



Minutes of Council Meeting

held on

Tuesday 27 May 2025, 5.30PM

in the Council Chamber, 83 Mandurah Terrace Mandurah

PRESENT:

MAYOR	C KNIGHT	
COUNCILLOR	B POND	COASTAL WARD
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	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
MRS	K HEMMINGS	EXECUTIVE MANAGER GOVERNANCE AND COMMERCIAL SERVICES
MRS	L BARKER	MINUTE OFFICER

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

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

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor Knight acknowledged that the meeting was being held on the traditional land of the Bindjareb people and paid her respects to their Elders past and present.

3. APOLOGIES

Nil

4. DISCLAIMER

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

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

5. ANSWERS TO QUESTIONS TAKEN ON NOTICE

5.1 SANDRA MUIR: TRAFFIC MANAGEMENT

Question 1

Has the traffic survey to connect Mandurah Terrace and Tuckey Street put forward in the Special Council Meeting on 7 December 2021 as per the recommendation no 5 been accepted as we would appreciate the answer? If the \$221,000 was spent what happened to it and because the traffic management is being looked at again, will more funds have to be raised?

City of Mandurah Response

In December 2021, Council endorsed road network improvements to connect Mandurah Terrace from Tuckey Street to Barracks Lane through a two-way movement on Mandurah Terrace; a west to east one-way movement on Smart Street and a north-south one-way movement between Smart Street and Barracks Lane, subject to acquisition of the required land.

Council also:

- Endorsed the Mandurah Terrace Concept Plan in order to progress the plan to detailed design and costings, and further report back to Council for approval prior to project commencement;
- Noted that the project will form part of the next review of the Long Term Financial Plan and subsequent budgets for delivery; and
- Noted that officers will continue with broader community, business and landowner engagement regarding the delivery; and inclusion in the formulation of the City Centre Master Plan and City Centre Car Parking Plan.

Since July 2023, an allocation of approximately \$2M (indexed each year to CPI) has been allocated in the Long Term Financial Plan for City Centre Streetscape Upgrades. The Master Plan and the subsequent Implementation Plan actions did not include specific reference to road network improvements connecting Mandurah Terrace from Tuckey Street to Barracks Lane through a two-way movement on Mandurah Terrace, however, the action was broadened and revised to:

- Prepare and Implement a Concept Master Plan for the upgrade of the southern part of Mandurah Terrace between Pinjarra Road and Tuckey Street that includes provision of a cycle path in both directions, with the existing budget commitment of \$2,050,000 to be used to fund these works.

In May 2024, Council resolved to adopt the City Centre Master Plan and City Centre Parking Plan for final approval. The Master Plan and the subsequent Implementation Plan included the following actions:

- M1.1 Streetscape Upgrades Concept Plan
Prepare and implement a Concept Plan for key streets in the City Centre to inform detailed design for priority upgrades for pavement treatments, pedestrian crossings, intersection upgrades, shared paths, bike paths, lighting, and street trees (\$50,000 – Design).
- M1.2 Mandurah Terrace South – Concept Master Plan
Arising from the Concept Plan in M1.1, prepare a detailed design to upgrade the southern part of Mandurah Terrace between Pinjarra Road and Tuckey Street that includes provision of a cycle path in both directions (\$2,000,000 – Within existing Capital Budget).

The Mandurah Terrace South – Concept Master Plan is listed in the City's Corporate Business Plan 2024-2028. The City is currently scoping the project and hopes to have the plan developed by late 2025. The plan will address not only direction of traffic on Mandurah Terrace, but also other elements such as lighting, paving, access for bikes, alfresco spaces and the like. This plan will include landowner and community engagement, and once complete, will provide an opportunity to provide certainty around Council's previous resolution to review the traffic movement on Mandurah Terrace.

6. PUBLIC QUESTION TIME

The Mayor opened public question time at 5.34pm.

6.1 NATALIE BRETTE: LAKELANDS CONSTRUCTION WORK

Question 1

I wish to express concerns from residents of Lakelands regarding the ongoing construction work by the Ocean Hill Estate Developer, including the lack of communication from council about the duration and impact of large volumes of truck movements on residential streets in the Estate. Can Council provide documentation of all approvals that have been issued to the developer including haulage routes through Lakelands Estate?

City of Mandurah Response

The City of Mandurah will release this documentation, subject to third party consultation in accordance with the Freedom of Information Act 1992.

Question 2

In future will the Council notify impacted residents on approved haulage routes in writing detailing the duration of the works i.e. weeks/months that they will be impacted?

City of Mandurah Response

The City is presently reviewing the communication process associated with haulage routes with the aim of improving communication with the impacted residents on a case-by case basis

Question 3

Will the CEO commit to a meeting with me in Lakelands at a convenient time to discuss safety issues and see firsthand how dangerous the conditions are to the residents and motorist of this estate?

City of Mandurah Response

The Director Built and Natural Environment will make arrangements to meet with Ms Brette and discuss the matters in hand.

Councillor Rogers entered the Chambers at 5.36pm

The Mayor closed public question time at 5.36pm.

7. PUBLIC STATEMENT TIME

Nil

8. LEAVE OF ABSENCE REQUESTS

G. 1/05/25 LEAVE OF ABSENCE: COUNCILLOR BOB POND FROM THE FRIDAY 13 JUNE UNTIL FRIDAY 11 JULY 2025 INCLUSIVE

MOTION

Moved: Councillor J Smith

Seconded: Councillor D Schumacher

That leave of absence be granted to Councillor Bob Pond from Friday 13 June until Friday 11 July 2025 inclusive.

CARRIED: 12/0

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

AGAINST: Nil

9. PETITIONS

Nil

10. PRESENTATIONS

Nil

11. DEPUTATIONS

Nil

12. CONFIRMATION OF MINUTES

G. 2/05/25 CONFIRMATION OF COUNCIL MINUTES: TUESDAY 29 APRIL 2025.

MOTION

Moved: Councillor R Burns

Seconded: Councillor S Wright

That the Minutes of the Council Meeting held on Tuesday 29 April 2025 be confirmed.

CARRIED: 12/0

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

AGAINST: Nil

G. 3/05/25 CONFIRMATION OF SPECIAL COUNCIL MEETING MINUTES: TUESDAY 20 MAY 2025.

MOTION

Moved: Councillor B Pond
Seconded: Councillor D Schumacher

That the Minutes of the Special Council Meeting held on Tuesday 20 May 2025 be confirmed.

CARRIED: 12/0

FOR: Cr B Pond, Cr D Schumacher, Mayor C Knight, Cr J Smith, Cr J Cumberworth, Cr A Kearns, Cr D Wilkins, Cr S Wright, Cr P Jackson, Cr A Zilani, 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 Councillor B Pond: Port Bouvard Surf Lifesaving Club Awards Night
- 13.2 Mayor C Knight: 2025 WA Trails Forum
- 13.3 Councillor J Smith: District and Local Emergency Management Committee Meeting, East and South
- 13.4 Councillor A Kearns: National Simultaneous Storytime
- 13.5 Councillor S Wright: It's a Small World Exhibition
- 13.6 Councillor D Wilkins: Citizenship Ceremony
- 13.7 Mayor C Knight: Local Legend May 2025 – Ian Derrick - Lions Club of Falcon President

14. DECLARATION OF INTERESTS

- 14.1 Councillor B Pond declared an indirect financial interest in Minute G. 4/05/25 - Amendments to Local Planning Scheme 12 – Short Term Rental Accommodation due to being the owner of a Bed and Breakfast/Hostel Accommodation.
- 14.2 Councillor R Burns declared an impartiality interest in Minute G. 6/05/25 Financial Report April 2025 due to having a personal relation with the Director of Scavenger Supplies Pty Ltd who was awarded a tender under CEO delegation. No Councillor had any input into the decision due to it being under CEO delegation.

15. QUESTIONS FROM ELECTED MEMBERS

Questions of which due notice has been given

Nil

Questions of which notice has not been given

15.1 COUNCILLOR D WILKINS: ANTISOCIAL BEHAVIOUR

Question 1

With the continued reports of antisocial behaviour in our CBD and surrounding areas and with incidents involving some street present individuals becoming more apparent. Is the City planning a review or strengthening of its strategy to ensure we are effectively balancing community safety with social responsibility.

City of Mandurah Response

The question was taken on notice.

15.2 COUNCILLOR D SCHUMACHER: WESTERN FORESHORE ADVERTISING

Question 1

With regards to the money spent on advertising for the Western Foreshore, was that a budgeted amount or an unbudgeted amount? If it was budgeted, which budget did it come from?

City of Mandurah Response

There is funding that is provided for communications and advertising for the Western Foreshore and this was included within this allocation. The second part of the question was taken on notice.

Question 2

With regards to the Long Term Financial Plan, could I ask for clarification in relation to the New Assets Program and the Western Foreshore Leisure Precinct. There is expenditure over 2025/26 to 2027/28 of \$6,344,000. What works are going to be carried out at the Western Foreshore over those three years for the budgeted amount of \$6,344,000

City of Mandurah Response

The question was taken on notice.

Question 3

Can the City confirm how much of that \$6,344,000 is actually directly connected to the proposed development on Hall Park.

City of Mandurah Response

The question was taken on notice.

15.3 COUNCILLOR R BURNS: VARIOUS TOPICS

Question 1

In early April, elected members were briefed by the CEO regarding an incident that occurred at the City administration offices on Friday, 4 April 2025, involving a small Aboriginal advocacy group. During that incident, senior City staff requested police assistance, resulting in a response involving at least four police vehicles and numerous officers. At that briefing, the CEO advised that an investigation into the matter would be undertaken. Has the CEO completed the investigation into the incident?

City of Mandurah Response

The question was taken on notice.

Question 2

What policies, procedures, or operational plans were reviewed or cross-referenced as part of the investigation?

City of Mandurah Response

The question was taken on notice.

Question 3

Will the CEO be providing a further briefing to elected members on the findings of the investigation.

City of Mandurah Response

The question was taken on notice.

Question 4

Will Council be provided with a copy of the investigation report, and if so, when?

City of Mandurah Response

The question was taken on notice.

Question 5

At the Ordinary Council Meeting on 29 April 2025, I moved a motion to allow elected members to use short clips from the City's publicly available YouTube videos of Council meetings. The City sought legal advice via written correspondence to inform this matter. Was the legal advice obtained by the City based on a single email or communication to the lawyer or law firm, or were there multiple communications, such as clarifications or additional correspondence?

City of Mandurah Response

The question was taken on notice.

Question 6

Is there any legal or procedural reason that would prevent the City from sharing the written instructions or related correspondence provided to the lawyer or law firm with elected members?

City of Mandurah Response

The question was taken on notice.

Question 7

If such a reason exists, could the CEO please outline the nature of that reason?

City of Mandurah Response

The question was taken on notice.

Question 8

If no such reason exists, could the CEO confirm whether the written instructions and any related correspondence can be provided to elected members, and if so, when and how this could be facilitated?

City of Mandurah Response

The question was taken on notice.

Question 9

Has the City sought and/or received legal advice regarding Copyright laws as they pertain to the use of the City's content that is publicly available on YouTube, specifically relating to the fair dealing principles under the Commonwealth Copyright Act 1968 (Part IV)?

City of Mandurah Response

The question was taken on notice.

Question 10

Similarly, has the City sought or received legal advice regarding the implied freedom of political communication under the Australian Constitution, as recognised and developed by the High Court of Australia?

City of Mandurah Response

The question was taken on notice.

Question 11

In my opinion, permanent sand bypassing is less costly, more environmentally sound, and aesthetically preferable for our community. Could you provide an update on the outcomes of the City of Mandurah's advocacy efforts during the recent state and federal elections regarding the establishment of a permanent sand bypassing system at the Dawesville Cut and the Mandurah Estuary mouth?

City of Mandurah Response

The question was taken on notice.

Question 12

Given these advantages, if these efforts were unsuccessful, can you please outline the City's strategy moving forward to achieve this goal.

City of Mandurah Response

The question was taken on notice.

15.4 COUNCILLOR J SMITH: CONSTRUCTION SITES IN DAWESVILLE

Question 1

Has the monitoring of construction sites in Dawesville, by Rangers, reduced over the last six months?

City of Mandurah Response

The question was taken on notice.

Question 2

How many construction litter fines have been issued per month in Dawesville over the last twelve months?

City of Mandurah Response

The question was taken on notice.

Question 3

Can you please provide an update regarding meetings between building companies and The City regarding compliance and impacts to community?

City of Mandurah Response

The question was taken on notice.

Question 4

Why has nothing been achieved in the last 8 months in regard to rectifying the problem of builders rubbish and sand run off in Dawesville?

City of Mandurah Response

The question was taken on notice.

Question 5

When can we expect some results, not only at Ocean Road development, but across all building sites and subdivisions in Mandurah?

City of Mandurah Response

The question was taken on notice.

Question 6

Can officers please provide an update as to the placement of bollards to the south of the Dawesville boat ramp?

City of Mandurah Response

The bollards that have been recently installed will be relocated to provide sufficient parking for parallel parking to occur on the verge area. That work is expected to be completed within the next fortnight.

15.5 COUNCILLOR D SCHUMACHER: PINJARRA, ANSTRUTHER ROAD INTERSECTION

Question 1

In the Long Term Financial Plan, we have a budgeted figure of \$571,582 for the Pinjarra-Anstruther Road Intersection which we have been working on for around 3 years. Is this for Main Roads to change the signalling pattern or what is this cost for?

City of Mandurah Response

The question was taken on notice.

16. BUSINESS LEFT OVER FROM PREVIOUS MEETING

Nil.

17. RECOMMENDATIONS OF COMMITTEES

Councillor B Pond left the Chambers at 6.05pm due to having an indirect financial interest in the item.

G. 4/05/25 AMENDMENTS TO LOCAL PLANNING SCHEME 12 – SHORT TERM RENTAL ACCOMMODATION AND TOURIST DEVELOPMENT

Summary

The State Government's planning reforms for short-term rental accommodation came into effect on 18 September 2024 via *Planning and Development (Local Planning Schemes) Amendment (Short Term Rental Accommodation) Regulations 2024* ('STRA Regulations').

As a result, local governments are required to amend their local planning schemes to ensure a consistent approach to short term rental accommodation. In addition, a number of sites where tourist development was previously permitted and could be developed under Town Planning Scheme 3 requires update and review.

As a result, two Amendments are proposed to Local Planning Scheme No 12:

- Amendment No 8: Short Term Rental Accommodation (STRA) modifications; and
- Amendment No 9: Tourist Accommodation on Private Community Uses Zoned Land.

Amendment No 8 to Local Planning Scheme No 12 ('Scheme 12') is required to ensure alignment with the new 'deemed' and 'model' land use classes and general definitions introduced into the state planning framework. Most significantly, it includes amendments to reflect the 'deemed' land use classes previously identified as 'holiday homes' as:

- 'hosted short-term rental accommodation' and
- 'unhosted short-term rental accommodation',

together with the removal of superseded land uses.

These changes are a result of extensive review from industry and State Government, discussion papers, parliamentary reviews, and regulatory change. The following report provides further detail and background information on these changes, including specific implications for the City. It is recommended that Amendment 8 is adopted as a 'basic' amendment with no need for advertising arising from this Amendment. There is no change to the Council's previous approach to 'holiday homes'.

Amendment No 9 proposes to reinstate tourist development opportunities on two development sites that adjoin and are a part of The Cut Golf Course and Meadow Springs Golf Course which were permitted in the previous Town Planning Scheme 3, however in aligning standard land use zones from the model provisions for local planning schemes, these uses are no longer permitted. Amendment 9 seeks to reinstate these uses being permitted on these sites as 'additional uses'.

Officer Recommendation

That the Planning and Community Consultation Committee recommend that Council:

1. In accordance with Regulation 35(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to prepare the following amendment to Local Planning Scheme No 12:

“PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME
CITY OF MANDURAH
LOCAL PLANNING SCHEME NO 12
AMENDMENT NO 8

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

(a) In Division 1, Clause 6.1, ‘Terms Used’:

- delete the definition for ‘*short-term accommodation*’.
- replace the general definition for ‘*cabin*’ to:

means a building that -

(a) *is an individual unit other than a chalet; and*

(b) *forms part of –*

- (i) *tourist and visitor accommodation; or*
- (ii) *a caravan park;*

and

(c) *if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.*

- replace the general definition for ‘*chalet*’ to:

means a building that —

(a) *is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and*

(b) *forms part of –*

- (i) *tourist and visitor accommodation; or*
- (ii) *a caravan park;*

(c) *and if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.*

(b) In Division 2, Clause 6.2, ‘Land Use Terms Used’:

- delete the definitions for:
 - bed and breakfast;
 - holiday accommodation;
 - holiday house;
 - motel;
 - serviced apartment; and
 - tourist development.

- Inserting the definitions for “*tourist and visitor accommodation*” as per Schedule 1 – Model Provisions:
 - (a) *means a building, or a group of buildings forming a complex, that —*
 - (i) *is wholly managed by a single person or body; and*
 - (ii) *is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and*
 - (iii) *may include on-site services and facilities for use by guests; and*
 - (iv) *in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;*

 - and*
 - (b) *includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest’s stay by the owner or manager of the apartment or an agent of the owner or manager; but*

 - (c) *does not include any of the following —*
 - (i) *an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);*
 - (ii) *a caravan park;*
 - (iii) *hosted short-term rental accommodation;*
 - (iv) *a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);*
 - (v) *a park home park;*
 - (vi) *a retirement village as defined in the Retirement Villages Act 1992 section 3(1);*
 - (vii) *a road house;*
 - (viii) *workforce accommodation;*

- (c) In Clause 3.2 ‘Zoning Table’, insert in alphabetical order the following land uses and permissibility:

Use Class	Neighbourhood Centre	Local Centre	Service Commercial	General Industry	Mixed Use	Residential	Rural Residential	Rural Smallholdings	Rural	Private Community Uses	Tourism
Hosted Short-Term Rental Accommodation	D	D	X	X	P	P	P	P	P	X	I
Unhosted Short-Term Rental Accommodation	D	D	X	X	P	P	P	P	P	X	I
Tourist and Visitor Accommodation	P	D	X	X	A	A	A	A	A	X	P

(d) In Clause 3.2 'Zoning Table'; Table 6 'Special Use Zones in Scheme Area'; Schedule 2 'Parking Requirements' delete references to:

- bed and breakfast;
- holiday accommodation;
- holiday house;
- motel;
- serviced apartment; and
- tourist development.

(e) In Table 6, 'Special Use Zones in Scheme Area':

- replace reference of 'bed and breakfast' to 'hosted short-term rental accommodation'; and
- replace reference of 'tourist development' with 'tourist and visitor accommodation'

(f) In Schedule 2 'Parking Requirements':

- replace reference of 'holiday house' with 'unhosted short-term rental accommodation'; and
- replace reference of 'tourist development' with 'tourist and visitor accommodation'

Dated 27 May 2025
Chief Executive Officer

2. In accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, determines that Amendment No 8 of City of Mandurah Local Planning Scheme No. 12 is a basic amendment for the following reasons:
 - (a) the amendment is consistent with the model provisions in Schedule 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and

- (b) the amendment deletes provisions that have been superseded by the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. That Council approves updates and modifications to the following Precinct Structure Plans to ensure consistent terminology and definitions in land use tables arising from the final gazettal of Amendment 8 to Local Planning Scheme No 12:
- (a) Mandurah Strategic Centre
 - (b) Lakelands Town Centre
 - (c) Halls Head Town Centre
 - (d) Falcon Village District Centre

by deleting the definitions of:

- (a) bed and breakfast;
- (b) holiday accommodation;
- (c) holiday house;
- (d) motel;
- (e) serviced apartment; and
- (f) tourist development

and replacing with 'hosted short term rental accommodation'; 'unhosted short term rental accommodation' and 'tourist and visitor accommodation' as required.

4. In accordance with Regulation 35(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to prepare the following amendment to Local Planning Scheme No 12:

"PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF MANDURAH

LOCAL PLANNING SCHEME NO 12

AMENDMENT NO 9

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

- (a) Modifying Table 4: Specified Additional Use for Zoned Land in Scheme Area:

No	Description of Land	Additional Use	Conditions
A2	Lot 3000 Meadow Springs Drive, MeadowSprings	P Uses: Tourist and Visitor Accommodation	(a) Where Tourist and Visitor Accommodation Uses are proposed, the site shall be subject to a Local Development Plan as per Part 6 of the Deemed Provisions to determine the location, form and scale of development for the site, having regard to the prevailing form of development surrounding the site, and ensure an appropriate interface to existing residential development
A3	Lot 400 and 401 Country Club Drive, Dawesville	P Uses: Tourist and Visitor Accommodation	(a) Where Tourist and Visitor Accommodation Uses are proposed, the site shall be subject to a Local Development Plan as per Part 6 of the Deemed Provisions to determine the location, form and scale of development for the site, having regard to the prevailing form of development surrounding the site, and ensure an appropriate interface to existing residential development

(b) Amending the Scheme Maps Accordingly.

Dated 27 May 2025
Chief Executive Officer

5. In accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, determines that Amendment No 9 of City of Mandurah Local Planning Scheme No. 12 is a standard amendment for the following reasons:
- is an amendment relating to a zone that is consistent with the objectives identified in the scheme for that zone or reserve;
 - is an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
 - is an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
 - is an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
 - is an amendment that is not a complex or basic amendment

Committee Recommendation

That the Planning and Community Consultation Committee recommend that Council:

- In accordance with Regulation 35(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to prepare the following amendment to Local Planning Scheme No 12:

“PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME
CITY OF MANDURAH
LOCAL PLANNING SCHEME NO 12
AMENDMENT NO 8

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

(a) In Division 1, Clause 6.1, ‘Terms Used’:

- delete the definition for ‘*short-term accommodation*’.
- replace the general definition for ‘*cabin*’ to:
means a building that -
 - (a) *is an individual unit other than a chalet; and*
 - (b) *forms part of –*
 - (i) *tourist and visitor accommodation; or*
 - (ii) *a caravan park;*

and

 - (c) *if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.*
- replace the general definition for ‘*chalet*’ to:
means a building that —
 - (a) *is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and*
 - (b) *forms part of –*
 - (i) *tourist and visitor accommodation; or*
 - (ii) *a caravan park;*
 - (c) *and if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.*

(b) In Division 2, Clause 6.2, ‘Land Use Terms Used’:

- delete the definitions for:

- bed and breakfast;
- holiday accommodation;
- holiday house;
- motel;
- serviced apartment; and
- tourist development.

- Inserting the definitions for “*tourist and visitor accommodation*” as per Schedule 1 – Model Provisions:

(a) *means a building, or a group of buildings forming a complex, that —*

- (i) *is wholly managed by a single person or body; and*
- (ii) *is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and*
- (iii) *may include on-site services and facilities for use by guests; and*
- (iv) *in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;*

and

(b) *includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest’s stay by the owner or manager of the apartment or an agent of the owner or manager; but*

(c) *does not include any of the following —*

- (i) *an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);*
- (ii) *a caravan park;*
- (iii) *hosted short-term rental accommodation;*
- (iv) *a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);*
- (v) *a park home park;*
- (vi) *a retirement village as defined in the Retirement Villages Act 1992 section 3(1);*
- (vii) *a road house;*
- (viii) *workforce accommodation;*

- (c) In Clause 3.2 ‘Zoning Table’, insert in alphabetical order the following land uses and permissibility:

Use Class	Neighbourhood Centre	Local Centre	Service Commercial	General Industry	Mixed Use	Residential	Rural Residential	Rural Smallholdings	Rural	Private Community Uses	Tourism
Hosted Short-Term Rental Accommodation	D	D	X	X	P	P	P	P	P	X	I
Unhosted Short-Term Rental Accommodation	D	D	X	X	P	P	P	P	P	X	I
Tourist and Visitor Accommodation	P	D	X	X	A	A	A	A	A	X	P

(d) In Clause 3.2 'Zoning Table'; Table 6 'Special Use Zones in Scheme Area'; Schedule 2 'Parking Requirements' delete references to:

- bed and breakfast;
- holiday accommodation;
- holiday house;
- motel;
- serviced apartment; and
- tourist development.

(e) In Table 6, 'Special Use Zones in Scheme Area':

- replace reference of 'bed and breakfast' to 'hosted short-term rental accommodation'; and
- replace reference of 'tourist development' with 'tourist and visitor accommodation'

(f) In Schedule 2 'Parking Requirements':

- replace reference of 'holiday house' with 'unhosted short-term rental accommodation'; and
- replace reference of 'tourist development' with 'tourist and visitor accommodation'

Dated 27 May 2025
Chief Executive Officer

2. In accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, determines that Amendment No 8 of City of Mandurah Local Planning Scheme No. 12 is a basic amendment for the following reasons:

(a) the amendment is consistent with the model provisions in Schedule 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and

- (b) the amendment deletes provisions that have been superseded by the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. That Council approves updates and modifications to the following Precinct Structure Plans to ensure consistent terminology and definitions in land use tables arising from the final gazettal of Amendment 8 to Local Planning Scheme No 12:
- (a) Mandurah Strategic Centre
 - (b) Lakelands Town Centre
 - (c) Halls Head Town Centre
 - (d) Falcon Village District Centre

by deleting the definitions of:

- (a) bed and breakfast;
- (b) holiday accommodation;
- (c) holiday house;
- (d) motel;
- (e) serviced apartment; and
- (f) tourist development

and replacing with 'hosted short term rental accommodation'; 'unhosted short term rental accommodation' and 'tourist and visitor accommodation' as required.

