaining on or in a public place without a permit	$300
111.	10.9	Failure of a holder of a permit for street entertaining to comply with obligations under local law	$300
112.	11.1(2)	Establishing or conducting an alfresco dining area contrary to local law	$300
113.	11.3(1)	Failure of a holder of a permit for an alfresco dining area to comply with obligations	$300
114.	11.5(b)	Smoking a tobacco product in an alfresco dining area	$300
115.	11.6(2)	Failure to comply with direction of authorised person to remove tables, chairs, umbrellas or other chairs in an alfresco dining area	$300
116.	11.8	Failure to notify the local government of a change of ownership of an alfresco dining area	$300
117.	12.5(1)	Failure to comply with terms and conditions of a permit	$300
118.	12.9	Failure to produce permit upon request by an authorised person	$300
119.	14.1(a)	Failure to obey a lawful direction of an authorised person	$300
120.	14.1(b)	Obstructing or hindering an authorised person in the execution of his or her duties	$300
121.	15.1	Failure to comply with a notice	$300
122.	15.6(2)(a)	Refusing to give name and address contrary to local law	$300
123.	15.6(2)(b)	Giving false or misleading information regarding name and address etc.	$300

Confirmed

SCHEDULE 2—MAJOR EVENTS

[Clause 5.17]

The following events are 'major events' for the purposes of the definition of 'major event' and Part 5, Division 5—

1. 'Mandurah Crab Fest', being the annual event commonly known by that name which takes place within the district;
2. 'Mandurah Children's Festival', being the annual event commonly known by that name which takes place within the district;
3. 'Community Christmas Pageant', being the annual event commonly known by that name which takes place within the district;
4. 'New Years Eve', being the annual event taking place on 31 December and 1 January of each year within the district;
5. Any other event where the following factors apply—
   (a) audience and/or participation of more than 5000 people;
   (b) brings significant economic and social benefits to the Mandurah and Peel Region; and
   (c) includes significant social or community issues which require consideration (e.g. noise, road closures, safety impacts).

Confirmed

SCHEDULE 3—MAJOR EVENTS LOCATIONS

[Clause 5.17]

1. Subject to item 2 of this Schedule 3, for the purposes of clause 5.17(1)(a) and 5.17(1)(b), for all major events the major event location is the ‘Eastern Foreshore’, being Reserve 14004, on lot 2050—land register 3014/604, lot 350—land register 3024/434, lot 3024—land register 435, lot 701—land register 3164/905, lot 702—land register 3164/906 and Reserve 9633, on lot 503—land register 3157/246.

Confirmed

2.

3. For the purposes of clause 5.17(1)(a) in relation to the 'Mandurah Crab Fest' the following are additional major event locations—

Confirmed

(a) the ‘Western Foreshore’, being Reserve 27581 on lot 1561—land register 3014/635 and lot 1562—land register 3014/636;

(b) the ‘Keith Holmes Reserve’, being Reserve 48415 and Reserve 50593 on lot 324—land register 3157/982 and lot 500—land register 3162/28;

(c) the ‘Boardwalk Precinct’, being Reserve 42050 on lot 300—land register 3136/671; and

(d) the ‘Smart Street Mall’.

_____

Dated this 15th day of May 2017.

The Common Seal of the City of Mandurah was affixed by authority of a resolution of the Council in the presence of—

MARINA ELIZABETH VERGONE, Mayor.

MARK ROBERT NEWMAN, Chief Executive Officer.

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Confirmed

5	**SUBJECT:**	Statement of Commitment to Child Safety and Wellbeing
	DIRECTOR:	Director Place and Community
	MEETING:	Ordinary Council Meeting
	MEETING DATE:	22 October 2024

Summary

The City of Mandurah Child Safe Organisation Plan 2024 - 2027 (the Plan) is an operational document that was developed in March 2024. The intention of the Plan is to ensure the City of Mandurah takes genuine, deliberate action to keep children safe and prevent harm. It describes a suite of actions over a 4-year period that align with the 10 National Principles for Child Safe Organisations. Principle One is that "Child safety and wellbeing are embedded in organisational leadership, governance and culture", which includes making a public commitment to child safety and to foster an organisational culture of child safety.

The purpose of this report is to present the City of Mandurah "Statement of Commitment to Child Safety and Wellbeing" for Council consideration and adoption.

Disclosure of Interest
Nil

Previous Relevant Documentation
Nil

Background

A Child Safe Organisation is one that takes intentional action to protect children from abuse, harm and maltreatment. It's an organisation that puts children's safety and wellbeing first, and embeds a commitment to child safety in every aspect of the organisation. A Child Safe Organisation fosters and demonstrates openness and accountability. This creates a culture in which everyone – children, staff, volunteers, contractors, members, parents, and carers – feels confident, enabled and supported to safely disclose child safety or wellbeing concerns and feel empowered to be involved in creating safer environments.

The Royal Commission into Institutional Responses to Child Sexual Abuse, which was conducted 2012-2019, made 409 recommendations, including one specific recommendation for Local Government (6.12). The recommendations of the Royal Commission emphasised that organisations working with children must be able to provide safe environments where the rights, needs and interests of children are met. Following the Royal Commission, the National Principles for Child Safe Organisations were endorsed to provide a nationally consistent approach to creating organisational cultures that foster child safety and wellbeing.

The National Principles reflect 10 child safe standards recommended by the Royal Commission into Institutional Responses to Child Sexual Abuse, and are the vehicle for giving effect to recommendations relating to the standards. The National Principles have a broader scope that goes beyond child sexual abuse, and expands to cover other forms of potential harm to children and young people. The National Principles are underpinned by a child-rights, strengths-based approach and are designed to allow for flexibility in implementation across all sectors engaging with children and young people, and in organisations of various sizes.

The City of Mandurah Child Safe Organisation Plan 2024 – 2027 is centred on the 10 National Principles for Child Safe Organisations, with objectives and actions listed for each Principle. The Statement of Commitment to Child Safety and Wellbeing features directly in two actions in Principle 1:

Confirmed

Action 1a - The City makes a public statement of commitment to child safety and wellbeing, which is made available in a child-friendly format.

Action 1g - Ensure the Statement of Commitment to Child Safety and Wellbeing is displayed and promoted publicly via: public documents, noticeboards, posters, newsletters, website and speeches.

The Statement of Commitment to Child Safety and Wellbeing was written to align directly with the Child Safe Organisation Plan, drawing on the principles and objectives stated in the Plan.

Comment

The City plays an important role in the lives of children and young people, including direct service provision as well as more broadly in fostering a safe community. The Statement of Commitment affirms the City has zero-tolerance towards abuse, neglect and maltreatment of children and young people. The City is committed to the rights of all children and young people to feel safe and be safe when participating in the City's activities, services and programs or when interacting with City for any reason.

The Statement of Commitment to Child Safety and Wellbeing reflects: Australia's ratification of the United Nations Convention on the Rights of the Child; Recommendations of the Royal Commission into Institutional Responses to Child Sexual Abuse that were specifically for local government; the Australian Human Rights Commission National Principles for Child Safe Organisations; and child safe legislation.

The commitment serves as a public testimony that the City takes seriously its responsibility to establish and maintain environments that are caring, nurturing and safe. It is an aspiration of the City that every child in Mandurah will reach their fullest potential.

Youth Advisory Group Comment

This item was considered by the Youth Advisory Group at its meeting on 4 September 2024. Overall, the YAG was very supportive and considered the Statement of Commitment to Child Safe and Wellbeing was suitably comprehensive and covered everything it needed to.

Some feedback provided by YAG did not result in actual changes, for reasons including: ideas were more aligned with a State Government remit; suggestion was already covered in an existing strategy, such as Community Safety Strategy; or the idea was already covered in the Child Safe Organisation Plan.

The Table below outlines key changes made to documents in response to feedback provided by the Youth Advisory group.

YAG Comment / Suggestion	City Response
Increase familiarity of young people to City of Mandurah staff, to enable comfort and confidence in seeking support.	In response to this suggestion, a new action was added to the Child Safe Organisation Plan (action 8s) which reads "Staff in City facilities are easily identifiable".
Promote approachability through 'youthful' branding and a symbol to identify 'Child Safe Spaces' for public buildings, where young people can feel comfortable seeking support if needed.	This idea will be referred to the City's Communications Team and Child Safe Working Group for consideration in full. It was considered operational rather than for inclusion in the Statement.

Confirmed

YAG suggested the Statement of Commitment should be in language more easily accessed and understood by children.	The Child Safe Organisation Plan includes this as an action. City officers have updated 1.1 of the Statement to read "The City makes a public commitment to child safety, including in a child-friendly format".
Ensure that there are child protection and content blockers on all public city devices. E.g. block inappropriate content.	The suggestion was considered operational in nature. The Child Safe Organisation Plan was updated to include this specific suggestion (no change to the Statement of Commitment).

Statutory Environment

It is not a legislative requirement for Local Governments to have a Statement of Commitment for Child Safety and Wellbeing or a Child Safe Organisation Plan. It is considered best practice for local government to make a public commitment, which is an approach for transparency that aligns with findings of the Royal Commission into Institutionalised Responses to Child Sexual Abuse as well as the 10 National Principles for Child Safe Organisations.

Policy Implications

The City's Families and Children Policy POL-CMS 04 has an objective to "To utilise a whole-of-Government and a whole-of-community approach, to reduce the number of Mandurah children who are developmentally vulnerable according to the Australian Early Developmental Index, particularly in the areas of language and cognitive skills and; physical health and wellbeing".

The Policy States:

Focus Area 1: Safe Environment
Outcome 1: Children's environments are nurturing, culturally appropriate and safe

Action 10b of the Child Safe Organisation Plan refers to the review of the Families and Children Policy POL-CMS 04.

The City has drafted a Child Safety and Wellbeing Operational Policy that guides City Officers toward implementing best practice in areas such as reporting, complaints, recruitment, induction, training, employee responsibilities and more.

Financial Implications

There are no direct financial implications resulting from endorsement of the Statement of Commitment to Child Safety and Wellbeing. The City of Mandurah Child Safe Organisation Plan 2024 - 2027 includes resourcing specific actions for Council consideration as part of the Annual Operating Budget process.

Risk Analysis

The City has added Child Safety to its Strategic and Operational Risks registers. A public Statement is an important component of being child safe in an effort to support transparency, accountability and commitment. Failure to endorse the Statement of Commitment could lead to mistrust in the community or lack of awareness about the seriousness with which the City takes its child safe obligations.

Confirmed

Strategic Implications

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

Community
2.1. Access to support services that enhance opportunities for everyone
2.2. Safe and connected communities
2.3. Inclusive and welcoming places, spaces and neighbourhoods
2.5. A healthy lifestyle and healthy community, with an emphasis on prevention

Leadership
4.1. A clear and shared vision for Mandurah's future
4.2. Sound decisions based on evidence and meaningful engagement
4.5. Responsible, transparent, value for money delivery of well planned, sustainable, projects, programs and services
4.6. A committed, innovative, effective, and values driven Council and workforce

Conclusion
The Statement of Commitment to Child Safety and Wellbeing aligns with best practice internationally and nationally, as well as with the City's Child Safe Organisation Plan. The Statement serves as a public pledge to affirm the City will value children and ensure the best interests of a child are the primary consideration, and the rights of children are protected and upheld. The Statement will be made available in City facilities, and will be released in a child-friendly, easy-to-understand format.

NOTE:

- *Refer Attachment 5.1 Statement of Commitment to Child Safety and Wellbeing*

RECOMMENDATION

That Council endorse the Statement of Commitment to Child Safety and Wellbeing detailed in Attachment 5.1 and for it to be made publicly available on the City's website.

Confirmed

Statement of Commitment to Child Safety and Wellbeing

Purpose

The City of Mandurah (the City) is committed to promoting and protecting the rights and interests of children and young people. This Statement of Commitment outlines the City's shared commitment and responsibility across the entirety of our organisation to support children and young people to be safe when connecting with the City, or impacted by the City.

It is an aspiration of the City that every child in Mandurah will reach their fullest potential.

The City plays an important role in the lives of children and young people, including direct service provision as well as more broadly in fostering a safe community. The City has zero-tolerance towards abuse, neglect and maltreatment of children and young people. The City is committed to the rights of all children and young people to feel safe and be safe when participating in the City's activities, services and programs or when interacting with City for any reason.

Our Commitment includes that we will consciously, incrementally and systematically take steps to:

- create environments where children's rights, needs and interests are met, and their safety and wellbeing are the focus of organisational values and actions.
- provide opportunities for children and young people to have their voice heard and participate in decisions that affect them.
- create conditions that reduce the likelihood of harm to children and young people.
- have mechanisms in place that support the early identification of harm, and prompt appropriate responses to disclosures, allegations or concerns regarding children's safety and wellbeing.

Our commitment addresses finding 6.12 of the Royal Commission into Institutional Responses to Child Sexual Abuse that was specifically for local government.

The realisation of the City's commitments to child safety and wellbeing will be implemented in accordance with actions and timeframes listed in the City of Mandurah Child Safe Organisation Plan 2024-2027.

This Statement is centred on the 10 National Principles for Child Safe Organisations.

Commitment to Principle 1 - Child safety and well-being are embedded in organisational leadership, governance and culture.

Objectives:

1.1 The City makes a public commitment to child safety, including in a child-friendly format.
1.2 City Leaders champion a child-safe culture, with child safety a shared responsibility at all levels of the organisation.
1.3 Risk management plans focus on identifying, preventing and lowering safety risks to children.
1.4 Staff understand and comply with Codes of Conduct that set clear behavioural standards when interacting with children.
1.5 Staff understand their obligations in reporting, sharing information and keeping records.
1.6 Day-to-day practices that prioritise child safety are encouraged and embedded.
1.7 Leadership in the community.

Confirmed

Statement of Commitment to Child Safety and Wellbeing

Commitment to Principle 2: Children and young people are informed about their rights, participate in decisions affecting them and are taken seriously.

Objectives:

2.1 Children can express their views and are provided opportunities to participate in decisions that affect their lives.

2.2 The importance of friendships is recognised and support from peers is encouraged, helping children feel safe and be less isolated.

2.3 Where suitable, the City will help connect children to relevant agencies with child safe information.

2.4 Staff are attuned to signs of harm and facilitate child-friendly ways for children to communicate and raise their concerns.

2.5 Children are aware of their rights and know how adults should behave.

Commitment to Principle 3 - Families and communities are informed, and involved in, promoting child safety and wellbeing.

Objectives:

3.1 Families participate in decisions affecting their child.

3.2 The City engages and openly communicates with families and the community about its child-safe approach and relevant information is made accessible.

3.3 Families and communities have a say in the development and review of the City's policies and practices.

3.4 Families, carers and the community are informed about the City's operations and governance.

3.5 Families, children and young people are encouraged to participate in general consultations in a wide range of projects and initiatives throughout the City.

Commitment to Principle 4 - Equity is upheld and diverse needs are respected in policy and practice.

Objectives:

4.1 City staff and volunteers understand that children and young people have diverse circumstances and provide support that responds to those who are vulnerable.

4.2 Children and young people have access to information, support and complaints processes in ways that are culturally safe, accessible and easy to understand.

4.3 Particular attention may need to be given to the needs of children and young people from more vulnerable groups, such as children and young people with disability, from culturally and linguistically diverse backgrounds, those who are unable to live at home and children and young people who identify as lesbian, gay, bisexual, trans, queer, questioning, intersex, asexual and more identities.

4.4 A focused effort is dedicated to the needs of Aboriginal children and young people, including endeavouring to create a culturally safe environment.

Commitment to Principle 5 - People working with children and young people are suitable and supported to reflect child safety and well-being values in practice.

Confirmed

Statement of Commitment to Child Safety and Wellbeing

Objectives:

5.1 Staff and volunteers' recruitment and supervision practices prioritise child safety.
5.2 Children are safe around staff.
5.3 Staff and volunteers have suitable skills and experience to work with children.
5.4 Staff and volunteers' attitudes and behaviours create and maintain a child-safe culture.
5.5 Staff and volunteers' values align with the City's commitment to child safety.
5.6 Staff and volunteers are attuned to signs of harm and facilitate child-friendly ways for children to communicate and raise their concerns.

Commitment to Principle 6 - Processes to respond to complaints and concerns are child focused.

Objectives:

6.1 The City has an accessible, child-focused complaint handling policy which clearly outlines the roles and responsibilities of leadership, staff and volunteers, approaches to dealing with different types of complaints, breaches of relevant policies or the Code of Conduct and obligations to act and report.
6.2 Effective complaint handling processes are understood by children and young people, families, staff and volunteers, and are culturally safe.
6.3 Complaints are taken seriously and responded to promptly and thoroughly.
6.4 The City has policies and procedures in place that address reporting of complaints and concerns to relevant authorities.
6.5 Reporting, privacy and employment legislation obligations are met.

Commitment to Principle 7 - Staff and volunteers are equipped with the knowledge, skills and awareness to keep children and young people safe through ongoing education and training.

Objectives:

7.1 Staff and volunteers receive training and information to effectively implement the City's Child Safety and Wellbeing Policy, and carry out their roles, responsibilities and obligations for child safety.
7.2 Staff and volunteers receive training and information to recognise indicators of child harm including harm caused by other children and young people.
7.3 Staff and volunteers receive training and information to respond effectively to issues of child safety and wellbeing and support colleagues who disclose harm.
7.4 Staff and volunteers receive training and information on how to build culturally safe environments for children and young people.
7.5 Staff are supported to attend professional development to learn about improvements in child safe practices.

Confirmed

Statement of Commitment to Child Safety and Wellbeing

Commitment to Principle 8 - Physical and online environments promote safety and wellbeing while minimising the opportunity for children and young people to be harmed.

Objectives:

8.1 Staff and volunteers identify and mitigate risks in the online and physical environments without compromising a child's right to privacy, access to information, social connections and learning opportunities.

8.2 The online environment is used in accordance with the City's Code of Conduct and Child Safety and Wellbeing Policy and practices.

8.3 Risk management plans consider risks posed by the online and physical environments.

8.4 The City has procurement policies in place when contracting third parties to ensure the safety of children and young people.

8.5 Children, young people, parents, and carers are informed about online safety.

Commitment to Principle 9 - Implementation of the National Child Safe Principles is regularly reviewed and improved.

Objectives:

9.1 The City regularly reviews, evaluates, and improves its child safe practices.

9.2 The City analyses complaints, concerns, and safety incidents to identify causes and systemic failures to inform continuous improvement.

9.3 The City has suitable oversight and reports findings of relevant reviews to relevant stakeholders.

Commitment to Principle 10 - Policies and procedures document how the organisation is safe for children and young people.

