2 **SUBJECT:** City Centre Master Plan: Western Foreshore Leisure Precinct – Adopt for Advertising
DIRECTOR: Director, Strategy and Economic Development
MEETING: Council Meeting
MEETING DATE: 28 May 2024

Summary

In February 2019, Council adopted the Western Foreshore Recreation Precinct Concept Plan, in conjunction with concept plans prepared for Eastern Foreshore South Precinct; Eastern Foreshore North Precinct and Smart Street Mall under the 'City Centre Waterfront' project,. This Concept Plan included a Site Context, Place Planning, and Infrastructure Focus Plan ('Site Context Plan') for the entire Western Foreshore site; and a more detailed plan for the Recreation Precinct, which culminated in the delivery of the new Skate Park, Koolaanga Waabiny Playground and associated landscaping works.

Consistent with the Site Context Plan, which identified a core part of the Western Foreshore as having future opportunities for commercial development, an Expression of Interest process was undertaken in 2022 for this part of the Western Foreshore.

Council adopted the City Centre Master Plan and City Centre Parking Plan for advertising in November 2023. The City Centre Master Plan has been developed to review and reset the vision for the City Centre and surrounds, and to direct future public and private investment.

The Western Foreshore Leisure Precinct has been identified as a Key Project Area within the City Centre Master Plan. It arose from the engagement undertaken for the City Centre Master Plan in early 2024 and to reflect design updates from the City Centre Waterfront project areas, to ensure a consistent and coordinated approach to various plans, projects and initiatives.

As a result of Action A4.3 of the Master Plan, a revised and updated Master Plan for the entire precinct as the Western Foreshore Leisure Precinct as a fully integrated plan reflecting completed projects, such as the War Memorial, Skate Park, Meeting Place Public Artwork and Koolaanga Waabiny Playground with the remainder of the precinct such as improvements to the recreation and event space, path networks, foreshore recreation, parking locations, redefined commercial site and over water opportunities.

It is recommended that Council adopt this plan for advertising and broad community engagement to guide further detailed design and development for the key components of the plan.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.15/11/23 28 November 2023 Council resolved to adopt the City Centre Master Plan and City Centre Parking Plan for advertising.
- G.21/10/20 27 October 2020 Council authorised the CEO to advise Adventure Golf Australia Pty Ltd (trading as King Carnival) and Wynyard Nominees Pty Ltd (trading as Kayaks 4 U) that their holding over the period on the existing leases was approved to 30 November 2021. Council also approved modifications to the Trading Permit

			Guidelines to give exclusive use to location 'WF2' to Wynyard Nominees Pty Ltd until 30 June 2023 and for the project plan for the Western Foreshore Commercial site to be commenced.
•	G.20/2/19	26 February 2019	City Centre Waterfront Concept Plans: Council adopted the Western Foreshore Recreation Precinct; Eastern Foreshore South Precinct; and Eastern Foreshore North Precinct for detailed design and construction.
•	G.13/12/15	15 December 2015	Council approved a five year lease term for Adventure Golf Australia Pty Ltd and Wynyard Nominees Pty Ltd. Council also acknowledged detailed Master Planning for the Western Foreshore was required arising from the Mandurah Foreshore Focus 2020 Vision.
•	G.24/9/11	13 September 2011	Council resolved to adopt the City of Mandurah Car Parking Strategy.
•	G.36/5/06	16 May 2006	Council resolved to support the principles of the Mandurah Central Revitalisation Strategy.
•	SP.19/4/07	4 April 2007	Council resolved to adopt the Mandurah Foreshore Focus 2020 Master Plan as a visionary document to guide future design work and community consultation.

Background

Foreshore Focus 2020 Vision Master Plan

The Western Foreshore was a key part of the community vision and outcome of the Foreshore Focus 2020 Vision Master Plan undertaken in 2005-2007. The advertised and final version of the plan provided for a Regional Amusement Park/Skate Park at the southern end of Hall Park, a commercial precinct and general upgrades to the landscaping and path networks.