4. In accordance with Regulation 35(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to prepare the following amendment to Local Planning Scheme No 12:

"PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF MANDURAH

LOCAL PLANNING SCHEME NO 12

AMENDMENT NO 9

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

- (a) Modifying Table 4: Specified Additional Use for Zoned Land in Scheme Area:

No	Description of Land	Additional Use	Conditions
A2	Lot 3000 Meadow Springs Drive, MeadowSprings	P Uses: Tourist and Visitor Accommodation	(a) Where Tourist and Visitor Accommodation Uses are proposed, the site shall be subject to a Local Development Plan as per Part 6 of the Deemed Provisions to determine the location, form and scale of development for the site, having regard to the prevailing form of development surrounding the site, and ensure an appropriate interface to existing residential development
A3	Lot 400 and 401 Country Club Drive, Dawesville	P Uses: Tourist and Visitor Accommodation	(a) Where Tourist and Visitor Accommodation Uses are proposed, the site shall be subject to a Local Development Plan as per Part 6 of the Deemed Provisions to determine the location, form and scale of development for the site, having regard to the prevailing form of development surrounding the site, and ensure an appropriate interface to existing residential development

(b) Amending the Scheme Maps Accordingly.

Dated 27 May 2025
Chief Executive Officer

5. In accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, determines that Amendment No 9 of City of Mandurah Local Planning Scheme No. 12 is a standard amendment for the following reasons:

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

Council Resolution**MOTION****Moved:** Councillor D Schumacher**Seconded:** Councillor S Wright**That Council:**

1. In accordance with Regulation 35(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to prepare the following amendment to Local Planning Scheme No 12:

“PLANNING AND DEVELOPMENT ACT 2005**RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME****CITY OF MANDURAH****LOCAL PLANNING SCHEME NO 12****AMENDMENT NO 8**

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

- (a) In Division 1, Clause 6.1, ‘Terms Used’:**

- delete the definition for ‘*short-term accommodation*’.
- replace the general definition for ‘*cabin*’ to:

means a building that -

(a) *is an individual unit other than a chalet; and*

(b) *forms part of –*

(i) *tourist and visitor accommodation; or*

(ii) *a caravan park;*

and

(c) *if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.*

- replace the general definition for ‘*chalet*’ to:

means a building that —

(a) *is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and*

(b) *forms part of –*

- (i) tourist and visitor accommodation; or**
- (ii) a caravan park;**

(c) and if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

(b) In Division 2, Clause 6.2, 'Land Use Terms Used':

- **delete the definitions for:**
 - **bed and breakfast;**
 - **holiday accommodation;**
 - **holiday house;**
 - **motel;**
 - **serviced apartment; and**
 - **tourist development.**
- **Inserting the definitions for "tourist and visitor accommodation" as per Schedule1 – Model Provisions:**
 - (a) means a building, or a group of buildings forming a complex, that -**
 - (i) is wholly managed by a single person or body; and**
 - (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and**
 - (iii) may include on-site services and facilities for use by guests; and**
 - (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;**
 - and**
 - (b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but**
 - (c) does not include any of the following —**
 - (i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);**
 - (ii) a caravan park;**
 - (iii) hosted short-term rental accommodation;**
 - (iv) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);**
 - (v) a park home park;**
 - (vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);**
 - (vii) a road house;**

(viii) workforce accommodation;

- (c) In Clause 3.2 'Zoning Table', insert in alphabetical order the following land uses and permissibility:

Use Class	Neighbourhood Centre	Local Centre	Service Commercial	General Industry	Mixed Use	Residential	Rural Residential	Rural Smallholdings	Rural	Private Community Uses	Tourism
Hosted Short-Term Rental Accommodation	D	D	X	X	P	P	P	P	P	X	I
Unhosted Short-Term Rental Accommodation	D	D	X	X	P	P	P	P	P	X	I
Tourist and Visitor Accommodation	P	D	X	X	A	A	A	A	A	X	P

- (d) In Clause 3.2 'Zoning Table'; Table 6 'Special Use Zones in Scheme Area'; Schedule 2 'Parking Requirements' delete references to:

- bed and breakfast;
- holiday accommodation;
- holiday house;
- motel;
- serviced apartment; and
- tourist development.

- (e) In Table 6, 'Special Use Zones in Scheme Area':

- replace reference of 'bed and breakfast' to 'hosted short-term rental accommodation'; and
- replace reference of 'tourist development' with 'tourist and visitor accommodation'

- (f) In Schedule 2 'Parking Requirements':

- replace reference of 'holiday house' with 'unhosted short-term rental accommodation'; and
- replace reference of 'tourist development' with 'tourist and visitor accommodation'

Dated 27 May 2025
Chief Executive Officer

2. In accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, determines that Amendment No 8 of City of Mandurah Local Planning Scheme No. 12 is a basic amendment for the following reasons:
 - (a) the amendment is consistent with the model provisions in Schedule 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
 - (b) the amendment deletes provisions that have been superseded by the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. That Council approves updates and modifications to the following Precinct Structure Plans to ensure consistent terminology and definitions in land use tables arising from the final gazettal of Amendment 8 to Local Planning Scheme No 12:
 - (a) Mandurah Strategic Centre
 - (b) Lakelands Town Centre
 - (c) Halls Head Town Centre
 - (d) Falcon Village District Centre

by deleting the definitions of:

- (a) bed and breakfast;
- (b) holiday accommodation;
- (c) holiday house;
- (d) motel;
- (e) serviced apartment; and
- (f) tourist development

and replacing with 'hosted short term rental accommodation'; 'unhosted short term rental accommodation and 'tourist and visitor accommodation' as required.

4. In accordance with Regulation 35(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to prepare the following amendment to Local Planning Scheme No 12:

“PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF MANDURAH

LOCAL PLANNING SCHEME NO 12

AMENDMENT NO 9

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

- (a) Modifying Table 4: Specified Additional Use for Zoned Land in Scheme Area:

No	Description of Land	Additional Use	Conditions
A2	Lot 3000 Meadow Springs Drive, Meadow Springs	P Uses: Tourist and Visitor Accommodation	(a) Where Tourist and Visitor Accommodation Uses are proposed, the site shall be subject to a Local Development Plan as per Part 6 of the Deemed Provisions to determine the location, form and scale of development for the site, having regard to the prevailing form of development surrounding the site, and ensure an appropriate interface to existing residential development
A3	Lot 400 and 401 Country Club Drive, Dawesville	P Uses: Tourist and Visitor Accommodation	(a) Where Tourist and Visitor Accommodation Uses are proposed, the site shall be subject to a Local Development Plan as per Part 6 of the Deemed Provisions to determine the location, form and scale of development for the site, having regard to the prevailing form of development surrounding the site, and ensure an appropriate interface to existing residential development

(b) Amending the Scheme Maps Accordingly.

Dated 27 May 2025
Chief Executive Officer

5. In accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, determines that Amendment No 9 of City of Mandurah Local Planning Scheme No. 12 is a standard amendment for the following reasons:
- (a) is an amendment relating to a zone that is consistent with the objectives identified in the scheme for that zone or reserve;
 - (b) is an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
 - (c) is an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
 - (d) is an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
 - (e) is an amendment that is not a complex or basic amendment

CARRIED: 11/0

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

AGAINST: Nil

Councillor B Pond entered the Chambers at 6.07pm

G. 5/05/25 MADORA BAY (SEASIDE) LOCAL CENTRE – LOCAL DEVELOPMENT PLAN

Summary

Council is requested to consider a Local Development Plan (LDP) which applies to the Madora Bay (Seaside) Local Centre. The LDP will guide future development of the site and will ensure that future development provides a suitable transition and interface to surrounding residential development, and the adjacent foreshore node.

In accordance with the Planning and Development (Local Planning Schemes) Regulations 2015, the LDP was advertised between 27 March and 17 April 2025, with no submissions being received.

It is recommended that Council approve the proposed Local Development Plan.

Officer Recommendation

That the Planning and Community Consultation Committee recommend that Council in accordance with Clause 52 (1)(a) of the Deemed Provisions for Local Planning Schemes (*Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations*), approve the Seaside Local Centre Local Development Plan as detailed in Attachment 2.1 (Plan No: 962-267B-01 Dated: 10.01.2025)

Committee Recommendation

That the Planning and Community Consultation Committee recommend that Council in accordance with Clause 52 (1)(a) of the Deemed Provisions for Local Planning Schemes (*Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations*), approve the Seaside Local Centre Local Development Plan as detailed in Attachment 2.1 (Plan No: 962-267B-01 Dated: 10.01.2025)

Council Resolution

MOTION

Moved: Councillor D Schumacher

Seconded: Councillor A Kearns

That Council in accordance with Clause 52 (1)(a) of the Deemed Provisions for Local Planning Schemes (*Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations*), approve the Seaside Local Centre Local Development Plan as detailed in Attachment 2.1 (Plan No: 962-267B-01 Dated: 10.01.2025)

CARRIED: 12/0

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

AGAINST: Nil

18. REPORTS**G. 6/05/25 FINANCIAL REPORT APRIL 2025**Summary

The Financial Report for April 2025 together with associated commentaries, notes on investments, balance sheet information, schedule of accounts and the tenders awarded under the delegation by the Chief Executive Officer are presented for Elected Members' consideration.

Officer Recommendation

That Council:

- 1 Receives the Financial Report for April 2025 as detailed in Attachment 1.1 of the report.
- 2 Receives the Schedule of Accounts for the following amounts as detailed in Attachment 1.2 of the report:

Total Municipal Fund	\$ 8,344,029.67
Total Trust Fund	\$ 0.00
	\$ 8,344,029.67
- 3 Approves the following budget variations for 2024/25 annual budget:
 - 3.1 Increased capital expenditure of \$100,000* for Works & Services Building Refurb
 - To be funded from a decrease in capital expenditure of \$100,000* for Warrungup Spring Reserve Boardwalk Renewal
 - 3.2 Approves the \$5,000* funding contribution toward the Makaroo and Kambarang Cultural Camps recognising that the application is outside POL-RCS 04 Grants and Funding Policy, although consistent with the overall aims and principles of the Policy.

ABSOLUTE MAJORITY REQUIRED

Amended Officer Recommendation

That Council:

- 1 Receives the Financial Report for April 2025 as detailed in Attachment 1.1 of the report.
- 2 Receives the Schedule of Accounts for the following amounts as detailed in Attachment 1.2 of the report:

Total Municipal Fund	\$ 8,344,029.67
Total Trust Fund	\$ 0.00
	\$ 8,344,029.67
- 3 Approves the following budget variations for 2024/25 annual budget:
 - 3.1 Increased capital expenditure of \$100,000* for Works & Services Building Refurb
 - To be funded from a decrease in capital expenditure of \$100,000* for Warrungup Spring Reserve Boardwalk Renewal

ABSOLUTE MAJORITY REQUIRED

Council Resolution**MOTION**

Moved: Councillor P Rogers
Seconded: Councillor P Jackson

That Council:

- 1 **Receives the Financial Report for April 2025 as detailed in Attachment 1.1 of the report.**
- 2 **Receives the Schedule of Accounts for the following amounts as detailed in Attachment 1.2 of the report:**

Total Municipal Fund	\$	8,344,029.67
Total Trust Fund	\$	0.00
	\$	8,344,029.67
- 3 **Approves the following budget variations for 2024/25 annual budget:**
 - 3.1 **Increased capital expenditure of \$100,000* for Works & Services Building Refurb**
 - **To be funded from a decrease in capital expenditure of \$100,000* for Warrungup Spring Reserve Boardwalk Renewal**

ABSOLUTE MAJORITY REQUIRED

CARRIED: 12/0

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

AGAINST Nil

Comment: The City of Mandurah is no longer being requested to provide a contribution for this program as shown at Item 3.2 in the agenda, regarding the Makaroo and Kambarang Cultural Camps, as alternate funding has been secured.

G. 7/05/25 PANEL OF PRE-QUALIFIED SUPPLIERS PQS01-2025 – TEMPORARY TRAFFIC MANAGEMENT AND RELATED SERVICES

Summary

The City of Mandurah (the City) sought applications from suitably qualified and experienced contractors to join a panel of pre-qualified suppliers to provide Temporary Traffic Management and Related Services. The panel contract will be in place for a maximum of three years.

The panel of pre-qualified suppliers for supply of traffic management services has two categories with the number of panel members for each stated below:

- Category A - Supply of Temporary Traffic Control including Equipment – two panel members
- Category B - Provision of Temporary Traffic Planning Services – three panel members

Both categories will cover traffic planning and control on main and local roads within the City.

Officer Recommendation

That Council:

1. Accepts Contra-Flow Pty Ltd as the first ranked applicant and Welstand Services Pty Ltd t/as LGC Traffic Management as the second ranked applicant in accordance with the panel conditions for Panel of Pre-qualified Suppliers PQS01-2025 Supply of Temporary Traffic Management and Related Services Category A for a period of three years for the Schedule of Rates exclusive GST offered as the most advantageous.
2. Accepts Contra-Flow Pty Ltd as the first ranked applicant, Downer EDI Works Pty Ltd as the second ranked applicant and Welstand Services Pty Ltd t/as LGC Traffic Management as the third ranked applicant in accordance with the panel conditions for a Panel of Pre-qualified Suppliers PQS01-2025 Supply of Temporary Traffic Management and Related Services Category B for a period of three years for the Schedule of Rates exclusive GST offered as the most advantageous.

Council Resolution

MOTION

Moved: Councillor J Cumberworth

Seconded: Councillor B Pond

That Council:

1. **Accepts Contra-Flow Pty Ltd as the first ranked applicant and Welstand Services Pty Ltd t/as LGC Traffic Management as the second ranked applicant in accordance with the panel conditions for Panel of Pre-qualified Suppliers PQS01-2025 Supply of Temporary Traffic Management and Related Services Category A for a period of three years for the Schedule of Rates exclusive GST offered as the most advantageous.**
2. **Accepts Contra-Flow Pty Ltd as the first ranked applicant, Downer EDI Works Pty Ltd as the second ranked applicant and Welstand Services Pty Ltd t/as LGC Traffic Management as the third ranked applicant in accordance with the panel conditions for a Panel of Pre-qualified Suppliers PQS01-2025 Supply of Temporary Traffic Management and Related Services Category B for a period of three years for the Schedule of Rates exclusive GST offered as the most advantageous.**

CARRIED: 12/0

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

AGAINST: Nil

G. 8/05/25 T21-2024 – CLEANING SERVICES FOR PUBLIC ABLUTION FACILITIESSummary

The City of Mandurah (the City) sought suitably qualified and experienced contractors for the tender of Cleaning Services for Public Ablution Facilities for a period of two years with three options for a further one-year period which will be exercised at the sole discretion of the City.

This contract is for the regular cleaning of public ablution facilities. The service includes aspects such as determining if the facilities are unusable and taking action by reporting faults, undertaking needle box and sanity exchange, performing locking services and demonstrating initiative and prompt quality service of all aspects of ablution cleaning.

Officer Recommendation

That Council accepts BrightMark Group Pty Ltd as the preferred respondent for Tender T21-2024 for the Cleaning Services for Public Ablution Facilities for a period of two years with three options for a one-year period extensions for the Schedule of Rates exclusive GST offered as the most advantageous.

Council Resolution**MOTION****Moved: Councillor D Wilkins****Seconded: Councillor J Smith**

That Council accepts BrightMark Group Pty Ltd as the preferred respondent for Tender T21-2024 for the Cleaning Services for Public Ablution Facilities for a period of two years with three options for a one-year period extensions for the Schedule of Rates exclusive GST offered as the most advantageous.

CARRIED: 12/0

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

AGAINST: Nil

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. CONFIDENTIAL ITEMS

Nil

23. CLOSE OF MEETING

There being no further business, the Mayor declared the meeting closed at 6.36pm.

CONFIRMED

CONFIRMED (MAYOR)

**Attachments to Council Minutes:
27 May 2025 Council Agenda**

NOTICE OF MEETING

ORDINARY COUNCIL

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

Tuesday 27 May 2025 at 5.30pm

CASEY MIHOVLOVICH
Chief Executive Officer
22 May 2025

AGENDA

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

Members of the public are advised that the Council Meeting is being livestreamed in accordance with the City's Council Meetings – Live Streaming, Recording and Electronic Attendance Policy. By being present at this meeting, members of the public consent to the City livestreaming and publishing their voice on the City's website. Members of the public are not subject to video livestreaming and only their voice will be captured. For further information on the Live streaming of Council Meetings please click here. [Live Streaming 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

5.1 SANDRA MUIR: TRAFFIC MANAGEMENT

Question 1

Has the traffic survey to connect Mandurah Terrace and Tuckey Street put forward in the Special Council Meeting on 7 December 2021 as per the recommendation no 5 been accepted as we would appreciate the answer? If the \$221,000 was spent what happened to it and because the traffic management is being looked at again, will more funds have to be raised?

City of Mandurah Response

In December 2021, Council endorsed road network improvements to connect Mandurah Terrace from Tuckey Street to Barracks Lane through a two-way movement on Mandurah Terrace; a west to east one-way movement on Smart Street and a north-south one-way movement between Smart Street and Barracks Lane, subject to acquisition of the required land.

Council also:

- Endorsed the Mandurah Terrace Concept Plan in order to progress the plan to detailed design and costings, and further report back to Council for approval prior to project commencement;
- Noted that the project will form part of the next review of the long-term financial plan and subsequent budgets for delivery; and

- Noted that officers will continue with broader community, business and landowner engagement regarding the delivery; and inclusion in the formulation of the City Centre Master Plan and City Centre Car Parking Plan.

Since July 2023, an allocation of approximately \$2M (indexed each year to CPI) has been allocated in the Long Term Financial Plan for City Centre Streetscape Upgrades. The Master Plan and the subsequent Implementation Plan actions did not include specific reference to road network improvements connecting Mandurah Terrace from Tuckey Street to Barracks Lane through a two-way movement on Mandurah Terrace, however, the action was broadened and revised to:

- Prepare and Implement a Concept Master Plan for the upgrade of the southern part of Mandurah Terrace between Pinjarra Road and Tuckey Street that includes provision of a cycle path in both directions, with the existing budget commitment of \$2,050,000 to be used to fund these works.

In May 2024, Council resolved to adopt the City Centre Master Plan and City Centre Parking Plan for final approval. The Master Plan and the subsequent Implementation Plan included the following actions:

- **M1.1 Streetscape Upgrades Concept Plan**
Prepare and implement a Concept Plan for key streets in the City Centre to inform detailed design for priority upgrades for pavement treatments, pedestrian crossings, intersection upgrades, shared paths, bike paths, lighting, and street trees (\$50,000 – Design).
- **M1.2 Mandurah Terrace South – Concept Master Plan**
Arising from the Concept Plan in M1.1, prepare a detailed design to upgrade the southern part of Mandurah Terrace between Pinjarra Road and Tuckey Street that includes provision of a cycle path in both directions (\$2,000,000 – Within existing Capital Budget).

The Mandurah Terrace South – Concept Master Plan is listed in the City's Corporate Business Plan 2024-2028. The City is currently scoping the project and hopes to have the plan developed by late 2025. The plan will address not only direction of traffic on Mandurah Terrace, but also other elements such as lighting, paving, access for bikes, alfresco spaces and the like. This plan will include landowner and community engagement, and once complete, will provide an opportunity to provide certainty around Council's previous resolution to review the traffic movement on Mandurah Terrace.

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

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: 29 April 2025

13.2 Special Council Meeting: 20 May 2025

Minutes available on the City's website via [mandurah.wa.gov.au/council meetings/agendas-and-minutes](http://mandurah.wa.gov.au/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: 19 May 2025

<i>Minute</i>	<i>Item</i>	<i>Page No</i>	<i>Interests Declared Additional Information</i>
PCC 3/05/25	Amendments to Local Planning Scheme 12 – Short Term Rental Accommodation and Tourist Development	5 - 20	
PCC 4/05/25	Madora Bay (Seaside) Local Centre – Local Development Plan	21 - 29	

19. REPORTS

<i>No.</i>	<i>Item</i>	<i>Page No</i>	<i>Note</i>
1	Financial Report April 2025	30 - 60	Absolute Majority
2	Panel of Pre-qualified Suppliers PQS01-2025 – Temporary Traffic Management and Related Services	61 - 64	Confidential Attachment
3	T21-2024 – Cleaning Services for Public Ablution Facilities	65 - 67	Confidential Attachment

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**

PC1	SUBJECT:	Amendments to Local Planning Scheme 12 – Short Term Rental Accommodation and Tourist Development
	DIRECTOR:	Strategy and Economic Development
	MEETING:	Planning & Community Consultation Committee
	MEETING DATE:	19 May 2025

Summary

The State Government's planning reforms for short-term rental accommodation came into effect on 18 September 2024 via *Planning and Development (Local Planning Schemes) Amendment (Short Term Rental Accommodation) Regulations 2024* ('STRA Regulations').

As a result, local governments are required to amend their local planning schemes to ensure a consistent approach to short term rental accommodation. In addition, a number of sites where tourist development was previously permitted and could be developed under Town Planning Scheme 3 requires update and review.

As a result, two Amendments are proposed to Local Planning Scheme No 12:

- Amendment No 8: Short Term Rental Accommodation (STRA) modifications; and
- Amendment No 9: Tourist Accommodation on Private Community Uses Zoned Land.

Amendment No 8 to Local Planning Scheme No 12 ('Scheme 12') is required to ensure alignment with the new 'deemed' and 'model' land use classes and general definitions introduced into the state planning framework. Most significantly, it includes amendments to reflect the 'deemed' land use classes previously identified as 'holiday homes' as:

- 'hosted short-term rental accommodation' and
- 'unhosted short-term rental accommodation',

together with the removal of superseded land uses.

These changes are a result of extensive review from industry and State Government, discussion papers, parliamentary reviews, and regulatory change. The following report provides further detail and background information on these changes, including specific implications for the City. It is recommended that Amendment 8 is adopted as a 'basic' amendment with no need for advertising arising from this Amendment. There is no change to the Council's previous approach to 'holiday homes'.

Amendment No 9 proposes to reinstate tourist development opportunities on two development sites that adjoin and are a part of The Cut Golf Course and Meadow Springs Golf Course which were permitted in the previous Town Planning Scheme 3, however in aligning standard land use zones from the model provisions for local planning schemes, these uses are no longer permitted. Amendment 9 seeks to reinstate these uses being permitted on these sites as 'additional uses'.

Disclosure of Interest

The Manager, Strategic Planning and Urban Design declares an impartiality interest as a family member is employed on a casual basis by Ten Golf, owners and operators of The Cut Golf Course.

Previous Relevant Documentation

- P.8/8/17 01 August 2017 Council resolved to continue to take an approach which limits its involvement in the approval process of Holiday Homes but remain responsive to complaints received, consistent with its position of 2015.
- G.19/6/15 23 June 2015 Council adopted a 'Responsive Action' approach to Holiday Homes.
- G.17/03/15 24 March 2015 Council resolved that Officers report back to Council to initiate a Local Law and relevant town planning amendment in addition to detailing observations over Easter and complaints received in relation to Holiday Homes.

Background

Amendment No 8: Short-Term Rental Accommodation (STRA)

Short-Term Rental Accommodation (STRA) refers to the practice of renting out a property (or part of a property) for a relatively short period of time, usually on a nightly or weekly basis. This type of accommodation is usually booked through online platforms and is popular among travellers and visitors seeking temporary lodging for holidays, business trips or other short stays. The State Government has committed to various initiatives to deliver better regulation of the short-term rental accommodation sector.

In November 2023, the Western Australian Planning Commission released its *Position Statement: Planning for Tourism and Short-Term Rental Accommodation* (Position Statement) and associated Guidelines. The release of the Position Statement complemented other whole-of-government reforms relating to STRA, responding to recommendations made in the 2019 parliamentary enquiry *Levelling the Playing Field: Managing the impact of the rapid increase of short-term rentals in Western Australia*. This included development of a state-wide registration scheme for STRA, as well as an incentive scheme to encourage transition of properties from the short to long term rental market.

Alongside the registration scheme, which sits separately to the planning system and is mandatory for all STRA, amendments to planning regulations were flagged as a key part of the State Government's goal to ensure a fairer and more consistent treatment of STRA from both a legal and practical standpoint. The planning changes, which have triggered the need for the City to amend its scheme, aim to provide greater consistency across the state in relation to what approvals are needed for STRA proposals as well as how these uses are defined in local planning schemes.

State Planning Framework

The State Government's planning reforms for short-term rental accommodation are being implemented predominantly through the *Planning and Development (Local Planning Schemes) Regulations 2015 amendment – Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024* (STRA Regulations), which in turn have been informed by policy direction provided through the Position Statement.

Local Planning Context

Local Planning Scheme No.12 was gazetted on 11 April 2022.

Historically in Mandurah, properties have been used as Holiday Homes, either by families in family-owned properties, or by owners renting properties on a short-term basis. Anecdotally, observations have been made that holiday homes have transitioned to a more business-based approach than has previously been the case and these properties are more easily accessible via the many national and international holiday home websites that are available.

Council considered reports in March and June 2015 in relation to issues surrounding the operation of Holiday Homes within the City. A number of options for the management of Holiday Homes were considered including:

1. The introduction of a Local Law similar to the City of Busselton model which would require all Holiday Homes to obtain an approval under the Local law and the planning scheme.
2. Amending the Town Planning Scheme to introduce definitions for Holiday Homes an approval process akin to that which is currently in place in relation to the operation of Home Occupations.
3. Improving the City's response procedures to address community concern.

At the time, it was determined that it was difficult to determine whether a dwelling is being utilised for holiday purposes or by the owners. It was found that many of these dwellings had no visual differentiation between each other and other residential properties on the street, with car proliferation being minimal and in keeping with expectations for standard residential properties.

Following consideration of the various options for addressing the operation of holiday homes, Council resolved to adopt a 'Responsive Action' response that included recording known Holiday Home locations, giving complaints in relation to noise, vehicle parking and refuse associated with known Holiday Homes a high priority, and preparing a brochure outlining procedures to be followed if issues in relation to the operation of a Holiday Home should arise. Extensive work was undertaken to research and identify operative holiday homes and maintaining a register to aid communication with owners to prioritise addressing of complaints.

In the 10 years of operation of this approach, very limited concern or impacts of holiday homes in residential areas have eventuated and they remain exempt for planning approval in Scheme 12.

However, in July 2024, a state-wide STRA Register (*'the Register'*) came into effect, implemented to gather information on the STRA sector in Western Australia (WA), in accordance with the *'Short-Term Rental Accommodation Act 2024'*. The information collected from the Register will be used to enable data driven decision making, allowing for more informed policy and regulatory responses to be made. As of 1 January 2025, it is a mandatory requirement that all STRA operating within WA must be registered with the State Government. This information replaces the need for the City to have its own register of holiday homes.