Objectives:

10.1 Policies and procedures address all Child Safe Principles.

10.2 Policies and procedures are articulated clearly, documented and easy to understand.

10.3 Best practice and stakeholder engagement inform the development of policies and procedures.

10.4 Leaders champion and model compliance with policies and procedures.

10.5 Staff and volunteers understand and implement policies and procedures.

The City will monitor its commitment to child safety and wellbeing throughout the year via the Mandurah Child Safe Organisation Plan, and publicly report on commitments annually.

Responsible Directorate:	Place and Community
Responsible Department:	Place and Community Administration
Reviewer:	Director Place and Community
Creation date and reference	TBC

Confirmed

Statement of Commitment to Child Safety and Wellbeing

Last Review: Nil (New Statement Position)

Amendments			
Version #	**Council Approval Date, Reference**	**Date Document In force**	**Date Document Ceased**

Confirmed

6 **SUBJECT:** Council and Audit and Risk Committee Meeting Dates 2025
DIRECTOR: Business Services
MEETING: Council Meeting
MEETING DATE: 22 October 2024

Summary

In accordance with Section 5.25(1)(g) of the *Local Government Act 1995* (the Act) and regulation 12 of the *Local Government (Administration) Regulations 1996,* Council is required to resolve to advertise each year, the days and times when Ordinary Council and Committee meetings will be held.

Council is requested to endorse the Ordinary Council and Audit and Risk Committee meeting dates for 2025 for publication on the City of Mandurah website.

Disclosure of Interest

Nil

Previous Relevant Documentation

• G. 15/12/23	12 December 2023	Council and Audit and Risk Committee Meeting Dates 2024
• G. 14/12/23	12 December 2023	Budget Variations November 2023
• G.10/11/22	22 November 2022	Council and Committee Meeting Dates, Committee Meeting Structure 2023

Background

At the Council Meeting on 12 December 2023, Council resolved to establish its Ordinary Council and Audit and Risk Committee Meeting dates for 2024.

Council adopted the powers and duties of Council's Audit and Risk Committee at the meeting of 31 October 2023 and formally appointed the Elected Member committee members for a period of two years, expiring 17 October 2025 and two independent committee members, one for a period expiring 30 June 2024 and one for a period of two years, expiring 17 October 2025. At the Council meeting of December 2023, Council resolved to extend the appointment of the second independent member (Mr Wayne Ticehurst) until 17 October 2025.

Comment

Ordinary Council meetings are historically held on the fourth Tuesday of each month with agendas generally distributed eight business days prior to the Council Meeting. In 2025 it is proposed that there will not be a Council meeting taking place in January, April's meeting is proposed for one week later and December's meeting is proposed for one week earlier to ensure greater attendance.

The Audit and Risk Committee meet five times per year, however additional meetings can be scheduled as required to enable the Committee to discharge their functions. The Audit and Risk Committee meeting agenda will be circulated not less than 72 hours prior to the meeting, in accordance with clause 2.3 of the *City of Mandurah Standing Orders Local Law 2016*.

Confirmed

Consultation

N/A

Statutory Environment

Local Government Act 1995

s.5.5. Convening council meetings

(1) The CEO is to convene an ordinary meeting by giving each council member at least 72 hours' notice of the date, time and place of the meeting and an agenda for the meeting.

(2) The CEO is to convene a special meeting by giving each council member notice, before the meeting, of the date, time, place and purpose of the meeting.

s.5.25 Regulations about council and committee meetings and committees

(1) Without limiting the generality of section 9.59, regulations may make provision in relation to —

(g) the giving of public notice of the date and agenda for council or committee meetings; and

Local Government (Administration) Regulations 1996

r.12. Publication of meeting details (Act s. 5.25(1)(g))

(1) In this regulation —

meeting details, for a meeting, means the date and time when, and the place where, the meeting is to be held.

(2) The CEO must publish on the local government's official website the meeting details for the following meetings before the beginning of the year in which the meetings are to be held —

(a) ordinary council meetings.

(b) committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public.

(3) Any change to the meeting details for a meeting referred to in sub regulation (2) must be published on the local government's official website as soon as practicable after the change is made.

(4) If a local government decides that a special meeting of the council is to be open to members of the public, the CEO must publish the meeting details for the meeting and the purpose of the

City of Mandurah Standing Orders Local Law 2016

2.1 Calling Committee Meetings A meeting of a Committee is to be held –

(a) if called for in a verbal or written request to the CEO by the presiding member of the Committee, setting out the date and purpose of the proposed meeting;

(b) if called for by at least 1/3 of the committee members in a notice to the CEO, setting out the date and purpose of the proposed meeting; or

(c) if so decided by the Committee or the Council.

Confirmed

2.3 Notice of Ordinary and Special Committee Meetings

(1) The CEO is to convene an ordinary meeting of a Committee pursuant to clause 2.1 by giving each committee member at least 72 hours' notice of the date, time and place of the meeting and an agenda for the meeting.

(2) The CEO is to convene a special meeting of a Committee by giving each committee member at least 72 hours' notice of the date, time, place and purpose of the meeting.

(3) The CEO is to give notice of meetings referred to in subclauses 2.3(1) and 2.3(2) to every Elected Member.

Policy Implications

N/A

Financial Implications

All attendance fees and allowances payable to members for these meetings are within the current budget.

Risk Analysis

There is a reputational risk should attendance be poor at meetings resulting in the meeting being cancelled due to the inability to achieve a quorum.

Strategic Implications

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

Leadership
- Sound decisions based on evidence and meaningful engagement.
- A committed, innovative, effective, and values driven Council and workforce.

Conclusion

Council is requested to adopt the 2025 meeting dates and times for inclusion on the City of Mandurah website.

Confirmed

RECOMMENDATION

That Council:

1. Approve the following Ordinary Council Meeting dates commencing at 5:30pm, to be held in the Council Chambers, and advertised on the City of Mandurah website:

Meeting	Date and Time
Council Meeting	Tuesday, 25 February 2025, at 5:30pm
Council Meeting	Tuesday, 25 March 2025, at 5:30pm
Council Meeting	Tuesday, 29 April 2025, at 5:30pm
Council Meeting	Tuesday, 27 May 2025, at 5:30pm
Council Meeting	Tuesday, 24 June 2025, at 5:30pm
Council Meeting	Tuesday, 22 July 2025, at 5:30pm
Council Meeting	Tuesday, 26 August 2025, at 5:30pm
Council Meeting	Tuesday, 23 September 2025, at 5:30pm
Council Meeting	Tuesday, 28 October 2025, at 5:30pm
Council Meeting	Tuesday, 25 November 2025, at 5:30pm
Council Meeting	Tuesday, 16 December 2025, at 5:30pm

2. Approve the Audit and Risk Committee meeting dates, commencing at 5:30pm, to be held in the Council Chambers, and advertised on the City of Mandurah website:

Meeting	Date and Time
Audit and Risk Committee	Monday, 10 March 2025 at 5:30pm
Audit and Risk Committee	Monday, 5 May 2025, at 5:30pm
Audit and Risk Committee	Monday, 4 August 2025, at 5:30pm
Audit and Risk Committee	Monday, 6 October 2025, at 5:30pm
Audit and Risk Committee	Monday, 1 December 2025, at 5:30pm

Confirmed

7	**SUBJECT:**	Local Government Elections – Advocacy Positions
	DIRECTOR:	Business Services
	MEETING:	Council Meeting
	MEETING DATE:	22 October 2024

Summary

The Western Australian Local Government Association (WALGA) is undertaking a review and analysis of Local Government Elections, including the implications of local government reform and the rising costs of elections conducted by the Western Australian Electoral Commission (WAEC).

In order to present a sector position to the December 2024 WALGA State Council Meeting, the Council is requested to resolve and provide its advocacy position on a range of themes associated with local government elections.

Disclosure of Interest

Nil.

Previous Relevant Documentation

• **G.10/1/22**	25/01/2022	Council approved the City of Mandurah's submission to the Proposed Local Government Reform.
• **G.16/10/17**	16/10/2017	Council reviewed and endorsed the review of the *Local Government Act 1995* & Regulations.

Background

The *Local Government Amendment Act 2023* introduced a range of electoral reforms that came into effect prior to the 2023 Local Government ordinary elections:

- the introduction of Optional Preferential Voting (OPV);
- extending the election period to account for delays in postal services;
- changes to the publication of information about candidates;
- backfilling provisions for extraordinary vacancies after the 2023 election;
- public election of the Mayor or President for larger Local Governments;
- abolishing wards for smaller Local Governments; and
- aligning the size of councils with the size of populations of each Local Government (change to representation)

Following requests from several Zone's, WALGA undertook a comprehensive review and analysis of 5 ordinary election cycles up to and including the 2023 Local Government election against the backdrop of these legislative reforms. The review focused on postal elections conducted by WAEC, with the analysis finding evidence of the rising cost and a reduction in service of conducting Local Government elections in Western Australia.

Confirmed

Comment

WALGA recently undertook a comprehensive review and analysis of 5 ordinary election cycles up to and including the 2023 Local Government election against the backdrop of legislative reforms to the Local Government electoral process. The review and report focused on postal elections conducted by WAEC, with the analysis finding evidence of the rising cost of conducting Local Government elections in Western Australia.

Since 2008, WALGA has surveyed the sector on five occasions and at all times the sector has supported the following:

- first-past-the-post method of counting votes,
- voting at Local Government elections to be voluntary, and
- four-year terms with a two-year spill.

All Local Governments are now being asked to provide a Council decision on WALGA's advocacy positions as they relate to Local Government Elections.

WALGA Position on Local Government Elections

Position Statement	The Local Government sector supports: 1. Four year terms with a two year spill 2. Greater participation in Local Government elections 3. The option to hold elections through: • Online voting • Postal voting, and • In-person voting 4. Voting at Local Government elections to be voluntary 5. The first past the post method of counting votes The Local Government sector opposes the introduction of preferential voting, however if 'first past the post' voting is not retained then optional preferential voting is preferred.
Background	The first past the post (FPTP) method is simple, allows an expression of the electorate's wishes and does not encourage tickets and alliances to be formed to allocate preferences.
State Council Resolution	February 2022 – 312.1/2022 December 2020 – 142.6/2020 March 2019 – 06.3/2019 December 2017 – 121.6/2017 October 2008 – 427.5/2008
Supporting Documents	Advocacy Positions for a New Local Government Act WALGA submission: Local Government Reform Proposal (February 2022)

Confirmed

WALGA position on Method of Election of Mayor

Position Statement	Local Governments should determine whether their Mayor or President will be elected by the Council or elected by the community.
State Council Resolution	February 2022 – 312.1/2022 March 2019 – 06.3/2019 December 2017 – 121.6/2017

WALGA position on Conduct of Postal Elections

Position Statement	The *Local Government Act 1995* should be amended to allow the Australian Electoral Commission (AEC) and any other third party provider including Local Governments to conduct postal elections.
Background	Currently, the WAEC has a legislatively enshrined monopoly on the conduct of postal elections that has not been tested by the market.
State Council Resolution	May 2023 – 452.2/2023 March 2019 – 06.3/2019 December 2017 – 121.6/2017 March 2012 – 24.2/2012

City of Mandurah Council position

In preparation for providing an updated advocate position to WALGA, Elected Members were requested to provide input by a survey. The table below sets out the Council's previously adopted advocacy position and instances where Council has a revised position.

Advocacy Topic	Council's previous position	New position
1. Participation (a) The sector continues to support voluntary voting at Local Government elections. OR (b) The sector supports compulsory voting at Local Governments elections	City of Mandurah Councils position 10 October 2017: voting in Local Government elections should remain voluntary.	City officer recommendation is that local government elections continue to be voluntary. It is recommended that further consultation should be undertaken with the local government sector and the broader community regarding compulsory voting and the potential cost impacts on the administration of Local Government Elections. This should be considered in correlation with other advocacy positions including electronic voting.
2. Term of Office (a) The sector continues to support four-year terms with a two year spill; OR	City of Mandurah Councils previous position was to support the four-year term with two year split was supported.	City officer recommendation is that the sector continues to support four-year terms with a two year spill.

Confirmed

(b) The sector supports four-year terms on an all in/all out basis.		There is considerable risk with the all in/all out term of office including: • Loss of continuity and historical knowledge; • Potential impact or disruption to projects or programs previously resolved by Council; and • Increased administrative costs for inducting new members.
3. Voting Method (a) The sector supports First Past the Post (FPTP) as the preferred voting method for general elections. If Optional Preferential Voting (OPV) remains as the primary method of voting, the sector supports the removal of the 'proportional' part of the voting method for general elections OR (b) The sector supports Optional Preferential Voting (OPV) as the preferred voting method for general elections.	City of Mandurah Councils position 25 January 2022 supports first past the post.	City officer recommendation is that the sector supports Optional Preferential Voting as per the amendments adopted in the *Local Government Act 1995* for the 2023 Local Government Elections.
4. Internal Elections (a) The sector supports First Past the Post (FPTP) as the preferred voting method for all internal elections. OR (b) The sector supports Optional Preferential Voting (OPV) as the preferred voting method for all internal elections.	City of Mandurah Councils position 25 January 2022 supports first past the post.	City officer recommendation is that the sector supports Optional Preferential Voting as per the amendments adopted in the *Local Government Act 1995* for the 2023 Local Government Elections.
5. Voting Accessibility The sector supports the option to hold general elections through: (a) Electronic voting; and/or (b) Postal voting; and/or (c) In-Person voting.	City of Mandurah Councils position 25 January 2022: The City continues to support the previously proposed trial for online voting.	City officer recommendation is that the sector supports Posting Voting and In-person voting. In addition, the City supports a trial for electronic voting, noting the security risks associated with this process would need to be addressed.

Confirmed

6. Method of election of Mayor The sector supports: (a) As per the current legislation with no change – Class 1 and 2 local governments directly elect the Mayor or President (election by electors method), with regulations preventing a change in this method. (b) Return to previous legislated provisions – all classes of local governments can decide, by absolute majority, the method for electing their Mayor or President. (c) Apply current provisions to all Bands of Local Governments – apply the election by electors method to all classes of local governments.	City of Mandurah Councils position 25 January 2022: Neutral - Local government consultation required It is recommended that this is a local government decision as it is currently.	City officer recommendation is the election of the Mayor is to remain as per the current legislation with no change – Class 1 and 2 local governments directly elect the Mayor or President (election by electors method), with regulations preventing a change in this method.

Confirmed

Statutory Environment

Local Government Act 1995
Local Government (Elections) Regulations 1996

Policy Implications

Nil.

Financial Implications

There are no immediate financial implications associated with this report. It should be noted that 2025 is a Local Government Election year (Mayoral) and there are significant costs associated with the conduct of elections, which will need to be considered in the 2025/2026 budget process.

Economic Implications

Nil.

Environmental Implications

Nil.

Risk Analysis

The Council could deem not to resolve a position in relation to the matters outlined in this Report and not participate in the WALGA review to determine sector advocacy positions in relation to Local Government Elections.

Strategic Implications

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

Leadership:
- A clear and shared vision for Mandurah's future
- Sound decisions based on evidence and meaningful engagement

Conclusion

Council is requested to resolve and provide its advocacy position on a range of themes associated with local government elections.

RECOMMENDATION

That Council recommends that WALGA adopt the following Local Government Election Advocacy Positions:

1. **Participation – Council supports that the sector continues to support voluntary voting at Local Government elections.**

2. **Terms of Office - Council supports that the sector continues to support four-year terms with a two year spill.**

3. **Voting Methods - Council supports Optional Preferential Voting (OPV) as the preferred voting method for general elections.**

4. **Internal Elections - Council supports Optional Preferential Voting (OPV) as the preferred voting method for all internal elections.**

5. **Voting Accessibility - Council supports Postal voting and In-Person voting. Noting that it is willing to trial online voting if there is a secure and reliable platform available.**

6. **Method of Election of Mayor - Council supports the current legislation with no change. That is, Class 1 and 2 local governments directly elect the Mayor or President (election by electors method), with regulations preventing a change in this method.**

Confirmed

8	**SUBJECT:**	Financial Report September 2024
	DIRECTOR:	Business Services
	MEETING:	Council Meeting
	MEETING DATE:	22 October 2024

Summary
The Financial Report for September 2024 together with associated commentaries, notes on investments, balance sheet information and the schedule of accounts are presented for Elected Members' consideration. In addition, Council is requested to approve the disposal and acquisition of property in accordance with Confidential Attachment 8.3 and 8.4 and approve the transfer of funds across reserves to enable the potential acquisition.

Disclosure of Interest

Nil

Previous Relevant Documentation

• G.5/6/24	25 June 2024	Budget Adoption 2024/2025
• G.16/11/22	22 November 2022	Council adopted the Property Strategy (Strategy Report) as a guide to the future land use, management, and disposal of freehold land assets.

Background

Nil.

Comment
The Financial Report for September 2024 shows an actual surplus for this period of $109 million. This is considered a reasonable surplus at the current point in time and is sufficient to meet the City's obligations up to 30 June 2025.

The City's draft Financial Statements for the year ended 30 June 2024 have now been completed and sent to the City's Auditors. The opening surplus of $749,916 is expected to closely align with the final figure. However, this estimate remains subject to the completion of standard audit procedures. The final audited results will provide a definitive confirmation of the surplus amount which will form the opening surplus for the 2024/2025 year. City officers estimated in the 2024/2025 Budget an opening surplus of $600,000. Once the Financial Statements have been finalised and audited, City officers will present the remaining surplus recommendation to Council.

In the month of July, the City issues invoices for Rates and Refuse, leading to a substantial surplus at the beginning of the financial year. However, as the year progresses, this surplus gradually diminishes due to the City's budgetary expenditures.