The advertised version of the plan outlined provision for a restaurant/function space over the water with the potential for boating access into an internal water space. The final version of the Master Plan adopted by Council retained these activities, but with no development or built form over the existing waterline.

Since the adoption of this Master Plan, existing commercial leases have been continued on a short-term basis, until such time as further work is undertaken for these sites, with detailed design work on various public amenities being undertaken through the Mandurah Waterfront project.

Mandurah Waterfront

Further engagement and planning work were undertaken by the City in 2018 for the commencement of the Mandurah Waterfront project.

In April – May 2018, the City invited the community to be involved in shaping the vision for the City Centre Waterfront area including the Eastern Foreshore Reserve (from the Boardwalk Precinct to the Bridge) and the Western Foreshore Reserves, including foreshore areas to the north and south of the Bridge, under the Bridge and Hall Park.

The community were asked to share what they love about the foreshore spaces and identify opportunities for improvement as well as prioritise the area that most requires change. To assist with this process, the foreshore areas were divided into zones - each with unique character, activities and opportunities.

Arising from the Mandurah Foreshore Focus 2020 Master Plan, two significant infrastructure projects have been delivered:

- 2016/17: New seawall and walkways constructed along Eastern Foreshore with the reserve area extended up to 20m wider and grassed.

- 2016/18: Replacement of the old Mandurah Bridge with new four lane bridge with separate wide pedestrian access, fishing platforms, decorative and functional lighting and surrounding landscape treatments.

With the above projects having been completed, for the Eastern and Western Foreshore spaces were identified to be upgraded as part of the Waterfront Project. Nearly 1000 responses were provided during this engagement through various media channels with the subject area (Western Foreshore 1) being identified as a 'High Priority' for upgrade with feedback received generally identifying the following:

What is loved:

- *Adjacent war memorial valued as a quiet space*
- *Water ways / water views*
- *Carnival*

Run-down / outdated:

- *King's Carnival – in particular Ferris Wheel and mini golf;*

What can be better in regard to Commercial Development and surrounding area:

- *King's Carnival – upgrade or remove (replace with better more up to date amusements/ attractions); relocate / change footprint to be setback from foreshore/reclaim foreshore;*
- *Kiosks/cafes*
- *Restaurants/bars*
- *New amusements/attractions*
- *Parking and vehicle access*
- *Picnic BBQs, tables settings, grass area for picnics*
- *Less suggestions for pop-up activities and more for permanent commercial food/drink outlets and amusements/attractions*

The Site Context Plan adopted for the Western Foreshore by Council in February 2019 provided for a commercial site, path networks, water based trading opportunities, and water edge and over water infrastructure planning including the following:

Future opportunities and locations for mixed use Cultural/Commercial Developments to be explored including:

- *Land based and over-water development and activities*
- *Cultural / Arts / Heritage attractions*
- *Leisure Amusements and Activities*
- *Food / Drink / Retail outlets*

Future Foreshore developments to incorporate:

- *High quality architectural design that takes advantage of waterfront location*
- *Public toilet facilities*
- *Public pedestrian access and spaces*
- *View corridors to water between built form*

During the broad community engagement the City undertook in 2018, a range of comments were received and the summary outcome for this precinct noted that the community had a desire for retaining the commercial activity, but requested to have it upgraded from its current status.

Detailed planning and construction have been completed for the Recreation Precinct (the Skate Park and Play Space) and it is important that singular and consistent referencing to future development plans is provided for.

City Centre Master Plan

The City Centre Master Plan has been prepared to reaffirm the importance of the City Centre in the wider context of Mandurah, guide and attract private sector investment in Mandurah, to assist in the advocacy for Federal and State Government funding and to guide the investment of public funds.

The City Centre Master Plan sets the high-level direction and design outcomes for the City Centre featuring a combination of private development and targeted public investment projects; and provides a centralised plan for all projects within the City Centre.

The Western Foreshore forms a key part of the Master Plan area, being a significant recreation and events space, with a commercial development supporting key public assets.