The register is maintained through the Department of Energy, Mines, Industry Regulation and Safety and based on publicly available information, there are 600 premises in Mandurah currently registered.

Position Statement

The Western Australian Planning Commission produced a Position Statement that foreshadowed a series of amendments to the *Planning and Development (Local Planning Schemes) Regulations 2015* (*'LPS Regulations'*) with the overall aim of providing more certainty and consistency across jurisdictions in respect to the treatment of STRA.

Key changes flagged in this document included dedicated land use classes for STRA to ensure a clear delineation between this use and traditional accommodation types, as well as a state-wide exemption for hosted STRA and a 90-night exemption for unhosted STRA within the Perth Metropolitan Area.

The Position Statement also included guidance on strategic and statutory planning matters for both tourism and STRA, as well as local planning policy development.

Local Planning Scheme (LPS) Regulations

The LPS Regulations are a key component of Western Australia's planning system comprising of three major parts:

- Regulations proper, which set out the process for preparing or amending a local planning scheme;
- 'Model' provisions, set out in Schedule 1, which are to be used by local governments in preparing or amending a local planning scheme; and
- 'Deemed' provisions, set out in Schedule 2, read automatically into all local planning schemes, and override any existing scheme provision to the extent of any inconsistencies. Where there is a conflict between these provisions and the scheme, the deemed provisions prevail.

Amendments to both Schedules 1 and 2 of these regulations have been made to facilitate the necessary planning changes of the State Government's short-term rental accommodation (STRA) reform initiatives, as envisaged by the Position Statement. These changes, most notably, include:

- new 'deemed' land use classes of 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation' to ensure these accommodation types are classified as dedicated land use classes in planning schemes;
- new 'deemed' general terms to define 'short-term rental accommodation' and link to the overarching *Short-Term Rental Accommodation Act 2024*, which provides the legal framework for the STRA Register;
- a new 'model' land use class of 'tourist and visitor accommodation' to differentiate these use types from STRA, and consolidate a number of existing land use terms for tourist and visitor accommodation (aside from 'hotel'), as well as other changes to general definitions;
- a state-wide development approval exemption for 'hosted short-term rental accommodation' (this includes ancillary dwellings); and
- a 90-night (cumulative) exemption within a 12-month period for 'unhosted' short-term rental accommodation in the Perth metropolitan area; however, in regional areas (including the Peel Region), local governments have discretion to determine permissibility within their own local planning scheme.

Council is required to initiate an amendment to Scheme 12 as soon as possible with the amendment expected to be finalised by mid - 2025, and no later than 1 January 2026. This Scheme Amendment will ensure Scheme 12 is consistent with the STRA Regulations.

Amendment No 9: Tourist Accommodation on selected Private Community Uses Zoned Land

Under Town Planning Scheme No 3 (Scheme 3), land located adjacent to, or a part of existing golf courses were included in zones that allowed for or provided for additional development opportunities to allow for tourist accommodation:

- Lot 3000 Meadow Springs Drive (north-west corner) – Meadow Springs Golf Course;

The land was zoned Urban Development and identified as 'golf course' within the Meadow Springs Structure Plan, with prior concepts for the master planning of the Meadow Springs estate identifying tourist development opportunities close to the club house and around the remaining vacant land on the corner of Meadow Springs Drive and Oakmont Avenue. No further considerations or discussion have been made for an extended period on the development potential of this land, however, as it is zoned land, it is expected, over time, that opportunities may arise for further dialogue to activate this development site.

- Lot 400 and 401 Country Club Drive, Dawesville – The Cut Clubhouse site

Originally one site, the site was subdivided into two lots to facilitate a tourist / serviced apartment site on Lot 401 in 2015 under previous ownership of the golf course and clubhouse. The golf course itself sits on two separate sites – Lot 1500 (owned in freehold) and Reserve 2851 (lease over a Crown Reserve).

Lots 400 and 401 were zoned Urban Development in Scheme 3, with the Southport Structure Plan identifying these lots as 'Clubhouse' together with a requirement for this site and adjoining sites to be subject to a Development Guide Plan to determine land use, development outcomes, height, and scale. The subject lots were identified as 'Clubhouse Site' with a height of 6 storeys to allow for 34 short stay apartments. Whilst this Development Guide Plan can continue to be referenced as a Local Development Plan for this location, the land use provisions have been replaced by Scheme 12 provisions.

In preparing the then draft Scheme 12, initial drafts included these sites in a 'special use' zone to allow for a range of tourist and golf course related development outcomes, however, the final version was required to align with the Model Provisions for Local Planning Schemes, and these sites, together with private schools and the Mandurah Greyhounds site within the 'Private Community Uses' zone. The objectives of this zone are as follows:

- To provide sites for privately owned and operated recreation, and education premises.
- To integrate private recreation areas with public recreation areas wherever possible.
- To provide for a range of privately owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.
- To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.
- To provide for the educational and private recreation requirements of the wider region without unduly impacting on local amenity.
- To provide for the controlled development of existing educational institutions and identified private recreation facilities within the Town, including private educational facilities, sports grounds with facilities for spectators, and recreation activities of a similar nature.
- To ensure that the activities on these sites do not unduly affect the residential amenity of the locality including, but not limited to, traffic and parking.

In preparing the land use table for this zone to cover privately owned recreation and education premises was a challenging given the extensive differences in context of a private school in a suburban and residential location to sites that have recreational and high level of visitation. As a result, the land use table is generally designed to align with the private education perspective in a residential context. Notably, residential and tourist development uses are not permitted in Scheme 12.

Comment

Amendment No 8: Short-Term Rental Accommodation

(STRA)

With the introduction of the new deemed land use classes into planning schemes associated with short-term rental accommodation, local governments are required to amend their local planning schemes to modify and delete various land use and general definitions to Scheme 12. There are new exemptions also 'deemed' and as such are already operative, however this amendment does include changes to the zoning table to reflect the hosted STRA exemption as a permitted use.

Whilst the new 'deemed' land use classes are automatically read into the Scheme 12 through the LPS Regulations, these uses are being incorporated into scheme zoning tables to ensure absolute clarity from an interpretation perspective, particularly given these uses replace long-standing 'model' land use classes within the City's planning framework.

To implement the required changes, this amendment requires deletion of all references to the land use classes of *bed and breakfast* and *holiday house*, replaced with the new 'deemed' definitions of 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation'. This includes amending the Zoning Table and Definitions schedules of the scheme text accordingly.

In addition to the STRA Regulations, the Position Statement and Planning Bulletin 115 provide further direction for how STRA should be dealt with in local planning schemes from a permissibility standpoint. To reflect these requirements, this amendment proposes the following designations for these new land use classes:

- 'Hosted short-term rental accommodation' is proposed as a Permitted use in all zones where any type of 'dwelling' is capable of approval, to reflect the state-wide exemption in the 'deemed provisions.' Hosted Short Term Rental Accommodation has historically been called a 'Bed and Breakfast' in local planning schemes and have been exempt from the need for development approval in Mandurah for a significant period of time.
- 'Unhosted short-term rental accommodation' (previously called 'holiday homes') within the Perth Metropolitan Area are exempt from requiring development approval for a period of up to 90-nights within a 12-month period from the date of registration. Use beyond requires a development approval from the local government.

For local governments outside the Metropolitan Region Scheme, zoning table and scheme provisions for unhosted short term rental accommodation regardless of the number of nights used in a 90-day period are at the discretion of the individual local governments. This is in recognition of the need to provide greater flexibility for regional local governments, acknowledging that there are various approaches dependent on local community demographics, housing availability and tourism markets. In Scheme 12, holiday homes are included in the Scheme as a permitted use within a range of zones where a house is permitted and due to the extensive history of dealing with 'holiday homes', this is proposed to continue for 'unhosted short-term rental accommodation'.

- A new model land use class of 'Tourist and Visitor Accommodation' has been introduced to supersede various traditional accommodation land use types and provide a clearer delineation between these traditional formal tourist uses and 'short-term rental accommodation'

'Tourist and Visitor Accommodation is defined as (as per the model provisions):

- (a) *means a building, or a group of buildings forming a complex, that —*
 - (i) *is wholly managed by a single person or body; and*

- (ii) *is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and*
- (iii) *may include on-site services and facilities for use by guests; and*
- (iv) *in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;*

and

- (b) *includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but*
- (c) *does not include any of the following —*
 - (i) *an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);*
 - (ii) *a caravan park;*
 - (iii) *hosted short-term rental accommodation;*
 - (iv) *a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);*
 - (v) *a park home park;*
 - (vi) *a retirement village as defined in the Retirement Villages Act 1992 section 3(1);*
 - (vii) *a road house;*
 - (viii) *workforce accommodation;*

Note: Underlined terms are defined elsewhere in the local planning scheme.

In the context of Scheme 12, this implies the deletion of the following uses within the zoning table, various Special Use zones and parking requirements tables to align to the new definitions:

- Motel – specifically referenced in the new land use class definition;
- Serviced apartment – specifically referenced in the new land use class definition;
- Tourist development – directly replaced by the new use class; and
- Holiday accommodation – directly replaced by the new class.

A summary of the proposed changes (compared to existing) is as follows:

Existing Use Class	Proposed Use Class	Land Use Permissibility
<ul style="list-style-type: none"> • Bed and Breakfast Accommodation 	<ul style="list-style-type: none"> • Hosted Short-Term Rental Accommodation 	<ul style="list-style-type: none"> • D in Centre Zones • X in Business Zones • P in Residential Zones • I in Tourism Zone
<ul style="list-style-type: none"> • Holiday Home 	<ul style="list-style-type: none"> • Unhosted Short-Term Rental Accommodation 	<ul style="list-style-type: none"> • D in Centre Zones • X in Business Zones • P in Residential Zones • I in Tourism Zone

<ul style="list-style-type: none"> • Motel • Serviced Apartment • Tourist Development • Holiday Accommodation 	<ul style="list-style-type: none"> • Tourist and Visitor Accommodation 	<ul style="list-style-type: none"> • P in Neighbourhood Centre • D in Local Centre • X in Business Zones • A in Residential Zones • P in Tourism Zone
<ul style="list-style-type: none"> • Hotel 	(No Change)	<ul style="list-style-type: none"> •

Notes:

- **P is Permitted (no approval required); D is Discretionary (approval required); A is Discretionary but must be advertised; I is Incidental (meaning it is ancillary to the main use);**
- **Centre Zones: Neighbourhood Centre and Local Centre**
- **Business Zones: Service Commercial and General Industry**
- **Residential Zones: Mixed Use, Residential, Rural Residential, Rural Smallholdings, Rural**
- **Strategic Centre and District Centre zones reference are provided in Precinct Structure Plans**

There are also some consequential changes required to general terms used in Scheme 12 as they are not included in the Deemed Provisions for Local Schemes. These changes are reflected in the Amendment Text and summarised as follows:

Existing	Proposed
<p>cabin means a dwelling forming part of a tourist development or caravan park that is:</p> <p>(a) an individual unit other than a chalet; and (b) designed to provide short-term accommodation for guests.</p>	<p>means a building that -</p> <p>(a) is an individual unit other than a chalet; and (b) forms part of – (i) tourist and visitor accommodation; or (ii) a caravan park;</p> <p>and</p> <p>(c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period</p>
<p>chalet means a dwelling forming part of a tourist development or caravan park that is -</p> <p>(a) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) designed to provide short-term accommodation for guests.</p>	<p>means a building that —</p> <p>(a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) forms part of – (i) tourist and visitor accommodation; or (ii) a caravan park;</p> <p>(c) and if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no</p>

Existing	Proposed
	<i>individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.</i>
<p>short-term accommodation <i>means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12-month period.</i></p>	definition deleted

Amendment No 9: Tourist Accommodation on selected Private Community Uses Zoned Land

Since Scheme 12 must adhere to the model provisions for local schemes and lacks specific provisions to address the conflict between previous scheme controls and the need to manage both private education sites and privately run golf courses within a single zone, a logical approach is required. This involves identifying additional uses suitable for selected sites and establishing a requirement for a local development plan. This plan will manage development controls such as height, scale, access, and setbacks, serving as a precursor to detailed design for development outcomes. The Department of Planning, Lands and Heritage has supported this approach. Consequently, modifications to Table 4 of Scheme 12 are proposed to address these issues as follows:

No	Description of Land	Additional Use	Conditions
A2	<i>Lot 3000 Meadow Springs Drive, Meadow Springs</i>	<p><i>P Uses:</i></p> <ul style="list-style-type: none"> • <i>Tourist and Visitor Accommodation</i> 	(a) <i>Where Tourist and Visitor Accommodation Uses are proposed, the site shall be subject to a Local Development Plan as per Part 6 of the Deemed Provisions to determine the location, form and scale of development for the site, having regard to the prevailing form of development surrounding the site, and ensure an appropriate interface to existing residential development.</i>
A3	<i>Lot 400 and 401 Country Club Drive, Dawesville</i>	<p><i>P Uses:</i></p> <ul style="list-style-type: none"> • <i>Tourist and Visitor Accommodation</i> 	(a) <i>Where Tourist and Visitor Accommodation Uses are proposed, the site shall be subject to a Local Development Plan as per Part 6 of the Deemed Provisions to determine the location, form and scale of development for the site, having regard to the prevailing form of development surrounding the site, and ensure an appropriate interface to existing residential development.</i>

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

In the development of various reports on Holiday Homes in 2015 and 2017, together with the management of a City register of known holiday homes, regular communication with known owners was undertaken on multiple occasions – outlining that where behaviour and management of the neighbourhood was undertaken, that Council's approach to exempt them from development approval would continue. In the development of Scheme 12 and ensuing periods there is no demonstrated outcome to change these outcomes.

Statutory Environment

The Local Planning Schemes Regulations 2015 identifies three different levels of Scheme amendments – basic, standard, and complex. The provisions of Regulation 35(2) of the Regulations requires Council's resolution to specify the level of the amendment and provide justification of the selected scheme amendment level.

Under Planning Bulletin 115, the WAPC however outlined that the classification of amendments is at the discretion of the individual local government, however, the following provides a guide on scenarios where a 'basic' or 'standard' amendment stream might apply with the following options:

- (a) Scheme amendments that propose to replace superseded land use classes with the new STRA land uses, without changes to permissibility in the zoning table, can generally be processed as a 'basic' amendment.
- (b) If an amendment introduces or changes permissibility for new STRA and traditional accommodation uses, or introduces supplemental development standards or other scheme provisions, it will generally be progressed as a 'standard' amendment.

As a result of the above, Amendment No 8 only proposes to replace superseded land use classes uses, without changes to permissibility in the zoning table, Amendment 8 will be a 'basic' amendment. A basic amendment can be forwarded direct to the Western Australian Planning Commission with no further advertising and referral to external agencies.

As Amendment No 9 seeks to modify and change the permissibility for traditional accommodation, it will be a Standard Amendment and subject to public advertising and referral to relevant government agencies.

Policy Implications

Nil

Financial Implications

N/A

Economic Implications

The proposed scheme amendment will result in a contemporary and current local planning scheme and provide consistency and certainty within the tourism industry which in turn will support economic growth.

Environmental Implications

The Amendment No 8 does not have any significant environmental impact as such no internal referrals have been undertaken. Development outcomes arising from Amendment No 9 will be dealt with through subsequent stages of planning through development application process.

Risk Analysis

If the proposed scheme amendment is not adopted there is risk in Scheme 12 not being consistent with the STRA Regulations.

Strategic Implications

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

Economy:

- Well-planned, sustainable urban development

Community:

- Safe and connected communities

Leadership:

- Sound decisions based on evidence and meaningful engagement

Conclusion

As an outcome of *Planning and Development (Local Planning Schemes) Amendment (Short Term Rental Accommodation) Regulations 2024 (STRA Regulations)*, changes to Scheme 12 are required to ensure consistency with the land use definitions contained in model provisions to local planning schemes. No changes to land use permissibility are proposed, and therefore, the amendment is considered a basic amendment and can progress to final approval without the need for advertising and additional assessment by other state agencies.

As a result of identifying these changes, restricted opportunities for tourism related development at two golf course sites that were previously available under Scheme 3 are no longer available and therefore a separate amendment to rectify this omission, which will be a standard amendment, is proposed to be adopted for advertising purposes.

RECOMMENDATION

That the Planning and Community Consultation Committee recommend that Council:

- 1. In accordance with Regulation 35(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to prepare the following amendment to Local Planning Scheme No 12:**

“PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME
CITY OF MANDURAH
LOCAL PLANNING SCHEME NO 12
AMENDMENT NO 8

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

(a) In Division 1, Clause 6.1, ‘Terms Used’:

- delete the definition for *‘short-term accommodation’*.
- replace the general definition for *‘cabin’* to:
means a building that -
 - (a) is an individual unit other than a chalet; and*
 - (b) forms part of –*
 - (i) tourist and visitor accommodation; or*
 - (ii) a caravan park;**and*
 - (c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.*
- replace the general definition for *‘chalet’* to:
means a building that —
 - (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and*
 - (b) forms part of –*
 - (i) tourist and visitor accommodation; or*
 - (ii) a caravan park;*
 - (c) and if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.*

(b) In Division 2, Clause 6.2, ‘Land Use Terms Used’:

- delete the definitions for:

- bed and breakfast;
 - holiday accommodation;
 - holiday house;
 - motel;
 - serviced apartment; and
 - tourist development.
- **Inserting the definitions for “tourist and visitor accommodation” as per Schedule 1 – Model Provisions:**
 - (a) **means a building, or a group of buildings forming a complex, that —**
 - (i) **is wholly managed by a single person or body; and**
 - (ii) **is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and**
 - (iii) **may include on-site services and facilities for use by guests; and**
 - (iv) **in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;**
 - and**
 - (b) **includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest’s stay by the owner or manager of the apartment or an agent of the owner or manager; but**
 - (c) **does not include any of the following —**
 - (i) **an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);**
 - (ii) **a caravan park;**
 - (iii) **hosted short-term rental accommodation;**
 - (iv) **a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);**
 - (v) **a park home park;**
 - (vi) **a retirement village as defined in the Retirement Villages Act 1992 section 3(1);**
 - (vii) **a road house;**
 - (viii) **workforce accommodation;**
- (c) **In Clause 3.2 ‘Zoning Table’, insert in alphabetical order the following land uses and permissibility:**

Use Class	Neighbourhood Centre	Local Centre	Service Commercial	General Industry	Mixed Use	Residential	Rural Residential	Rural Smallholdings	Rural	Private Community Uses	Tourism
Hosted Short-Term Rental Accommodation	D	D	X	X	P	P	P	P	P	X	I
Unhosted Short-Term Rental Accommodation	D	D	X	X	P	P	P	P	P	X	I
Tourist and Visitor Accommodation	P	D	X	X	A	A	A	A	A	X	P

(d) In Clause 3.2 'Zoning Table'; Table 6 'Special Use Zones in Scheme Area'; Schedule 2 'Parking Requirements' delete references to:

- bed and breakfast;
- holiday accommodation;
- holiday house;
- motel;
- serviced apartment; and
- tourist development.

(e) In Table 6, 'Special Use Zones in Scheme Area':

- replace reference of 'bed and breakfast' to 'hosted short-term rental accommodation'; and
- replace reference of 'tourist development' with 'tourist and visitor accommodation'

(f) In Schedule 2 'Parking Requirements':

- replace reference of 'holiday house' with 'unhosted short-term rental accommodation'; and
- replace reference of 'tourist development' with 'tourist and visitor accommodation'

Dated 27 May 2025
Chief Executive Officer

2. In accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, determines that Amendment No 8 of City of Mandurah Local Planning Scheme No. 12 is a basic amendment for the following reasons:

(a) the amendment is consistent with the model provisions in Schedule 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and

- (b) the amendment deletes provisions that have been superseded by the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. That Council approves updates and modifications to the following Precinct Structure Plans to ensure consistent terminology and definitions in land use tables arising from the final gazettal of Amendment 8 to Local Planning Scheme No 12:
- (a) Mandurah Strategic Centre
 - (b) Lakelands Town Centre
 - (c) Halls Head Town Centre
 - (d) Falcon Village District Centre

by deleting the definitions of:

- (a) bed and breakfast;
- (b) holiday accommodation;
- (c) holiday house;
- (d) motel;
- (e) serviced apartment; and
- (f) tourist development.

and replacing with ‘hosted short term rental accommodation’, ‘unhosted short term rental accommodation and ‘*tourist and visitor accommodation*’ as required.

4. In accordance with Regulation 35(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to prepare the following amendment to Local Planning Scheme No 12:

“PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF MANDURAH

LOCAL PLANNING SCHEME NO 12

AMENDMENT NO 9

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

- (a) Modifying Table 4: Specified Additional Use for Zoned Land in Scheme Area:

No	Description of Land	Additional Use	Conditions
A2	Lot 3000 Meadow Springs Drive, Meadow Springs	P Uses: Tourist and Visitor Accommodation	(a) Where Tourist and Visitor Accommodation Uses are proposed, the site shall be subject to a Local Development Plan as per Part 6 of the Deemed Provisions to determine the location, form and scale of development for the site, having regard to the

No	Description of Land	Additional Use	Conditions
			prevailing form of development surrounding the site, and ensure an appropriate interface to existing residential development
A3	Lot 400 and 401 Country Club Drive, Dawesville	P Uses: Tourist and Visitor Accommodation	(a) Where Tourist and Visitor Accommodation Uses are proposed, the site shall be subject to a Local Development Plan as per Part 6 of the Deemed Provisions to determine the location, form and scale of development for the site, having regard to the prevailing form of development surrounding the site, and ensure an appropriate interface to existing residential development

(b) Amending the Scheme Maps Accordingly.

Dated 27 May 2025
Chief Executive Officer

5. In accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, determines that Amendment No 9 of City of Mandurah Local Planning Scheme No. 12 is a standard amendment for the following reasons:

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

PC2 **SUBJECT:** Madora Bay (Seaside) Local Centre – Local Development Plan
 DIRECTOR: Strategy and Economic Development
 MEETING: Planning & Community Consultation Committee
 MEETING DATE: 19 May 2025

Summary

Council is requested to consider a Local Development Plan (LDP) which applies to the Madora Bay (Seaside) Local Centre. The LDP will guide future development of the site and will ensure that future development provides a suitable transition and interface to surrounding residential development, and the adjacent foreshore node.

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, the LDP was advertised between 27 March and 17 April 2025, with no submissions being received.

It is recommended that Council approve the proposed Local Development Plan.

Disclosure of Interest

Nil

Location



Property Details

Applicant:	CLE Town Planning + Design
Owner:	Satterley Property Group
Scheme No 3 Zoning:	Local Centre
Peel Region Scheme Zoning:	Urban
Lot Size (existing):	70 hectares
Topography:	Relatively flat
Land Use:	N/A

Previous Relevant Documentation

- G.4/5/22 24 May 2022 Council determined support Amendment 1 to the Madora Bay North Local Structure plan.
- G.24/11/15 10 November 2015 Council determined not to support the Madora Bay North Local Structure plan.
- G.16/10/14 28 October 2014 Council resolved to adopt the Madora Bay North Local Structure plan for final approval.
- G.23/05/14 27 May 2014 Council resolved to adopt the Madora Bay North Local Structure plan for advertising purposes.

Background

The Madora Bay North Structure Plan was originally approved by the WAPC in March 2016.

Following a change in ownership of the project area, a revision to the Structure Plan was initiated and Amendment 1 to the Structure Plan was approved by the WAPC in September 2023. This Amendment's primary purpose was the redistribution of some areas of public open space and minor reconfiguration of the Local Centre to improve its interface with the foreshore reserve to the west.

It is relevant to note that the Council resolution to support Amendment 1 to the Structure Plan in May 2022 included the following modification:

- That the area noted as Coastal Node and Village Centre be subject to a Local Development Plan (LDP) in accordance with part 6 of the Deemed Provisions. The LDP shall provide details on the movement network, built form, recreational facilities and amenities with a particular focus on prioritising the pedestrian experience. The preparation of the LDP will include community consultation and be presented to Council for approval.*

This resolution required a Local Development Plan for the Local Centre zone to include foreshore node and surrounding street network, to ensure a holistic approach to the development of the broader node. The Council resolution identified the need for the LDP to provide details on the movement network, built form, recreational facilities and amenities with a particular focus on prioritising the pedestrian experience.

The WAPC is the decision-maker for Structure Plans. The Council resolution is therefore a recommendation which is forward to the WAPC for consideration. The WAPC did not support Council's resolution, and approved the Structure Plan with the following provision relating to a LDP for the land zoned Local Centre:

The development of the (Local Centre) zone should be in accordance with approved Local Development Plans. These should be based on 'main street' design principles promoting development to be built up to or close to the street, providing good surveillance of the primary street/s with coordinated parking areas located at the rear.

The requirement for the LDP to be submitted to the City is triggered through the subdivision process. In December 2022, subdivision approval 162740 was approved by the WAPC and included a condition which requires the LDP to address: *'built form, access and parking requirements for lots identified as Local Centre by the Structure Plan'*.

Based on the current planning framework for the site, the following approvals relate to the broader node:

- Local Development Plan which relates to the development of land within the Local Centre zone (i.e. the subject application).
- Civil plans which detail road design and streetscape treatments for the street network surrounding the Local Centre and foreshore node. Civil plans are submitted in response to subdivision conditions.
- Foreshore Management Plan which details the management of the foreshore reserve and guides the development of the foreshore node through the preparation of a concept master plan. Ultimately, the development of the coastal node is subject to subsequent landscaping approvals. The FMP is currently being assessed and will be considered by Council in due course.

Comment

As required by the Structure Plan and subdivision condition, the applicant has submitted the LDP in accordance with the details set out in the Local Development Plan framework as provided by the Western Australian Planning Commission.