Confirmed

A summary of the financial position for September 2024 is detailed in the table below:

	Current Budget	YTD Budget (a)	YTD Actual (b)	Var. (b)-(a)	Var.% (b)-(a)/(a)
	$ 000s	$ 000s	$ 000s	$ 000s	%
Opening Funding Surplus / (Deficit)	**600**	**600**	**750**	**150**	**25%**
Revenue					
Revenue from operating activities	144,146	122,269	121,712	(557)	0%
Capital revenue, grants and Contribution	26,924	6,731	3,030	(3,701)	-55%
	171,070	**129,000**	**124,741**	**(4,259)**	
Expenditure					
Operating Expenditure	(165,131)	(39,882)	(33,670)	6,212	-16%
Capital Expenditure	(54,937)	(15,216)	(7,191)	8,025	-53%
	(220,069)	**(55,097)**	**(40,861)**	**14,237**	
Non-cash amounts excluded from operating activities	35,443	8,861	8,842	(19)	0%
Non-cash amounts excluded from investing activities	(2,326)	(2,326)	(1,053)	1,273	-55%
Other Capital Movements	14,833	3,463	3,259	(204)	-6%
Closing Funding Surplus / (Deficit)	**(449)**	**84,500**	**95,678**	**11,178**	**13%**

The following table highlights the status of the City's key capital projects for the 2024/2025 financial year. This 2024/2025 Budget has been updated to include the carryover variations included in August 2024 financial report:

Project	2024/25 Actuals Incl. CMT $`000s	2024/25 Annual Budget $`000s	On Time / On Budget	Asset Classification	Comment
Waterfront Project	8,723	9,474	Additional funds have been approved. The project completion date is expected to be March 2025	*Parks*	Project status: **Estuary Pool** Completed **Eastern Foreshore South** – Reserve Area Completed **Toilet Block** Completed except for the public art component. Public Artist selection has been completed. **Eastern Foreshore North and Central** Works commenced on 4 June 2024 and are expected to be completed by March 2025. The project is progressing well and is on schedule.

Confirmed

Dawesville Channel SE Foreshore Upgrade	70	1,965	The project is expected to commence in November.	*Parks*	Project status: Design completed. Construction planning underway. The project is expected to commence in November.
Coodanup Foreshore	224	1,240	Stages 1 and 2 are complete. Stage 3 completion is expected to commence in March 2025. Current budget is sufficient for project deliverables.	*Parks*	Project status: Stages 1 and 2 were completed in December 2023. Stage 3 -Traditional owner's approval has been granted for works along the foreshore. Landscape construction works expected to commence in March 2025.
RC Peel Street Stage 4	1,844	2,666	The project is practically completed, and Peel Street opened for traffic on the 6th of September. The project is tracking on budget.	*Roads*	Project status: Peel Street was reopened to traffic in early September. Minor finishing works are expected to be completed by the end of October. The expected project completion date has been delayed due to inclement weather. It is expected that the road will be opened on 6 September, with the project being practically completed by 13 September 2024.
Dawesville Community Centre	5,815	7,747	An increase in State Government project funding has been approved. It is noted that the committed funds include the full contract value and the necessary budgeted funds to complete the project will be allocated under the 2024/2025 budget. The project completion date is expected to be mid-2025.	*Buildings*	Project status: Concrete slab is complete and steel work fabrication is progressing. The expected project completion date is mid-2025.

Confirmed

Pinjarra Road (Foulkes Pl to Sutton St)	133	3,168	The project is expected to commence late September.	*Roads*	Project status: Project planning and design are completed, and traffic management and pre-works are being implemented with construction to commence in late September.
Yalgorup National Park	111	2,053	The Yalgorup National Park project is a 10-year economic and tourism initiative. The Quail Road extension construction is planned to commence in March 2025.	*Roads*	Project status: Project is advancing, main concerns around the time extension are addressed through the contract variation request. This will be formalised once road design is confirmed.

2024/25 Budget Variations

Reinviting nature back in Dawesville – Urban Greening Grant Program Round Two
The Urban Greening Grant Program assists Local Governments to expand tree canopy and vegetative cover, thus mitigating the impacts of climate change, increasing biodiversity, providing hydrological benefits and improving human health and wellbeing.

The City has been successful in obtaining $40,000 in Grant Funding from WALGA Urban Greening Grant Program Round Two, which will be utilised in the planting of 390 Tubestock Seedlings.

It is proposed to increase Operating Materials and Contracts Expense by $40,000, to be funded from an increase in Operating Grants of $40,000.

Stronger Suburbs Cocoon Project – Objective 2.1 and 2.4 Community Safety Strategy approved 23 July 2024 (Minute G.3/07/24)
The Community Development team have successfully applied for a grant of $197,986 with the State Governments Department of Justice, to deliver a two-year Stronger Suburbs Cocoon Project that supports and empowers residents, particularly in crime hotspot areas, to prevent repeat occurrences in collaboration with the proposed Safety Incentive Rebate. It's necessary for the City to implement a Security Incentive Scheme, with an additional 1 employee for two years ($84,851 in 2024/25 and $113,135 in 2025/26), for the cocooning grant funds to be released.

It is proposed to increase Employee costs by $84,851, to be funded from an increase in Operating Grants of $84,851.

Additional 0.5 FTE (Full-Time Equivalent) Community Development Officer - Objective 2.1, 2.2 and 2.4 Community Safety Strategy approved 23 July 2024 (Minute G.3/07/24)

The additional FTE will implement a suite of actions to target social activities, including:

- Investigate micro grants to support neighbourhood activations by residents annually.
- Celebrate Neighbour Day
- Reinvigorate/review/relaunch Street Mates and activate.

Confirmed

It is proposed to Increase Employee costs by $54,848, to be funded from the Community Safety Reserve.

Two New Dedicated Document Scanners - Information Management
The IMU (Information Management Unit) currently relies on two Kodak i3200 document scanners, purchased approximately in 2017-2018, for essential recordkeeping functions. Unfortunately, both scanners are nearing the end of their operational life. Scanner one has recently undergone service for ball bearing issues and is on notice to fail, while the second scanner is also showing signs of significant wear. Compounding these issues, both devices are incompatible with the upcoming Windows 11 upgrade scheduled for next year, effectively rendering them obsolete.

Dedicated document scanners are critical for IMU to provide compliant, legislative services under the *State Records Act 2000* and the City's Record Keeping Plan 2022. Current scanning-to-source approach allows scanned documents to serve as the original, significantly reducing physical storage needs and associated costs through compliant disposal every 12 months.

Without reliable scanning tools, IMU faces serious compliance risks that could jeopardise both operational and strategic objectives. If the City cannot replace the scanners, the City would need to revert to scanning for access copies only, requiring the retention of physical originals for a minimum of seven years. This change would not only increase physical storage volume but also lead to a rise in associated costs. In summary, securing funding for new dedicated document scanners is crucial to maintain compliance, efficiency, and cost-effectiveness in the recordkeeping processes.

It is proposed that the Capital expenditure for the Two New Dedicated Document Scanners - Information Management project of $30,000 be funded from an increase in operating deficit, that will be offset by savings to be identified at the budget review process.

Lake Lawns Cemetery Fire Damage Building and Fleet Replacement
Two separate fires have caused significant damage to the Lake Lawns Cemetery, including damage to City buildings and fleet. The primary workshop and offices were both destroyed by fire, requiring a full demolition and replacement. The matter is currently under Western Australian Police investigation. It is expected that the cost to replace both buildings is $250,000. Further, two City vehicles used in the cemetery operations were destroyed, being housed in the primary workshop. The vehicle replacement cost is expected to be $245,000. Insurance proceeds are expected to cover $449,000 of the cost as the Backhoe that was destroyed in the fire was over 5 years old and as a result, insurance will not cover the full replacement cost. The remaining balance of $46,000 is proposed to be funded from the Plant Reserve.

Property Disposal and Acquisition

Property Disposal
At the Council Meeting of 22 November 2022, Council approved the City of Mandurah Property Strategy (Strategy) as a guide to the future land use, management, and disposal of freehold land assets. Within the Strategy there were a number of actions that supported the Council's approach to optimise the City's freehold land assets with consideration of the highest land use and investment value.

City officers have now progressed a number of actions outlined in the Strategy, however prior to commencing the disposal of properties in accordance with Section 3.58 of the *Local Government Act 1995*, Council is required to approve the disposal of the properties as listed in Confidential Attachment 8.3.

At the Council Meeting on 28 May 2024, Council approved amendments to DA-CNP 02 Disposing of Property to delegate to the Chief Executive Officer the disposal of land via public auction, tender of private treaty, including the following conditions:

- Disposal of land is limited to matters specified in the Annual Budget or in any other case, requires a specific resolution of Council; and
- Satisfies the conditions below:

Confirmed

- For public auction the CEO to negotiate the sale of property of up to no less than 90% of the set reserve price and the reserve price has been set by independent valuation;
- Where a public tender is determined as the method of disposal and the tender does not achieve a reasonable price for the disposal of the property, then the CEO is to determine if better value could be achieved through another disposal method and if so, must determine not to accept any tender and use an alternative disposal method;
- Where a private treaty is determined under section 3.58(3) as the method of disposal, authority to negotiate the sale of the property up to no less than 90% of the valuation; and consider any public submissions received and determine if to proceed with the disposal ensuring that the reasons for such a decision are recorded.

The Annual Budget 2024/2025 incorporated $7 million in revenue for the proceeds of sale, however as the properties were not individually listed, a resolution is now required by Council. To enable the CEO to commence the disposal of property in accordance with DA-CNP 02 Disposing of Property, Council is requested to approve the disposal of properties listed in Confidential Attachment 8.3.

It is recommended that the proceeds of sale be distributed to the Building Reserve which is for the purposes of future new building capital requirements. There is currently $1,512,891 in this reserve.

Acquisition of Property

To support this consistent approach to the management and acquisition of land assets, the purchase of Property must meet the conditions outlined in the Property Strategy. In accordance with the Strategy, Council endorsed the review of the Land Acquisition Priority List Review at its Meeting of 22 August 2023, where the list of properties for acquisition was updated to reflect current priorities.

In response to a strategically located property in the City Centre being listed for sale, Council is requested to approve the CEO presenting an offer for proposed Site 18 as listed in Confidential Attachment 8.4. In order to fund the potential purchase of Site 18 it is recommended that Council approves the transfer of all funds in the Transform Mandurah Funding Program Reserve of $925,969, which was established by Council to progress projects endorsed by Council under Transform Mandurah or identified through other City Strategies to support the City's Economic aspirations and objectives to the City Centre Land Acquisition Reserve which is for the purposes of future property purchases within the City Centre Area and currently contains $1,074,940.

As this change constitutes a change of purpose for the money in the Transform Mandurah Funding Program reserve, under the *Local Government Act 1995* section 6.11(2)(b*)*, a local government is required to advertise a change to the purpose of a reserve fund for one month.

Council should note that further due diligence is required to be undertaken on for Site 18 prior to presenting an offer to purchase and for Site 19 a business case on the proposed acquisition and use will be presented to Council.

Statutory Environment

Local Government Act 1995 Section 6.4 Financial Report

Local Government (Financial Management) Regulations 1996 Part 4 Financial Reports

Section 3.59 of the *Local Government Act 1995* – A local government must first prepare a business plan if the purchase is considered a major land transaction.

Confirmed

Section 6.11 (2)(b) of the *Local Government Act 1995* – A local government must give one month's local public notice of any use of money from a reserve fund for another purpose.

Regulation 8A of the *Local Government (Functions and General) Regulations 1996*

Policy Implications

Nil

Financial Implications

Any material variances that have an impact on the outcome of the budgeted surplus position are explained in the Monthly Financial Report, as detailed in Attachment 8.1.

The Property Strategy Implementation Plan identifies an estimated budget allocation of $204,000 over the first 4 years for the administrative costs associated with the transactions.

Economic Implications

Nil

Environmental Implications

Nil

Risk Analysis

Decisions relating to the disposal and acquisition of property must be undertaken in accordance with the *Local Government Act 1995* and *Local Government (Functions and General) Regulations 1996*. Failure to manage disposal and transactions in accordance with the Act and Regulations would result in a breach.

Strategic Implications

The following community outcomes from the City of Mandurah Strategic Community Plan 2024 – 2044 is relevant to this report:

Leadership:
- Responsible, transparent, value for money delivery of well planned, sustainable, projects, programs and services.

Economy:
- Local jobs to retain our people and attract skilled workers
- A diversified economy that supports growth sectors
- Well-planned, sustainable urban development
- A thriving city that residents are proud to call home and people want to visit
- A supportive business environment where investment is encouraged, and entrepreneurship
- prospers.

Confirmed

Conclusion

The City strives to manage its finances adequately and maintain expenditure within budget to ensure services that have been approved through the budget process are fully funded. It is recommended that Council receive the Monthly Financial Report, the Schedule of Accounts and approve the budget variations. Additionally, Council is requested to consider the disposal and acquisition of properties and approve the Chief Executive Officer to progress the process as outlined in the Report and Confidential Attachments.

NOTE:

- Refer ***Attachment 8.1*** ***Monthly Financial Report***
  Attachment 8.2 ***Schedule of Accounts (electronic only)***
  Confidential Attachment 8.3 ***Property Strategy - Disposal***
  Confidential Attachment 8.4 ***Property Strategy - Land Acquisition List***

RECOMMENDATION

That Council:

1 Receives the Financial Report for September 2024 as detailed in Attachment 8.1 of the report.

2 Receives the Schedule of Accounts for the following amounts as detailed in Attachment 8.2 of the report:

Total Municipal Fund	**$**	**6,777,703.43**
Total Trust Fund	**$**	**0.00**
	$	**6,777,703.43**

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

3.1 Unbudgeted operating expenditure of $40,000* Reinviting nature back in Dawesville Urban Greening Grant Program Round Two.
- **To be funded from new operating grant revenue from WALGA of $40,000***

3.2 Unbudgeted operating expenditure of $84,851 * Stronger Suburbs Cocoon Project.
- **To be funded from new operating grant revenue from Department of Justice of $84,851*.**

3.3 Unbudgeted operating expenditure of $54,848* for additional 0.5 FTE (Community Development Officer) as per the Community Safety Strategy approved 23/07/2024 Minute G.3/07/24.
- **To be funded from the Community Safety Reserve $54,848*.**

3.4 Unbudgeted capital expenditure of $30,000* for Two New Dedicated Document Scanners - Information Management.
- **To be funded via an increase in operating deficit, that will be offset by savings to be identified at the budget review process.**

3.5 Unbudgeted capital expenditure of $495,000* for Lake Lawns Cemetery Fire Damage Building and Fleet Replacement.
- **To be funded from Insurance proceeds of $449,000 and Fleet reserve of $46,000*.**

4 Approves the Chief Executive Officer to commence the disposal of properties in accordance with Section 5.38 of the Local Government Act 1995 for the properties listed in Confidential Attachment 8.3.

Confirmed

5 Approves the transfer of all funds in the Transform Mandurah Funding Program Reserve of $925,969 to the City Centre Land Acquisition Reserve which is for the purposes of future property acquisitions within the City Centre Area.

6 Approves the advertising of the change of purpose for the money in the Transform Mandurah Funding Program Reserve for 1 month as required by the Local Government Act 1995 section 6.11(2)(b)*.

7 Approves the closure of the Transform Mandurah Funding Program Reserve.

8 Approves the Chief Executive Officer to pursue the purchase of Site 18 as per Confidential Attachment 8.4 subject to further due diligence being undertaken.

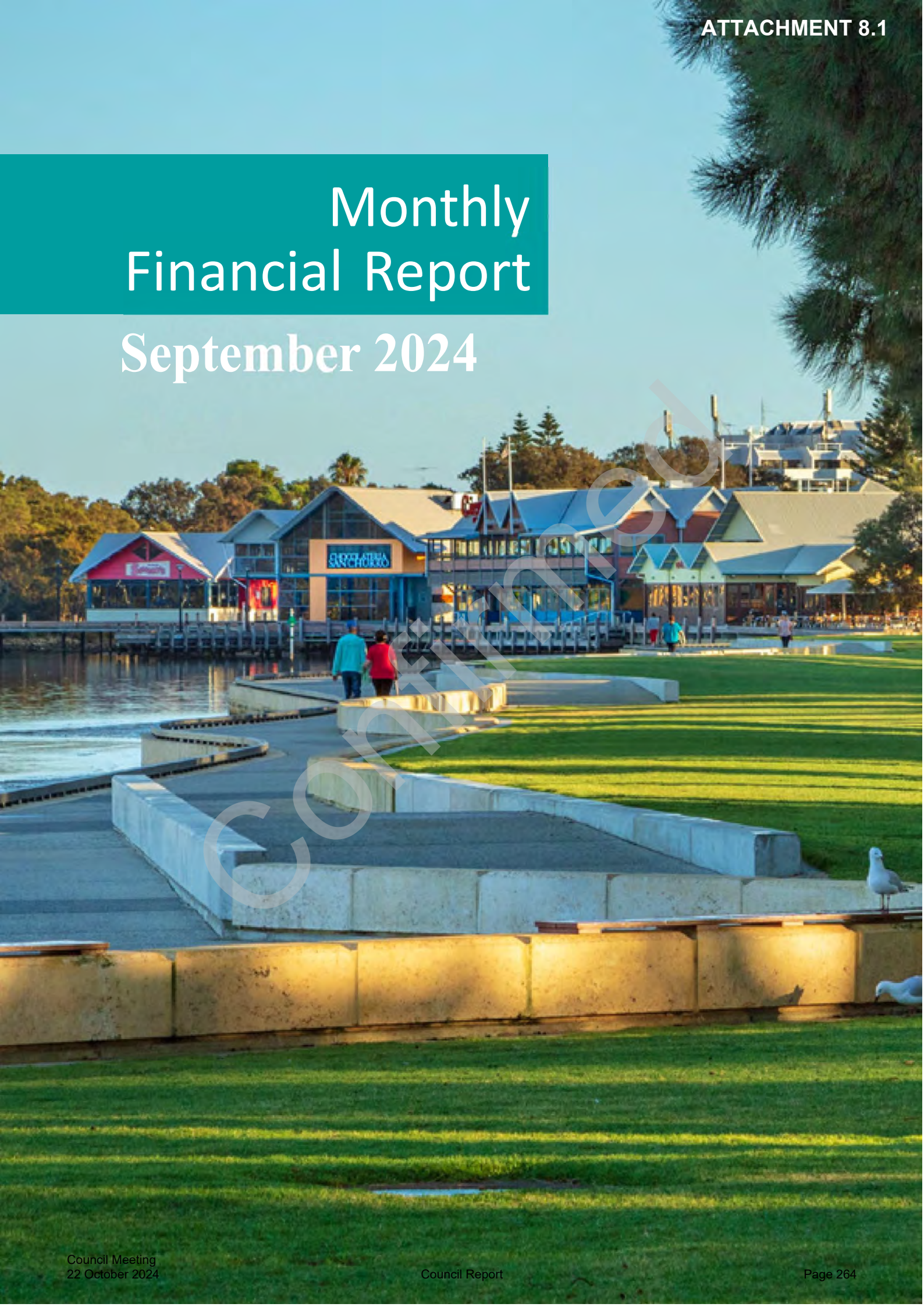
9 Note that Site 19 as per Confidential Attachment 8.4 is subject to a business case on the proposed acquisition and use to be presented to Council.