In recent times, substantial upgrades to the play space, skate park and 'meeting place' public artwork have been completed. The balance of the site requires further improvements such as parking, path connections, event layout, lighting, upgrades to the war memorial and the provision of commercial development. The pedestrian and bike paths between this precinct and Precinct 1, facilitated via the Mandurah Bridge, are key to both sides of the water being connected.

As a continuation from the Mandurah Waterfront Project Plans, a 'Key Moves' plan specifically for the Western Foreshore Leisure Precinct is recommended to be included in the final Master Plan for Council adoption together with Action A4.3:

"Western Foreshore Leisure Precinct

Detailed design and delivery of the Western Foreshore Leisure Precinct redevelopment works including:

- *Car parking upgrades*
- *War memorial upgrades*
- *Commercial activation*
- *Shared path, lighting, and landscaping improvements*
- *Recreation and event activation*
- *Public jetty installation*
- *Road network improvements to include upgrade to the pedestrian/cycle crossing point on Mary Street."*

Comment

As part of the next evolution of the City Centre Master Plan and the Western Foreshore, the Western Foreshore Leisure Precinct Master Plan has been developed to seek community feedback prior to detailed design on each of the various elements.

The key elements of the Leisure Precinct include the following:

- War Memorial (*)
- Parking Nodes (*)
- Public Jetty (*)
- Shared Path Network

- Public Recreation (foreshore) Areas (*)
- Village Green Recreation and Event Space (*)
- Koolaanga Waabiny Playground
- Commercial Site (*)
- Skate Park
- On water commercial opportunities (*)
- Swimming Area Pontoon (*)
- Under bridge event space (*)
- All abilities paddle launch facility (*) and
- Meeting Place Public Artwork

Notes: (*) indicates components where improvements are required

Western Foreshore Commercial Site

The commercial site has been designated based on historical commercial use with reshaped areas to ensure increased public access along the shoreline and appropriate access to the recently completed playground and skate park after the removal of the previous Volunteer Brigade Firetrack.

Whilst dining, retail, entertainment, tourism, or recreation proposals may be acceptable for this site, the following design parameters are also important for this site:

- The design and scale of any development (height, bulk and appearance) should be in keeping with the nature of the Western Foreshore, noting the skate park, playground, war memorial and have high quality architectural design outcomes;
- The design of any development should ensure maximum retention of existing vegetation;
- View corridors to the water should be maintained between built form elements;
- Development is to provide a leisure and/or active tourism offering additional and/or complementary to existing offerings in the area.
- Development will need to activate/create vibrancy in the area and be well integrated into the surrounding reserve and broader City Centre Precinct.
- Development needs to provide economic and/or community benefit, including the provision of local content for construction, and the ongoing economic impact regarding consumer spending, tourism activity and local employment.
- Reserve 27581 is a ‘Class A’ Crown reserve with management vested to the City of Mandurah. Under the management order, the City has the power to issue a lease for recreational opportunities and complementary commercial uses. Dependant on the scale of development proposed, Council can seek an excision of land from the Class A reserve to create a site which will enable the State and the City to enter into a commercial leasehold arrangement.
- The Western Foreshore is reserved as Regional Open Space (ROS) under the Peel Region Scheme. The purpose of ROS is to: ‘protect the natural environment, provide recreational and cultural opportunities, safeguard important landscapes and sites of cultural significance and provide for public access’. Development Control Policy 5.3 – Use of Land Reserved for Parks and Recreation and Regional Open Space outlines the Western Australian Planning Commission’s position on the use of ROS, which includes the ability to approve commercial uses that are ancillary and or compatible to the purpose of the reserve, where public access to and enjoyment of the reserve will be enhanced.

The Master Plan identifies an area of 8000 square metres for a commercial lease area; with a 2500 square metre site for a licenced restaurant/microbrewery; 350 square metres for a mini golf café; 450 square metre site for a chocolate factory; and 4700 square metres for commercial recreation as a mini-golf development.