Importantly, Scheme 12 outlines the following requirements for development that are relevant to the local centre zone:

- General Requirements to all non-residential development:

"Notwithstanding the requirements relating to development that are set out in a Precinct Structure Plan, Local Development Plans or Local Planning Policies the following provisions shall be provided for development in all Centre zones:

- Buildings shall be required to front the primary street and shall be of high quality. Elevations are to include articulation through variety of materials, height, setbacks and awnings covering pedestrian walkways around the building. Walls with no articulation and no variety of materials will not be accepted.*
- Wherever possible buildings are to address all public spaces, through the provision of windows and control of signage on windows to provide for surveillance and security. The blanking out of windows with signage is not acceptable.*
- Landscaping is to be of a high quality through the use of trees within parking areas, the street verge and around buildings, complimented by extensive low-rise native landscaping.*
- A variety of paving is to be provided adjacent to the building and within the car parking area to demarcate pedestrian crossings and driveway access, ensuring that the extent of bitumen is reduced.*

- (e) *Car parking areas are to be designed to wrap around the site and/or buildings, to form internal access ways. Car parking areas are to be articulated using high quality landscaping, tree plantings, variety of pavements, pedestrian refuge islands and access ways.*
- (f) *The layout and location of access ways, parking, loading bays and service areas are to be designed to permit vehicles to enter streets in a forward gear.*
- (g) *Service and loading areas are to be screened from street view and residential land uses.*
- (h) *The extent and amount of signage shall be controlled and minimised and shall have regard to the following:*
 - (i) *An area on the building's facade shall be designed to incorporate the appropriate signage for individual tenancies, in a manner that does not detract from the building's design;*
 - (ii) *The painting of the building in a tenant's corporate colours is considered a form of signage and should not detract from the building's design; and,*
 - (iii) *Use of pylon and free-standing signs is to be restricted and kept to a minimum having reference to the applicable Precinct Structure Plan, Local Development Plan or Local Planning Policy.*

- **Specific Local Centre Zone Requirements**

"Within the Local Centre and Neighbourhood Centre zones, the following shall apply:

- (a) *Minimum setbacks:*

- (i) *Setbacks shall be established through a Local Development Plan or in the absence of an approved Local Development Plan as determined by the local government, generally based on 'main-street' design principles where appropriate for the context of the site and the location, ensuring that building entries, car parking locations and landscaping can be accommodated.*
- (ii) *Where a site adjoins residential development the setback requirements shall be in accordance with the R-code of the adjoining site.*

- (b) *Open space:*

A minimum of 10 percent of site shall be set aside for open space and landscaping, excluding car parking and manoeuvring areas."

The LDP has been prepared to augment the provisions of Local Planning Scheme 12 Local Centre zone and Structure Plan requirements specifically for the size and layout of the sites to be created as a result of the subdivision of the area.

Final development, including building design, specific layout, elevations, scale etc, within the Local Centre will ultimately be determined at the development application stage, when assessed against the provisions of the LDP as well as the relevant planning framework. The following key planning controls contained in the LDP will be used to guide future development applications:

Built Form

- Nil setbacks are proposed adjacent to Sabina Drive to encourage main street outcomes consistent with the Structure Plan, which encourages activation and surveillance of the street and foreshore node.
- Nil setbacks are also proposed to Ocean Parade to facilitate wayfinding and a built form which emphasises the foreshore node as a key destination.

- Whilst nil setbacks are facilitated through 'active frontages', the LDP does allow for buildings to be setback to allow for alfresco dining and differing built form which creates visual interest. The street cross sections of Ocean Parade and Sabina Drive (currently subject to detailed design) will provide a verge/footpath spaces between 4.5m and 6m which provides appropriate spaces for alfresco spaces, however until development plans for the site(s) are prepared and tenancy mix is confirmed, this detail will need some degree of flexibility.
- A secondary street minimum setback of 3m facing planned residential development allows for a transition between the Local Centre and nearby residential development. Whilst the setback may be greater, a minimum setback of 3m allows for some landscaping relief.
- A minimum building height of 4.5m is proposed, which ensures buildings are of an appropriate scale which emphasises the foreshore node as a key destination.
- The LDP provides guidance on building materials and colours, by putting emphasis on the sites coastal location and restricts the use of blank elevations such as the use of tilt up concrete. A schedule of materials and colours would be submitted and assessed by the City as part of any future development application.

Vehicle Access and Parking

- Indicative vehicle access points have been provided on the LDP in order to prioritise pedestrian movement and landscaping outcomes along Ocean Parade. At the development application stage, any proposal will be required to include traffic and transport assessment for the City's review.
- On the basis that the Local Centre zone contemplates a range of land uses and future development of the site is not yet known, the LDP states parking rates will be guided by the WAPC's *Planning Manual: Car Parking Rates in Perth and Peel*.
- On-street parking is expected to be provided on surrounding streets facilitated through the subdivision approval process.

Landscaping

- A minimum of 5% of the total site area shall be provided as on-site landscaping, which is less than the 10% prescribed by Scheme 12.

Scheme 12 however does not differentiate between 'soft' and 'hard' landscaping – and primarily the '10% landscaping' is space not occupied by parking or built form.

In order to address this outcome and the requirement of Scheme 12 where "*landscaping is to be of a high quality through the use of trees within parking areas, the street verge and around buildings, complimented by extensive low-rise native landscaping*", the LDP also outlines the landscaping to be provided as follows:

- *A minimum 3m landscaping strip shall be provided where car parking is proposed adjacent to the street.*
- *Opportunities for landscaping should be investigated at the rear of buildings to assist with screening of back-of-house/service areas.*
- *Tree species are to be determined in consultation with the City and shall respond to the site's coastal location.*
- *Landscaping areas shall comprise a mix of shade trees and ground covers to the satisfaction of the City.*

Ultimately these outcomes will result in the landscaping requirement to be 'soft' landscaping, therefore in this context, officers support this outcome. Further, the applicant, with officer's support, that the reduced rate of landscaping is appropriate based on the following:

- The LDP identifies large portions of 'active frontage' which generally require a nil setback, therefore limiting the ability to provide landscaping which is typically provided in the street setback.
- The developer is delivering enhanced streetscapes for the surrounding Ocean Parade and Sabina Drive.
- The landscaping requirement is a minimum, and additional landscaping could ultimately deliver on-site subject to the development form.
- The site abuts public open space and is adjacent to the foreshore node, providing significant greenspace in the immediate area.

Each of these elements is supported by officers in the assessment of the LDP and aligns with the intended outcomes of the structure plan and adjoining / surrounding development plans.

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

In accordance with the Deemed Provisions for Local Planning Schemes, advertising is required to be undertaken for a minimum of 14 days. The LDP was advertised between 27 March and 17 April 2025, via direct letter / email notification to landowners within a 500m radius of the subject site, sign on-site, and via the City's website. A direct email notification was sent to the Madora Bay Community Association. No submissions were received.

Statutory Environment

The LDP has been prepared and assessed in accordance with the Deemed Provisions for Local Planning Schemes – Part 6 including, but not limited to:

- A local development plan must be prepared in a manner and form approved by the Commission;
- The local government must, within 28 days of accepting an application for a local development plan, to commence advertising of the subject plan and advertise the plan as required by the deemed provisions;
- The local government is to consider all submissions and must (within 60 days of the completion of advertising), determine to approve, modify or refuse the plan.
- Should the applicant feel aggrieved by the determination, they have the right to appeal the decision to the State Administrative Tribunal.

Delegation DA-PAD 04 Local Development Plans provides for the Chief Executive Officer (and sub-delegated to relevant officers) to:

“determine to approve, modify or refuse the Local Development Plan in accordance with clause 52 of the Deemed Provisions subject to where the plan has been advertised, no submissions have been received on relevant matters that can be considered in making a determination on a Local Development Plan.”

However, based on Council’s consideration of Amendment No 1 to the Madora Bay North Structure Plan in May 2022 included that *“the preparation of the LDP will include community consultation and be presented to Council for approval.”*

Policy Implications

Policy and design provisions relating to the LDP have been addressed above.

Financial Implications

Nil

Economic Implications

Nil

Environmental Implications

Nil

Risk Analysis

Nil

Strategic Implications

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

Economy:

- Well-planned, sustainable urban development

Leadership:

- Sound decisions based on evidence and meaningful engagement

Conclusion

The proposed Local Development Plan is considered to have addressed the requirements of the Madora Bay North (Seaside) Structure Plan, and the WAPC subdivision approval by applying appropriate development controls in relation to built form (i.e. setbacks, height and materials / colours), vehicle access and parking, and landscaping.

The LDP will guide future development of the site and will ensure that future development provides a suitable transition and interface to surrounding residential development, and the adjacent foreshore node.

NOTE:

- Refer **Attachment 2.1 Seaside Local Centre Local Development Plan**

RECOMMENDATION

That the Planning and Community Consultation Committee recommend that Council in accordance with Clause 52 (1)(a) of the Deemed Provisions for Local Planning Schemes (Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations, approve the Seaside Local Centre Local Development Plan as detailed in Attachment 2.1 (Plan No: 962-267B-01 Dated: 10.01.2025).

CONFIRMED



LOCAL DEVELOPMENT PLAN 4

Seaside Local Centre - Local Development Plan Provisions

Application of Local Development Plan

Unless provided for below, the provisions of the Madora Bay North Local Structure Plan and the City of Mandurah Local Planning Scheme No. 12 apply. Future development shall have due regard to this Local Development Plan (LDP) in accordance with Clause 56 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*. At the development application stage, variations to this LDP can be considered subject to appropriate justification and supporting information being provided.

Vision

This LDP has been prepared to coordinate the development of the Seaside Local Centre and support the delivery of an active and legible destination that prioritises pedestrians and integrates seamlessly with the Seaside Coastal Node.

Development Controls

Residential Development

- A residential density of R60 applies within the Local Centre. The below provisions do not apply to residential development, which shall be in accordance with the Residential Design Codes.

Setbacks and Frontages

Active Frontage

- A nil setback and continuous frontage, generally where illustrated on this LDP.
- Building setbacks may be increased by up to five metres to accommodate alfresco dining areas or a courtyard/forecourt, at the discretion of the City.
- Ground floor commercial uses to comprise a minimum of 50% glazing, or alternatively incorporate wall art or be treated with a variety of colours, materials and details to provide appropriate activation, at the discretion of the City.
- Provide pedestrian shelter by installing awnings over the adjoining footpaths, with a minimum height of 2.7m above the finished ground level and a minimum width of 2.0m.

Secondary Frontage

- A 3m setback for all built development, generally where illustrated on this LDP.
- Building setbacks are permitted to accommodate vehicle access, parking and circulation.
- Building façades shall have enhanced building edges that incorporate variations in height, colour, materiality and building depth to ensure appropriate visual interest and avoid the creation of blank walls.

Building Heights

- Buildings should have a minimum façade height of 4.5m.
- Developments should investigate opportunities for increased façade heights in building emphasis locations, where identified on this LDP.

Pedestrian Linkages

- Pedestrian links from internal car parking areas to the street and building fronts are to be provided generally in the locations identified on this LDP to enhance permeability.
- Pedestrian links shall have a minimum width of 3m and incorporate passive surveillance to enhance safety, including a combination of elements such as overlooking windows, appropriate lighting or landscaping to maintain open sightlines.

Vehicle Access

- Vehicle crossovers are to be provided generally in the locations identified on this LDP. Alternative crossover locations may be considered where demonstrated through supporting traffic information at the development application stage.

Service Areas

- Service areas shall be determined at the development application stage and must be integrated within the building design and screened from view from adjacent streets and public areas.

Parking

- Parking shall generally be located at the rear of buildings and screened from Sabina Drive where possible.
- Parking shall be provided in accordance with the rates set out in Appendix A of the WAPC's *Planning Manual: Non-Residential Car Parking Rates in Perth and Peel*. Parking rates may be varied at the discretion of the City, where supported by appropriate justification.

Landscaping

- A minimum of 5% of the total site should be set aside for landscaping.
- A minimum 3m landscaping strip shall be provided where car parking is proposed adjacent to the street.
- Opportunities for landscaping should be investigated at the rear of buildings to assist with screening of back-of-house/service areas.
- Tree species are to be determined in consultation with the City and shall respond to the site's coastal location.
- Landscaping areas shall comprise a mix of shade trees and ground covers to the satisfaction of the City.
- A landscaping concept plan shall be provided with any development application.

Building Colours and Materials

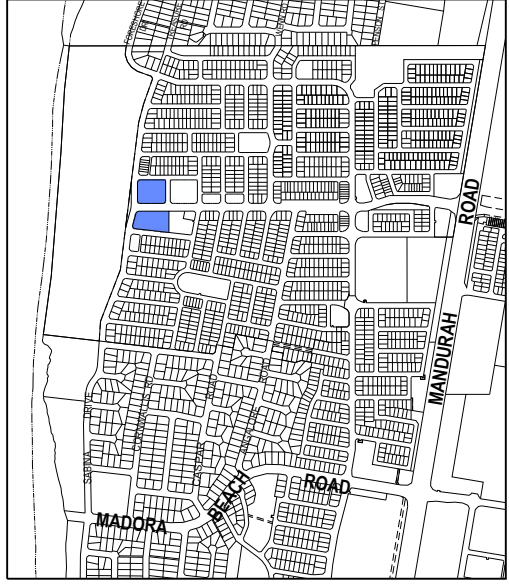
The colours and materials of buildings are to be determined at the development application stage with regard for:

- Incorporating a variety of distinctive colours and materials that provide visual interest and respond to the coastal location of the site.
- Avoiding the use of tilt up concrete unless appropriately treated.
- Ensuring all elements of the design (roofs, walls, and detailing) work together harmoniously as a unified whole.



Foreshore Reserve

LOCATION PLAN



LEGEND

- Lots Subject to LDP
- Public Open Space
- Active Frontage
- Secondary Frontage
- Car Parking Location (Indicative Only)
- Full Movement
- Left In / Left Out Only
- Pedestrian Link (Indicative Only)
- Building Emphasis

ENDORSEMENT TABLE	
Manager Approvals Services	Date
City of Mandurah	
This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No. 3.	



1 **SUBJECT:** Financial Report April 2025
 DIRECTOR: Business Services
 MEETING: Council Meeting
 MEETING DATE: 27 May 2025

Summary

The Financial Report for April 2025 together with associated commentaries, notes on investments, balance sheet information, schedule of accounts and the tenders awarded under the delegation by the Chief Executive Officer are presented for Elected Members' consideration.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.5/6/24 25/06/2024 Budget Adoption 2024/2025

Background

Nil

Comment

The Financial Report for April 2025 shows an actual surplus for this period of \$22.5 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.

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. The Financial Report for April 2025 shows that as of April 2025, \$95.7 million (94.1%) of the rates have been received.

A summary of the financial position for April 2025 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)	754	754	754	-	0%
Revenue					
Revenue from operating activities	146,846	141,834	140,131	(1,703)	-1%
Capital revenue, grants and Contribution	27,172	22,644	11,586	(11,057)	-49%
	174,018	164,478	151,717	(12,761)	
Expenditure					
Operating Expenditure	(169,090)	(139,650)	(129,405)	10,245	-7%
Capital Expenditure	(47,650)	(39,647)	(30,057)	9,590	-24%
	(216,740)	(179,297)	(159,462)	19,835	
Non-cash amounts excluded from operating activities	36,864	30,720	30,082	(638)	-2%

Non-cash amounts excluded from investing activities	(2,326)	(2,326)	(3,963)	(1,637)	70%
Other Capital Movements	7,429	3,514	3,344	(170)	-5%
Closing Funding Surplus / (Deficit)	-	17,844	22,473	4,629	26%

The following table highlights the status of the City's key capital projects for the 2024/2025 financial year:

Project	2024/25 Actuals Incl. CMT \$`000s	2024/25 Annual Budget \$`000s	On Time / On Budget	Asset Classification	Comment
Waterfront Project	9,163	9,526	The project has been substantially completed.	<i>Parks</i>	<p>Project status: <u>Estuary Pool</u> Completed.</p> <p><u>Eastern Foreshore South Reserve</u> area completed.</p> <p><u>Toilet Block</u> Completed except for the public art component. Art design has been approved and is currently in production.</p> <p><u>Eastern Foreshore North and Central</u> Construction has been completed and the foreshore was open to the public on the 28 February 2025.</p>
Dawesville Channel SE Foreshore Upgrade	2,089	1,565	<p>The project commenced in January 2025.</p> <p>Project funding is sufficient for project deliverables.</p>	<i>Parks</i>	<p>Project status: Design completed. Construction has commenced, and stages 1 and 2 are expected to be completed by June 2025.</p> <p>The project is funded for a number of financial years and a portion of the commitment funds will be paid in 2025-26.</p>

Coodanup Foreshore	1,299	1,100	<p>Stages 1 and 2 are complete.</p> <p>Stage 3 commenced in March 2025.</p> <p>Project funding is sufficient for project deliverables.</p>	<i>Parks</i>	<p>Project status:</p> <p>Stages 1 and 2 were completed in December 2023.</p> <p>Stage 3 -Traditional owner's approval has been granted for works along the foreshore. Landscape construction works have commenced.</p> <p>The project is funded for a number of financial years and a portion of the commitment funds will be paid in 2025-26.</p>
RC Peel Street Stage 4	1,926	2,666	<p>The project is practically completed, and Peel Street opened for traffic on the 6th of September.</p> <p>Current budget is sufficient for project deliverables.</p>	<i>Roads</i>	<p>Project status:</p> <p>Construction has been completed. Peel Street was fully opened to traffic in September.</p>
Dawesville Community Centre	5,830	7,747	<p>The project completion date is expected to be mid-2025.</p> <p>Current budget is sufficient for project deliverables.</p>	<i>Buildings</i>	<p>Project status:</p> <p>Works are progressing on schedule. The expected project completion date is mid-2025.</p>
Pinjarra Road (Foulkes PI to Sutton St)	2,189	3,171	<p>The project commenced in late September 2024.</p> <p>Current budget is sufficient for project deliverables.</p>	<i>Roads</i>	<p>Project status:</p> <p>Construction is well progressed and is currently on schedule. The expected project completion date is June 2025.</p>

Yalgorup National Park	91	253	<p>The Yalgorup National Park project is a 10-year economic and tourism initiative.</p> <p>The Quail Road extension construction is expected to commence in 2026.</p>	<i>Roads</i>	<p>Project status: Quail Road design is being finalised following DBCA and adjacent landowner consultation. Environmental applications are being prepared for submission following the completion of the road design.</p>
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Statutory Environment

Local Government Act 1995 Section 6.4 Financial Report
Local Government (Financial Management) Regulations 1996 Part 4 Financial Reports

Policy Implications

Nil

Financial Implications

Any material variances that have an impact on the outcome of the budgeted surplus position are explained in the Monthly Financial Report, as detailed in Attachment 1.1.

Economic Implications

Nil

Environmental Implications

Nil

Risk Analysis

The Financial Report and its attachments are utilised as a key indicator to monitor against the strategic risks.

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

2024/25 Budget Variations

Works & Services Building Refurb Capital Project

The Works & Services Building Refurb project currently has a budget of \$380,000 allocated for the refurbishment of the Ormsby Terrace building to accommodate additional staff. These premises have been subject to occasional roof leaks throughout the building due to the deterioration of the roof tiles. To address this issue, it is proposed to increase the scope of this project to include repointing and replacing of broken tiles and resealing of the existing roof to prevent further roof leaks. The estimated cost for these additional works is \$100,000.

It is proposed that this increase in capital expenditure be funded from the Warrungup Spring Reserve Boardwalk Renewal capital project, which has an underspend due to received quotes being lower than the original estimates.

Funding contribution toward the Makaroo and Kambarang Cultural Camps

The City has received a request from Department of Communities, who are joint organisers of the Makaroo and Kambarang Cultural Camps, seeking a financial contribution of \$5,000 (\$2,500 per camp) towards camp costs. The overall cost of delivering both camps is \$61,052. This request falls outside POL-RCS 04 Grants and Funding Policy, although is consistent with the overall aims and principles of the Policy.

The purpose of the camp aligns with focus areas in the City's latest Reconciliation Action Plan 2019-2022, mainly the pillar of 'Opportunity' which refers to reconciliation through grants and funding. Specifically, there is an action to: "Support local organisations and community groups who work with Aboriginal community by offering capacity building opportunities as they arise"; and "in conjunction with the RAP Steering Group and local Aboriginal youth organisations, identify 2 youth-led projects to support annually".

The purpose of the cultural camps align with objectives in the Youth Strategy 2021-2026, mainly: "create avenues for young people to connect with nature and be involved in conserving the environment"; "support improved training and education outcomes in Mandurah"; "enhance cultural cohesion and respect for diversity amongst young people"; and "deliver programs that foster a sense of belonging and promote wellbeing and resilience",

The Makaroo camp is scheduled to take place from 30 June to 4 July 2025, and the Kambarang Cultural Camp from 15 to 19 December 2025, plus pre and post camp get-togethers for participants. It is anticipated that up to 40 young people aged 8-17 years old will attend each camp, with 34 young people residing in the City of Mandurah.

The Community Grants Program for 2024/25 is complete, with the outcomes of both community grant rounds now finalised. There are sufficient funds remaining in this budget to fund a \$5,000 contribution toward the Camps. Organisers would be requested to comply with standard grant conditions, including a commitment to child safeguarding and provision of acquittal. It is proposed to fund the Makaroo camp first with \$2,500 and if acquitted suitably, provide \$2,500 for the Kambarang camp. Organisers will be advised that the City does not currently have an endorsed commitment for ongoing financial support of future camps, and any future funding of camps is not guaranteed.

The Makaroo and Kambarang Camps are an immersive and educational experience designed to foster a deeper cultural understanding. Through various activities such as traditional storytelling, art workshops, language lessons, and bush tucker experiences, participants are given the opportunity to engage directly with Aboriginal customs and practices. The camps play an important role that support Aboriginal young people connect to culture, celebrate culture, learn knowledge and preserve Aboriginal traditions.

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 and the Schedule of Accounts.

NOTE:

- Refer **Attachment 1.1** **Monthly Financial Report**
Attachment 1.2 **Schedule of Accounts (electronic only)**

RECOMMENDATION

That Council:

- 1 Receives the Financial Report for April 2025 as detailed in Attachment 1.1 of the report.
- 2 Receives the Schedule of Accounts for the following amounts as detailed in Attachment 1.2 of the report:

Total Municipal Fund	\$	8,344,029.67
Total Trust Fund	\$	<u>0.00</u>
	\$	<u>8,344,029.67</u>
- 3 Approves the following budget variations for 2024/25 annual budget:
 - 3.1 Increased capital expenditure of \$100,000* for Works & Services Building Refurb
 - To be funded from a decrease in capital expenditure of \$100,000* for Warrungup Spring Reserve Boardwalk Renewal
 - 3.2 Approves the \$5,000* funding contribution toward the Makaroo and Kambarang Cultural Camps recognising that the application is outside POL-RCS 04 Grants and Funding Policy, although consistent with the overall aims and principles of the Policy.