ABSOLUTE MAJORITY REQUIRED

Confirmed

Monthly Financial Report

September 2024



Confirmed

City of Mandurah
September 2024

$479K ▼

Estimated surplus/deficit at 30 June 2025 with proposed budget amendments

$95.7M ▼

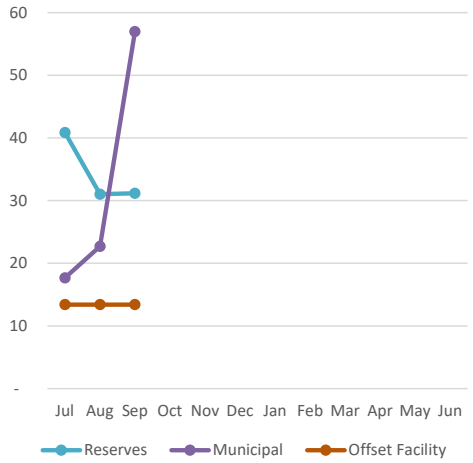
Year to Date Actual Surplus

Executive Summary

- Actual Rates Raised $97.1M
- Actual Rates Received $39.3M (39% collected)
- Actual Operating Revenue $121.7M
- Actual Capital Revenue $2.7M
- Actual Operating Expenditure $33.7M
- Actual Capital Expenditure $7.2M
- Actual Proceeds from Sale of Assets $354K

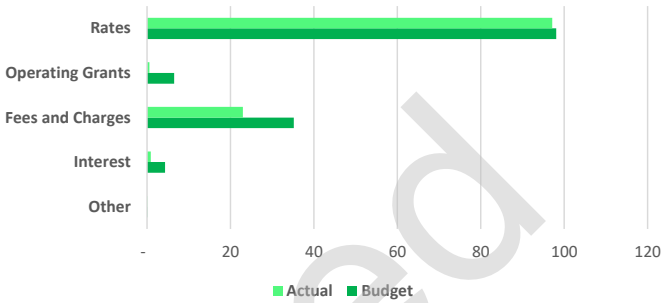
Investments

$ Millions



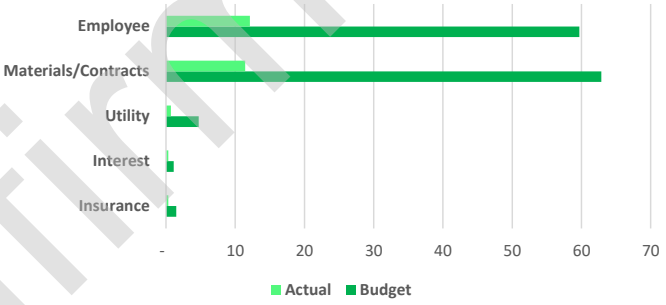
Year to Date Revenue Actuals Compared to Annual Budget

$ Millions

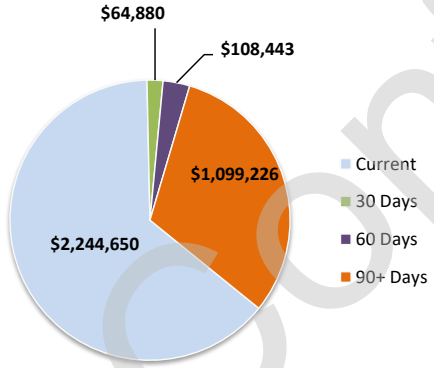


Year to Date Expenditure Actuals Compared to Annual Budget

$ Millions



Sundry Debtors Outstanding



Rates Outstanding

258	Properties with >$10K outstanding ▼
2133	Properties $3K to $10K outstanding ▼
0	Properties commenced legal action in 23/24 =
$2.24M	Estimated Value of Rates Exemptions =

Grants Received in 24/25 year

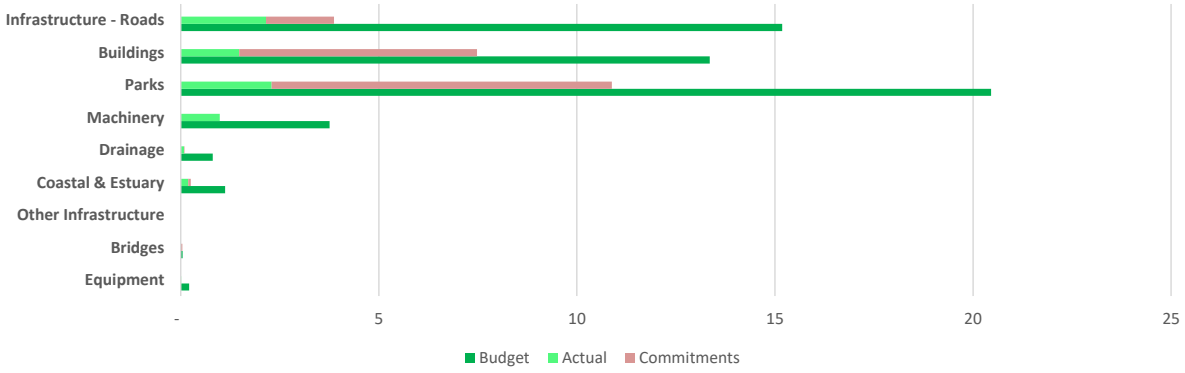
12.76% Grants received - Accrual Basis

Tenders - September 2024

4 Tenders accepted/rejected during the month through CEO delegation

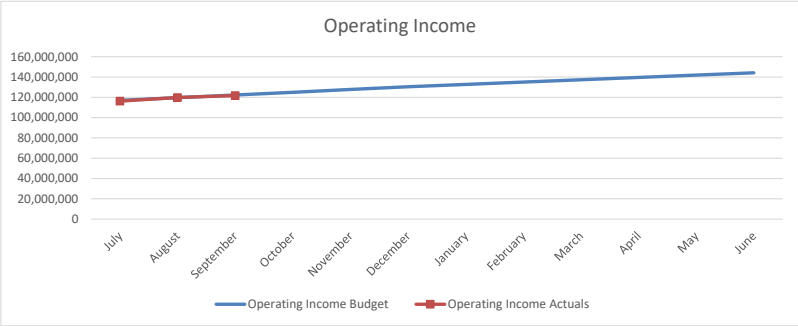
Year to Date Capital Actuals Compared to Annual Budget*

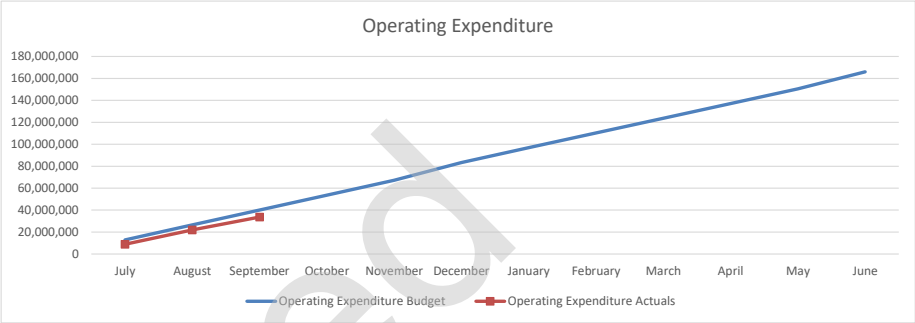
$ Millions

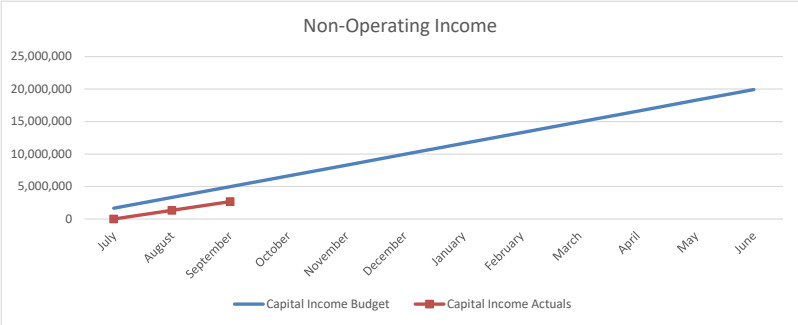


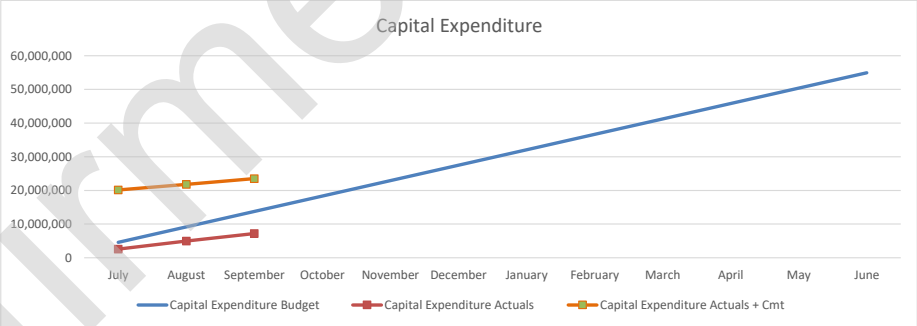
*Commitments are raised based on contract amounts. Contracts may span multiple financial years causing commitments to display over the total budget for the year.

Confirmed


Operating Income
160,000,000
140,000,000
120,000,000
100,000,000
80,000,000
60,000,000
40,000,000
20,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Operating Income Budget
Operating Income Actuals


Operating Expenditure
180,000,000
160,000,000
140,000,000
120,000,000
100,000,000
80,000,000
60,000,000
40,000,000
20,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Operating Expenditure Budget
Operating Expenditure Actuals


Non-Operating Income
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Capital Income Budget
Capital Income Actuals


Capital Expenditure
60,000,000
50,000,000
40,000,000
30,000,000
20,000,000
10,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Capital Expenditure Budget
Capital Expenditure Actuals
Capital Expenditure Actuals + Cmt

Confirmed

CITY OF MANDURAH

MONTHLY FINANCIAL REPORT
For the Period Ended 30 September 2024

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Confirmed

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2024

BY NATURE OR TYPE

	Ref Note	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		$	$	$	$	%	
Opening Funding Surplus / (Deficit)		600,000	600,000	**749,916**	149,916	24.99%	
Revenue from operating activities							
Rates		98,083,897	97,408,897	**97,140,939**	(267,958)	(0.28%)	
Operating grants, subsidies and contributions		6,489,192	1,626,298	**584,892**	(1,041,406)	(64.04%)	▼
Fees and charges		35,192,243	22,138,503	**22,950,991**	812,488	3.67%	
Interest earnings		4,301,430	1,075,357	**881,126**	(194,231)	(18.06%)	▼
Other revenue		79,170	19,792	**75,454**	55,662	281.23%	▲
Profit on disposal of assets		-	-	**78,289**	78,289	100.00%	▲
		144,145,932	**122,268,847**	**121,711,691**	(557,156)	-0.46%	
Expenditure from operating activities							
Employee costs		(59,696,632)	(12,581,645)	**(12,116,350)**	465,295	3.70%	
Materials and contracts		(62,889,386)	(16,663,543)	**(11,453,964)**	5,209,579	31.26%	▲
Utility charges		(4,740,088)	(1,185,021)	**(712,206)**	472,815	39.90%	▲
Depreciation on non-current assets		(35,205,988)	(8,801,497)	**(8,709,089)**	92,408	1.05%	
Interest expenses		(1,122,702)	(280,675)	**(327,444)**	(46,769)	(16.66%)	▼
Insurance expenses		(1,476,656)	(369,164)	**(342,763)**	26,401	7.15%	
Loss on disposal of assets	1(a) & 4	-	-	**(7,807)**	(7,807)	100.00%	▼
		(165,131,452)	**(39,881,545)**	**(33,669,623)**	6,211,922	15.58%	
Non-cash amounts excluded from operating activities	1(a)	35,443,133	8,860,783	**8,841,784**	(18,999)	(0.21%)	
Amount attributable to operating activities		**14,457,613**	**91,248,085**	**96,883,852**	5,635,767	(6.18%)	
Investing activities							
Non-operating grants, subsidies and contributions		19,065,271	4,766,318	**2,675,941**	(2,090,377)	(43.86%)	▼
Proceeds from disposal of assets	4	7,858,390	1,964,598	**353,578**	(1,611,019)	(82.00%)	▼
Payments for property, plant and equipment	6	(54,937,361)	(15,215,926)	**(7,191,103)**	8,024,823	52.74%	▲
Amount attributable to investing activities		**(28,013,700)**	**(8,485,010)**	**(4,161,584)**	4,323,426	50.95%	
Non-cash amounts excluded from investing activities	1(b)	(2,325,976)	(2,325,976)	**(1,053,070)**	1,272,906	(54.73%)	
Amount attributable to investing activities		**(30,339,676)**	**(10,810,986)**	**(5,214,654)**	5,596,333	51.77%	
Financing Activities							
Proceeds from new debentures	7	4,650,000	-	-	0	0.00%	
Unspent Loans Utilised		1,749,059	-	-	0	0.00%	
Repayment of debentures	7	(4,332,703)	(1,083,176)	**(1,234,914)**	(151,738)	(14.01%)	▼
Payment of lease liability		(576,642)	(144,160)	**(94,040)**	50,120	34.77%	▲
Proceeds from new interest earning liability		461,000	115,250	-	(115,250)	(100.00%)	▼
Principal elements of interest earning liability		(949,701)	(237,425)	**(224,761)**	12,664	5.33%	
Transfer from reserves	8	21,498,053	5,058,682	**5,058,682**	0	0.00%	
Transfer to reserves	8	(7,666,347)	(245,879)	**(245,879)**	0	0.00%	
Amount attributable to financing activities		**14,832,720**	**3,463,292**	**3,259,088**	(204,204)	5.90%	
Closing Funding Surplus / (Deficit)	1(d)	**(449,344)**	**84,500,391**	**95,678,203**	11,177,812	13.23%	

Confirmed

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Actual and YTD Budget data as per the adopted materiality threshold.
Refer to Note 13 for an explanation of the reasons for the variance.
This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

NOTE 1
STATEMENT OF FINANCIAL ACTIVITY INFORMATION

(a) Non-cash items excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with Local Government (Financial Management) Regulation 1996.

Non-cash items excluded from operating activities	Notes	Annual Budget	YTD Budget (a)	YTD Actual (b)
		$	$	$
Adjustments to operating activities				
Less: Profit on asset disposals		-	-	(78,289)
Movement in liabilities associated with restricted cash		237,145	59,286	83,284
Movement in employee benefit provisions (non-current)		-	-	119,894
Add: Loss on asset disposals	4	-	-	7,807
Add: Depreciation on assets		35,205,988	8,801,497	8,709,089
Total non-cash items excluded from operating activities		**35,443,133**	**8,860,783**	**8,841,784**

(b) Non-cash items excluded from investing activities

The following non-cash revenue and expenditure has been excluded from investing activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.

Adjustments to investing activities				
Movement in non current liabilities for transfers to acquire or construct non-financial assets to be controlled by the entity				
Movement in current liabilities for transfers to acquire or construct non-financial assets to be controlled by the entity associated with restricted cash		(2,325,976)	(581,494)	(1,053,070)
Total non-cash amounts excluded from investing activities		**(2,325,976)**	**(581,494)**	**(1,053,070)**

(c) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with regulation 32 of the Local Government (Financial Management) Regulations 1996 to agree to the surplus/(deficit) after imposition of general rates.

		Budget Closing 30 Jun 2024	Budget Closing 30 Jun 2025	Year to Date 30 Sep 2024
Adjustments to net current assets				
Less: Reserves - restricted cash		(50,429,303)	(62,300,778)	(65,743,855)
Less: Unspent loans		(310,134)	(2,124,066)	(2,109,715)
Less: Other receivables		-	-	(10,000)
Less: Clearing accounts		-	-	29,831
Add: Borrowings	7	4,709,990	4,082,703	4,082,302
Add: Other liabilities		1,115,424	1,115,424	5,406,937
Add: Lease liability		1,034,492	1,731,395	187,617
Add: Provisions - employee		5,020,443	1,818,111	4,648,231
Add: Loan Facility offset		-	-	13,400,000
Total adjustments to net current assets		**(38,859,088)**	**(55,677,212)**	**(40,108,652)**

(d) Net current assets used in the Statement of Financial Activity

Current assets				
Cash and cash equivalents	2	69,854,029	84,324,753	87,279,921
Rates receivables	3	3,598,072	2,368,839	68,277,769
Receivables	3	493,585	2,025,523	11,543,750
Other current assets		1,638,336	1,690,059	4,495,463
Less: Current liabilities				
Payables		(17,243,936)	(12,037,496)	(16,886,959)
Borrowings	7	(4,709,990)	(4,082,703)	(4,082,302)
Interest earning liabilities		-	-	(695,257)
Unspent non-operating grant, subsidies and contributions liability		-	(7,823,334)	(4,096,191)
Lease liabilities		(1,034,492)	(1,731,395)	(187,617)
Provisions		(13,736,516)	(9,506,379)	(9,861,723)
Less: Total adjustments to net current assets	1(c)	(38,859,088)	(55,677,212)	(40,108,652)
Closing Funding Surplus / (Deficit)		**0**	**(449,344)**	**95,678,203**

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

Confirmed

OPERATING ACTIVITIES
NOTE 2
CASH AND INVESTMENTS

	Total Amount	Interest rate	Total Interest Earnings at Maturity Date	Institution	S&P rating	Deposit Date	Maturity Date	Term days
	$	$	$	$				
Cash on hand								
Westpac Municipal Bank Account (inc. Bonds Investments & Notice Savers)	47,859,536	Variable		Westpac	AA-	NA	NA	
	47,859,536							
Municipal Investments								
WBC TD 100	3,038,867	5.14%	38,867	Westpac	AA-	21/08/2024	21/11/2024	92
WBC TD 101	3,038,867	5.14%	38,867	Westpac	AA-	21/08/2024	21/11/2024	92
WBC TD 102	3,038,867	5.14%	38,867	Westpac	AA-	21/08/2024	21/11/2024	92
NAB TD 103	3,036,616	4.95%	36,616	NAB	AA-	13/09/2024	12/12/2024	90
NAB TD 104	3,048,822	4.95%	48,822	NAB	AA-	13/09/2024	11/01/2025	120
NAB TD 105	3,062,055	5.00%	62,055	NAB	AA-	19/09/2024	17/02/2025	151
WBC TD 106	3,037,921	5.07%	37,921	Westpac	AA-	19/09/2024	19/12/2024	91
WBC TD 107	3,038,338	5.07%	38,338	Westpac	AA-	26/09/2024	27/12/2024	92
NAB TD 108	3,049,315	5.00%	49,315	NAB	AA-	26/09/2024	24/01/2025	120
	9,116,601							
Reserve Investments								
Muni 10 (reclassified)	31,340	3.50%	274	ANZ	AA-	1/07/2024	1/10/2024	92
Reserve 42 - 36-976-7906	3,368,289	5.10%	83,979	NAB	AA-	17/06/2024	17/12/2024	183
Reserve 44 - 70-586-3025	3,382,683	5.00%	68,108	NAB	AA-	24/09/2024	21/02/2025	150
Reserve 45 - 70-568-6989	3,377,828	5.00%	68,010	NAB	AA-	24/09/2024	21/02/2025	150
Reserve 47 - B33713404.106	4,410,974	4.78%	51,948	CBA	AA-	15/07/2024	14/10/2024	91
Reserve 48 - B33713404.106	6,595,075	4.78%	77,670	CBA	AA-	15/07/2024	14/10/2024	91
Reserve TD WBC 1 - 032-108 267862	3,538,462	5.18%	45,604	Westpac	AA-	18/07/2024	18/10/2024	92
Reserve TD WBC 2 - 032-108 267897	3,233,875	5.18%	41,679	Westpac	AA-	18/07/2024	18/10/2024	92
Reserve TD WBC 3 - 032-108 267926	3,233,875	5.18%	41,679	Westpac	AA-	18/07/2024	18/10/2024	92
	31,172,401							
Total Municipal and Reserve Funds	**88,148,538**		**868,617.17**					