Village Green Recreation and Events Space

The central part of the site will continue to function as an event, open space and recreation area, however with enhancements over time that reflect the importance of the site. Whilst subject to detailed design, the intent of the space is to achieve the following:

- Enhancements such as continuation informal recreation opportunities such a “disc golf”, potentially sport specific infrastructure such as goal posts;
- Identifying opportunities for structured recreation closer to the skate park and playground that may accommodate beach volleyball, hard stand for court specific sports;
- Improvements to the standard of the grassed area;
- Additional defining the space through tree and vegetation planting and location of paths around the edges;
- Ensuring that large scale events (such as circus’, cycle events and city events) can continue to be accommodated through site ready infrastructure such as power and in a manner that event specific infrastructure (such as fencing) have a defined location; and
- Recognising that the space also has an important role to play as an overflow, informal parking node for significant events (such as ANZAC day).

Market Square

A centralised ‘market square’ event space has been identified on the plan, in part to provide a set down/pick up parking location, but also in key activity times as a hard stand event, market space that compliments the adjoining commercial and recreational activities.

The location has been selected as part of the design response in allocating the commercial site and ensuring accessible vehicular access close to the playground and aid in the whole precincts servicing requirements (such as waste collection and so on).

Enhanced Foreshore Areas & Over Water Opportunities

Consistent with the design intent of the Mandurah Waterfront Recreation node, recent updates in the southern part of the Precinct are proposed to continue further north adjacent to the commercial site.

As significant swimming location and waterside picnic location, improvements are proposed to the grassed spaces, provide for additional shoreline tree protection and coastal infrastructure enhancements, and shared path network improvement with the path moved further back from the water’s edge, in acknowledgment to the reshaping of the existing commercial leased area and to mitigate existing coastal impacts on the existing path network.

Between the swimming pontoon and Mandurah Bridge, a location for potential on-water commercial opportunities has been identified consistent with existing guidelines for commercial permits and with Outcome A4.8 of the Citty Centre Master Plan that states:

*Update the Commercial Trading guidelines**;** progress infrastructure upgrades that encourage a diverse range of land and water-based activation in the City Centre such as:*

- *Kayaking/canoes*
- *Paddleboat hire*
- *Inflatable water park*
- *Waterside entertainment*

City officers will be preparing an Expression of Interest for potential operators with a view for set up in the upcoming summer period. The outcome of this process will need to strike a careful balance between providing opportunities for ‘paid’ activities with the existing foreshore activities.

Public Jetty

Consistent with Movement Outcome 5 of the City Centre Master Plan: Make the City Centre highly accessible via Boat, and arising from the Waterways Waterfront Master Plan, a public jetty location has been identified to the north of the swimming pontoon. Whilst detailed design is still required, this location has been determined to ensure swimming and recreation in the southern part of the site can continue and is recognition of the existing navigational channel.

Shared Path Network

The Western Foreshore also forms an integral part of the Long Term Cycle Network with primary routes planned to connect via Mary Street and Old Coast Road to the Western Foreshore connecting to Mandurah Bridge. In addition, the Western Foreshore is a key part of a network of Trails, with it being an integral part of the 'Island' trail, a 30km shared use loop trail traversing the unique and varied landscapes of the City Centre and Dawesville Cut.

The delivery of the Mandurah Waterfront Recreation has established a new standard of path design and width. This approach is proposed to continue around the Precinct and as part of defining the various elements of the Plan.

The path widths are proposed to have a minimum width of 3.5m and have the opportunity to provide for significant events and marches as part of commemorations at the War Memorial, a running / walking circuit and assist in edge treatments for maintenance of the formal and informal grassed spaces.

Parking Nodes

Further attractions being developed within the Precinct requires will result in additional demand for parking whilst balancing the recreation needs of the location. At the present time, measured occupancy of existing parking is extremely low at approximately 20 per cent.

The City Centre Parking Plan does however recognise that the Precinct will play an important role in providing parking for visitors to the location, but also in the longer term, an overflow parking location for the City Centre during business hours when development reaches maturity. Therefore, in the fullness of time, additional provision at this location provides for weekend and weekday demand.