ABSOLUTE MAJORITY REQUIRED

Monthly Financial Report

April 2025





City of Mandurah

April 2025

\$0K ▲

Estimated surplus/deficit at 30 June 2025 with proposed budget amendments

\$22.5M ▼

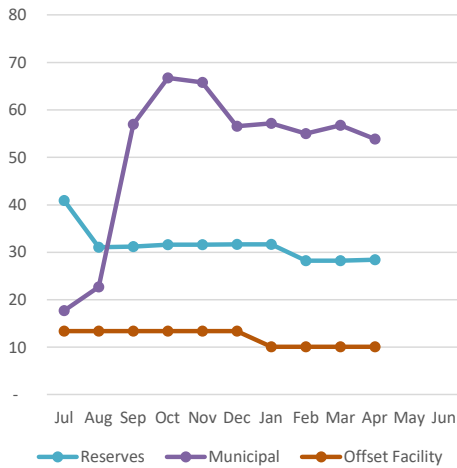
Year to Date Actual Surplus

Executive Summary

- Actual Rates Raised \$98.1M
- Actual Rates Received \$95.7M (94.1% collected)
- Actual Operating Revenue \$140.1M
- Actual Capital Revenue \$10.6M
- Actual Operating Expenditure \$129.4M
- Actual Capital Expenditure \$30.1M
- Actual Proceeds from Sale of Assets \$1M

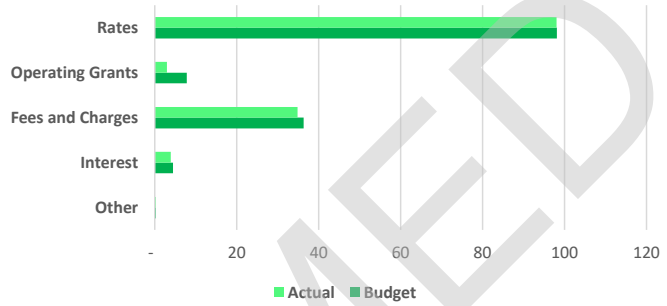
Investments

\$ Millions



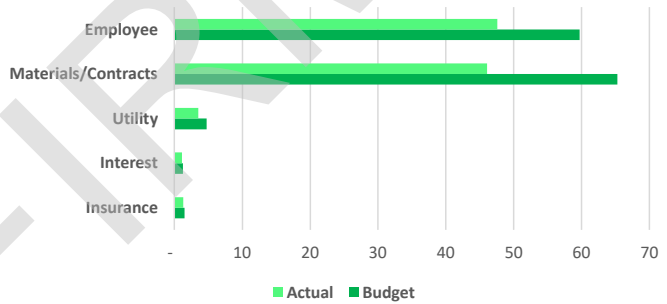
Year to Date Revenue Actuals Compared to Annual Budget

\$ Millions

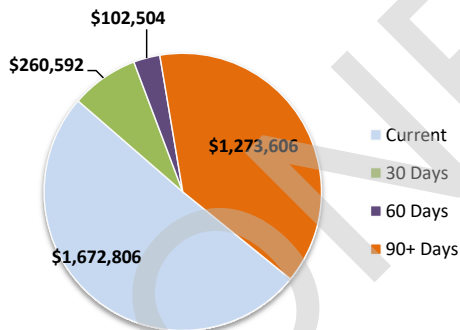


Year to Date Expenditure Actuals Compared to Annual Budget

\$ Millions



Sundry Debtors Outstanding



Rates Outstanding

- 43 Properties with >\$10K outstanding ▼
- 369 Properties \$3K to \$10K outstanding ▼
- 0 Properties commenced legal action in 24/25 =
- \$2.24M Estimated Value of Rates Exemptions =

Grants Received in 24/25 year

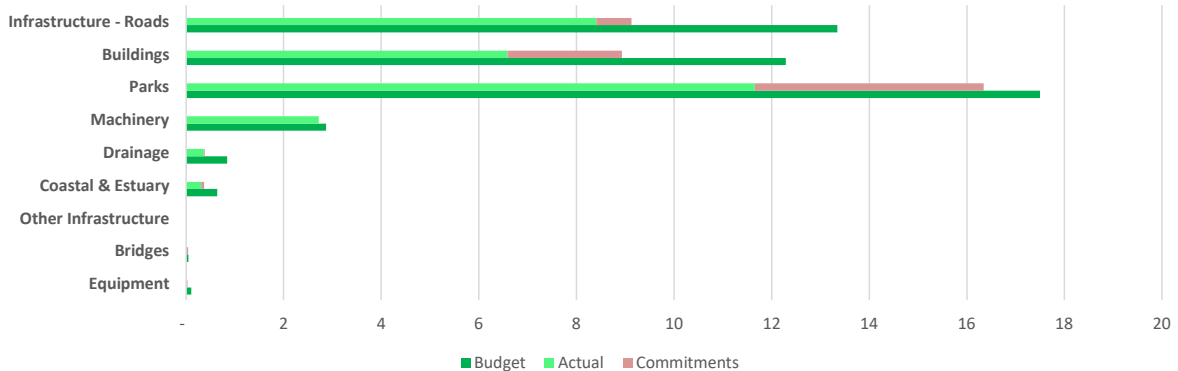
51.61% Grants received - Accrual Basis

Tenders - April 2025

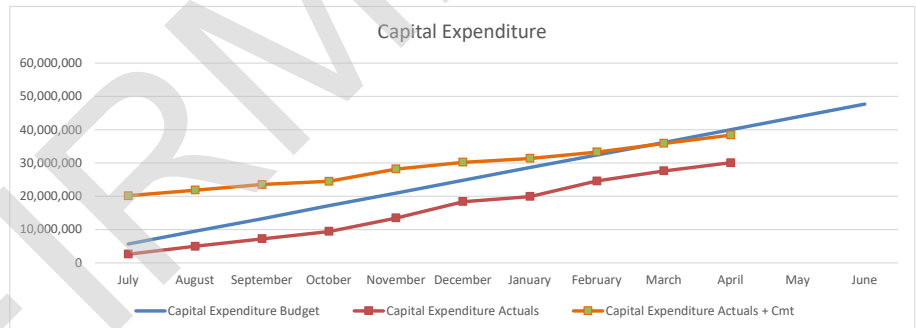
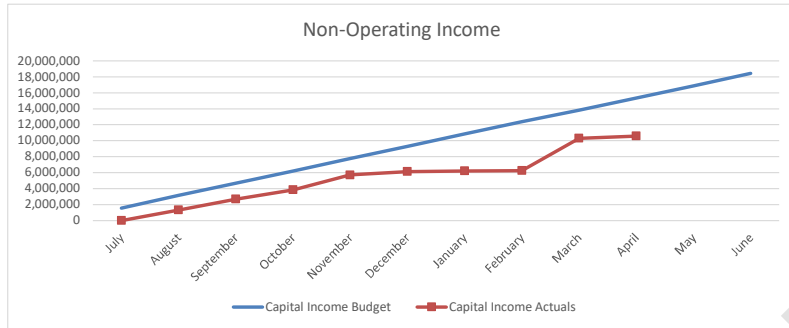
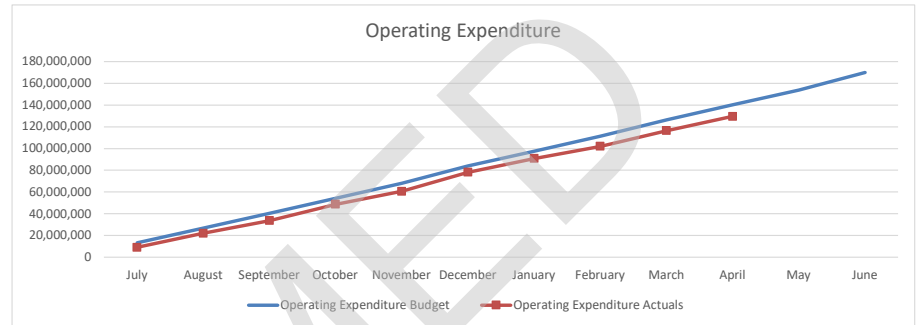
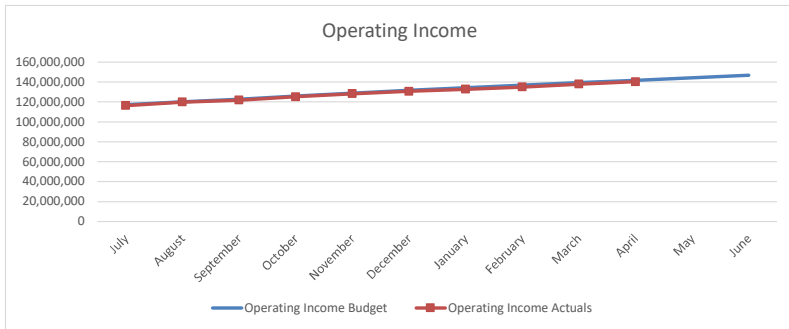
- 3 Tenders accepted/rejected during the month through CEO delegation

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.



CITY OF MANDURAH

MONTHLY FINANCIAL REPORT

For the Period Ended 30 April 2025

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**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025**

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)		754,197	754,197	754,197	0	0.00%	
Revenue from operating activities							
Rates		98,083,897	97,933,897	98,050,054	116,157	0.12%	
Operating grants, subsidies and contributions		7,780,413	6,514,232	2,948,298	(3,565,934)	(54.74%)	▼
Fees and charges		36,295,344	33,480,913	34,809,750	1,328,837	3.97%	
Interest earnings		4,461,530	3,717,942	3,881,668	163,726	4.40%	
Other revenue		224,740	187,283	230,357	43,074	23.00%	▲
Profit on disposal of assets		-	-	210,821	210,821	100.00%	▲
		146,845,924	141,834,267	140,130,948	(1,703,319)	-1.20%	
Expenditure from operating activities							
Employee costs		(59,720,797)	(48,137,264)	(47,581,309)	555,955	1.15%	
Materials and contracts		(65,280,874)	(54,772,407)	(46,053,581)	8,718,826	15.92%	▲
Utility charges		(4,749,736)	(3,958,112)	(3,489,093)	469,019	11.85%	▲
Depreciation on non-current assets		(36,627,223)	(30,522,686)	(29,682,225)	840,461	2.75%	
Interest expenses		(1,234,729)	(1,028,941)	(1,089,860)	(60,919)	(5.92%)	
Insurance expenses		(1,476,656)	(1,230,546)	(1,284,710)	(54,164)	(4.40%)	
Loss on disposal of assets	1(a) & 4	-	-	(224,278)	(224,278)	100.00%	▼
		(169,090,015)	(139,649,956)	(129,405,056)	10,244,900	7.34%	
Non-cash amounts excluded from operating activities	1(a)	36,864,368	30,720,307	30,082,218	(638,089)	(2.08%)	
Amount attributable to operating activities		14,620,276	32,904,618	40,808,110	7,903,492	(24.02%)	
Investing activities							
Non-operating grants, subsidies and contributions		18,423,517	15,352,931	10,575,019	(4,777,912)	(31.12%)	▼
Proceeds from disposal of assets	4	8,748,869	7,290,724	1,011,330	(6,279,394)	(86.13%)	▼
Payments for property, plant and equipment	6	(47,650,063)	(39,646,677)	(30,057,004)	9,589,673	24.19%	▲
Amount attributable to investing activities		(20,477,677)	(17,003,022)	(18,470,655)	(1,467,633)	-8.63%	
Non-cash amounts excluded from investing activities	1(b)	(2,325,976)	(2,325,976)	(3,963,370)	(1,637,394)	70.40%	
Amount attributable to investing activities		(22,803,653)	(19,328,998)	(22,434,025)	(3,105,027)	(16.06%)	
Financing Activities							
Proceeds from new debentures	7	4,100,848	-	-	0	0.00%	
Unspent Loans Utilised		1,749,059	-	-	0	0.00%	
Repayment of debentures	7	(4,925,316)	(4,104,430)	(4,071,699)	32,731	0.80%	
Payment of lease liability		(378,023)	(315,020)	(274,019)	41,001	13.02%	▲
Proceeds from new interest earning liability		351,000	292,500	49,258	(243,242)	(83.16%)	▼
Principal elements of interest earning liability		(951,508)	(951,508)	(951,508)	0	0.00%	
Transfer from reserves	8	23,366,177	8,838,322	8,838,322	0	0.00%	
Transfer to reserves	8	(15,883,057)	(245,879)	(245,879)	0	0.00%	
Amount attributable to financing activities		7,429,179	3,513,986	3,344,475	(169,510)	4.82%	
Closing Funding Surplus / (Deficit)	1(d)	-	17,843,803	22,472,757	4,628,954	25.94%	

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.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025

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.

	Notes	Annual Budget	YTD Budget (a)	YTD Actual (b)
Non-cash items excluded from operating activities				
		\$	\$	\$
Adjustments to operating activities				
Less: Profit on asset disposals	4	-	-	(210,821)
Movement in liabilities associated with restricted cash		237,145	197,621	341,411
Movement in employee benefit provisions (non-current)		-	-	(125,271)
Movement in contract liabilities (non-current)		0	0	150,000
Movement in Liabilities		0	0	20,396
Add: Loss on asset disposals	4	-	-	224,278
Add: Depreciation on assets		36,627,223	30,522,686	29,682,225
Total non-cash items excluded from operating activities		36,864,368	30,720,307	30,082,218

(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)	(1,938,313)	(3,963,370)
Total non-cash amounts excluded from investing activities		(2,325,976)	(1,938,313)	(3,963,370)

(c) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with regulation 32 of the Local Government (Financial Management) Regulations 1996 to agree to the surplus/(deficit) after imposition of general rates.

	Actual Closing 30 Jun 2024	Budget Closing 30 Jun 2025	Year to Date 30 Apr 2025
Adjustments to net current assets			
Less: Reserves - restricted cash	(69,472,383)	(62,300,778)	(60,879,940)
Less: - Financial assets at amortised cost - self supporting loans	(10,000)	-	(900)
Less: Unspent loans	(2,109,715)	(2,124,066)	(2,109,715)
Less: Inventory	(445,000)	-	(445,000)
Less: Clearing accounts	-	-	(54,482)
Add: Borrowings	5,317,216	4,082,703	1,205,517
Add: Other liabilities	5,985,994	1,115,424	1,346,112
Add: Lease liability	254,514	1,731,395	36,369
Add: Provisions - employee	4,886,946	1,818,111	3,973,942
Add: Loan Facility offset	-	-	10,060,000
Total adjustments to net current assets	(55,592,428)	(55,677,212)	(46,868,096)

(d) Net current assets used in the Statement of Financial Activity

Current assets				
Cash and cash equivalents	2	74,477,069	84,774,097	81,373,308
Rates receivables	3	3,662,665	2,368,839	6,555,524
Receivables	3	7,036,523	2,025,523	5,607,618
Other current assets		10,737,748	1,690,059	1,998,976
Less: Current liabilities				
Payables		(17,971,322)	(12,037,496)	(14,161,116)
Borrowings	7	(5,317,216)	(4,082,703)	(1,205,517)
Interest earning liabilities		(920,018)	-	(17,767)
Unspent non-operating grant, subsidies and contributions liability		(5,065,976)	(7,823,334)	(1,594,018)
Lease liabilities		(254,514)	(1,731,395)	(36,369)
Provisions		(10,038,334)	(9,506,379)	(9,179,786)
Less: Total adjustments to net current assets	1(c)	(55,592,428)	(55,677,212)	(46,868,096)
Closing Funding Surplus / (Deficit)		754,197	0	22,472,757

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.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025

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)	21,302,746	Variable		Westpac	AA-	NA	NA	
	21,302,746							
Municipal Investments								
WBC TD 100	3,116,324	5.14%	77,457	Westpac	AA-	21/11/2024	21/05/2025	181
WBC TD 101	3,116,324	5.14%	77,457	Westpac	AA-	21/11/2024	21/05/2025	181
WBC TD 102	3,116,324	5.14%	77,457	Westpac	AA-	21/11/2024	21/05/2025	181
NAB TD 103	3,122,047	4.60%	35,015	NAB	AA-	11/04/2025	10/07/2025	90
WBC TD 110	3,112,883	4.78%	36,262	Westpac	AA-	3/04/2025	2/07/2025	90
WBC TD 111	3,112,902	4.73%	36,281	Westpac	AA-	10/04/2025	10/07/2025	91
WBC TD 112	3,112,902	4.73%	36,281	Westpac	AA-	10/04/2025	10/07/2025	91
NAB TD 113	3,111,198	4.65%	35,655	NAB	AA-	10/04/2025	10/07/2025	91
NAB TD 114	3,111,198	4.65%	35,655	NAB	AA-	10/04/2025	10/07/2025	91
NAB TD 115	3,075,871	5.10%	75,871	NAB	AA-	21/11/2024	21/05/2025	181
NAB TD 118	1,432,986	4.50%	15,899	NAB	AA-	28/04/2025	28/07/2025	91
	32,540,958							
Reserve Investments								
Muni 10 (reclassified)	32,144	3.35%	266	ANZ	AA-	1/04/2025	1/07/2025	91
Reserve 42 - 36-976-7906	3,463,188	4.55%	38,423	NAB	AA-	16/04/2025	15/07/2025	90
Reserve 44 - 70-586-3025	3,436,389	4.75%	53,706	NAB	AA-	21/02/2025	23/06/2025	122
Reserve 45 - 70-568-6989	3,431,456	4.75%	53,629	NAB	AA-	21/02/2025	23/06/2025	122
Reserve 47 - B33713404.106	4,567,546	4.45%	50,119	CBA	AA-	14/04/2025	14/07/2025	91
Reserve 48 - B33713404.106	6,829,252	4.84%	74,936	CBA	AA-	14/04/2025	14/07/2025	91
Reserve TD WBC 2 - 032-108 267897	3,329,067	4.87%	39,068	Westpac	AA-	18/02/2025	18/05/2025	89
Reserve TD WBC 3 - 032-108 267926	3,329,067	4.87%	39,068	Westpac	AA-	18/02/2025	18/05/2025	89
	28,418,109							
Total Municipal and Reserve Funds	82,261,813		888,505.10					

Interest revenue

Investment Interest Accrued	476,276
Investment Interest Matured	2,681,817
Rates Interest	723,575
	3,881,668

Interest Earned

\$3,881,668

Loan Offset Facility	Amount	Interest rate on loans	Interest Saved	YTD Interest Saved
Westpac	10,060,000	6.03%	15,803	182,330

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
\$92.32 M	\$63.9 M

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025

OPERATING ACTIVITIES
NOTE 3
RECEIVABLES

Rates Receivable	30-Jun-24	30-Apr-24	30 Apr 25
	\$		\$
Opening Arrears Previous Years	1,925,935	1,925,935	3,721,461
Rates levied	93,175,787	93,106,847	98,050,054
Less - Collections to date	(91,380,262)	(93,640,717)	(95,746,852)
Equals Current Outstanding	3,721,461	1,392,065	6,024,663
Net Rates Collectable	3,721,461	1,392,065	6,024,663
% Collected	96.1%	98.5%	94.1%

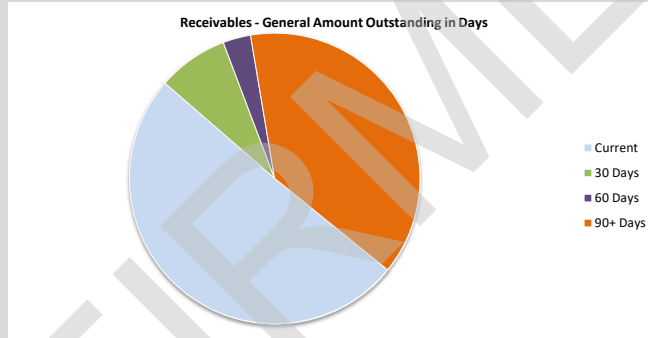
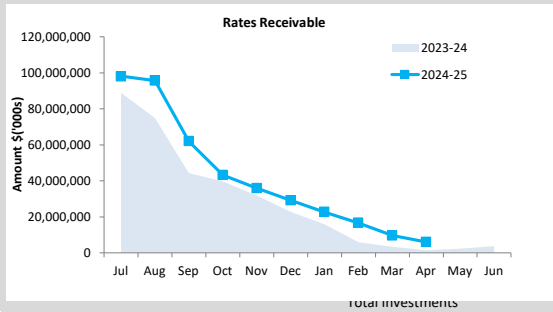
	30 Apr 24	30 Apr 25
- No. of Legal Proceedings Commenced for the financial year	2	0
- No. of properties > \$10,000 outstanding	42	43
- No. of properties between \$3,000 and \$10,000 outstanding	228	369
- Value of Rates Concession	49,775	49,247
- Estimated Value of Rates Exemptions	2,243,551	2,243,551

Receivables - General	30-Apr-24	Current	30 Days	60 Days	90+ Days	30 Apr 25
	\$	\$	\$	\$	\$	\$
Balance per Trial Balance						
Sundry receivable	3,611,968	962,320	204,279	63,684	455,684	1,685,967
Recreation Centres	111,829	31,363	1,341	1,117	23,737	57,558
Mandurah Ocean Marina	112,289	39,209	23,742	0	0	62,951
GST receivable	323,112	583,133	0	0	0	583,133
Allowance for impairment of receivables	(192,969)	0	0	0	(215,611)	(215,611)
Infringements	1,034,968	56,781	31,230	37,703	1,009,796	1,135,510
Total Receivables General Outstanding	5,001,197	1,672,806	260,592	102,504	1,273,606	3,309,508
Percentage		50.5%	7.9%	3.1%	38.5%	

Other Receivables	30-Apr-24	Current	30 Days	60 Days	90+ Days	30 Apr 25
	\$	\$	\$	\$	\$	\$
Balance per Trial Balance						
Pensioners rates and ESL deferred	606,963	0	0	0	2,297,097	2,297,097
Other Receivables	518,632	0	0	0	531,762	531,762
Total Other Receivables Outstanding	1,125,595	0	0	0	2,828,859	2,828,859
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.



Debtors Due	\$3,309,508
Over 30 Days	49%
Over 90 Days	38%

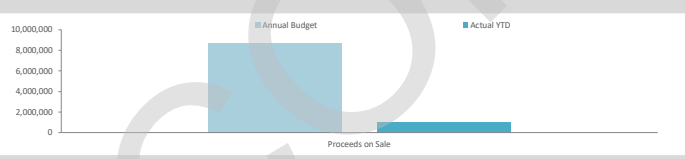
Collected	Rates Due
94.1%	\$6,024,663

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025

OPERATING ACTIVITIES
NOTE 4
DISPOSAL OF ASSETS

Asset	Asset ID	Asset Owner	Budget				YTD Actual			
			Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
			\$	\$	\$	\$	\$	\$	\$	\$
Land										
Land			7,715,000	7,715,000	0	0	0	0	0	0
Light Passenger Vehicles - Replacement										
MH9326A - TOYOTA RAV4 CV	C06818		0	18,896	18,896	0	14,285	18,896	4,611	0
Light Commercial Vehicles - Replacement										
MH2485R - FORD RANGER CC XL	U05419		0	25,941	25,941	0	19,415	25,941	6,526	0
MH06198 - FORD RANGER PU MK11	U07719		0	21,169	21,169	0	21,555	21,169	0	(386)
MH20148 - FORD RANGER PU XL	U08120		0	23,222	23,222	0	21,585	23,222	1,637	0
MH8958A - HOLDEN COLORADO L5	U04018		0	17,574	17,574	0	14,877	17,574	2,697	0
MH8305A - FORD RANGER PX	U04338		0	18,677	18,677	0	19,701	18,677	0	(1,024)
MH15758 - ISUZU D'MAX SX	U05119		0	21,542	21,542	0	19,219	21,542	6,322	0
MH7913A - FORD RANGER PU MK11	U07518		0	15,405	15,405	0	19,222	15,405	0	(3,817)
1HKC878 TOYOTA PRADO VX	CD1123		0	0	0	0	51,575	67,976	16,402	0
MH9384A - NISSAN NAVARA	U06818		0	0	0	0	15,735	13,587	0	(2,148)
Trucks & Buses Replacements										
TOYOTA HIACE MH381Z	T042	Youth Development	12,699	12,699	0	0	12,738	32,522	19,784	0
1GKM974 - ICB - BACKHOE LOADER	P62517		0	0	0	0	75,124	0	0	(75,124)
MH929Q - HINO-300-716-KEVREK-1000	T005		0	26,164	26,164	0	33,496	26,164	0	(7,233)
MH930Q - HINO-300-716-KEVREK-1500	T007		0	20,389	20,389	0	33,348	20,389	0	(12,959)
MH998P - NISSAN - PK16 28	T002		0	59,234	59,234	0	42,871	59,234	16,363	0
Trailers										
PARK BODY BOXTOP MH76936	V039	Parks Central	2,876	2,876	0	0	2,737	3,336	599	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	4,876	412	0	(4,464)
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 MH07088	U10519	Parks South	5,010	5,010	0	0	0	0	0	0
KUBOTA RTV UTILITY MH07098	U10519	Parks Assets	5,010	5,010	0	0	0	0	0	0
MH32728 - TORO - ZERO TURN 72	M01119		0	8,067	8,067	0	15,716	8,067	0	(7,649)
MH8763A KUBOTA-OUTFRONT MOWER 72	M02118		0	9,821	9,821	0	8,000	9,821	1,821	0
MH8762A KUBOTA OUTFRONT MOWER 60	M03018		0	11,151	11,151	0	8,000	11,151	3,151	0
MH8613A KUBOTA OUTFRONT MOWER 60	M03119		0	8,499	8,499	0	9,295	8,499	0	(796)
MH19578 - TORO - ZERO TURN 7210	M03219		0	7,185	7,185	0	20,300	7,185	0	(13,115)
MH8772A KUBOTA OUTFRONT MOWER 72	M03618		0	6,744	6,744	0	8,000	6,744	0	(1,256)
1BM319 TORO PROLINE H800	M02723		0	0	0	0	47,216	0	0	(47,216)
Minor Equipment >\$5000										
Miscellaneous Equipment										
COLUMBUS ARA66	P63218	Recreation Services	8,040	8,040	0	0	7,195	1,084	0	(6,111)
HONDA - OUTBOARD 60HP	P605		0	1,752	1,752	0	4,237	1,752	0	(2,485)
MH731D - AMMAN - AV26-2 VIB ROLLER	G020		0	0	0	0	17,000	10,672	0	(6,328)
Carryovers - Light Passenger Vehicles										
MH9971A - SUBARU - XV	C00219		32,153	21,769	0	(10,384)	11,096	21,769	10,673	0
MH15028 - SUBARU - XV	C01420		0	16,396	16,396	0	11,752	16,396	4,644	0
MH7641A - HYUNDAI - SANITE FE	C01718		0	14,123	14,123	0	15,936	14,123	0	(1,713)
MH26518 - TOYOTA - COROLLA	C02320		0	18,951	18,951	0	12,840	18,951	6,111	0
MH10848 - TOYOTA - RAV4	C04419		0	20,487	20,487	0	12,078	20,487	8,409	0
MH12248 - KIA - SPORTAGE	C05619		0	14,578	14,578	0	12,118	14,578	2,460	0
MH10568 - HYUNDAI - TUSCON	C07919		0	12,305	12,305	0	12,335	12,305	0	(30)
MH3638B - SUBARU - XV	C08919		0	15,259	15,259	0	14,241	15,259	1,018	0
TOYOTA PRIUS-C	C07019		33,282	16,087	0	(17,195)	10,704	16,087	5,383	0
Carryovers - Light Commercial Vehicles										
MH27378 - FORD - RANGER	U03220		42,027	18,571	0	(23,456)	21,775	18,571	0	(3,204)
MH10758 - TOYOTA - HIACE	U03919		0	34,951	34,951	0	14,904	34,951	20,047	0
MH23018 - HOLDEN - COLORADO	U06919		0	22,298	22,298	0	17,815	22,298	4,483	0
MH20178 - FORD - RANGER	U07319		0	19,269	19,269	0	19,300	19,269	0	(31)
Carryovers - Trucks and Buses										
MH252U - Hino - T03 - MH252U-HINO - 917 300	T003		120,000	26,912	0	(93,088)	21,302	29,714	8,412	0
Hino - 917 3	T008		120,000	28,580	0	(91,420)	22,055	28,580	6,525	0
Hino - 917 3	T021		120,000	26,912	0	(93,088)	21,302	30,895	9,593	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)	21,302	26,911	5,609	0
MERCEDES SPRINTER	C00718		63,500	36,847	0	(26,653)	41,845	36,847	0	(4,998)
HINO - FG1628 5	T006		219,975	65,349	0	(154,627)	42,629	65,349	22,720	0
HINO-500-FG1628-HIAB-088	T026		301,045	61,495	0	(239,551)	46,675	61,495	14,820	0
NISSAN - PK16 28	T002		216,975	44,443	0	(172,533)	0	0	0	0
Carryovers - Parks and Mowers										
Kubota - OUTFRONT MOWER 72 F369	M00219		46,350	7,185	0	(39,165)	18,870	7,185	0	(11,685)
Kubota - OUTFRONT MOWER 72 F369	M03416		46,350	6,744	0	(39,606)	7,500	6,744	0	(756)
Kubota - OUTFRONT MOWER 60 F369	M01619		45,530	6,303	0	(39,227)	18,580	6,303	0	(12,277)
Kubota - OUTFRONT MOWER 90 F369	M01019		45,530	7,617	0	(37,913)	9,295	7,617	0	(1,678)
Kubota - OUTFRONT MOWER 72 F369	M02419		46,350	7,626	0	(38,724)	8,411	7,626	0	(785)
KUBOTA - OUTFRONT MOWER 72 CAB	M01419		75,340	7,000	0	(68,340)	0	0	0	0
			9,631,314	8,748,869	510,047	(1,392,492)	1,024,788	1,011,330	210,821	(224,278)