Interest revenue	
Investment Interest Accrued	349,366
Investment Interest Matured	328,801
Rates Interest	202,960
	881,126

Interest Earned
$881,126

Loan Offset Facility	Amount	Interest rate on loans	Interest Saved	YTD Interest Saved
Westpac	13,400,000	6.15%	19,468	55,110

KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments highly liquid investments with original maturities of twelve months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Total Municipal Cash	Unrestricted
$101.55 M	$70.38 M

Confirmed

OPERATING ACTIVITIES
NOTE 3
RECEIVABLES

Rates Receivable	30-Jun-24	30-Sep-23	30 Sep 24
	$		$
Opening Arrears Previous Years	1,925,935	1,925,935	3,721,461
Rates levied	93,175,787	92,535,152	97,140,939
Less - Collections to date	(91,380,262)	(50,119,500)	(39,301,775)
Equals Current Outstanding	**3,721,461**	**44,341,587**	**61,560,625**
Net Rates Collectable	**3,721,461**	**44,341,587**	**61,560,625**
% Collected	96.1%	53.1%	39%

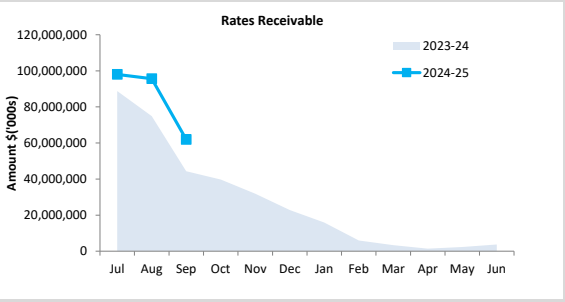
	30 Sep 23	30 Sep 24
- No. of Legal Proceedings Commenced for the financial year	0	0
- No. of properties > $10,000 outstanding	166	258
- No. of properties between $3,000 and $10,000 outstanding	801	2133
- Value of Rates Concession	48,752	49,247
- Estimated Value of Rates Exemptions	2,222,551	2,243,551

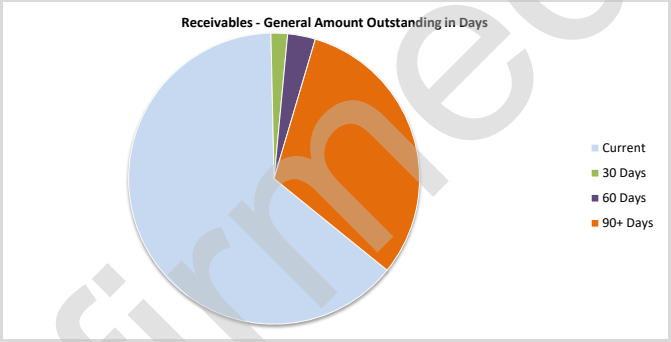
Receivables - General	30-Sep-23	Current	30 Days	60 Days	90+ Days	30 Sep 24
	$	$	$	$	$	$
Balance per Trial Balance						
Sundry receivable	279,779	1,220,240	19,905	63,138	242,209	1,545,492
Recreation Centres	173,357	74,084	910	2,381	34,925	112,300
Mandurah Ocean Marina	(121,242)	598,614	0	0	0	598,614
GST receivable	1,032,849	334,817	0	0	0	334,817
Allowance for impairment of receivables	(192,969)	0	0	0	(215,611)	(215,611)
Infringements	868,853	16,895	44,065	42,924	1,037,703	1,141,587
Total Receivables General Outstanding	**2,040,628**	**2,244,650**	**64,880**	**108,443**	**1,099,226**	**3,517,200**
Percentage		63.8%	1.8%	3.1%	31.3%	

Other Receivables	30-Sep-23	Current	30 Days	60 Days	90+ Days	30 Sep 24
	$	$	$	$	$	$
Balance per Trial Balance						
Pensioners rates and ESL deferred	5,310,249	0	0	0	8,506,546	8,506,546
Other Receivables	3,364,042	0	0	0	6,752,564	6,752,564
Total Other Receivables Outstanding	**8,674,291**	**0**	**0**	**0**	**15,259,110**	**15,259,110**
Percentage		0%	0%	0%	100%	

KEY INFORMATION

Rates and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of rates and other receivables is reviewed on an ongoing basis. Other receivables that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.





Collected	Rates Due
39%	$61,560,625

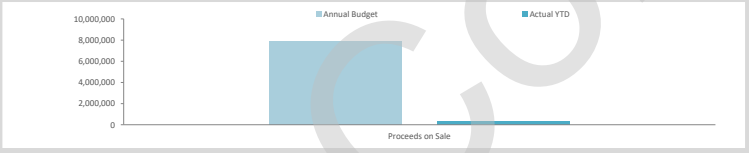
Debtors Due	Over 30 Days	Over 90 Days
$3,517,200	36%	31%

Confirmed

OPERATING ACTIVITIES
NOTE 4
DISPOSAL OF ASSETS

			Budget				YTD Actual			
Asset	Asset ID	Asset Owner	Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
			$	$	$	$	$	$	$	$
Land										
Land			7,000,000	7,000,000	0	0	0	0	0	0
					0	0	0	0		
Light Passenger Vehicles - Replacement										
MH9326A - TOYOTA RAV4 CV	C06818		0	0	0	0	14,285	18,896	4,611	0
Light Commercial Vehicles - Replacement										
MH2485B - FORD RANGER CC XL	U05419		0	0	0	0	19,415	25,941	6,526	0
MH0619B - FORD RANGER PU MK11	U07719		0	0	0	0	21,555	21,169	0	(386)
MH2014B - FORD RANGER PU XL	U08120		0	0	0	0	21,585	23,222	1,637	0
MH8958A - HOLDEN COLORADO LS	U04018		0	0	0	0	14,877	17,574	2,697	0
Trucks & Buses Replacements										
MITSUBISHI CANTER MH380Y	T017	Parks Central	26,320	26,320	0	0	0	0	0	0
HINO 917 MH958Y	T036	Parks North	29,606	29,606	0	0	0	0	0	0
ISUZU FVR 1000 MH954Y	T009	Civil Construction	65,907	65,907	0	0	0	0	0	0
HINO 1426 MH200W	T022	Civil Maintenance	36,504	36,504	0	0	0	0	0	0
HINO GH1728 MH637Y	T038	Civil Construction	68,383	68,383	0	0	0	0	0	0
TOYOTA HIACE MH381Z	T042	Youth Development	12,699	12,699	0	0	0	0	0	0
MITSUBISHI ROSA MH319W	T046	Place & Community	49,655	49,655	0	0	0	0	0	0
Trailers										
PARK BODY BOXTOP MH76936	V039	Parks Central	2,876	2,876	0	0	0	0	0	0
SOUTHWEST MOWING MH74395	V007	Parks Central	784	784	0	0	0	0	0	0
BARTCO VMS TRAILER	V102	City traffic	4,910	4,910	0	0	0	0	0	0
Parks & Mowers										
NEW HOLLAND 3050 TRACTOR MH761X	P602	Parks Assets	17,116	17,116	0	0	0	0	0	0
KUBOTA TRACTOR L5740 MH403Y	P603	Parks South	25,461	25,461	0	0	0	0	0	0
KUBOTA RTV UTILITY MH0708B	U10519	Parks South	5,010	5,010	0	0	0	0	0	0
KUBOTA RTV UTILITY MH0709B	U10619	Parks Assets	5,010	5,010	0	0	0	0	0	0
MH8763A KUBOTA-OUTFRONT MOWER 72	M02118		0	0	0	0	8,000	9,821	1,821	0
MH8762A KUBOTA OUTFRONT MOWER 60	M03018		0	0	0	0	8,000	11,151	3,151	0
MH9813A KUBOTA OUTFRONT MOWER 60	M03119		0	0	0	0	9,295	8,499	0	(796)
Minor Equipment >$5000										
Miscellaneous Equipment										
GENELITE GENERATOR PLG-CM550S	P63820	Recreation Services	91,287	91,287	0	0	0	0	0	0
COLUMBUS ARA66	P63218	Recreation Services	8,040	8,040	0	0	0	0	0	0
Carryovers - Light Passenger Vehicles										
MH9971A - SUBARU - XV	C00219		32,153	11,624	0	(20,529)	11,096	21,769	10,673	0
MH1502B - SUBARU - XV	C01420		0	0	0	0	11,752	16,396	4,644	0
MH7641A - HYUNDAI - SANTE FE	C01718		0	0	0	0	15,836	14,123	0	(1,713)
MH2651B - TOYOTA - COROLLA	C02320		0	0	0	0	12,840	18,951	6,111	0
MH1084B - TOYOTA - RAV4	C04419		0	0	0	0	12,078	20,487	8,409	0
MH1224B - KIA - SPORTAGE	C05619		0	0	0	0	12,118	14,578	2,460	0
MH1056B - HYUNDAI - TUSCON	C07919		0	0	0	0	12,335	12,305	0	(30)
MH0363B - SUBARU - XV	C08019		0	0	0	0	14,241	15,259	1,018	0
TOYOTA PRIUS-C	C07019		33,282	12,400	0	(20,882)	0	0		
									0	0
Carryovers - Light Commercial Vehicles									0	0
MH2737B - FORD - RANGER	U03220		42,027	24,053	0	(17,974)	21,775	18,571	0	(3,204)
MH1075B - TOYOTA - HIACE	U03919		0	0	0	0	14,904	34,951	20,047	0
MH2301B - HOLDEN - COLORADO	U06919		0	0	0	0	17,815	22,298	4,483	0
									0	0
Carryovers - Trucks and Buses									0	0
MH252U - Hino - T003 - MH252U-HINO - 917 300	T003		120,000	26,912	0	(93,088)	0	0	0	0
Hino - 917 3	T008		120,000	26,674	0	(93,326)	0	0	0	0
Hino - 917 3	T021		120,000	26,912	0	(93,088)	0	0	0	0
Hino - 300-917-KEVREK-1500	T024		140,000	25,804	0	(114,196)	0	0	0	0
Hino - 917 3	T033		120,000	26,674	0	(93,326)	0	0	0	0
MERCEDES SPRINTER	C00718		63,500	45,500	0	(18,000)	0	0	0	0
HINO - FG1628 5	T006		219,975	44,376	0	(175,600)	0	0	0	0
HINO-500-FG1628-HIAB-088	T026		301,045	48,954	0	(252,092)	0	0	0	0
NISSAN - PK16 28	T002		216,975	44,443	0	(172,533)	0	0	0	0
									0	0
Carryovers - Parks and Mowers									0	0
Kubota - OUTFRONT MOWER 72 F369	M00219		46,350	7,500	0	(38,850)	0	0	0	0
Kubota - OUTFRONT MOWER 72 F369	M03416		46,350	7,500	0	(38,850)	0	0	0	0
Kubota - OUTFRONT MOWER 60 F369	M01619		45,530	7,500	0	(38,030)	0	0	0	0
Kubota - OUTFRONT MOWER 60 F369	M01019		45,530	7,500	0	(38,030)	9,295	7,617	0	(1,678)
Kubota - OUTFRONT MOWER 72 F369	M02419		46,350	7,500	0	(38,850)	0	0	0	0
KUBOTA - OUTFRONT MOWER 72 CAB	M01419		75,340	7,000	0	(68,340)	0	0	0	0
			9,283,975	**7,858,390**	**0**	**(1,425,585)**	**283,097**	**353,578**	**78,289**	**(7,807)**

KEY INFORMATION



Proceeds on Sale		
Annual Budget	YTD Actual	%
$7,858,390	$353,578	4%

Confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2024

NOTE 5
TENDERS/QUOTES AWARDED FOR THE MONTH

CEO delegation – accepted/rejected tenders during the month
Awarded under Financial Authorisation $250,000 and above

Tender code	Tender Description	Company Awarded to	Contract Term	Contract Amount
T07-2024	Commercial Pool Maintenance	Aquatic Services WA Pty Ltd	Period of three years with one option to extend for a further two years	$556,624
T08-2024	Artesian Bore Construction - Dawesville	Welltechnics Pty Ltd T/As Darling Downs Drilling	Upon Supply of Requirements with a Date for Practical Completion of twelve weeks from award	$246,006
T09-2024	Provision of Tree Watering Services	Decline all offers	n/a	n/a
T13-2024	CCTV Installation and Maintenance Services	Decline all offers	n/a	n/a

Confirmed

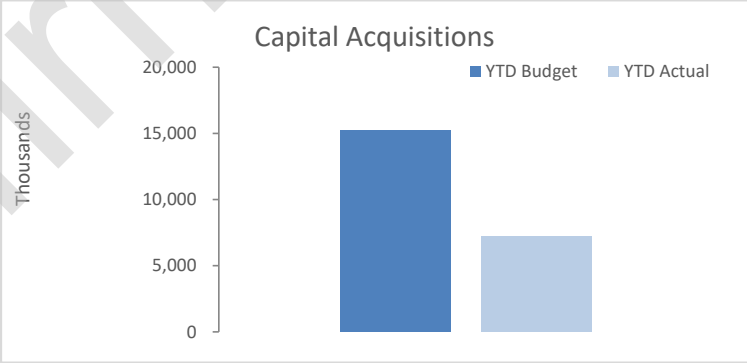
INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS

Capital Acquisitions	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	YTD Actual Variance
	$		$	$	$
Buildings	9,903,028	13,355,118	3,703,953	1,476,098	(2,227,855)
Equipment	200,500	209,666	59,291	9,166	(50,125)
Machinery	1,800,631	3,759,240	963,437	986,619	23,182
Infrastructure - Roads	10,659,968	15,184,468	4,227,834	2,153,941	(2,073,893)
Parks	13,663,708	20,455,650	5,615,476	2,294,259	(3,321,218)
Drainage	675,720	806,594	224,312	83,054	(141,258)
Coastal & Estuary	946,500	1,119,788	409,913	187,966	(221,946)
Capital Expenditure Totals	**37,850,055**	**54,937,361**	**15,215,926**	**7,191,103**	**(8,024,823)**
Capital Acquisitions Funded By:					
	$		$	$	$
City of Mandurah Contribution	**12,978,686**	**14,970,809**	**10,235,010**	**6,375,663**	(3,859,347)
Capital grants and contributions	**14,108,173**	**19,065,271**	**4,766,318**	**2,675,941**	(2,090,377)
Borrowings	**4,650,000**	**6,399,060**	-	**(1,234,914)**	(1,234,914)
Other (Disposals & C/Fwd)	**449,567**	**858,391**	**214,598**	**353,578**	138,981
Cash Backed Reserves					
Asset Management Reserve	**5,083,629**	**11,246,106**	-	-	-
Sanitation Reserve	**580,000**	**972,141**	-	-	-
Unspent Grants & Contributions Reserve	-	-	-	**(2,404,749)**	(2,404,749)
Plant Reserve	-	**1,425,584**	-	**1,425,584**	1,425,584
Capital Funding Total	**37,850,055**	**54,937,361**	**15,215,926**	**7,191,103**	**(8,024,823)**

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

KEY INFORMATION



Acquisitions	Annual Budget	YTD Actual	% Spent
	$54.94 M	**$7.19 M**	**13%**

Capital Grant	Annual Budget	YTD Actual	% Received
	$19.07 M	**$2.68 M**	**14%**

Confirmed

INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS (CONTINUED)

Capital Expenditure Total

Level of Completion Indicators

0%
20%
40%
60%
80%
100%
Over 100%

Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

Level of completion indicator, please see table at the end of this note for further detail.