The Parking Plan also acknowledges:

> "*That future upgrades to lighting and pedestrian path connectivity within the identified locations must be considered carefully to ensure optimum outcomes. This will occur through the implementation of the recommendations of the City Centre Master Plan, through scheduled renewals and upgrades of streetscapes and through the Western Foreshore Commercial site redevelopment.*
>
> *On the Western Foreshore there is adequate space available to increase the provision of parking without impacting its amenity or use as an events facility, if designed in smaller pockets to ensure that parking does not dominate the space. There is also significant opportunity to increase the verge bays, potentially in a staged approach, initially on the grass and formalised over time."*

As a result, and to ensure consistency with the Parking Plan, the Leisure Precinct Concept Plan identifies the following parking nodes together with staged approach for implementation to ensure a balance between providing for demand but promoting a broader precinct approach to supply:

Location	*Timing*	*Proposed Bays*
Western Foreshore South	-	88 (existing)
Skate Park	2025/26	40
War Memorial Carpark Upgrade (renewal)	2026/27	91 (existing)
War Memorial Carpark Expansion	2026/27	96
Leighton Place On-Street	2026/27	66

Consultation

It is proposed that the Leisure Precinct Concept Plan is adopted for advertising to provide for broad stakeholder feedback in conjunction with a proposed Major Land Transaction for the commercial site. Based on previously successful Mandurah Matters "Big Check-In" community engagement a range of engagement methodologies will be used including directly with key stakeholders; consultation pop-ups at Western Foreshore, key facilities and events, signage, newspaper, newsletters and via Mandurah Matters online engagement platform.

A communication and engagement plan has been to support the Leisure Precinct Concept Plan and will be used for this plan, with a minimum of 8-week period following Council adoption of the plan.

Statutory Environment

The Leisure Precinct Concept Plan will be a guide to future infrastructure works together with progressing a commercial operator(s) for the sites identified on the Concept Plan. Each of these sites will have their own statutory processes to follow that will include licensing, land tenure, leasing and / or application for development approvals.

The Concept Plan is not intended to outline each of these steps as each distinct component will have their own unique processes to follow.

Policy Implications

Nil

Financial Implications

The City Centre Master Plan in conjunction with the City Centre Parking Plan identifies the following outcomes for the Precinct in respect to financial implications:

Year 1 – 2 (24/25 to 25/26)	**Years 3 – 5 (26/27 to 28/29)**	**Years 5 – 10 (29/30 and beyond)**
$1M New Capital $720,000 Skate Park Car Park and First Stage Landscape / Path Upgrades.	$2.125M New Capital $825,000 War Memorial Car Park Upgrade and New $550,000 for Public Jetty Infrastructure $750,000 Stage One Intersection Upgrades	$750K New Capital Stage Two Intersection Upgrades

Commercial Development: $30M in private investment (final income to be determined).

A draft schedule of implementation measures for the Leisure Precinct Master Plan has been prepared, however will be subject to final review as an outcome of the final Concept Plan approved by Council following the community engagement period.

	Activity Area	Scope	Timing
1.	Commercial Activation - Water and Land Based Seasonal & Annual Licences	Develop a permit process to be released for Expression of Interest	Launching August 2024
2.	War Memorial - Avenue of Honour Upgrade	New Proposal	2024/25
3.	War Memorial – Asset Renewal works	Condition assessment to be undertaken; detailed renewal plan to be prepared	2025/26
4.	Village Green Recreation & Event Space	Concept Plan to be developed	2025/26
5.	Shared Use Path Network	Concept Plan to be developed	2025/26
6.	Security / Lighting / Signage	Concept Plan to be developed	2027/28
7.	Under the Bridge Event Space and Mural Artwork	Concept Plan to be developed	2027/28
8.	Public Jetty Installation	Master Plan developed	2026/27
9.	Leighton Place / Mary Street Intersection & Public Transport Upgrade	Planning not commenced	2028/29
10.	All Abilities Paddle Launch Facility	Site Location Identified; Planning Not Commenced	TBC
11.	Swimming Area Pontoon	Existing Asset Condition Rating and Assessment Required	TBC

Risk Analysis

Each of the individual elements of the Master Plan contain their own risks which are primarily linked to their implementation such as detailed design not aligning to the master plan; funding allocation for works; relevant approvals for the commercial site not progressing and the content of the Master Plan being inconsistent with the previous and pending community engagement.