KEY INFORMATION



Proceeds on Sale		
Annual Budget	YTD Actual	%
\$8,748,869	\$1,011,330	12%

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025**

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
T23-2024	Provision of Gutter Cleaning Services	Downell Pty Ltd T/As VacPac Gutter Clean	For a period of two (2) years with three (3) options to extend at the Principal's discretion for an additional one year periods to a total possible term of five (5) years.	\$421,877
T22-2024	Supply and Implementation of a Website and Content Management System	Dapth Pty Ltd	For a period of four (4) years, commencing on the date the Contract is signed by both parties and expiring four (4) years later. The Principal reserves the right for two (2) extensions to the period of the Contract by a further two (2) years each from the End Date of the initial to a maximum total of eight (8) years.	\$439,853
T01-2025	Provision Of Maintenance to Fire Protection Systems and Equipment	Scavenger Supplies PTY LTD - t/a Scavenger Fire and Safety a	For a period of two years with two options to extend for further one year periods	\$416,998

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025

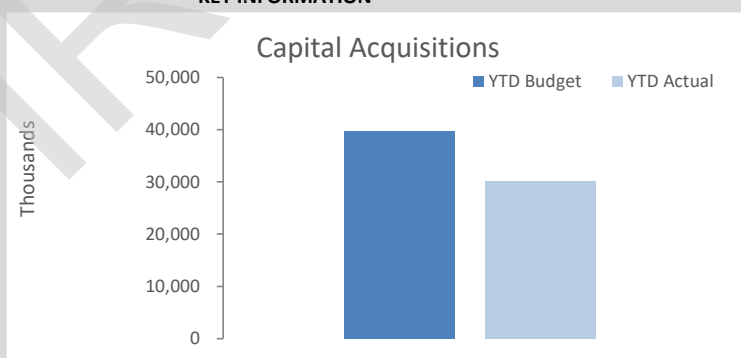
INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS

Capital Acquisitions	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	YTD Actual Variance
	\$		\$	\$	\$
Buildings	9,903,028	12,287,128	10,248,083	6,590,904	(3,657,179)
Equipment	200,500	111,445	98,028	15,025	(83,003)
Machinery	1,800,631	2,869,732	2,391,536	2,718,358	326,822
Infrastructure - Roads	10,659,968	13,349,245	11,086,869	8,405,283	(2,681,586)
Bridges	-	46,839	39,032	-	(39,032)
Parks	13,663,708	17,500,566	14,545,534	11,653,818	(2,891,716)
Drainage	675,720	844,441	703,701	363,942	(339,759)
Coastal & Estuary	946,500	640,672	533,893	309,673	(224,220)
Capital Expenditure Totals	37,850,055	47,650,067	39,646,677	30,057,004	(9,589,673)
Capital Acquisitions Funded By:					
	\$		\$	\$	\$
City of Mandurah Contribution	12,978,686	11,019,829	20,866,755	14,398,956	(6,467,799)
Capital grants and contributions	14,108,173	18,423,517	15,346,698	10,575,019	(4,771,679)
Borrowings	4,650,000	5,849,908	-	4,071,699	4,071,699
Other (Disposals & C/Fwd)	449,567	1,033,869	3,433,224	1,011,330	(2,421,894)
Cash Backed Reserves					
Asset Management Reserve	5,083,629	9,305,190	-	-	-
Sanitation Reserve	580,000	512,670	-	-	-
Plant Reserve	-	1,505,084	-	-	-
Capital Funding Total	37,850,055	47,650,067	39,646,677	30,057,004	(9,589,673)

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.

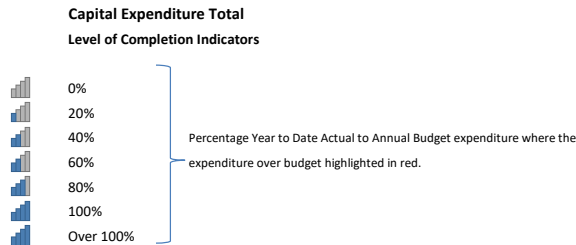
KEY INFORMATION



Acquisitions	Annual Budget	YTD Actual	% Spent
	\$47.65 M	\$30.06 M	63%
Capital Grant	Annual Budget	YTD Actual	% Received
	\$18.42 M	\$10.58 M	57%

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025

INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS (CONTINUED)



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	49,929	41,607	28,099	21,830	Construction to commence Q4
750660 Waste Management Centre Tipping Shed	155,000	328,933	274,111	27,877	301,057	Construction to commence Q4
750761 Administration Centre Facade Renewal	250,000	281,922	234,935	56,922	225,000	Construction to commence Q4
750762 Administration Centre Refurbishment	50,000	0	0	0	0	Amalgamated with 750761
750763 Asbestos Removal Program	30,000	31,298	26,082	1,298	30,000	Construction to commence Q4
750741 Avalon Foreshore Ablution Renewal	500,000	535,750	446,459	55,710	480,040	Construction 20% complete
750764 Billy Dower Youth Centre Grandstand Stair Demolition	100,000	64,282	53,569	35,507	28,775	Construction complete. Finances to be finalised
750765 EMCC Pottery Place Ceiling Renewal	60,000	0	7,143	0	0	Complete
750643 Falcon Family Centre Upgrade	50,000	18,631	15,526	18,159	472	Project withdrawn
750766 Falcon Pavilion Storage Upgrade	20,000	38,159	31,800	18,159	20,000	Construction to commence Q4
750767 Mandurah Seniors Dining Kitchen Separation Wall New	30,000	7,058	5,882	7,058	0	Project withdrawn
750768 Merlin Street Reserve Shed Demolition	30,000	31,316	26,097	1,742	29,574	Construction to commence Q4
750769 MPAC Access and Operational Safety Upgrades	240,000	275,768	229,807	35,768	240,000	Construction 10% complete
750770 MPAC Entry Door Renewal	25,000	32,849	27,374	7,849	25,000	Design Only
750771 MPAC Fire Detection and Protection System Upgrade	350,000	401,153	334,294	51,153	350,000	Construction to commence Q4
750772 MPAC Roof & External Cladding Renewal	150,000	192,778	160,648	130,948	61,829	Design Only
750773 Rushton Park Kiosk Lower Level Tiling Repairs	50,000	62,800	52,334	12,800	50,000	Construction to commence Q4
750774 Thomson Street Pavilion Office Upgrades	25,000	26,316	21,930	1,316	25,000	Construction complete. Finances to be finalised
750733 Cinema HVAC Renewal	1,300,000	1,117,922	931,602	918,140	199,782	Construction complete. Finances to be finalised
750732 Dawesville Community Centre	5,307,198	7,747,310	6,456,092	4,779,605	2,967,705	Refer to Financial Report, Key Capital Projects table
750775 Sporting Reserve Changerooms Enhancements	100,000	0	0	0	0	Design Only
750687 LED Buildings Plan	57,500	64,558	53,799	7,058	57,500	Construction 60% complete
750776 Minor City Maintenance Capital Renewals	98,330	112,349	93,625	34,304	78,045	Ongoing Program
750736 Operations Centre Redevelopment	200,000	139,300	116,083	64,300	75,000	Design Only
750753 Facilities Switchboard Renewal Program	50,000	51,316	42,764	1,316	50,000	Construction to commence Q4
750689 Works & Services Building Refurb	300,000	380,000	316,667	205,343	174,658	Construction 90% complete
750712 Refurbishment of Billy Dower Youth Centre	0	12,000	10,000	11,602	398	Complete
750754 Administration Centre Refurbishment	0	133,077	110,898	65,342	67,735	Design Only
750681 MARC Roof Repairs	0	22,060	18,383	1,995	20,065	Complete
750756 23-24 MPAC HVAC Renewal (Design)	0	31,290	26,075	1,883	29,408	Design Only
750782 CASM Front Counter	0	10,000	10,000	9,650	350	Complete
750783 Waste Management Centre - OSH Projects	0	87,000	72,500	0	87,000	Construction to commence Q4
750735 23-24 MPAC Minor Renewal & Upgrade Works	0	0	0	0	0	Complete

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	39,032	0	46,839	Design Only
Parks							
700478	Meadow Springs Golf Course Fence	0	61,483	51,236	65,138	(3,654)	Complete
700577	Merlin Street Reserve Activation Plan	0	559,802	466,502	240,085	319,717	Construction 90% complete
700589	23-24 FR Rushton Park - Tennis Centre	0	25,000	20,833	24,951	49	Construction complete. Finances to be finalised
700619	Dawesville SE Foreshore	1,023,685	1,564,784	1,303,986	530,342	1,034,441	Refer to Financial Report, Key Capital Projects table
700582	Bin Enclosure Renewals	50,000	53,431	44,526	3,431	50,000	Construction to commence Q4
700626	Lavender Gardens BMX Pump Track Renewal	138,849	154,030	128,358	20,894	133,135	Construction 60% complete
700627	Roy Tuckey Reserve BMX Pump Track Renewal	10,000	17,242	14,368	7,242	10,000	Design Only
700628	Boardwalk and Beach Access Renewal Program	667,000	586,410	488,675	134,165	452,245	Construction 35% complete
700629	Eastern Foreshore Boardwalk Renewal	200,000	270,377	225,314	221,923	48,453	Design Only
700586	Warrungup Spring Reserve Boardwalk Renewal	650,000	467,676	389,730	76,508	391,167	Construction to commence Q4
930044	CSRFF Small Grants Program	150,000	105,453	87,878	193	105,260	Contribution Only
700575	Coodanup Foreshore Park Upgrade	862,178	1,100,364	916,970	226,652	873,712	Refer to Financial Report, Key Capital Projects table
700630	Hexham Close and Bells Block Natural Areas Fencing Renewal	54,178	55,956	46,630	42,276	13,681	Complete
700631	Mandurah to Madora Bay Coastal Fencing Renewal	90,678	92,711	77,259	81,452	11,259	Construction complete. Finances to be finalised
700632	Minor Fencing Renewal Program	115,014	73,062	60,885	72,307	755	Complete
930045	Major Public Artworks Major Public Artworks	90,000	90,193	75,193	80,203	9,990	Ongoing Program 2024/25
700633	MARC Outdoor Shade Structures New	75,000	75,193	62,661	1,677	73,516	Construction to commence Q4
700634	MARC Double Sided Digital Sign Renewal	140,000	24,779	20,649	16,779	8,000	Construction to commence Q4
700583	North Mandurah Irrigation Water Supply	165,000	350,428	292,023	191,601	158,827	Project in progress
700635	Norwich Reserve Upgrade	10,000	17,181	14,317	8,193	8,988	Design Only
700613	Parks and Reserves Signage New Program	40,000	45,908	38,257	36,172	9,736	Construction 90% complete
700593	Irrigation Renewal Program	43,521	0	0	0	0	Amalgamated with 700648
700636	Parks Furniture Renewal Program	159,925	189,334	157,779	109,454	79,880	Construction 50% complete
700637	Shade Structures Renewal Program	108,171	113,825	94,854	12,542	101,283	Construction 60% complete
700638	Synthetic Turf Cricket Wicket Renewal Program	59,178	62,226	51,855	54,824	7,403	Construction complete. Finances to be finalised
700640	Playground Renewal Program	355,342	393,961	328,301	48,884	345,076	Construction 60% complete
700614	Reserve Meter Renewal Program	50,000	53,048	44,207	3,048	50,000	Procurement underway
700623	Thomson Street Netball Courts Repairs	200,000	101,460	84,550	57,626	43,834	Construction complete. Finances to be finalised
700641	Peter Street Reserve Shade Sails New	40,000	44,066	36,722	40,952	3,114	Construction complete. Finances to be finalised
700642	Signage Renewal Program	40,000	46,224	38,520	42,121	4,103	Construction 90% complete
700643	Playground Rubber Softfall Renewal Program	54,342	62,154	51,795	58,909	3,245	Complete
700625	EV Charging Stations	0	175,000	145,833	160,851	14,149	Construction complete. Finances to be finalised
700599	23-24 PR Rushton Park	0	65,668	54,723	51,106	14,562	Construction complete. Finances to be finalised
700514	Bortolo Fire Track Water Infrastructure	0	41,681	34,734	41,612	69	Construction complete. Finances to be finalised
700580	23-24 Blythwood Reserve	0	3,375	2,813	5,062	(1,687)	Complete
700581	23-24 Wilderness Reserve	0	3,531	2,942	3,531	0	Complete
700646	23-24 Dawesville Foreshore Reserve Bollards	0	25,000	20,833	0	25,000	Construction to commence Q4
700648	City Admin Irrigation Renewal	0	155,299	129,416	13,734	141,565	Construction 20% complete
700649	MBRC - Upgrade Indoor C Bowling Green Surface - CSRFF	0	44,740	37,283	0	44,740	Construction to commence Q4
700650	Lakes Lawn Cemetary Recovery	0	125,000	104,167	10,951	114,049	Construction 20% complete
700651	Madora Bay Oval Fencing	0	40,000	33,333	0	40,000	Construction complete. Finances to be finalised
700652	Pinjarra Rd Tuart Tree Support System	0	76,605	25,535	0	76,605	Construction to commence Q4
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	9,112	7,594	9,112	(0)	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	37,038	30,865	0	37,038	Construction to commence Q4
501194	23-24 TM Mandurah Tce/Adonis Rd	0	143,499	119,583	9,531	133,968	Onhold Project

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
501196	23-24 TM Wanjeep St		0	391,546	326,289	162,152	229,394	Construction to commence Q4
501199	23-24 RR Guillardon Tce/Karringa Rd		0	208,833	174,028	222,694	(13,861)	Construction complete. Finances to be finalised
501235	23-24 RC Peel Street Stage 4		0	2,665,907	2,221,589	1,696,474	969,433	Refer to Financial Report, Key Capital Projects table
501239	23-24 SP Guillardon Tce/Karinga Rd		0	5,500	4,583	0	5,500	Complete
501258	23-24 Tims Thicket Waste Facility - Upgrade CCTV		0	11,100	9,250	10,509	591	Complete
501260	Mewburn Centre Carpark Upgrade		17,000	42,794	35,662	25,864	16,930	Design Only
501192	Falcon Coastal Shared Path		60,000	86,273	71,894	32,727	53,546	Design Only
501263	Lake Valley Drive and Badgerup Avenue Blackspot		15,000	32,498	27,082	27,498	5,000	Design Only
501264	Lakes Road - Murdoch Drive Blackspot		15,000	43,133	35,944	31,842	11,291	Design Only
501265	Lynda Street and Baroy Street Blackspot		20,000	38,555	32,129	18,555	20,000	Design Only
501266	Mercedes Avenue Blackspot		18,000	31,955	26,629	25,955	6,000	Design Only
501267	Wanjeep Street Blackspot		15,000	40,955	34,129	25,955	15,000	Design Only
501268	Yindana Blvd and Lake Valley Drive Blackspot		15,000	31,272	26,060	26,272	5,000	Design Only
501269	Merlin Activation Plan		350,000	0	0	0	0	Amalgamated with 700577
501296	Caddadup Reserve Lookout Renewal		34,955	48,487	40,406	19,124	29,363	Construction complete. Finances to be finalised
501272	Tarragon Way Road Renewal		496,262	502,303	418,586	233,241	269,063	Construction 90% complete
501273	Banyon Close Road Resurface		67,000	101,575	84,646	101,889	(314)	Complete
501274	Bolton Street Road Resurface		67,000	73,391	61,159	52,134	21,257	Construction complete. Finances to be finalised
501217	Everlasting Retreat Road Resurface		235,000	191,523	159,603	195,250	(3,727)	Complete
501275	Gamol Place Road Resurface		138,000	95,021	79,184	91,233	3,788	Complete
501276	Haze Road Road Resurface		117,000	108,786	90,655	103,441	5,345	Complete
501277	Hennessey Place Road Resurface		234,000	329,023	274,186	249,340	79,683	Construction 90% complete
501220	Hibiscuss Rise Road Resurface		52,000	57,023	47,519	37,749	19,274	Complete
501223	Maria Place Road Resurface		120,000	166,023	138,353	123,647	42,376	Construction 90% complete
501278	Misty Meander Road Resurface		295,000	271,023	225,853	211,492	59,531	Construction 90% complete
501279	Moat Street Road Resurface		45,000	50,023	41,686	41,416	8,607	Complete
501280	Monang Street Road Resurface		84,000	80,138	66,782	74,500	5,639	Complete
501281	Olive Road Road Resurface		250,000	241,102	200,919	172,397	68,706	Construction complete. Finances to be finalised
501282	Ormsby Terrace Road Resurface		130,000	111,411	92,843	103,482	7,930	Complete
501201	Quarry Way Road Resurface		251,000	296,097	246,748	298,869	(2,772)	Construction 90% complete
501226	Rakoa Street Road Resurface		182,000	192,792	160,660	180,518	12,275	Complete
501283	Renison Drive Road Resurface		135,000	209,023	174,186	35,673	173,351	Construction 20% complete
501227	Rouse Rd Road Resurface		160,000	213,523	177,936	164,508	49,016	Construction 90% complete
501284	Soldiers Cove Terrace Resurface		90,000	125,523	104,603	98,324	27,199	Construction complete. Finances to be finalised
600014	Spinaway Parade Road Resurface		30,000	34,097	28,414	24,327	9,771	Complete
501285	Stirling Grove Road Resurface		70,000	75,023	62,519	61,652	13,371	Complete
501233	Thomson St Road Resurface		273,000	278,023	231,686	260,888	17,135	Construction complete. Finances to be finalised
501286	Touchstone Drive Road Resurface		670,000	645,046	537,538	485,830	159,216	Construction complete. Finances to be finalised
501287	Wattle Bird Way Road Resurface		340,000	275,191	229,326	130,260	144,931	Construction 90% complete
501288	Yukon Close Road Resurface		50,000	84,023	70,019	17,114	66,909	Construction 90% complete
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	3,170,682	2,642,235	1,825,930	1,344,752	Refer to Financial Report, Key Capital Projects table
501292	New Street Furniture and Minor Works		50,000	55,049	45,874	5,049	50,000	Construction 35% complete
501293	Shared Path Renewal Program		703,505	338,061	281,717	43,864	294,197	Construction 35% complete
501241	New Street Lighting Program		75,000	79,716	28,929	50,464	29,252	Ongoing Program
501249	23-24 SP Caspar Road		100,000	251,601	209,667	241,706	9,895	Complete
501294	Decorative Streetlighting Renewal Project Design		250,000	279,128	232,606	29,128	250,000	Design Only
501248	Sutton Farm Carpark City Contribution		770,000	0	0	0	0	Project withdrawn
501175	Traffic Management Minor Works		148,953	161,801	134,834	12,848	148,953	Construction to commence Q4
501295	Western Foreshore Skatepark Carpark New		10,000	59,157	49,297	49,157	10,000	Design Only
700516	Yalgorup National Park		1,635,646	252,805	210,670	28,715	224,090	Refer to Financial Report, Key Capital Projects table
501197	23-24 TM White Hill Road		0	112,562	93,802	93,018	19,544	Construction complete. Finances to be finalised

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
	501113 SP Halls Head PSP	0	154,382	128,652	148,554	5,827	Construction 90% Complete
	501242 23-24 SL Street Lighting Renewal Program	0	10,884	9,070	11,096	(212)	Complete
	501240 23-24 Signage Renewal Program	0	1,034	862	1,034	(0)	Complete
Drainage							
	600195 DR Hopetoun Bend Drainage Upgrade	0	73,140	60,950	56,959	16,181	Construction complete. Finances to be finalised
	600199 Drainage Minor Works	49,402	58,886	49,072	29,012	29,874	Construction 50% complete
	600200 Harvey View Drive Drainage Upgrade	124,103	169,890	141,575	115,047	54,843	Construction complete. Finances to be finalised
	600198 Mary Street Drainage Renewal	353,113	348,519	290,433	54,061	294,458	Construction to commence Q4
	600201 Oversby Street Drainage Upgrade	149,103	155,500	129,583	93,870	61,630	Construction complete. Finances to be finalised
	600192 DR Cervantes Drive	0	28,005	23,338	14,992	13,014	Construction complete. Finances to be finalised
	600189 DR 130 Mandurah Terrace	0	10,500	8,750	0	10,500	Construction to commence Q4
Coastal & Estuary							
	911011 Sutton Farm Public Jetty New	364,000	0	0	0	0	Project Withdrawn
	911006 Administration Bay Entrance Seawall Renewal	107,000	80,290	66,909	58,862	21,428	Construction complete. Finances to be finalised
	911007 Donnelly Gardens Seawall Repair	215,000	277,650	231,375	65,215	212,435	Construction to commence Q4
	911008 Mandurah Quay Seawall Repair	150,000	100,848	84,040	83,504	17,344	Design Only
	911009 Novara Foreshore Boat Ramp Apron Renewal	55,000	68,200	56,834	13,200	55,000	Construction to commence Q4
	911010 Novara Foreshore Erosion Protection	55,500	113,683	94,736	88,891	24,792	Construction complete. Finances to be finalised
Equipment							
	930043 Christmas Decorations Program	150,000	0	0	0	0	Ongoing Program 2024/25
	820195 Furniture & Equipment	50,500	111,445	98,028	15,025	96,420	Ongoing Program 2024/25
Plant & Machinery							
	770001 Replacement Light Passenger Vehicles	0	70,498	58,749	69,144	1,354	Ongoing Program 2024/25
	770002 Replacement Light Commercial Vehicles	0	42,026	35,021	42,027	(1)	Ongoing Program 2024/25
	770006 Trucks and Buses	1,099,631	1,536,576	1,280,480	1,649,190	(112,614)	Ongoing Program 2024/25
	770009 Parks and Mowers	168,800	778,560	648,819	567,837	210,723	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	92,702	77,252	92,775	(73)	Complete
	770011 Miscellaneous Equipment	293,000	38,187	31,846	38,187	0	Ongoing Program 2024/25
	770007 Trailers	80,200	60,891	50,762	61,014	(123)	Ongoing Program 2024/25
	770012 New - Vehicle and Small Plant Program	159,000	250,292	208,607	198,184	52,108	Ongoing Program 2024/25
Other Infrastructure							
	700053 Lakelands DOS Sports Specific Infrastructure	0	108,293	90,244	106,072	2,221	Complete
	700055 Waterfront Project	0	9,525,807	7,938,173	8,721,639	804,168	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 Central Waterfront Project	6,386,000	0	0	0	0	Refer to Financial Report, Key Capital Projects table
Grand Total		37,850,056	47,650,067	39,646,677	30,057,004	17,593,063	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025**