	Account Description	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
	Land						
	Buildings						
	750695 Waste Management Centre Upgrade Fire Fighting Infrastructure	375,000	529,929	147,879	27,129	502,800	Construction to commence Q2
	750660 Waste Management Centre Tipping Shed	155,000	328,933	97,229	19,994	308,939	Construction to commence Q4
	750761 Administration Centre Facade Renewal	250,000	281,922	94,422	31,922	250,000	Construction to commence Q3
	750762 Administration Centre Refurbishment	50,000	0	0	0	0	Design Only
	750763 Asbestos Removal Program	30,000	31,298	8,798	1,298	30,000	Construction to commence Q3
	750741 Avalon Foreshore Ablution Renewal	500,000	535,750	160,750	35,750	500,000	Construction to commence Q3
	750764 Billy Dower Youth Centre Grandstand Stair Demolition	100,000	112,782	37,782	13,592	99,190	Construction to commence Q3
	750765 EMCC Pottery Place Ceiling Renewal	60,000	68,972	23,972	8,972	60,000	Construction complete. Finances to be finalised
	750643 Falcon Family Centre Upgrade	50,000	68,159	30,659	18,159	50,000	Construction to commence Q3
	750766 Falcon Pavilion Storage Upgrade	20,000	38,159	23,159	18,159	20,000	Construction to commence Q3
	750767 Mandurah Seniors Dining Kitchen Separation Wall New	30,000	37,058	14,558	7,058	30,000	Construction to commence Q4
	750768 Merlin Street Reserve Shed Demolition	30,000	31,316	8,816	1,316	30,000	Construction to commence Q2
	750769 MPAC Access and Operational Safety Upgrades	240,000	275,768	95,768	35,768	240,000	Construction to commence Q3
	750770 MPAC Entry Door Renewal	25,000	32,849	14,099	7,849	25,000	Design Only
	750771 MPAC Fire Detection and Protection System Upgrade	350,000	401,153	138,653	51,153	350,000	Construction to commence Q3
	750772 MPAC Roof & External Cladding Renewal	150,000	164,278	51,778	37,150	127,128	Design Only
	750773 Rushton Park Kiosk Lower Level Tiling Repairs	50,000	62,800	25,300	12,800	50,000	Construction to commence Q3
	750774 Thomson Street Pavillion Office Upgrades	25,000	26,316	7,566	1,316	25,000	Construction to commence Q3
	750733 Cinema HVAC Renewal	1,300,000	1,331,922	356,922	41,442	1,290,480	Construction to commence Q4
	750732 Dawesville Community Centre	5,307,198	7,747,310	1,981,834	956,213	6,791,096	Refer to Financial Report, Key Capital Projects table
	750775 Sporting Reserve Changerooms Enhancements	100,000	100,193	25,193	193	100,000	Design Only
	750687 LED Buildings Plan	57,500	64,558	21,433	7,058	57,500	Construction to Commence Q3
	750776 Minor City Maintenance Capital Renewals	98,330	99,646	25,899	21,336	78,310	Ongoing Program
	750736 Operations Centre Redevelopment	200,000	264,300	114,300	64,300	200,000	Design Only
	750753 Facilities Switchboard Renewal Program	50,000	51,316	13,816	1,316	50,000	Construction to commence Q3
	750689 Works & Services Building Refurb	300,000	300,000	75,000	6,621	293,379	Design Only
	750712 Refurbishment of Billy Dower Youth Centre	0	12,000	3,000	11,602	398	Construction complete. Finances to be finalised
	750754 Administration Centre Refurbishment	0	133,077	42,027	33,627	99,450	Design Only
	750681 MARC Roof Repairs	0	22,060	5,515	1,500	20,560	Completed
	750756 23-24 MPAC HVAC Renewal (Design)	0	31,290	7,823	1,500	29,790	Design
	750782 CASM Front Counter	0	10,000	10,000	0	10,000	Construction to commence Q2
	750735 23-24 MPAC Minor Renewal & Upgrade Works	0	160,000	40,000	0	160,000	Ongoing Program

Confirmed

Level of completion indicator, please see table at the end of this note for further detail.

		Account Description	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
	Bridges							
	880012	Lakelands-Madora Bay Pedestrian Bridge	0	46,839	11,710	0	46,839	Design Only
	Parks							
	700478	Meadow Springs Golf Course Fence	0	48,178	12,045	1,588	46,590	Construction 20% complete
	700577	Merlin Street Reserve Activation Plan	0	759,801	247,302	39,802	719,999	Construction to commence Q2
	700589	23-24 FR Rushton Park - Tennis Centre	0	90,000	22,500	0	90,000	Construction to commence Q2
	700619	Dawesville SE Foreshore	1,023,685	1,964,783	532,409	54,951	1,909,832	Refer to Financial Report, Key Capital Projects table
	700582	Bin Enclosure Renewals	50,000	53,431	15,931	3,431	50,000	Construction to commence Q2
	700626	Lavender Gardens BMX Pump Track Renewal	138,849	154,030	49,893	15,180	138,849	Construction to commence Q2
	700627	Roy Tuckey Reserve BMX Pump Track Renewal	10,000	17,242	9,742	7,242	10,000	Design Only
	700628	Boardwalk and Beach Access Renewal Program	667,000	726,410	226,160	59,410	667,000	Construction 10% complete
	700629	Eastern Foreshore Boardwalk Renewal	200,000	270,377	120,377	83,309	187,068	Design Only
	700586	Warrungup Spring Reserve Boardwalk Renewal	650,000	717,676	230,176	72,176	645,500	Construction to commence Q3
	930044	CSRFF Small Grants Program	150,000	105,453	26,508	193	105,260	Ongoing Program 2024/25
	700575	Coodanup Foreshore Park Upgrade	862,178	1,230,363	364,317	137,443	1,092,920	Refer to Financial Report, Key Capital Projects table
	700630	Hexham Close and Bells Block Natural Areas Fencing Renewal	54,178	55,956	15,323	1,778	54,178	Construction to commence Q2
	700631	Mandurah to Madora Bay Coastal Fencing Renewal	90,678	92,711	24,702	2,033	90,678	Construction 10% complete
	700632	Minor Fencing Renewal Program	115,014	118,062	31,802	3,693	114,369	Construction to commence Q3
	930045	Major Public Artworks Major Public Artworks	90,000	90,193	22,693	30,903	59,290	Ongoing Program 2024/25
	700633	MARC Outdoor Shade Structures New	75,000	75,193	18,943	193	75,000	Construction to commence Q3
	700634	MARC Double Sided Digital Sign Renewal	140,000	156,779	51,779	16,779	140,000	Construction to commence Q2
	700583	North Mandurah Irrigation Water Supply	165,000	350,427	103,539	21,243	329,184	Construction to commence Q2
	700635	Norwich Reserve Upgrade	10,000	17,181	9,681	7,181	10,000	Design Only
	700613	Parks and Reserves Signage New Program	40,000	45,908	15,908	6,719	39,190	Construction to commence Q2
	700593	Irrigation Renewal Program	43,521	0	0	0	0	Construction 80% complete
	700636	Parks Facilities Renewal Program	159,925	189,334	69,391	29,409	159,925	Construction to commence Q2
	700637	Shade Structures Renewal Program	108,171	113,825	32,697	5,654	108,171	Construction 10% complete
	700638	Synthetic Turf Cricket Wicket Renewal Program	59,178	62,226	17,843	3,048	59,178	Construction to commence Q2
	700640	Playground Renewal Program	355,342	393,961	127,454	38,618	355,342	Construction to commence Q2
	700614	Reserve Meter Renewal Program	50,000	53,048	15,548	3,048	50,000	Construction to commence Q3
	700623	Thomson Street Netball Courts Repairs	200,000	201,460	51,460	1,460	200,000	Construction to commence Q2
	700641	Peter Street Reserve Shade Sails New	40,000	44,066	14,066	4,066	40,000	Construction 10% complete
	700642	Signage Renewal Program	40,000	46,224	16,224	6,224	40,000	Construction to commence Q2
	700643	Playground Rubber Softfall Renewal Program	54,342	62,154	21,397	7,811	54,342	Construction to commence Q2
	700625	EV Charging Stations	0	175,000	43,750	21,011	153,989	Construction to commence Q2
	700599	23-24 PR Rushton Park	0	65,668	16,417	0	65,668	Construction to commence Q2
	700514	Bortolo Fire Track Water Infrastructure	0	41,681	10,420	0	41,681	Construction to commence Q2
	700580	23-24 Blythwood Reserve	0	3,375	844	5,062	(1,687)	Construction 90% complete
	700581	23-24 Wilderness Reserve	0	3,531	883	3,531	0	Completed
	700646	Dawesville Foreshore Reserve Bollards	0	25,000	6,250	0	25,000	Construction to commence Q2
	700648	City Admin Irrigation Renewal	0	155,299	11,325	4,814	150,485	Construction to commence Q3
	700649	MBRC - Upgrade Indoor C Bowling Green Surface - CSRFF	0	44,740	0	0	44,740	Construction to commence Q2
	Roads							
	501131	Dawesville Channel SE Foreshore Upgrade	0	0	0	0	0	Refer to Financial Report, Key Capital Projects table
	501129	Trails Project	350,000	434,981	108,832	9,112	425,869	Ongoing project
	500016	Smart Street Mall Upgrade	0	0	0	0	0	Refer to Financial Report, Key Capital Projects table
	501193	23-24 TM Clarice St	0	217,037	54,259	0	217,037	Construction to commence Q4
	501194	23-24 TM Mandurah Tce/Adonis Rd	0	70,356	17,589	0	70,356	Construction to commence Q3

Confirmed

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	Account Description		Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
	501196	23-24 TM Wanjeep St	0	391,545	97,886	0	391,545	Construction to commence Q3
	501199	23-24 RR Guillardon Tce/Karringa Rd	0	405,719	101,430	220,444	185,275	Construction complete. Finances to be finalised
	501235	23-24 RC Peel Street Stage 4	0	2,665,908	666,477	840,043	1,825,865	Refer to Financial Report, Key Capital Projects table
	501239	23-24 SP Guillardon Tce/Karinga Rd	0	21,999	5,500	0	21,999	Construction complete. Finances to be finalised
	501258	23-24 Tims Thicket Waste Facility - Upgrade CCTV	0	11,100	2,775	10,509	591	Completed
	501260	Mewburn Centre Carpark Upgrade	17,000	42,794	30,044	25,794	17,000	Design Only
	501192	Falcon Coastal Shared Path	60,000	86,273	41,273	26,273	60,000	Design Only
	501263	Lake Valley Drive and Badgerup Avenue Blackspot	15,000	42,498	31,248	27,498	15,000	Design Only
	501264	Lakes Road - Murdoch Drive Blackspot	15,000	43,133	31,883	28,133	15,000	Design Only
	501265	Lynda Street and Baroy Street Blackspot	20,000	38,555	23,555	18,555	20,000	Design Only
	501266	Mercedes Avenue Blackspot	18,000	43,955	30,455	25,955	18,000	Design Only
	501267	Wanjeep Street Blackspot	15,000	40,955	29,705	25,955	15,000	Design Only
	501268	Yindana Blvd and Lake Valley Drive Blackspot	15,000	41,272	30,022	26,272	15,000	Design Only
	501269	Merlin Activation Plan	350,000	0	0	0	0	Construction to commence Q2
	501296	Caddadup Reserve Lookout Renewal	34,955	48,487	22,271	13,532	34,955	Corporate project to commence Q3
	501272	Tarragon Way Road Renewal	496,262	502,303	130,107	6,041	496,262	Construction to commence Q2
	501273	Banyon Close Road Resurface	67,000	72,023	21,773	15,400	56,623	Construction to commence Q2
	501274	Bolton Street Road Resurface	67,000	72,023	21,773	5,023	67,000	Construction to commence Q2
	501217	Everlasting Retreat Road Resurface	235,000	240,023	63,773	51,410	188,613	Construction 70% complete
	501275	Gamol Place Road Resurface	138,000	143,023	39,523	12,865	130,159	Construction to commence Q2
	501276	Haze Road Road Resurface	117,000	122,023	34,273	13,511	108,513	Construction to commence Q2
	501277	Hennessey Place Road Resurface	234,000	239,023	63,523	5,783	233,240	Construction to commence Q3
	501220	Hibiscuss Rise Road Resurface	52,000	57,023	18,023	8,575	48,448	Construction 80% complete
	501223	Maria Place Road Resurface	120,000	125,023	35,023	7,826	117,198	Construction to commence Q3
	501278	Misty Meander Road Resurface	295,000	300,023	78,773	5,863	294,160	Construction to commence Q3
	501279	Moat Street Road Resurface	45,000	50,023	16,273	5,703	44,320	Construction to commence Q2
	501280	Monang Street Road Resurface	84,000	89,023	26,023	5,023	84,000	Construction to commence Q2
	501281	Olive Road Road Resurface	250,000	255,023	67,523	5,863	249,160	Construction to commence Q3
	501282	Ormsby Terrace Road Resurface	130,000	135,023	37,523	8,064	126,959	Construction to commence Q2
	501201	Quarry Way Road Resurface	251,000	255,097	66,847	4,857	250,240	Construction to commence Q3
	501226	Rakoa Street Road Resurface	182,000	186,097	49,597	46,588	139,509	Construction 80% complete
	501283	Renison Drive Road Resurface	135,000	140,023	38,773	5,943	134,080	Construction to commence Q3
	501227	Rouse Rd Road Resurface	160,000	165,023	45,023	5,863	159,160	Construction to commence Q3
	501284	Soldiers Cove Terrace Resurface	90,000	95,023	27,523	13,673	81,350	Construction to commence Q2
	600014	Spinaway Parade Road Resurface	30,000	34,097	11,597	10,447	23,651	Construction 80% complete
	501285	Stirling Grove Road Resurface	70,000	75,023	22,523	5,623	69,400	Construction to commence Q3
	501233	Thomson St Road Resurface	273,000	278,023	73,273	6,023	272,000	Construction to commence Q3
	501286	Touchstone Drive Road Resurface	670,000	675,889	173,389	76,552	599,337	Construction 10% complete
	501287	Wattle Bird Way Road Resurface	340,000	345,191	90,191	6,111	339,080	Construction to commence Q3
	501288	Yukon Close Road Resurface	50,000	55,023	17,523	5,703	49,320	Construction to commence Q2
	501289	Pinjarra Road Upgrade Stage 5	1,485,646	0	0	0	0	Refer to Financial Report, Key Capital Projects table
	501290	Pinjarra Road Upgrade Stage 6	1,485,646	0	0	0	0	Refer to Financial Report, Key Capital Projects table
	501291	Pinjarra Road	90,000	3,167,702	871,732	106,742	3,060,959	Refer to Financial Report, Key Capital Projects table
	501292	New Street Furniture and Minor Works	50,000	55,049	17,549	5,049	50,000	Construction to Commence Q2
	501293	Shared Path Renewal Program	703,505	725,908	198,279	23,397	702,510	Construction to commence Q3
	501241	New Street Lighting Program	75,000	79,715	23,465	6,412	73,303	Ongoing Program
	501249	23-24 SP Caspar Road	100,000	251,600	62,987	225,540	26,059	Construction complete. Finances to be finalised
	501294	Decorative Streetlighting Renewal Project Design	250,000	279,128	91,628	29,128	250,000	Design Only
	501248	Sutton Farm Carpark City Contribution	770,000	772,863	195,363	2,863	770,000	Contribution Only
	501175	Traffic Management Minor Works	148,953	161,801	50,086	12,848	148,953	Construction to commence Q3
	501295	Western Foreshore Skatepark Carpark New	10,000	59,157	51,657	49,157	10,000	Design Only

Confirmed

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		Account Description	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
	700516	Yalgorup National Park	1,635,646	2,052,804	551,456	51,006	2,001,799	Refer to Financial Report, Key Capital Projects table
	501197	23-24 TM White Hill Road	0	112,562	28,141	9,558	103,004	Construction to commence Q2
	501113	SP Halls Head PSP	0	154,382	38,595	28,707	125,675	Construction to commence Q2
	501242	23-24 SL Street Lighting Renewal Program	0	10,884	2,721	11,096	(212)	Completed
	501240	23-24 Signage Renewal Program	0	1,034	259	1,034	(0)	Completed
	Drainage							
	600195	DR Hopetoun Bend Drainage Upgrade	0	62,150	15,538	42,290	19,860	Construction complete. Finances to be finalised
	600199	Drainage Minor Works	49,402	58,886	21,834	16,388	42,498	Construction to commence Q3
	600200	Harvey View Drive Drainage Upgrade	124,103	132,043	38,966	7,940	124,103	Construction to commence Q2
	600198	Mary Street Drainage Renewal	353,113	359,509	94,675	6,397	353,113	Construction to commence Q3
	600201	Oversby Street Drainage Upgrade	149,103	155,500	43,673	6,397	149,103	Construction to commence Q3
	600192	DR Cervantes Drive	0	28,005	7,001	3,641	24,364	Construction to commence Q4
	600189	DR 130 Mandurah Terrace	0	10,500	2,625	0	10,500	Construction to commence Q4
	Coastal & Estuary							
	911011	Sutton Farm Public Jetty New	364,000	364,116	91,116	116	364,000	Contribution Only
	911006	Administration Bay Entrance Seawall Renewal	107,000	125,290	45,040	18,290	107,000	Construction to commence Q2
	911007	Donnelly Gardens Seawall Repair	215,000	277,650	116,400	65,215	212,435	Construction to commence Q3
	911008	Mandurah Quay Seawall Repair	150,000	215,848	103,348	77,962	137,886	Design Only
	911009	Novara Foreshore Boat Ramp Apron Renewal	55,000	68,200	26,950	13,200	55,000	Construction to commence Q3
	911010	Novara Foreshore Erosion Protection	55,500	68,683	27,058	13,183	55,500	Construction to commence Q2
	Equipment							
	930043	Christmas Decorations Program	150,000	150,193	37,693	193	150,000	Ongoing Program 2024/25
	820195	Furniture & Equipment	50,500	59,472	21,597	8,972	50,500	Ongoing Program 2024/25
	Plant & Machinery							
	770001	Replacement Light Passenger Vehicles	0	65,434	16,359	69,144	(3,710)	Ongoing Program 2024/25
	770002	Replacement Light Commercial Vehicles	0	42,026	10,506	42,027	(1)	Ongoing Program 2024/25
	770006	Trucks and Buses	1,099,631	2,552,072	661,227	421,314	2,130,757	Ongoing Program 2024/25
	770009	Parks and Mowers	168,800	474,365	118,678	233,743	240,622	Ongoing Program 2024/25
	770010	New - Heavy Vehicles Plant and Equipment	0	0	0	0	0	Ongoing Program 2024/25
	770020	Tim's Thicket Weighbridge	0	92,701	23,175	92,775	(74)	Construction complete. Finances to be finalised
	770011	Miscellaneous Equipment	293,000	293,143	73,393	143	293,000	Ongoing Program 2024/25
	770007	Trailers	80,200	80,316	20,166	116	80,200	Ongoing Program 2024/25
	770012	New - Vehicle and Small Plant Program	159,000	159,183	39,933	127,357	31,826	Ongoing Program 2024/25
	Other Infrastructure							
	700053	Lakelands DOS Sports Specific Infrastructure	0	108,293	27,073	106,072	2,221	Construction complete. Finances to be finalised
	700055	Waterfront Project	0	9,473,805	2,429,250	1,438,175	8,035,630	Refer to Financial Report, Key Capital Projects table
	700056	Western Foreshore Recreation Precinct	0	0	0	0	0	Refer to Financial Report, Key Capital Projects table
	700576	Eastern Foreshore North and Centeral Waterfront Project	6,386,000	0	0	0	0	Refer to Financial Report, Key Capital Projects table
	Grand Total		**37,850,056**	**54,937,361**	**15,215,926**	**7,191,103**	**47,746,258**	