Strategic Implications

The following strategies from the City of Mandurah Strategic Community Plan 2020 – 2040 are relevant to this report:

Economic:
- Promote and foster investment aimed at stimulating sustainable economic growth.
- Facilitate and advocate for sustainable local job creation, and industry growth and diversification.
- Establish and leverage opportunities with key stakeholders to achieve sustainable economic outcomes with due consideration to environmental impacts.

Social:
- Promote safety within the community through urban design.
- Promote a positive identity and image of Mandurah based on its unique lifestyle offering.
- Provide a range of social, recreational and cultural experiences for our residents and visitors to enjoy and take pride in.
- Provide diverse and sustainable places and spaces that enable people to lead an active lifestyle.

Health:
- Provide and facilitate quality community infrastructure that is accessible, and conducive to a healthy, active community.

Environment:
- Protect and manage our local natural environment ensuring our actions don't adversely impact our waterways.

Organisational Excellence:
- Demonstrate regional leadership and advocate for the needs of our community.
- Provide professional customer service and engage our community in the decision making process.
- Ensure the City has the capacity and capability to deliver quality services and facilities through accountable and transparent business practices.
- Ensure that our actions maintain a sustainable balance between economic growth, the environment and social values.

Conclusion

The Western Foreshore Leisure Precinct has been identified as a Key Project Area within the City Centre Master Plan. It was informed by the engagement undertaken for the City Centre Master Plan in early 2024 and to reflect design updates from the City Centre Waterfront project areas, to ensure a consistent and coordinated approach to various plans, projects and initiatives.

A revised and updated Concept Plan for the entire precinct as the Western Foreshore Leisure Precinct as a fully integrated plan reflecting completed projects, such as the War Memorial, Skate Park, Meeting Place Public Artwork and Koolaanga Waabiny Playground with the remainder of the precinct such as improvements to the recreation and event space, path networks, foreshore recreation, parking locations, redefined commercial site and over water opportunities.

It is recommended that Council adopt this plan for advertising and broad community engagement to guide further detailed design and development for the key components of the plan.

NOTE:

- Refer ***Attachment 2.1 Western Foreshore Leisure Precinct Master Plan***

RECOMMENDATION

That Council:

1. **Adopts the Western Foreshore Leisure Precinct Concept Plan (V11 Dated May 2024) for the purposes of advertising and community engagement.**

2. **Notes the significant level of community engagement that will be undertaken for the Western Foreshore Leisure Precinct Master Plan that will be for a minimum of 8 weeks in conjunction with a proposed Major Land Transaction for the Western Foreshore Commercial Site with a report on the outcomes of the engagement and final Master Plan to be presented to Council in August 2024.**

LEGEND

- Precinct Area
- Existing Waterfront Path
- Parking
- Accessible Toilets
- Existing Commercial Site
- Public Recreation Areas

Recreational Access

1. Informal paddle launch
2. Swimming
3. Fishing
4. Recreation Area



a War Memorial.
Image: Next Level Drone & Photography Services and Visit Mandurah



b Events on the foreshore



c Swimming and beach activities
Image: Visit Mandurah - Russell Ord Photography



d Major events space



e Footpath access along foreshore





f Skate Park and basketball half court



g Koolaanga Waabiny playground

N

0 10 20 30 40 50 100

May 2024

WESTERN FORESHORE LEISURE PRECINCT MASTER PLAN

EXISTING CONDITIONS

LEGEND

- Precinct Area
- Shared Path Network
- Parking/Accessible Toilets (P T)
- Proposed Commercial Site
- Public Recreation Areas
- Proposed Commercial Recreation
- Events Space