**FINANCING ACTIVITIES
NOTE 7
BORROWINGS**

Repayments - Borrowings

Information on Borrowings Particulars	1 July 2024	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Law, order, public safety									
Bortolo Fire Track Water Infrastructure	37,191	-	-	4,114	4,879	33,077	38,651	366	1,764
Community amenities									
Compactor Waste Trailers and Dolly [336]	4,515	-	-	4,515	7,740	0	-	19	0
Waste Water Reuse [349]	57,020	-	-	18,917	22,475	38,102	42,504	2,433	2,845
Halls Head Ablution Block [350]	38,058	-	-	12,606	14,976	25,452	28,387	1,624	1,898
Halls Head Recycled Water 2019/20	132,570	-	-	15,909	18,039	116,661	126,015	5,679	5,726
Ablutions 2020/21	-	-	-	-	-	0	-	-	-
Ablutions 2021/22	203,103	-	-	25,510	30,254	177,593	169,088	2,784	1,388
Recreation and culture									
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	-	-	36,297	43,136	133,277	149,379	2,974	7,646
Parks - Falcon Bay Reserve [333(i)]	-0	-	-	-	-	-0	-	0	0
MARC Redevelopment [338]	102,920	-	-	102,920	167,479	-0	0	2,229	4,823
MARC Redevelopment Stage 1 [340]	179,255	-	-	77,106	91,755	102,149	116,348	2,499	9,144
MARC Redevelopment Stage 2 [341]	392,054	-	-	191,161	228,313	200,893	239,807	4,079	20,944
Eastern Foreshore Wall [344]	273,833	-	-	122,591	145,884	151,242	178,274	3,829	14,345
MARC Stage 2 [345]	412,420	-	-	178,463	213,352	233,956	277,756	3,407	21,363
Falcon Bay Seawall [351]	95,681	-	-	34,030	40,479	61,651	71,479	1,660	4,771
MARC Solar Plan [353]	95,664	-	-	19,313	23,734	76,350	83,959	2,745	4,296
Novara Foreshore Development [355]	186,152	-	-	43,037	51,975	143,115	148,505	1,956	5,198
Falcon Bay Foreshore Upgrades [356]	191,235	-	-	43,884	52,638	147,352	165,876	1,189	8,579
Mandjar Square Development [358]	233,241	-	-	53,126	63,639	180,115	198,908	1,564	9,098
Lakelands DOS [360]	1,120,403	-	-	273,125	327,212	847,278	977,492	7,255	49,387
Mandjar Square Stage 3 and 4	291,739	-	-	41,321	48,669	250,418	266,434	13,229	12,686
Falcon Seawall	545,397	-	-	92,358	116,948	453,039	503,257	10,713	23,969
Novara Foreshore Stage 3	117,823	-	-	17,111	19,488	100,711	87,249	4,907	5,061
Smart Street Mall Upgrade 2019/20	293,040	-	-	37,676	44,585	255,364	240,706	13,898	2,622
Falcon Bay Foreshore Stage 3 of 4	187,265	-	-	23,322	27,594	163,943	150,122	8,903	1,461
Mandjar Square Final Stage	188,384	-	-	23,947	27,558	164,438	154,229	8,307	2,246
Falcon Skate Park Upgrade	76,034	-	-	9,021	10,669	67,013	73,174	3,624	3,233
Westbury Way North side POS Stage 3	132,586	-	-	15,236	18,016	117,350	126,069	6,334	5,726
Eastern/ Western Foreshore 2020/21	792,747	-	-	106,607	122,617	686,140	646,385	4,041	3,854
Smart Street Mall 2020/21	799,967	-	-	89,089	109,283	710,877	644,793	15,352	4,319
Novara Foreshore Stage 4	76,766	-	-	9,124	9,121	69,142	71,699	3,453	2,518
Bortolo Reserve - Shared Use Parking and Fire Track Facility	217,117	-	-	27,721	34,828	189,396	177,140	5,049	1,233
Falcon Bay Upgrade - Stage 4 of 5	202,305	-	-	26,212	33,996	176,093	166,746	3,730	1,240
Enclosed Dog Park	15,822	-	-	1,472	1,736	14,350	15,343	764	672
South Harbour Paving Upgrade Stage 2	38,913	-	-	3,663	4,321	35,250	37,299	1,877	1,530
Falcon Skate Park Upgrade 2020/21	58,055	-	-	5,521	6,514	52,534	55,835	2,799	2,347
Eastern/ Western Foreshore 2021/22	1,218,066	-	-	164,578	197,815	1,053,488	1,004,577	5,940	6,016
Smart Street Mall 2021/22	502,703	-	-	67,015	80,343	435,688	416,298	3,289	2,858
Enclosed Dog Park 2021/22	147,130	-	-	18,479	21,647	128,651	123,204	1,967	1,121
Novara Foreshore Stage 4 2021/22	186,217	-	-	23,931	28,395	162,286	155,655	1,883	1,308
Falcon Bay Upgrade - Stage 4 of 5 2021/22	58,893	-	-	7,721	9,164	51,172	50,584	457	708
Parks and Reserves Upgrades 2021/22	395,567	-	-	52,602	62,868	342,964	328,001	2,648	2,343
Mandurah Library Re Roofing Project	94,194	-	-	10,811	12,717	83,384	79,004	2,278	709
Falcon Reserve Activation Plan Stage 3	348,823	-	-	42,445	50,366	306,377	301,080	2,335	1,568
Pleasant Grove Foreshore	51,623	-	-	6,022	7,142	45,600	46,708	588	914
Kangaroo Paw Park	268,553	-	-	32,728	39,185	235,825	232,997	1,682	1,506
Falcon Bay Stage 5 of 5	126,597	-	-	14,894	17,665	111,702	109,609	1,336	655
2022/23 South Harbour Upgrades	89,027	-	-	10,025	11,538	79,001	77,183	1,395	477
Upgrade of Playing Surface Peelwood Parade	-	-	-	-	-	0	-	-	0
Bruce Cresswell Reserve	171,169	-	-	20,947	24,858	150,222	148,275	993	908
Seascapes Boardwalk	174,495	-	-	21,218	25,177	153,277	150,873	1,172	9,118
Mandurah Community Museum Roof and Gutters	113,391	-	-	13,866	16,541	99,525	97,914	694	524
Stage 2 of Upgrades to Peelwood Reserve	-	-	-	-	-	0	-	-	0
Smart Street Mall Upgrade	51,356	-	-	6,007	7,124	45,349	44,846	573	355
Eastern Foreshore South Precinct	-	-	-	-	-	0	-	-	0
Western Foreshore Recreation Precinct	-	-	-	-	-	0	-	-	0
2022/23 Parks and Reserves Upgrades	340,175	-	-	41,720	49,598	298,455	293,794	1,940	1,574
Parks & Reserves Program	3,440,409	-	1,080,000	216,606	254,522	3,223,803	4,163,395	159,054	84,716
Transport									
						0	-	-	0

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025**

**FINANCING ACTIVITIES
NOTE 7
BORROWINGS**

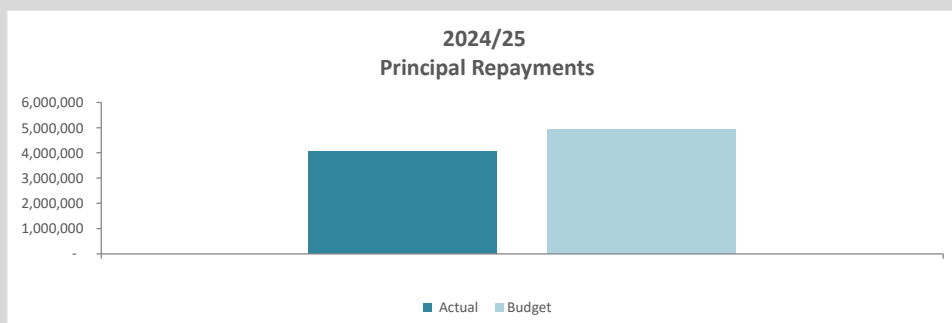
Repayments - Borrowings

Information on Borrowings Particulars	1 July 2024	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		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	5,188	0	-	13	0
New Road Construction [339]	89,978	-	-	89,982	118,164	-3	(0)	2,378	4,373
New Road Construction [342]	219,081	-	-	97,179	116,443	121,903	142,653	2,302	11,356
WMC Tims Thicket [343]	37,154	-	-	14,619	17,377	22,535	23,581	1,533	1,854
Road Construction [346]	149,996	-	-	54,500	65,043	95,496	111,781	1,710	7,487
MARC Carpark [347]	113,993	-	-	40,262	47,884	73,731	84,969	2,438	5,689
MPAC Forecourt [348]	47,545	-	-	15,761	18,725	31,784	35,453	2,029	2,372
Mandurah Marina [352]	95,655	-	-	19,344	23,771	76,311	83,889	2,744	4,296
MARC Carpark [354]	143,480	-	-	31,359	37,283	112,121	125,832	1,773	6,443
Mandurah Foreshore Boardwalk Renewal [357]	212,282	-	-	48,666	58,333	163,616	180,644	1,559	8,532
New Road Construction [359]	589,350	-	-	138,022	164,924	451,328	517,627	3,668	25,138
Smoke Bush Retreat Footpath [361]	47,828	-	-	8,820	10,454	39,008	41,976	2,208	2,148
New Boardwalks 18/19	294,025	-	-	42,677	48,913	251,348	248,148	12,190	12,717
Coodanup Drive - Road Rehabilitation	58,862	-	-	8,223	9,737	50,640	33,516	2,778	2,501
Pinjarra Road Carpark	117,823	-	-	17,111	19,488	100,711	87,249	4,907	5,061
New Road Construction 2018/19	901,894	-	-	144,256	179,098	757,638	831,922	16,121	39,622
New Road Construction 2019/20	499,226	-	-	80,851	102,450	418,376	401,623	10,269	3,043
South Harbour Upgrade 2019/20	152,580	-	-	18,210	20,759	134,370	104,741	6,635	6,480
New Roads 2020/21	420,334	-	-	50,086	62,486	370,248	347,136	8,589	3,120
Carryover Roads 2020/21	405,571	-	-	53,666	63,702	351,905	334,653	2,837	2,200
Roads 2021/22	204,309	-	-	25,913	30,406	178,395	169,126	2,465	1,287
SP Halls Head PSP	174,495	-	-	21,218	25,177	153,277	150,873	1,172	847
Carparks 2021/22	135,191	-	-	16,962	20,117	118,228	113,020	1,845	977
RC Peel Street	96,920	-	-	10,610	12,225	86,310	83,864	1,820	496
Cambria Island Abutment Wall	48,598	-	-	6,304	7,481	42,294	40,912	445	366
Senior Citizens Carpark	11,154	-	-	746	876	10,408	11,580	604	529
Torcello Mews Canal PAW Renewal	87,331	-	-	9,897	11,387	77,434	75,606	1,303	457
MARC Carpark Additional and overflow	-	-	-	-	-	0	-	0	0
Halls Head Parade Car Park Stage 2a	45,343	-	-	5,274	6,343	40,069	45,058	326	1,593
RC Pinjarra Road Stage 4	436,464	-	-	54,006	64,441	382,457	378,006	1,964	2,269
Cambria Island Abutment Walls Repair	233,947	-	-	28,419	33,721	205,528	201,593	1,631	973
RC Pinjarra Road Stage 3	436,450	-	-	54,007	64,442	382,443	378,006	1,963	2,269
Halls Head Pde Beach Central CP Stage 2	85,207	-	-	9,701	11,156	75,506	74,915	1,189	712
Cambria Island Abutment Walls Repair	-	-	-	-	-	0	-	-	0
Roads & Drainage Program	2,365,222	-	2,200,000	148,913	174,979	2,216,309	4,819,781	109,347	58,241
Economic services									
Mandurah Ocean Marina Chalets Refurbishment	121,889	-	-	15,871	18,834	106,018	101,464	1,132	769
Other property and services									
IT Communications Equipment [318(i)]	-0	-	-	-	-	-0	-	0	0
Civic Building - Tuckey Room Extension	293,582	-	-	42,382	48,705	251,199	247,803	12,416	12,700
Building Renewal & Upgrades Program	1,408,979	-	720,000	88,711	104,240	1,320,268	1,982,768	65,139	34,695
Mandurah Quay Seawall Repair	0	-	100,848	-	-	-	150,000	0	0
Total	26,522,000	0	4,100,848	4,071,699	4,925,316	22,450,301	27,014,667	638,931	638,922
Current borrowings	4,925,316		4,100,848	4,071,699	4,925,316	1,205,517	4,925,316	638,931	638,922
Non-current borrowings	21,596,684					21,244,784	22,089,351		
	26,522,000					22,450,301	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	\$4,071,699
Interest Expense	\$638,931
Loans Due	\$22.45 M

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025**

**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	1,543,544	0	0	7,715,000	0	0	0	9,258,544	1,543,544
Parking	505,194	0	0	0	0	0	0	505,194	505,194
Asset Management	29,005,913	0	0	2,040,929	0	(10,788,202)	0	20,258,640	29,005,913
Cultural Centre	493	0	0	0	0	0	0	493	493
Sustainability	283,127	0	0	0	0	0	0	283,127	283,127
Waste Facilities Reserve Fund	9,608,503	0	0	0	0	(2,493,232)	0	7,115,271	9,608,503
Interest Free Loans	237,124	0	0	0	0	0	0	237,124	237,124
CLAG	32,425	0	0	0	0	(31,074)	0	1,351	32,425
Mandurah Ocean Marina	186,780	0	0	0	0	0	0	186,780	186,780
Waterways	574,299	0	0	0	0	0	0	574,299	574,299
Port Mandurah Canals Stage 2 Maintenance	97,707	0	0	0	0	0	0	97,707	97,707
Mariners Cove Canals	89,024	0	0	0	0	0	0	89,024	89,024
Port Bouvard Canal Maintenance Contributions	280,206	0	0	0	0	0	0	280,206	280,206
Unspent Grants & Contributions	9,070,982	0	0	3,530,715	0	(6,104,889)	(6,104,889)	6,496,808	2,966,093
Long Service Leave	3,528,937	0	0	1,028,192	0	(1,160,498)	0	3,396,631	3,528,937
Bushland and Environmental Protection	1,582,033	0	0	0	0	0	0	1,582,033	1,582,033
Coastal Storm Contingency	271,249	0	0	0	0	0	0	271,249	271,249
Digital Futures	59,672	0	0	0	0	0	0	59,672	59,672
Decked Carparking	1,058,391	0	0	0	0	0	0	1,058,391	1,058,391
Specified Area Rates - Waterside Canals	116,583	0	0	0	0	(2,942)	(2,942)	113,641	113,641
Specified Area Rates - Port Mandurah Canals	140,024	0	0	64,900	64,900	(1,860)	(1,860)	203,064	203,064
Specified Area Rates - Mandurah Quay Canals	272,821	0	0	26,861	26,861	0	0	299,682	299,682
Specified Area Rates - Mandurah Ocean Marina	943,219	0	0	149,147	149,147	0	0	1,092,366	1,092,366
Specified Area Rate - Port Bouvard Canals	154,751	0	0	4,118	4,118	0	0	158,869	158,869
Specified Area Rate - Mariners Cove	9,825	0	0	0	0	0	0	9,825	9,825
Specified Area Rate - Eastport	53,609	0	0	853	853	0	0	54,462	54,462
Sportclubs Maintenance Levy	372,780	0	0	0	0	0	0	372,780	372,780
City Centre Land Acquisition Reserve	1,081,825	0	0	0	0	0	0	1,081,825	1,081,825
Lakelands Community Infrastructure Reserve	1,156,506	0	0	0	0	0	0	1,156,506	1,156,506
Plant Reserve	1,975,087	0	0	1,312,545	0	(1,505,084)	(1,505,084)	1,782,548	470,003
Workers Compensation Reserve	314,546	0	0	0	0	0	0	314,546	314,546
Restricted Cash Reserve	2,975,709	0	0	0	0	(1,223,547)	(1,223,547)	1,752,162	1,752,162
Transform Mandurah Funding Program Reserve	952,303	0	0	0	0	0	0	952,303	952,303
Community Safety	524,672	0	0	0	0	(54,848)	0	469,824	524,672
Public Art Reserve	412,520	0	0	9,797	0	0	0	422,317	412,520
	69,472,383	0	0	15,883,057	245,879	(23,366,177)	(8,838,322)	61,989,263	60,879,940

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025

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	1,120	1,588,023	116,627
2024-25 Financial Assistance Grant - General Roads	0	0	0	0	2,098,089	380,514	2,478,603	285,306
Law, order, public safety								
Southern Districts Bush Fire Brigade LGGS: DFES	0	0	0	0	39,254	0	39,254	49,300
Stronger Suburbs Cocooning Project	0	84,851	0	84,851	0	84,851	84,851	0
SES LGGS: 2024/25 DFES	0	0	0	0	60,559	0	60,559	34,810
Bushfire Mitigation Activity Fund (MAF) Grants: DFES	0	0	0	0	0	0	30,788	0
Education and welfare								
Waterwise Verge Grant: Water Corp	0	0	0	0	10,000	0	10,000	0
International Day of People with Disability Grant	0	1,000	(1,000)	0	0	0	1,000	1,000
Waste Sorted Community Education: DWER	0	12,627	0	12,627	0	0	12,627	0
Paint Manjoogoordup REaD: Department of Communities	99,811	0	0	99,811	99,811	0	99,811	0
Age Friendly Mandurah	0	15,000	0	15,000	0	0	15,000	0
Women on Wheels Program	0	4,900	(4,900)	0	0	0	4,900	4,900
Community Gardens Grant Program	0	10,000	0	10,000	0	0	10,000	0
Better Beginnings Community Garden Storytime – Let's Grow Together!	0	30,000	0	30,000	0	0	30,000	0
Community amenities								
Streets Alive Place Enrichment Mandurah South	0	5,000	(5,000)	0	0	5,000	5,000	5,000
Bus Shelter Maintenance Assistance Scheme: PTA	0	0	0	0	18,186	0	18,186	0
Recreation and culture								
Christmas Pageant: Lotterywest	0	20,000	(20,000)	0	0	0	20,000	20,000
Crabfest: Tourism WA 2025	0	125,000	0	125,000	140,000	30,000	170,000	0
2025 Crabfest: Road Safety Commission	0	5,000	0	5,000	0	5,000	5,000	0
Every Club Funding 2024: DLGSC	38,930	0	(38,930)	0	0	0	38,930	38,930
Every Club Funding 2025: DLGSC	0	37,908	0	37,908	37,908	0	37,908	0
Gnoonie Youth Football Cup: Healthway	0	3,000	(3,000)	0	3,000	0	3,000	3,000
CHRMAP: DPLH	98,000	0	0	98,000	0	140,000	140,000	0
Community Action Plan: Alcohol and Drug Foundatior	16,687	10,889	(13,937)	13,639	16,528	0	33,701	13,937
Christmas Light Trail: Lotterywest	0	50,000	(50,000)	0	0	0	50,000	50,000
Christmas Pageant: Ray White	0	30,000	(30,000)	0	0	0	30,000	30,000
Carols By Candlelight: Lotterywest	0	50,000	(50,000)	0	0	0	50,000	50,000
Christmas in Mandurah: Tourism WA	0	7,000	(7,000)	0	0	0	10,000	7,000
2025 Crabfest: Spud Shed	0	0	0	0	0	20,000	20,000	0
2025 Crabfest: Buy West Eat Best	0	0	0	0	0	7,500	7,500	0
2025 Crabfest: Satterley Group	0	0	0	0	0	20,000	20,000	0
2025 Crabfest: Alcoa	0	0	0	0	0	20,000	20,000	0
National Volunteer Week	0	1,273	0	1,273	0	0	0	0
Coastal Adaption and Protection: Department of Transport	0	0	0	0	0	0	0	0
CASM Signage	0	18,730	0	18,730	0	18,730	18,730	0
Trails Forum	0	3,000	0	3,000	0	0	0	0
Australia Day 2025 Community Events Grant Program	0	15,000	(15,000)	0	0	0	15,000	15,000
Other property and services								
Urban Greening Round Two Funding	0	40,000	0	40,000	0	40,000	40,000	0
	253,428	580,178	(238,767)	594,839	4,110,239	772,715	5,218,372	724,810
TOTALS	253,428	580,178	(238,767)	594,839	4,110,239	772,715	5,218,372	724,810

* The Note 9 above relates to Operating Grants, Subsidies and Contributions with contract liability

Provider	Unspent Non Operating Grants, Subsidies and Contributions Liability				Non Operating Grants, Subsidies and Contributions Revenue			
	Liability	Increase in Liability	Liability Reduction (As revenue)	Liability	Adopted Budget Revenue	Budget Variations	Annual Budget	YTD Revenue Actual (b)
	1-Jul			30-Jun				
	\$	\$	\$	\$	\$	\$	\$	\$
Non-Operating Grants and Subsidies				0				
Community amenities				0				
700055 Changing Places - Eastern Foreshore	0	30,150	(30,150)	0	0	0	0	30,150
Recreation and culture								
700055 Waterfront Project- DoH	2,500,000	0	(2,500,000)	0	2,500,000	0	2,500,000	2,500,000
700055 Waterfront Project - DoH 22-23	184,940	0	(184,940)	0	0	184,940	184,940	184,940
700516 Yalgorup National Park	89,108	200,000	(28,715)	260,393	825,000	(572,196)	252,804	28,715
501113 SP Halls Head PSP - WABN	0	0	0	0	0	29,725	29,725	0
501129 Trails Project	74,158	0	(9,112)	65,046	350,000	(340,888)	9,112	9,112
750732 Dawesville Community Centre - DPIRD	1,832,843	0	(1,832,843)	0	0	1,740,103	1,740,103	4,779,605
750732 Dawesville Community Centre - RFR	0	3,237,415	(2,946,762)	290,653	3,297,198	0	3,297,198	0
750732 Dawesville Community Centre - Lotterywest	0	0	0	0	2,010,000	640,000	2,650,000	0
700577 Merlin Street Reserve Activation Plan	150,000	0	(150,000)	0	0	102,766	102,766	150,000
Transport								
501089 RC Peel Street Stage 3	0	0	0	0	0	(103,939)	(103,939)	(103,939)
501084 Peel Street - Power Relocation	0	0	0	0	0	0	0	(29)
501223 Maria Place Road Resurface	0	0	0	0	0	140,000	140,000	0
501249 23-24 SP Caspar Road	0	0	0	0	0	200,000	200,000	0
600200 Harvey View Drive Drainage Upgrade	0	0	0	0	0	115,000	115,000	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	14,625	(14,625)	0	30,000	0	30,000	14,625
501193 23-24 TM Clarice St	31,034	0	0	31,034	0	37,037	37,037	0
501194 23-24 TM Mandurah Tce/Adonis Rd - Blackspot	15,376	0	0	15,376	0	95,667	95,667	0
501194 23-24 TM Mandurah Tce/Adonis Rd - Direct Grant	0	15,915	(9,531)	6,384	0	15,915	15,915	9,531
501196 23-24 TM Wanjeep St	74,265	0	(74,265)	0	0	232,264	232,264	74,265
501197 23-24 TM White Hill Road - Blackspot Funding	0	0	0	0	0	86,666	86,666	0
501201 Quarry Way Road Resurface	0	0	0	0	0	71,000	71,000	0
700625 EV Charging Stations	0	35,000	(35,000)	0	0	175,000	175,000	35,000
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	(180,000)	0	0
750771 MPAC Fire Detection and Protection System Upgrade	0	0	0	0	262,500	(262,500)	0	0
501263 Lake Valley Drive and Badgerup Avenue Blackspot	0	0	0	0	10,000	(10,000)	0	0
501264 Lakes Road - Murdoch Drive Blackspot	0	64,000	(31,842)	32,158	10,000	0	10,000	31,842
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	(12,000)	0	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	(10,000)	0	0
501272 Tarragon Way Road Renewal - LRCI	0	171,010	(171,010)	0	0	427,524	427,524	0
501272 Tarragon Way Road Renewal - DG	0	50,000	(50,000)	0	50,000	0	50,000	221,010
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	(13,500)	191,500	0
501275 Gamol Place Road Resurface	0	30,000	(30,000)	0	0	30,000	30,000	30,000
501278 Misty Meander Road Resurface	0	40,000	(40,000)	0	0	40,000	40,000	40,000
501279 Moat Street Road Resurface	0	30,000	(30,000)	0	0	30,000	30,000	30,000
501277 Hennessey Place Road Resurface	0	60,000	(60,000)	0	150,000	0	150,000	60,000
501220 Hibiscuss Rise Road Resurface	0	0	0	0	50,000	(12,500)	37,500	0
501280 Monang Street Road Resurface	0	74,500	(74,500)	0	75,000	(500)	74,500	74,500
501281 Olive Road Road Resurface	0	100,000	(100,000)	0	100,000	0	100,000	100,000
501226 Rakoa Street Road Resurface	0	60,000	(60,000)	0	150,000	0	150,000	60,000
501283 Renison Drive Road Resurface	0	101,080	(35,673)	65,407	116,995	0	116,995	35,673
501227 Rouse Rd Road Resurface	0	60,000	(60,000)	0	150,000	0	150,000	60,000
501284 Soldiers Cove Terrace Resurface	0	22,470	(22,470)	0	56,175	0	56,175	22,470
501285 Stirling Grove Road Resurface	0	0	0	0	50,000	0	50,000	0
501233 Thomson St Road Resurface	0	50,500	(50,500)	0	220,000	50,500	270,500	50,500
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	1,600,000	(1,600,000)	0	0	2,000,000	2,000,000	1,600,000
501293 Shared Path Renewal Program	0	0	0	0	500,000	(500,000)	0	0
750741 Avalon Foreshore Ablution Renewal	0	180,000	(55,710)	124,290	0	450,000	450,000	55,710
501145 RC Pinjarra Road Stage 4	0	0	0	0	0	0	0	(29)
Economic services								
	4,962,549	6,324,277	(10,287,647)	999,179	13,943,168	4,049,127	17,992,295	10,173,927
Non-Operating Contributions								
Recreation and culture								
700518 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	66,541	66,541	66,541
Transport								
700619 Dawesville SE Foreshore	0	0	0	0	0	0	680	680
770009 Parks and Mowers	0	0	0	0	0	199,000	199,000	174,163
700650 Lakes Lawn Cemetery Recovery	0	0	0	0	0	125,000	125,000	0
700651 Madora Bay Oval Fencing	0	0	0	0	0	40,000	40,000	0
	1,065,909	0	0	1,065,909	0	430,541	431,222	241,384
Total Non-operating grants, subsidies and contributions	6,028,458	6,324,277	(10,287,647)	2,065,088	13,943,168	4,479,669	18,423,517	10,415,312

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025**

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
				\$	\$	\$	\$
700586-6600-1001-61129	Warrungup Spring Reserve Boardwalk Renewal		Capital Expenses		100,000		100,000
750689-6100-1001-61129	Works & Services Building Refurb		Capital Expenses			(100,000)	0
				0	100,000	(100,000)	0

CONFIRMED

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025**

**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 G.9/09/24	Capital Revenue		640,000		190,657
750732-6100-1001-61129	Dawesville Community Centre	Sept OCM G.9/09/24	Capital Expenses			(640,000)	(449,343)
	Operating Carryovers - Increase in Materials	Sept OCM G.9/09/24	Operating Expenses			(14,277)	(463,620)
	Operating Carryovers - Restricted Cash Reserve	Sept OCM G.9/09/24	Other: Transfer Out of Reserve		172,645		(290,975)
	Operating Carryovers - Unspent Grant Reserve	Sept OCM G.9/09/24	Other: Transfer Out of Reserve			(130,368)	(421,343)
	Operating Carryovers - Decrease in Operating Revenue	Sept OCM G.9/09/24	Operating Revenue		125,617		(295,726)
	Operating Carryovers - Contract Liability	Sept OCM G.9/09/24	Non Cash Item	(153,617)			(449,343)
	Capital Carryover - Capital adjustment	Sept OCM G.9/09/24	Capital Expenses			(1,505,858)	(1,955,201)
	Capital Carryover - Loan adjustment	Sept OCM G.9/09/24	Other: Unutilised Loans			(98,495)	(2,053,696)
	Capital Carryover - Asset Management Reserve adjustment	Sept OCM G.9/09/24	Other: Transfer Out of Reserve			(1,760,307)	(3,814,003)
	Capital Carryover - Proceeds adjustment	Sept OCM G.9/09/24	Capital Revenue			(297,640)	(4,111,643)
	Capital Carryover - Transfer from reserve	Sept OCM G.9/09/24	Other: Transfer Out of Reserve		4,083,992		(27,651)
	Capital Carryover - Grants adjustments	Sept OCM G.9/09/24	Capital Revenue		2,423,605		2,395,954
	Capital Carryover - Grants and contributions adjustments	Sept OCM G.9/09/24	Other: Transfer Out of Reserve			(994,962)	1,400,992
	Capital Carryover - Transfer from Cash In Lieu Reserve	Sept OCM G.9/09/24	Other: Transfer Out of Reserve		411,012		1,812,004
	Capital Carryover - Contributions adjustments	Sept OCM G.9/09/24	Capital Revenue		411,012		2,223,016
	Capital Carryovers - Contract Liability	Sept OCM G.9/09/24	Non Cash Item	(2,261,347)			(38,331)
	Capital Carryovers - Cash In Lieu	Sept OCM G.9/09/24	Non Cash Item	(411,012)			(449,343)
163049-5440-1263-41400	Reinviting nature back in DAWESVILLE – Urban greening grant program round 2	Oct OCM G. 11/10/24	Operating Revenue		40,000		(409,343)
163049-5440-1263-61001	Reinviting nature back in DAWESVILLE – Urban greening grant program round 2	Oct OCM G. 11/10/24	Operating Expenses			(40,000)	(449,343)
820195-6700-1001-61001	Two New Dedicated Document Scanners - Information Management	Oct OCM G. 11/10/24	Capital Expenses			(30,000)	(479,343)
163050-4500-1263-41400	Stronger Suburbs Cocoon Project - As part of the Community Safety Strategy	Oct OCM G. 11/10/24	Operating Revenue		84,851		(394,492)
163050-4500-1263-60100	Stronger Suburbs Cocoon Project - As part of the Community Safety Strategy	Oct OCM G. 11/10/24	Operating Expenses			(84,851)	(479,343)
102600-4500-1263-60100	Additional CDO - Community Safety	Oct OCM G. 11/10/24	Operating Expenses			(54,848)	(534,191)
	Additional CDO - Community Safety - Transfer out of reserve	Oct OCM G. 11/10/24	Other: Transfer Out of Reserve		54,848		(479,343)