Confirmed

Repayments - Borrowings

Information on Borrowings		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	1 July 2024	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	$	$	$	$	$	$	$	$	$
Law, order, public safety									
Bortolo Fire Track Water Infrastructure	37,191	-	-	1,193	685	35,999	38,651	151	1,764
Community amenities					-	0	-		0
Compactor Waste Trailers and Dolly [336]	4,515	-	-	4,515	-	0	-	19	0
Waste Water Reuse [349]	57,020	-	-	5,549	18,053	51,471	42,504	856	2,845
Halls Head Ablution Block [350]	38,058	-	-	3,697	12,027	34,361	28,387	572	1,898
Halls Head Recycled Water 2019/20	132,570	-	-	4,448	10,431	128,122	126,015	2,028	5,726
Ablutions 2020/21	-	-	-	-	-	0		-	
Ablutions 2021/22	203,103	-	-	7,411	29,885	195,692	169,088	1,078	1,388
Recreation and culture					-	0	-		0
Rushton Park Redevelopment [318(ii)]	-0	-	-	-	-	-0	(0)	0	0
Meadow Springs Recreation Facility [318(iii)]	-0	-	-	-	-	-0	(0)	0	0
Mandurah Football & Sporting Club [324]	-0	-	-	-	-	-0	-	0	0
Mandurah Rugby Club [325]	-0	-	-	-	-	-0	-	0	0
Halls Head Bowling Club upgrade [331]	169,574	-	-	10,623	26,369	158,951	149,379	1,158	7,646
Parks - Falcon Bay Reserve [333(i)]	-0	-	-	-	-	-0	-	0	0
MARC Redevelopment [338]	102,920	-	-	41,385	112,912	61,535	0	1,440	4,823
MARC Redevelopment Stage 1 [340]	179,255	-	-	22,652	70,416	156,603	116,348	1,230	9,144
MARC Redevelopment Stage 2 [341]	392,054	-	-	56,375	178,583	335,679	239,807	2,197	20,944
Eastern Foreshore Wall [344]	273,833	-	-	36,018	113,550	237,815	178,274	1,908	14,345
MARC Stage 2 [345]	412,420	-	-	52,734	161,425	359,685	277,756	1,827	21,363
Falcon Bay Seawall [351]	95,681	-	-	9,988	30,140	85,692	71,479	719	4,771
MARC Solar Plan [353]	95,664	-	-	5,872	14,800	89,792	83,959	746	4,296
Novara Foreshore Development [355]	186,152	-	-	12,796	39,545	173,356	148,505	702	5,198
Falcon Bay Foreshore Upgrades [356]	191,235	-	-	13,040	30,592	178,196	165,876	482	8,579
Mandjar Square Development [358]	233,241	-	-	15,713	40,867	217,528	198,908	694	9,098
Lakelands DOS [360]	1,120,403	-	-	80,663	205,103	1,039,740	977,492	3,451	49,387
Mandjar Square Stage 3 and 4	291,739	-	-	11,915	31,005	279,823	266,434	4,449	12,686
Falcon Seawall	545,397	-	-	29,006	58,787	516,391	503,257	1,915	23,969
Novara Foreshore Stage 3	117,823	-	-	4,809	22,671	113,014	87,249	1,797	5,061
Smart Street Mall Upgrade 2019/20	293,040	-	-	10,997	54,724	282,043	240,706	4,475	2,622
Falcon Bay Foreshore Stage 3 of 4	187,265	-	-	6,806	34,446	180,459	150,122	2,861	1,461
Mandjar Square Final Stage	188,384	-	-	6,797	32,386	181,587	154,229	2,879	2,246
Falcon Skate Park Upgrade	76,034	-	-	2,631	6,475	73,403	73,174	1,163	3,233
Westbury Way North side POS Stage 3	132,586	-	-	4,443	10,411	128,144	126,069	2,028	5,726
Eastern/ Western Foreshore 2020/21	792,747	-	-	34,431	133,183	758,316	646,385	1,763	3,854
Smart Street Mall 2020/21	799,967	-	-	33,526	130,320	766,440	644,793	2,306	4,319
Novara Foreshore Stage 4	76,766	-	-	2,144	6,426	74,622	71,699	1,179	2,518
Bortolo Reserve - Shared Use Parking and Fire Track Facility	217,117	-	-	8,636	35,624	208,481	177,140	1,195	1,233
Falcon Bay Upgrade - Stage 4 of 5	202,305	-	-	8,441	32,367	193,864	166,746	541	1,240
Enclosed Dog Park	15,822	-	-	428	861	15,394	15,343	243	672
South Harbour Paving Upgrade Stage 2	38,913	-	-	1,064	2,494	37,849	37,299	598	1,530
Falcon Skate Park Upgrade 2020/21	58,055	-	-	1,605	3,621	56,451	55,835	891	2,347
Eastern/ Western Foreshore 2021/22	1,218,066	-	-	48,660	186,611	1,169,406	1,004,577	2,496	6,016
Smart Street Mall 2021/22	502,703	-	-	19,671	75,913	483,031	416,298	1,420	2,858
Enclosed Dog Park 2021/22	147,130	-	-	5,216	21,262	141,914	123,204	918	1,121
Novara Foreshore Stage 4 2021/22	186,217	-	-	6,954	27,195	179,264	155,655	791	1,308
Falcon Bay Upgrade - Stage 4 of 5 2021/22	58,893	-	-	2,244	7,802	56,649	50,584	209	708
Parks and Reserves Upgrades 2021/22	395,567	-	-	15,393	59,391	380,174	328,001	1,182	2,343
Mandurah Library Re Roofing Project	94,194	-	-	3,117	13,630	91,077	79,004	810	709
Falcon Reserve Activation Plan Stage 3	348,823	-	-	12,319	49,565	336,504	301,080	1,115	1,568
Pleasant Grove Foreshore	51,623	-	-	1,747	6,162	49,875	46,708	236	914
Kangaroo Paw Park	268,553	-	-	9,771	37,287	258,783	232,997	552	1,506
Falcon Bay Stage 5 of 5	126,597	-	-	4,322	17,734	122,275	109,609	547	655
2022/23 South Harbour Upgrades	89,027	-	-	2,714	12,435	86,313	77,183	712	477
Upgrade of Playing Surface Peelwood Parade	-	-	-		-	0	-	-	0
Bruce Cresswell Reserve	171,169	-	-	6,080	23,914	165,089	148,275	502	908
Seascapes Boardwalk	174,495	-	-	6,158	24,616	168,337	150,873	559	9,118
Mandurah Community Museum Roof and Gutters	113,391	-	-	4,046	16,077	109,345	97,914	322	524
Stage 2 of Upgrades to Peelwood Reserve	-	-	-	-	-	0	-	-	0
Smart Street Mall Upgrade	51,356	-	-	1,743	6,951	49,614	44,846	231	355
Eastern Foreshore South Precinct	-	-	-	-	-	0	-	-	0
Western Foreshore Recreation Precinct	-	-	-	-	-	0	-	-	0
2022/23 Parks and Reserves Upgrades	340,175	-	-	12,131	48,206	328,044	293,794	967	1,574
Parks & Reserves Program	3,440,409	-	1,080,000	62,673	366,102	3,377,736	4,163,395	50,025	84,716
Transport					-	0	-		0

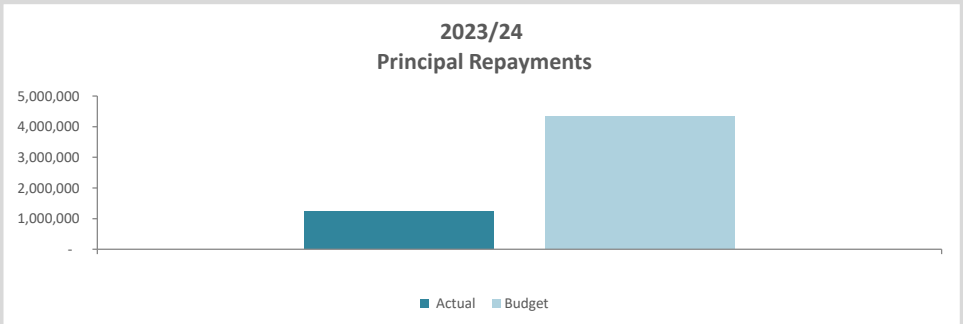
Confirmed

Repayments - Borrowings

Information on Borrowings		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	1 July 2024	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Drainage [318(iv)]	-0	-	-	-	-	-0	-	0	0
Road Construction [318(v)]	-0	-	-	-	-	-0	-	0	0
Road Construction [333(ii)]	-0	-	-	-	-	-0	-	0	0
New Pedestrian Bridge Construction [335]	3,026	-	-	3,026	-	0	-	13	0
New Road Construction [339]	89,978	-	-	29,195	97,843	60,783	(0)	1,309	4,373
New Road Construction [342]	219,081	-	-	28,745	88,802	190,336	142,653	1,099	11,356
WMC Tims Thicket [343]	37,154	-	-	4,292	14,266	32,862	23,581	554	1,854
Road Construction [346]	149,996	-	-	16,048	47,540	133,948	111,781	815	7,487
MARC Carpark [347]	113,993	-	-	11,817	36,109	102,176	84,969	993	5,689
MPAC Forecourt [348]	47,545	-	-	4,623	15,039	42,922	35,453	714	2,372
Mandurah Marina [352]	95,655	-	-	5,881	14,832	89,775	83,889	746	4,296
MARC Carpark [354]	143,480	-	-	9,181	22,247	134,300	125,832	759	6,443
Mandurah Foreshore Boardwalk Renewal [357]	212,282	-	-	14,407	36,875	197,875	180,644	660	8,532
New Road Construction [359]	589,350	-	-	40,684	103,169	548,666	517,627	1,823	25,138
Smoke Bush Retreat Footpath [361]	47,828	-	-	2,576	7,400	45,252	41,976	732	2,148
New Boardwalks 18/19	294,025	-	-	11,975	41,307	282,049	248,148	4,485	12,717
Coodanup Drive - Road Rehabilitation	58,862	-	-	2,402	16,402	56,460	33,516	898	2,501
Pinjarra Road Carpark	117,823	-	-	4,809	22,671	113,014	87,249	1,797	5,061
New Road Construction 2018/19	901,894	-	-	48,740	97,166	853,153	831,922	2,372	39,622
New Road Construction 2019/20	499,226	-	-	25,408	101,251	473,818	401,623	1,928	3,043
South Harbour Upgrade 2019/20	152,580	-	-	5,119	32,291	147,461	104,741	2,334	6,480
New Roads 2020/21	420,334	-	-	17,639	67,411	402,695	347,136	1,463	3,120
Carryover Roads 2020/21	405,571	-	-	15,598	61,213	389,973	334,653	1,353	2,200
Roads 2021/22	204,309	-	-	7,415	30,244	196,893	169,126	1,098	1,287
SP Halls Head PSP	174,495	-	-	6,158	24,616	168,337	150,873	559	847
Carparks 2021/22	135,191	-	-	4,927	19,707	130,263	113,020	715	977
RC Peel Street	96,920	-	-	2,883	13,597	94,037	83,864	846	496
Cambria Island Abutment Wall	48,598	-	-	1,832	7,019	46,766	40,912	193	366
Senior Citizens Carpark	11,154	-	-	215	213	10,939	11,580	190	529
Torcello Mews Canal PAW Renewal	87,331	-	-	2,677	12,223	84,654	75,606	683	457
MARC Carpark Additional and overflow	-	-	-	-	-	0	-	0	0
Halls Head Parade Car Park Stage 2a	45,343	-	-	1,551	2,484	43,793	45,058	129	1,593
RC Pinjarra Road Stage 4	436,464	-	-	15,792	61,129	420,671	378,006	999	2,269
Cambria Island Abutment Walls Repair	233,947	-	-	8,248	33,473	225,699	201,593	767	973
RC Pinjarra Road Stage 3	436,450	-	-	15,792	61,129	420,657	378,006	999	2,269
Halls Head Pde Beach Central CP Stage 2	85,207	-	-	2,620	11,173	82,587	74,915	647	712
Cambria Island Abutment Walls Repair	-	-	-	-	-	0	-	-	0
Roads & Drainage Program	2,365,222	-	2,700,000	43,087	234,993	2,322,135	4,819,781	34,391	58,241
Economic services					-	0	-	-	0
Mandurah Ocean Marina Chalets Refurbishment	121,889	-	-	4,612	18,123	117,277	101,464	489	769
Other property and services					-	0	-		0
IT Communications Equipment [318(i)]	-0	-	-	-	-	-0	-	0	0
Civic Building - Tuckey Room Extension	293,582	-	-	11,962	41,270	281,620	247,803	4,478	12,700
Building Renewal & Upgrades Program	1,408,979	-	720,000	25,668	145,438	1,383,311	1,982,768	20,487	34,695
Mandurah Quay Seawall Repair	0	-	150,000	-	-	0	150,000	0	0
	26,522,000	0	4,650,000	1,234,914	4,332,703	25,287,085	27,014,667	209,653	638,922
Total	26,522,000	0	4,650,000	1,234,914	4,332,703	25,287,085	27,014,667	209,653	638,922
Current borrowings	4,332,703		4,650,000	1,234,914	4,332,703	4,082,302	4,332,703	209,653	638,922
Non-current borrowings	22,189,297					21,204,783	22,681,964		
	26,522,000					25,287,085	27,014,667		

All debenture repayments were financed by general purpose revenue.

KEY INFORMATION
All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.



Principal Repayments
$1,234,914

Interest Expense
$209,653

Loans Due
$25.29 M

Confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2024

OPERATING ACTIVITIES
NOTE 8
CASH RESERVES

Cash Backed Reserve

Reserve Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	$	$	$	$	$	$	$	$	$
Building	1,512,891	0	0	7,000,000	0	0	0	8,512,891	1,512,891
Parking	503,320	0	0	0	0	0	0	503,320	503,320
Asset Management	32,076,141	0	0	0	0	(11,857,096)	0	20,219,045	32,076,141
Cultural Centre	2,480	0	0	0	0	0	0	2,480	2,480
Sustainability	282,900	0	0	0	0	0	0	282,900	282,900
Waste Facilities Reserve Fund	7,936,741	0	0	0	0	(3,421,777)	0	4,514,964	7,936,741
Interest Free Loans	191,704	0	0	0	0	0	0	191,704	191,704
CLAG	20,974	0	0	0	0	0	0	20,974	20,974
Mandurah Ocean Marina	186,087	0	0	0	0	0	0	186,087	186,087
Waterways	941,563	0	0	0	0	0	0	941,563	941,563
Port Mandurah Canals Stage 2 Maintenance	97,344	0	0	0	0	0	0	97,344	97,344
Mariners Cove Canals	88,693	0	0	0	0	0	0	88,693	88,693
Port Bouvard Canal Maintenance Contributions	279,167	0	0	0	0	0	0	279,167	279,167
Unspent Grants & Contributions	6,044,887	0	0	0	0	(2,404,749)	(2,404,749)	3,640,138	3,640,138
Long Service Leave	2,297,295	0	0	420,468	0	(1,160,498)	0	1,557,265	2,297,295
Bushland and Environmental Protection	1,776,093	0	0	0	0	0	0	1,776,093	1,776,093
Coastal Storm Contingency	270,242	0	0	0	0	0	0	270,242	270,242
Digital Futures	59,455	0	0	0	0	0	0	59,455	59,455
Decked Carparking	1,054,465	0	0	0	0	0	0	1,054,465	1,054,465
Specified Area Rates - Waterside Canals	112,732	0	0	0	0	(2,942)	(2,942)	109,790	109,790
Specified Area Rates - Port Mandurah Canals	145,661	0	0	64,900	64,900	(1,860)	(1,860)	208,701	208,701
Specified Area Rates - Mandurah Quay Canals	271,632	0	0	26,861	26,861	0	0	298,493	298,493
Specified Area Rates - Mandurah Ocean Marina	892,459	0	0	149,147	149,147	0	0	1,041,606	1,041,606
Specified Area Rate - Port Bouvard Canals	156,606	0	0	4,118	4,118	0	0	160,724	160,724
Specified Area Rate - Mariners Cove	5,715	0	0	0	0	0	0	5,715	5,715
Specified Area Rate - Eastport	54,494	0	0	853	853	0	0	55,347	55,347
Sportclubs Maintenance Levy	322,802	0	0	0	0	0	0	322,802	322,802
City Centre Land Acquisition Reserve	1,074,940	0	0	0	0	0	0	1,074,940	1,074,940
Lakelands Community Infrastructure Reserve	1,152,215	0	0	0	0	0	0	1,152,215	1,152,215
Plant Reserve	487,561	0	0	0	0	(1,425,584)	(1,425,584)	(938,023)	(938,023)
Workers Compensation Reserve	567,334	0	0	0	0	0	0	567,334	567,334
Restricted Cash Reserve	2,822,955	0	0	0	0	(1,223,547)	(1,223,547)	1,599,408	1,599,408
Transform Mandurah Funding Program Reserve	925,969	0	0	0	0	0	0	925,969	925,969
Community Safety	510,653	0	0	0	0	0	0	510,653	510,653
Public Art Reserve	311,498	0	0	0	0	0	0	311,498	311,498
	65,437,670	**0**	**0**	**7,666,347**	**245,879**	**(21,498,053)**	**(5,058,682)**	**51,605,964**	**60,624,867**

Confirmed

NOTE 9

OPERATING GRANTS AND CONTRIBUTIONS

Provider	Unspent Operating Grant, Subsidies and Contributions Liability				Operating Grants, Subsidies and Contributions Revenue			
	Liability 1-Jul	Increase in Liability	Liability Reduction (As revenue)	Liability 30-Jun	Adopted Budget	Budget Variations	Annual Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Operating Grants and Subsidies								
General purpose funding								
2024-25 Financial Assistance Grant - Local Roads	0	0	0	0	1,586,904		1,586,904	38,876
2024-25 Financial Assistance Grant - General Roads	0	0	0	0	2,098,089		2,098,089	95,102
Law, order, public safety								
Southern Districts Bush Fire Brigade LGGS: DFES	0	0	0	0	39,254	0	39,254	12,325
Stronger Suburbs Cocooning Project	0	28,284	0	28,284	0	0	0	0
SES LGGS: 2024/25 DFES	0	0	0	0	60,559	0	60,559	8,703
Education and welfare								
Waterwise Verge Grant: Water Corp	0	0	0	0	10,000	0	10,000	0
Paint Manjoogoordup REaD: Department of Communities	99,811	0	0	99,811	99,811	0	99,811	0
Community amenities		0	0					
Streets Alive Place Enrichment Mandurah South	0	5,000	0	5,000	0	0	0	0
Bus Shelter Maintenance Assistance Scheme: PTA	0	0	0	0	18,186	0	18,186	0
Recreation and culture		0	0					
Crabfest: Tourism WA 2025	0	10,000	0	10,000	140,000	0	140,000	0
Every Club Funding 2024: DLGSC	38,930	0	0	38,930	0	0	38,930	0
Every Club Funding 2025: DLGSC		0	0	0	37,908	0	37,908	0
Gnoonie Youth Football Cup: Healthway	0	0	0	0	3,000	0	3,000	0
CHRMAP: DPLH	98,000	0	0	98,000	0	140,000	140,000	0
Community Action Plan: Alcohol and Drug Foundation	16,687	0	0	16,687	16,528	0	33,215	0
2023 Crabfest: Tourism WA	0	0	0	0	0	0	0	0
National Volunteer Week	0	0	0	0	0	0	0	0
Coastal Adaption and Protection: Department of Transport	0	0	0	0	0	0	0	0
Other property and services				0				
Urban Greening Round Two Funding		40,000		40,000	0	0	0	0
	253,428	**83,284**	**0**	**336,712**	**4,110,239**	**140,000**	**4,305,856**	**155,005**
TOTALS	**253,428**	**83,284**	**0**	**336,712**	**4,110,239**	**140,000**	**4,305,856**	**155,005**