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025**

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

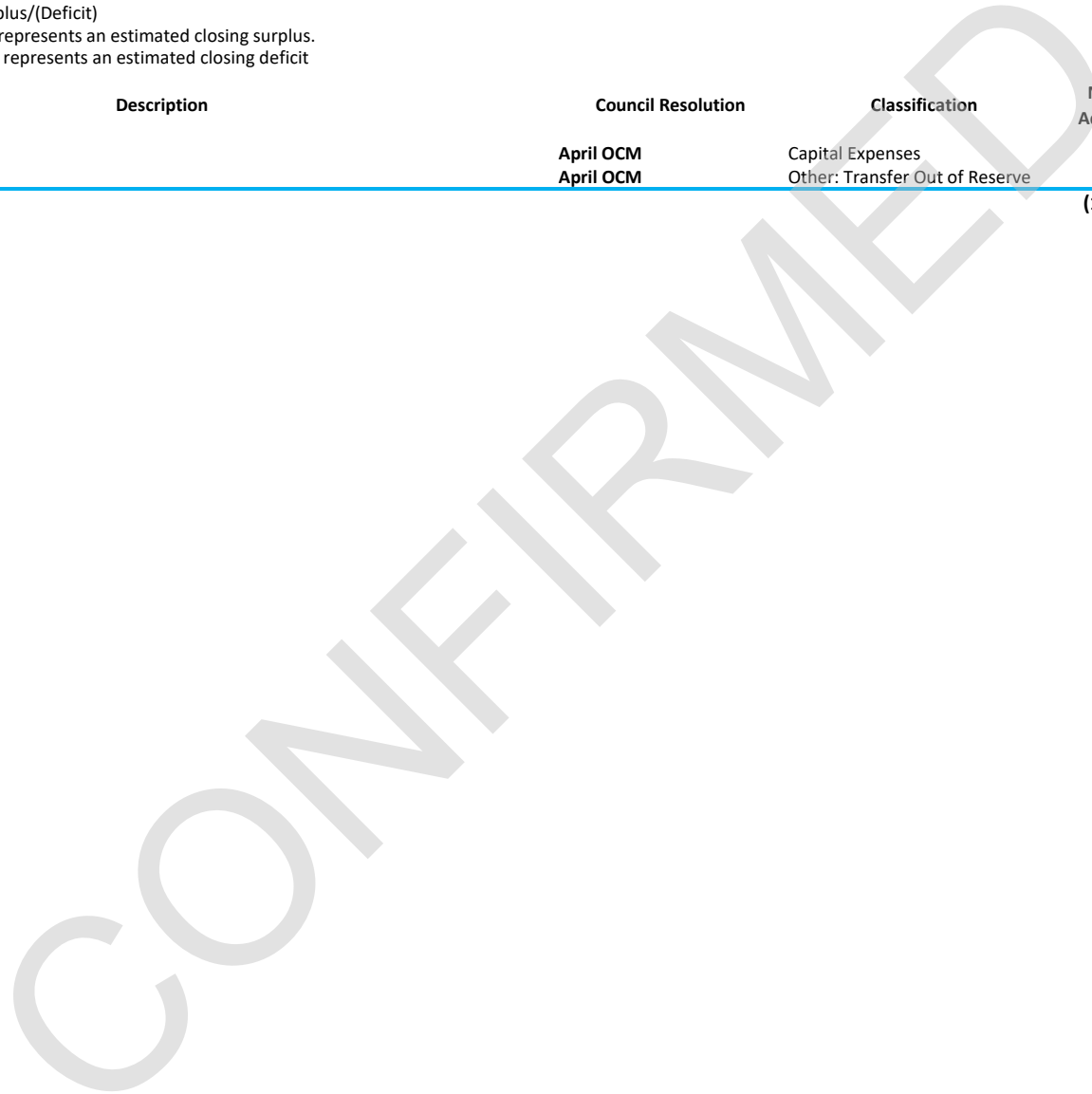
GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
700650-6600-1001-61129	Lake Lawns Cemetery Fire Damage Building	Oct OCM G. 11/10/24	Capital Expenses			(250,000)	(729,343)
770009-6300-1001-61001	Lake Lawns Cemetery Fire Damage Fleet Replacement	Oct OCM G. 11/10/24	Capital Expenses			(245,000)	(974,343)
770009-6300-1305-41452	Lake Lawns Cemetery Fire Damage Building and Fleet Replacement - Insurance proceeds		Capital Revenue		449,000		(525,343)
700650-6600-1305-41452	Lake Lawns Cemetery Fire Damage Building and Fleet Replacement - Fleet Reserve	Oct OCM G. 11/10/24	Other: Transfer Out of Reserve		46,000		(479,343)
911010-6400-1001-61129	Novara Foreshore Erosion Protection	Nov OCM G.7/11/24	Capital Expenses			(45,000)	(524,343)
911006-6400-1001-61129	Administration Bay Entrance Seawall Renewal	Nov OCM G.7/11/24	Capital Expenses		45,000		(479,343)
101007-4580-1263-60100	Age Friendly Mandurah	Nov OCM G.7/11/24	Operating Expenses			(32,669)	(512,012)
101007-4580-1263-41400	Age Friendly Mandurah	Nov OCM G.7/11/24	Operating Revenue		15,000		(497,012)
101007-4500 -1263-61001	Age Friendly - Community Development - General Operations - Materials	Nov OCM G.7/11/24	Operating Expenses		4,428		(492,584)
100010-4580-1169-61001	Administration - Seniors - Corporate Project - Materials	Nov OCM G.7/11/24	Operating Expenses		5,511		(487,073)
100010-4580-1375-61001	Administration - Seniors - Marketing - Advertising Costs General - Materials	Nov OCM G.7/11/24	Operating Expenses		7,730		(479,343)
501194-6250-1263-41403	23-24 TM Mandurah Tce/Adonis Rd - Blackspot Grant Funding	Nov OCM G.7/11/24	Capital Revenue		57,227		(422,116)
501194-6250-1001-41403	23-24 TM Mandurah Tce/Adonis Rd - Regional Road Group Grant Funding	Nov OCM G.7/11/24	Capital Revenue		15,915		(406,201)
501194-6250-1001-61129	23-24 TM Mandurah Tce/Adonis Rd	Nov OCM G.7/11/24	Capital Expenses			(73,142)	(479,343)
700478-6600-1001-61129	Meadow Springs Golf Course Fence	Nov OCM G.7/11/24	Capital Expenses			(20,000)	(499,343)
750765-6100-1001-61129	East Mandurah Community Centre (Tuart Avenue Building) Pottery Place Ceiling Renewal	Nov OCM G.7/11/24	Capital Expenses		20,000		(479,343)
750689-6100-1001-61129	Works & Services Building Refurb	Nov OCM G.7/11/24	Capital Expenses			(80,000)	(559,343)
750765-6100-1001-61129	East Mandurah Community Centre (Tuart Avenue Building) Pottery Place Ceiling Renewal	Nov OCM G.7/11/24	Capital Expenses		48,972		(510,371)
750643-6100-1001-61129	Falcon Family Centre Upgrade	Nov OCM G.7/11/24	Capital Expenses		31,028		(479,343)
700651-6600-1001-61129	Madora Bay Oval Fencing	Nov OCM G.7/11/24	Capital Expenses			(40,000)	(519,343)
700651-6600-1001-41452	Madora Bay Oval Fencing	Nov OCM G.7/11/24	Capital Revenue		40,000		(479,343)
	Plant Reserve	Nov OCM G.7/11/24	Other: Transfer Out of Reserve		33,500		(445,843)
770012-6300-1001-61001	New - Vehicle and Small Plant Program	Nov OCM G.7/11/24	Capital Expenses			(33,500)	(479,343)
150011-3410-1263-41400	Australia Day 2025 Community Events Grant Program	Nov OCM G.7/11/24	Operating Revenue		15,000		(464,343)
150011-3410-1263-61001	Australia Day 2025 Community Events Grant Program	Nov OCM G.7/11/24	Operating Expenses			(15,000)	(479,343)
100002-4120-1263-41008	Proceeds on sale revenue - Disposal of Properties	Nov OCM G.7/11/24	Capital Revenue		715,000		235,657
	Building Reserve	Nov OCM G.7/11/24	Other: Transfer Into Reserve			(715,000)	(479,343)
104528-5570-2100-61129	Indoor Sports Centre	Dec OCM G. 11/12/24	Operating Expenses			(20,000)	(499,343)
750783-6100-1001-61129	Waste Management Centre - OSH Projects	Dec OCM G. 11/12/24	Capital Expenses			(87,000)	(586,343)
100010-5970-1263-61001	Administration WasteStation General Operati Expense Materials	Dec OCM G. 11/12/24	Operating Expenses		27,000		(559,343)
100010-5970-1542-61001	Administration WasteStation Rubbish Cleanup Expense Materials	Dec OCM G. 11/12/24	Operating Expenses		60,000		(499,343)
	BR2025 Adjustments Surplus/(Deficit)	March OCM G.7/03/25	Opening Surplus/(Deficit)		154,197		(345,146)
	BR2025 Adjustments Revenue from Operating Activities	March OCM G.7/03/25	Operating Revenue		2,545,140		2,199,994
	BR2025 Adjustments Non-cash amounts excluded from operating activities	March OCM G.7/03/25	Non Cash Item	1,421,234			3,621,228
	BR2025 Adjustments Expenditure from Operating Activities	March OCM G.7/03/25	Operating Expenses			(3,815,863)	(194,635)
	BR2025 Adjustments Investing Activities	March OCM G.7/03/25	Capital Expenses		7,062,524		6,867,889
	BR2025 Adjustments Financing Activities	March OCM G.7/03/25	Other: Financing Activities			(1,054,953)	5,812,935
	BR2025 Adjustments Transfer to Reserve	March OCM G.7/03/25	Other: Transfer Into Reserve			(7,501,710)	(1,688,775)
	BR2025 Adjustments Transfer from Reserve	March OCM G.7/03/25	Other: Transfer Out of Reserve		1,688,775		0

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025**

**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
501241-6250-1001-61129	New Street Lighting Program	April OCM	Capital Expenses		0	(45,000)	(45,000)
	New Street Lighting Program	April OCM	Other: Transfer Out of Reserve		45,000		0
				(1,404,742)	35,937,526	(34,083,441)	0



**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2025**

**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	(3,565,934)	(54.74%)	▼ Timing	Variance primarily due to budgeted grants/contributions not yet received. Mainly Financial Assistance Grants which is expected to be received in June 2025. Will be monitored throughout the remainder of the year.
Other revenue	43,074	23.00%	▲ Timing	Variance primarily due to containers deposit scheme & fuel tax credit rebate received.
Profit on disposal of assets	210,821	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	8,718,826	15.92%	▲ Timing	Variance in expenditure due to timing of projects.
Utility charges	469,019	11.85%	▲ Timing	Variance mainly for Street Lighting Maintenance invoicing timing, to be monitored during the year.
Loss on disposal of assets	(224,278)	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	(4,777,912)	(31.12%)	▼ Timing	Capital grants are recognised in line with capital expenditure.
Proceeds from Disposal of Assets	(6,279,394)	(86.13%)	▼ Timing	Variance mainly due to timing of sales of vehicles and land. Will be monitored throughout the year. Refer to note 4 for asset listing.
Capital Acquisitions	9,589,673	24.19%	▲ Timing	Variance due timing of capital projects. Refer to note 6 for further details.
Financing Activities				
Payment of lease liability	41,001	13.02%	▲ Timing	Varying repayment terms on lease agreements. Will be monitored throughout the remainder of the year.
Proceeds from new interest earning liability	(243,242)	(83.16%)	▼ Timing	Proceeds received from leasing company as dependent on timing of new lease take ups.

2	SUBJECT:	Panel of Pre-qualified Suppliers PQS01-2025 – Temporary Traffic Management and Related Services
	DIRECTOR:	Business Services
	MEETING:	Council Meeting
	MEETING DATE:	27 May 2025

Summary

The City of Mandurah (the City) sought applications from suitably qualified and experienced contractors to join a panel of pre-qualified suppliers to provide Temporary Traffic Management and Related Services. The panel contract will be in place for a maximum of three years.

The panel of pre-qualified suppliers for supply of traffic management services has two categories with the number of panel members for each stated below:

- Category A - Supply of Temporary Traffic Control including Equipment – two panel members
- Category B - Provision of Temporary Traffic Planning Services – three panel members

Both categories will cover traffic planning and control on main and local roads within the City.

Disclosure of Interest

N/A

Background

In July 2024, Main Roads Western Australia (MRWA) introduced the new MRWA registration scheme conditions. This scheme increased rates of pay by an average of 30% for traffic controllers working on main roads. Suppliers are now obliged to pay higher rates to employees working on main roads, but may elect to pay in accordance with existing awards on local roads. This has necessitated tiered payroll structures within traffic management companies, with some organisations offering services at lower rates for Local Roads, and other fixing prices across main roads and local roads.

To mitigate the impact of this change, the City chose to create a Panel of Pre-Qualified Suppliers to provide greater capacity and availability, leverage the potential benefits of suppliers who have introduced tiered payroll structures and to mitigate the risk of supplier failure.

Comment

Statewide public notice of the request for applications to join a Panel of Pre-qualified Suppliers was advertised in the West Australian newspaper, on the Tenderlink tender portal and the Public Notice section of the City of Mandurah website on 25 January 2025, and in the Mandurah Coastal Times newspaper on 29 January 2025.

The Request for Application closed at 2:00pm on 13 February 2025. Five submissions were received for Category A and six submissions were received for Category B. No submissions were received after the closing deadline. Submissions were received from the following respondents:

Category A or B	Entity Name	Suburb	ABN Number	ACN Number
A and B	Contra-Flow Pty Ltd (Contra-Flow)	Wangara WA 6065	28 111 400 714	111 400 714
B only	Downer EDI Works Pty Ltd (Downer)	Maddington WA 6109	66 008 709 608	008 709 608
A and B	Evolution Traffic Management Pty Ltd (Evolution)	Banyo QLD 4014	82 638 495 691	638 495 691
A and B	Welstand Services Pty Ltd t/a LGC Traffic Management (LGC)	Mandurah WA 6210	87 629 980 178	629 980 178
A and B	QTM Pty Ltd (QTM)	Forrestdale WA 6112	27 631 848 578	631 848 578
A and B	WARP Pty Ltd (WARP)	Kewdale WA 6105	48 073 690 552	073 690 552

Submissions were assessed for compliance with the mandatory application requirements. One submission was rejected due to non-compliance and was not progressed through to the evaluation stage, as set out in Confidential Attachment 2.1.

The weighted qualitative criteria which are contained in the Confidential Attachment 2.1 was provided to all respondents in the request package issued and was used by the evaluation panel to evaluate and rank each submission.

To ensure that pricing did not influence the assessment of the qualitative criteria, pricing was not provided to the evaluation panel until the evaluation against the qualitative criteria was completed.

The prices submitted were entered into the Evaluation Matrix based on quantities provided from the last calendar year as shown in Confidential Attachment 2.1, where final analysis considering competitiveness and combined qualitative and price ranking was conducted in order to determine whether the submissions represented best overall value for money for the City.

Recommended Applicants

Two applicants are recommended for Category A are Contra-Flow Pty Ltd and LGC Traffic Management. Both applicants submitted compliant responses and scored equal first demonstrating their capability, capacity and experience to meet the City's requirements. Both applicants offer the best value for money of all the offers evaluated.

The three recommended applicants for Category B are Contra-Flow Pty Ltd, Downer EDI Works Pty Ltd and LGC Traffic Management. All three applicants submitted compliant responses with overall scoring including pricing, as listed in order of evaluation. All three applicants offer the best value for money of all the offers evaluated.

Statutory Environment

Part 4 of the *Local Government (Functions and General) Regulations 1996*

24AH. Rejecting and accepting applications to join a panel of pre-qualified suppliers

- (1) *An application to join a panel of pre-qualified suppliers (an application) is required to be rejected unless it is submitted at a place, and within the time, specified in the invitation for applications to join the panel.*

- (2) *An application that is submitted at a place, and within the time, specified in the invitation but that fails to comply with any other requirement specified in the invitation may be rejected without considering the merits of the application.*
- (3) *Applications that have not been rejected under subregulation (1) or (2) are to be assessed by the local government by means of a written evaluation of the extent to which each application satisfies the criteria for deciding which applications to accept and it is to decide which of them (if any) it thinks it would be most advantageous to the local government to accept.*
- (4) *To assist the local government in deciding whether an application would be advantageous to it to accept, the person who submitted the application may be requested to clarify the information provided in it.*
- (5) *The local government may decline to accept any application.*

Policy Implications

Policy POL-CPM 02 – Procurement
City of Mandurah Instrument of Delegations

- Council is required to consider this Panel of Pre-Qualified Suppliers due to the value being over \$3 million.

Financial Implications

Traffic Management is an activity contained in multiple operational and project budgets. Traffic control is not always budgeted as a separate activity across projects and operational services. Project budgets for construction such as asphalt resurfacing are generated using estimating techniques will include traffic control within the square metre rate.

Estimated expenditure in future years is based on historical expenditure trends. Annual expenditure across the past 12 months on temporary traffic control and equipment hire was \$2.4 million, and traffic planning \$60,000.

Continuation of the existing single supplier contracts for temporary traffic control and planning would result in expenditure of approximately \$7,920,000 for temporary traffic control and \$198,000 for temporary traffic planning across the three-year term (including a 10% allowance for CPI increases). This is considered to be the estimated total expenditure for the panel, however it is anticipated that the competitive nature of the panel will generate cost savings for the City which will be reported to Council as business efficiencies at the anniversary of the first term.

Risk Analysis

The overall risk of appointing the preferred applicants is considered low, Contra Flow Pty Ltd, Downer EDI (Works) Pty Ltd and Welstand Services Pty Ltd demonstrate they have the capability and experience to deliver the City's requirements.

Further commentary on contract management risk and controls are contained in Confidential Attachment 2.1.

Strategic Implications

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

Leadership:

- Responsible, transparent, value-for-money delivery of well planned, sustainable, projects, programs and services

Conclusion

The City recently invited application for Temporary Traffic Management Services. As a result of the evaluation of submissions, Council is now requested to accept or decline to accept the applications to join the Panel of Pre-qualified Suppliers.

NOTE:

- Refer **Confidential Attachment 2.1 Evaluation Panel Report PQS01-2025**

RECOMMENDATION

That Council:

1. **Accepts Contra-Flow Pty Ltd as the first ranked applicant and Welstand Services Pty Ltd t/as LGC Traffic Management as the second ranked applicant in accordance with the panel conditions for Panel of Pre-qualified Suppliers PQS01-2025 Supply of Temporary Traffic Management and Related Services Category A for a period of three years for the Schedule of Rates exclusive GST offered as the most advantageous.**
2. **Accepts Contra-Flow Pty Ltd as the first ranked applicant, Downer EDI Works Pty Ltd as the second ranked applicant and Welstand Services Pty Ltd t/as LGC Traffic Management as the third ranked applicant in accordance with the panel conditions for a Panel of Pre-qualified Suppliers PQS01-2025 Supply of Temporary Traffic Management and Related Services Category B for a period of three years for the Schedule of Rates exclusive GST offered as the most advantageous.**

3	SUBJECT: DIRECTOR: MEETING: MEETING DATE:	T21-2024 – Cleaning Services for Public Ablution Facilities Business Services Council Meeting 27 May 2025
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Summary

The City of Mandurah (the City) sought suitably qualified and experienced contractors for the tender of Cleaning Services for Public Ablution Facilities for a period of two years with three options for a further one-year period which will be exercised at the sole discretion of the City.

This contract is for the regular cleaning of public ablution facilities. The service includes aspects such as determining if the facilities are unusable and taking action by reporting faults, undertaking needle box and sanity exchange, performing locking services and demonstrating initiative and prompt quality service of all aspects of ablution cleaning.

Disclosure of Interest

Nil

Background

The previous contract T21-2020 was awarded to BrightMark Group Pty Ltd on 7 December 2020 by the CEO under Delegated of Authority DA-CPM 02 Inviting, Rejecting and Accepting Expressions of Interests and Tenders for a period of two years with the option to extend for a further two years.

Comment

The Request for Tender was advertised on 14 December 2024 in The West Australian Newspaper, in the Mandurah Times Newspaper on 18 December 2024, on the Tenderlink tender portal and the public notice section of the City of Mandurah website.

The Request for Tender closed at 2:00pm on 16 January 2025. Ten submissions were received. No submissions were received after the closing deadline. Submissions were received from the following respondents:

Entity Name	Suburb	ABN Number	ACN Number
AD Facility Services Pty Ltd (AD Facility Services)	Kealy	76 637 728 146	637 728 146
Aus Clean WA Pty Ltd (Aus Clean WA)	Erskine	45 122 955 980	122 955 980
BrightMark Group Pty Ltd (BrightMark)	Claremont	38 616 832 341	616 832 341
Indigenous Managed Services Ltd (Indigenous Managed Services)	Mandurah	87 623 400 813	623 400 813
National Property Care Services Pty Ltd T/A Jim's	Broadmeadows, VIC	92 612 184 786	619 045 153

Entity Name	Suburb	ABN Number	ACN Number
National Contracts (Jim's National Contracts)			
JMD FM Pty Ltd (JMD FM Pty Ltd)	Bentley	86 677 865 397	677 865 397
Office Cleaning Experts Pty Ltd T/A OCE Corporate Cleaning (OCE Corporate)	Ocean Reef	54 082 965 964	082 965 964
Redframe Pty Ltd T/A Delta Cleaning Services Australia (Delta Cleaning)	Geraldton	57 107 181 699	107 181 699
Swanty OZ Pty Ltd (Swanty OZ),	Perth	65 605 778 078	605 778 078
Uniting Global Pty Ltd (Uniting Global),	Malaga	86 625 464 780	625 464 780

The weighted qualitative criteria, which is contained in the Confidential Attachment 3.1, was provided to all respondents in the request package issued and was used by the evaluation panel to evaluate and rank each submission.

To ensure that pricing did not influence the assessment of the qualitative criteria, pricing was not provided to the evaluation panel until the evaluation against the qualitative criteria was completed.

Tenderers who reached a benchmark of 60% of the qualitative criteria were passed through for price assessment. The prices submitted were entered into the evaluation matrix as shown in Confidential Attachment 3.1, where final analysis considering competitiveness and qualitative was conducted in order to determine whether the submissions represented best overall value for money for the City.

Statutory Environment

Part 4 of the *Local Government (Functions & General) Regulations 1996*.

18. *Rejecting and accepting tenders*

- (1) *A tender is required to be rejected unless it is submitted at a place, and within the time, specified in the invitation for tenders*
- ...
- (4) *Tenders that have not been rejected under sub regulation (1), (2), or (3) are to be assessed by the Local Government by means of a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept and it is to decide which of them (if any) it thinks it would be most advantageous to the local government to accept.*
- (5) *The local government may decline to accept any tender.*

Policy Implicationsf

Policy POL-CPM 02 – Procurement.

Policy POL-CPM 01 – Regional Price Preference Policy

City of Mandurah Instrument of Delegations

- Council is required to consider this tender due to the value being over \$3 million.

Financial Implications

Cleaning of Public Ablutions is an activity contained across the various facility budgets. Approximately \$843,712 is budgeted for the 2025/26 Financial Year for building cleaning and ablution cleaning.

Environmental Implications

The contract specification requires the use of environmentally sensitive cleaning chemicals to mitigate the risk of environmental harm in the delivery of this contract.

Risk Analysis

The overall risk of appointing the preferred tenderer is considered low, with the tenderer demonstrating the required resources, experience and financial capacity to deliver the services.

Strategic Implications

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

Environment:

- Our built environment is clean, accessible and sustainable

Leadership:

- Well-maintained assets and facilities that meet the needs of our community

Conclusion

The City recently invited tenders for Cleaning Services for Public Ablution Facilities. As a result of the evaluation of submissions, Council is now requested to accept or decline to accept the tender.

NOTE:

- Refer **Confidential Attachment 3.1 Evaluation Report Tender T21-2024**

RECOMMENDATION for T21-2024 – Cleaning Services for Public Ablution Facilities

That Council accepts BrightMark Group Pty Ltd as the preferred respondent for Tender T21-2024 for the Cleaning Services for Public Ablution Facilities for a period of two years with three options for a one-year period extensions for the Schedule of Rates exclusive GST offered as the most advantageous.