* The Note 9 above relates to Operating Grants, Subsidies and Contributions with contract liability

Confirmed

		Unspent Non Operating Grants, Subsidies and Contributions Liability				Non Operating Grants, Subsidies and Contributions Revenue			
	Provider	Liability 1-Jul	Increase in Liability	Liability Reduction (As revenue)	Liability 30-Jun	Adopted Budget Revenue	Budget Variations	Annual Budget	YTD Revenue Actual (b)
		$	$	$	$	$	$	$	$
Non-Operating Grants and Subsidies					0				
700055	Waterfront Project- DoH	2,500,000	0	(1,253,235)	1,246,765	2,500,000	0	2,500,000	1,253,235
700055	Waterfront Project - DoH 22-23	184,940	0	(184,940)	0	0	184,940	184,940	184,940
700055	Waterfront Project - RfR		0	0	0	0	0	0	0
750688	22-23 MPAC Internal Refurb	0	0	0	0	0	0	0	0
700516	Yalgorup National Park	89,108	0	0	89,108	825,000	114,108	939,108	0
501113	SP Halls Head PSP - WABN	0	0	0	0	0	29,725	29,725	0
501113	SP Halls Head PSP - DPIRD	0	0	0	0	0	0	0	0
501129	Trails Project	74,158	0	(9,112)	65,046	350,000	(90,000)	260,000	9,112
750732	Dawesville Community Centre - DPIRD	1,832,843	0	(956,213)	876,630	0	1,740,103	1,740,103	956,213
750732	Dawesville Community Centre - Department of Communities	0	0	0	0	5,307,198	0	5,307,198	0
750732	Dawesville Community Centre - Lotterywest	0	0	0	0	0	640,000	640,000	0
750740	23-24 MPAC Flytower Roof and Cladding Renewal	0	0	0	0	0	0	0	0
700577	Merlin Street Reserve Activation Plan	150,000	0	0	150,000	0	102,766	102,766	0
501084	Peel Street - Power Relocation	0	0	0	0	0	0	0	0
501182	SL Old Coast Road/McLarty Road/Leeward Road Ent	8,920	(8,920)	0	0	0	0	0	(9,723)
501235	23-24 RC Peel Street Stage 4 - RRG	0	0	0	0	0	666,868	666,868	0
501235	23-24 RC Peel Street Stage 4 - LRCI	0	0	0	0	0	506,175	506,175	0
501192	23-24 SP Falcon Coastal Shared Path - Stage 1	0	0	0	0	30,000	0	30,000	0
501193	23-24 TM Clarice St	31,034	0	0	31,034	0	119,033	119,033	0
501194	23-24 TM Mandurah Tce/Adonis Rd	15,376	0	0	15,376	0	38,440	38,440	0
501196	23-24 TM Wanjeep St	74,265	0	0	74,265	0	232,264	232,264	0
501197	23-24 TM White Hill Road - Blackspot Funding	0	0	0	0	0	86,666	86,666	0
501198	23-24 TM White Hill Road - Direct Grant	0	0	0	0	0	0	0	0
501200	23-24 RR Mayfair Mews	0	0	0	0	0	0	0	0
501201	23-24 RR Quarry Way	0	0	0	0	0	0	0	0
501202	23-24 RR Tara St	0	0	0	0	0	0	0	0
501205	23-24 RS Dalby St	0	0	0	0	0	0	0	0
501206	23-24 RS Leyburn Drv	0	0	0	0	0	0	0	0
501213	23-24 RS Charon Rd	0	0	0	0	0	0	0	0
501209	23-24 RS Thisbe Drv	0	0	0	0	0	0	0	0
501216	23-24 RS Dior Place - Direct Grant	0	0	0	0	0	0	0	0
501216	23-24 RS Dior Place - Roads to Recovery	0	0	0	0	0	0	0	0
501239	23-24 SP Guillardon Tce/Karinga Rd	0	0	0	0	0	0	0	0
501211	23-24 RS Cambridge Drv	0	0	0	0	0	0	0	0
501222	23-24 RS Littleton St	0	0	0	0	0	0	0	0
700625	EV Charging Stations	0	35,000	(21,011)	13,989	0	175,000	175,000	21,011
501212	23-24 RR Carter St	0	0	0	0	0	0	0	0
501234	23-24 RS Wilkins St	0	0	0	0	0	0	0	0
501219	23-24 RS Harvey View Drv	0	0	0	0	0	0	0	0
501230	23-24 RS Skud St	0	0	0	0	0	0	0	0
501228	23-24 RS Sandalwood Pde	0	0	0	0	0	0	0	0
501208	23-24 RS Tara St	0	0	0	0	0	0	0	0
501213	23-24 RS Charon Rd	1,906	0	0	1,906	0	0	0	0
750769	MPAC Access and Operational Safety Upgrades	0	0	0	0	180,000	0	180,000	0
750771	MPAC Fire Detection and Protection System Upgrade	0	0	0	0	262,500	0	262,500	0
501263	Lake Valley Drive and Badgerup Avenue Blackspot	0	0	0	0	10,000	0	10,000	0
501264	Lakes Road - Murdoch Drive Blackspot	0	64,000	0	64,000	10,000	0	10,000	0
501265	Lynda Street and Baroy Street Blackspot	0	106,533	0	106,533	13,300	0	13,300	0
501266	Mercedes Avenue Blackspot	0	0	0	0	12,000	0	12,000	0
501267	Wanjeep Street Blackspot	0	0	0	0	10,000	0	10,000	0
501268	Yindana Blvd and Lake Valley Drive Blackspot	0	0	0	0	10,000	0	10,000	0
501272	Tarragon Way Road Renewal	0	171,010	0	171,010	50,000	0	50,000	0
501273	Banyon Close Road Resurface	0	0	0	0	50,000	0	50,000	0
501274	Bolton Street Road Resurface	0	0	0	0	50,000	0	50,000	0
501217	Everlasting Retreat Road Resurface	0	0	0	0	205,000	0	205,000	0
501277	Hennessey Place Road Resurface	0	60,000	(5,783)	54,217	150,000	0	150,000	5,783
501220	Hibiscuss Rise Road Resurface	0	0	0	0	50,000	0	50,000	0
501280	Monang Street Road Resurface	0	0	0	0	75,000	0	75,000	0
501281	Olive Road Road Resurface	0	0	0	0	100,000	0	100,000	0
501226	23-24 RS Rakoa St	0	60,000	(46,588)	13,412	150,000	0	150,000	46,588
501283	Renison Drive Road Resurface	0	0	0	0	100,000	0	100,000	0
501227	23-24 RS Rouse Rd	0	60,000	(5,863)	54,137	150,000	0	150,000	5,863
501284	Soldiers Cove Terrace Resurface	0	22,470	(13,673)	8,797	56,175	0	56,175	13,673
501285	Stirling Grove Road Resurface	0	0	0	0	50,000	0	50,000	0
501233	Thomson St Road Resurface	0	0	0	0	220,000	0	220,000	0
501286	Touchstone Drive Road Resurface	0	0	0	0	400,000	0	400,000	0
501288	Yukon Close Road Resurface	0	0	0	0	50,000	0	50,000	0
501289	Pinjarra Road Upgrade Stage 5	0	0	0	0	1,000,000	(1,000,000)	0	0
501290	Pinjarra Road Upgrade Stage 6	0	0	0	0	1,000,000	(1,000,000)	0	0
501291	Pinjarra Road	0	800,000	(106,742)	693,258	0	2,000,000	2,000,000	106,742
501293	Shared Path Renewal Program	0	0	0	0	500,000	0	500,000	0
750741	Avalon Foreshore Ablution Renewal	0	180,000	0	180,000	0	0	0	0
911011	Sutton Farm Public Jetty New	0	0	0	0	182,000	0	182,000	0
									0
		4,962,549	**1,550,092**	**(2,603,162)**	**3,909,479**	**14,108,173**	**4,546,086**	**18,654,259**	**2,593,439**
Non-Operating Contributions									
	PEET - Cash in Lieu Contribution	1,065,909	0	0	1,065,909	0	0	0	0
700518	Eastport Foreshore Upgrade	0	0	0	0	0	0	0	66,541
501131	Dawesville Channel SE Foreshore Upgrade	0	0	0	0	0	411,012	411,012	0
700619	Dawesville SE Foreshore	0	0	0	0	0	0	0	680
104055	SES Building Education Drive	0	0	0	0	0	0	0	15,280
		1,065,909	**0**	**0**	**1,065,909**	**0**	**411,012**	**411,012**	**82,501**
Total Non-operating grants, subsidies and contributions		**6,028,458**	**1,550,092**	**(2,603,162)**	**4,975,388**	**14,108,173**	**4,957,098**	**19,065,271**	**2,675,941**

Confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2024

NOTE 11
PROPOSED BUDGET VARIATIONS FOR COUNCIL APPROVAL

The following are for consideration for Council to approve as budget variations

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				$	$	$	$
							(449,344)
XXXXX-5440-1263-41400	Reinviting nature back in DAWESVILLE – Urban greening grant program round 2		Operating Revenue		40,000		(409,344)
XXXXX-5440-1263-61001	Reinviting nature back in DAWESVILLE – Urban greening grant program round 2		Operating Expenses			(40,000)	(449,344)
XXXXX-6700-1001-61001	Two New Dedicated Document Scanners - Information Management		Capital Expenses			(30,000)	(479,344)
XXXXX-4500-1263-41400	Stronger Suburbs Cocoon Project - As part of the Community Safety Strategy		Operating Revenue		84,851		(394,493)
XXXXX-4500-1263-60001	Stronger Suburbs Cocoon Project - As part of the Community Safety Strategy		Operating Expenses			(84,851)	(479,344)
XXXXX-4500-1263-60001	Additional CDO - Community Safety		Operating Expenses			(54,848)	(534,192)
	Additional CDO - Community Safety - Transfer out of reserve		Other: Transfer Out of Reserve		54,848		(479,344)
XXXXX-6600-1001-61129	Lake Lawns Cemetery Fire Damage Building		Capital Expenses			(250,000)	(729,344)
XXXXX-6300-1001-61001	Lake Lawns Cemetery Fire Damage Fleet Replacement		Capital Expenses			(245,000)	(974,344)
XXXXX-XXXX-1263-41452	Lake Lawns Cemetery Fire Damage Building and Fleet Replacement - Insurance proceeds		Capital Revenue		449,000		(525,344)
	Lake Lawns Cemetery Fire Damage Building and Fleet Replacement - Fleet Reserve		Other: Transfer Out of Reserve		46,000		(479,344)
				0	**674,699**	**(704,699)**	

Confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2024

NOTE 12
BUDGET AMENDMENTS APPROVED

Amendments to original budget since budget adoption. Surplus/(Deficit)
A positive number in the amended budget running balance represents an estimated closing surplus.
A negative number in the amended budget running balance represents an estimated closing deficit

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				$	$	$	$
							(449,343)
	Operating Carryovers - Increase in Materials	Jun OCM G.10/06/24	Operating Expenses			(1,394,672)	(1,844,015)
	Operating Carryovers - Restricted Cash Reserve	Jun OCM G.10/06/24	Other: Transfer Out of Reserve		1,050,902		(793,113)
	Operating Carryovers - Unspent Grant Reserve	Jun OCM G.10/06/24	Other: Transfer Out of Reserve		273,770		(519,343)
	Operating Carryovers - Increase in Operating Revenue	Jun OCM G.10/06/24	Operating Revenue		70,000		(449,343)
	Capital Carryover - Capital adjustment	Jun OCM G.10/06/24	Capital Expenses			(12,949,325)	(13,398,668)
	Capital Carryover - Loan adjustment	Jun OCM G.10/06/24	Other: Unutilised Loans		1,847,554		(11,551,114)
	Capital Carryover - Reserve adjustment	Jun OCM G.10/06/24	Other: Transfer into Reserve		3,622,819		(7,928,295)
	Capital Carryover - Proceeds adjustment	Jun OCM G.10/06/24	Capital Revenue		706,464		(7,221,831)
	Capital Carryover - Transfer from reserve	Jun OCM G.10/06/24	Other: Transfer Out of Reserve		2,033,698		(5,188,133)
	Capital Carryover - Grants adjustments	Jun OCM G.10/06/24	Capital Revenue		1,482,481		(3,705,652)
	Capital Carryover - Grants and contributions adjustments	Jun OCM G.10/06/24	Other: Transfer into Reserve		3,256,309		(449,343)
163046-4000-1263-61001	Place and Community Projects - Director Place and Community	Aug OCM G.16/08/24	Operating Expenses		2,000		(447,343)
163047-4000-1263-61001	Start Up Fund - Director Place and Community	Aug OCM G.16/08/24	Operating Expenses			(2,000)	(449,343)
163046-4000-1263-61001	Place and Community Projects - Director Place and Community	Aug OCM G.16/08/24	Operating Expenses		2,000		(447,343)
163048-4000-1263-61001	Milestone Celebration Fund - Director Place and Community	Aug OCM G.16/08/24	Operating Expenses			(2,000)	(449,343)
750782-6100-1001-61001	CASM Front Counter	Aug OCM G.16/08/24	Capital Expenses			(10,000)	(459,343)
102711-4200-1263-61001	CASM - Cultural Development	Aug OCM G.16/08/24	Operating Expenses		10,000		(449,343)
750732-6100-1001-41403	Dawesville Community Centre	Sept OCM - TBC	Capital Revenue		640,000		190,657
750732-6100-1001-61129	Dawesville Community Centre	Sept OCM - TBC	Capital Expenses			(640,000)	(449,343)
	Operating Carryovers - Increase in Materials	Sept OCM - TBC	Operating Expenses			(14,277)	(463,620)
	Operating Carryovers - Restricted Cash Reserve	Sept OCM - TBC	Other: Transfer Out of Reserve		172,645		(290,975)
	Operating Carryovers - Unspent Grant Reserve	Sept OCM - TBC	Other: Transfer Out of Reserve			(130,368)	(421,343)
	Operating Carryovers - Decrease in Operating Revenue	Sept OCM - TBC	Operating Revenue		125,617		(295,726)
	Operating Carryovers - Contract Liability	Sept OCM - TBC	Non Cash Item	(153,617)			(449,343)
	Capital Carryover - Capital adjustment	Sept OCM - TBC	Capital Expenses			(1,505,858)	(1,955,201)
	Capital Carryover - Loan adjustment	Sept OCM - TBC	Other: Unutilised Loans			(98,495)	(2,053,696)
	Capital Carryover - Asset Management Reserve adjustment	Sept OCM - TBC	Other: Transfer Out of Reserve			(1,760,307)	(3,814,003)
	Capital Carryover - Proceeds adjustment	Sept OCM - TBC	Capital Revenue			(297,640)	(4,111,643)
	Capital Carryover - Transfer from reserve	Sept OCM - TBC	Other: Transfer Out of Reserve		4,083,992		(27,651)
	Capital Carryover - Grants adjustments	Sept OCM - TBC	Capital Revenue		2,423,605		2,395,954
	Capital Carryover - Grants and contributions adjustments	Sept OCM - TBC	Other: Transfer Out of Reserve			(994,962)	1,400,992
	Capital Carryover - Transfer from Cash In Lieu Reserve	Sept OCM - TBC	Other: Transfer Out of Reserve		411,012		1,812,004
	Capital Carryover - Contributions adjustments	Sept OCM - TBC	Capital Revenue		411,012		2,223,016
	Capital Carryovers - Contract Liability	Sept OCM - TBC	Non Cash Item	(2,261,347)			(38,331)
	Capital Carryovers - Cash In Lieu	Sept OCM - TBC	Non Cash Item	(411,012)			(449,343)
				(2,825,976)	**22,625,880**	**(19,799,904)**	**(449,343)**

Confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 30 SEPTEMBER 2024

NOTE 13
EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.
The material variance adopted by Council for the 2024-25 year is 10.00%

Reporting Program	Var. $	Var. %		Timing/ Permanent	Explanation of Variance
	$	%			
Revenue from operating activities					
Operating grants, subsidies and contributions	(1,041,406)	(64.04%)	▼	Timing	Variance primarily due to budgeted grants/contributions not yet received. Will be monitored throughout the remainder of the year.
Interest earnings	(194,231)	(18.06%)	▼	Timing	Investment interest lower due to rates being raised in August. Will increase as rates receipts are invested
Other revenue	55,662	281.23%	▲	Timing	Variance primarily due to CDS rebate received.
Profit on disposal of assets	78,289	100.00%	▲	Permanent	Favourable non-cash variance due to asset disposals. Refer to note 4 for the asset disposals.
Expenditure from operating activities					
Materials and contracts	5,209,579	31.26%	▲	Timing	Variance in expenditure due to timing of projects
Utility charges	472,815	39.90%	▲	Timing	Variance mainly for Street Lighting Maintenance invoicing, to be monitored during the year.
Interest expenses	(46,769)	(16.66%)	▼	Timing	Variance in line with repayment of debentures will be monitored throughout the year
Loss on disposal of assets	(7,807)	100.00%	▼	Permanent	Non-cash variance due to assets sales. Process usually performed as part of the year end financials preparation. Refer to note 4 for details.
Investing Activities					
Non-operating Grants, Subsidies and Contributions	(2,090,377)	(43.86%)	▼	Timing	Capital grants are recognised in line with capital expenditure.
Proceeds from Disposal of Assets	(1,611,019)	(82.00%)	▼	Timing	Refer to note 4.
Capital Acquisitions	8,024,823	52.74%	▲	Timing	Refer to note 6.
Financing Activities					
Payment of lease liability	50,120	34.77%	▲	Timing	Varying repayment terms on lease agreements. Will be monitored throughout the remainder of the year.
Proceeds from new interest earning liability	(115,250)	(100.00%)	▼	Timing	Proceeds received from leasing company as dependent on timing of new lease take ups.
Repayment of debentures	(151,738)	(14.01%)	▼	Timing	Will be monitored throughout the year.

Confirmed