a Market/Events space



b Under-bridge event space



c "Village Green" recreation and event space

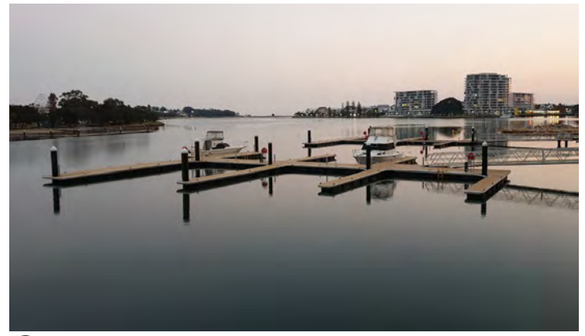


d On-water commercial opportunities
Image: Visit Mandurah





e War Memorial.
Image: Next Level Drone & Photography Services and Visit Mandurah



f Commerical/Recreational boating access



g All abilities paddle launch facility



h Public recreation areas

N

0 10 20 30 40 50 100

May 2024

WESTERN FORESHORE LEISURE PRECINCT MASTER PLAN

INDICATIVE CONCEPT PLAN

LEGEND

- Shared Path Network
- Parking (P)
- Accessible Toilets (T)
- Proposed Commercial Site
- Public Recreation Areas
- Proposed Commercial Recreation
- Events Space



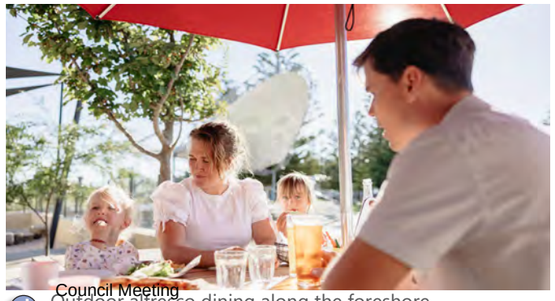
a Mini golf



b Mini golf and cafe



c Mini golf cafe



d Outdoor alfresco dining along the foreshore





e Artist's impression of the proposed licenced restaurant and microbrewery.



f Licenced restaurant and microbrewery



g Chocolate factory



h Chocolate factory

N

0 5 10 15 20 25

May 2024

WESTERN FORESHORE LEISURE PRECINCT MASTER PLAN

INDICATIVE PROPOSED COMMERCIAL SITE

3	**SUBJECT:**	Major Land Transaction – Western Foreshore Commercial Site Business Plan
	DIRECTOR:	Director Business Services
	MEETING:	Council Meeting
	MEETING DATE:	28 May 2024

Summary

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

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

Due to the total value of the land transaction being more than the prescribed amount of $10 million, the transaction is deemed a Major Land Transaction in accordance with the *Local Government Act 1995* (the Act*).* A Major Land Transaction requires the preparation of a business plan to meet the requirement under Section 3.58 and Section 3.59 of the Act including the requirement to advertise by Statewide notice.

Council is now requested to endorse the Western Foreshore Commercial Site Business Plan (Business Plan) (Attachment 3.1), inviting submissions from the community and interested stakeholders. Following this advertising process, all submissions will be presented to Council for consideration prior to Council making a decision.

Council is also requested to approve the Chief Executive Officer to enter into a Key Terms Agreement with Left Coast Leisure Group as detailed in Attachment 3.2, which is subject to Major Land Transaction process and approval of the State Government for the land excision.

Disclosure of Interest

Nil.

Location

25 Leighton Place, Halls Head 6210.

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

Previous Relevant Documentation

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

Background

Following the expiration of the commercial leases previously operating in the northern portion of the Western Foreshore Precinct, the City was required to ensure an open and transparent process was undertaken prior to entering into any future long term lease arrangements.

At its meeting on 22 June 2021, Council approved the project plan for the Commercial Site to undertake a multi-staged expression of interest (EOI) process to explore potential opportunities for commercial activations over the existing commercial lease site. The City received seven submissions through the first stage of the EOI and following a comprehensive assessment process Council endorsed three submissions to proceed to the second stage of the EOI.

Following the EOI Stage Two, at the Council Meeting on 22 November 2022, Council selected Geographe Bay Leisure Group as the preferred proponent for the Commercial Site. Geographe Bay Leisure Group have advised the City that Left Coast Leisure Group Pty Ltd is the registered business entity that the City will enter into a sublease with (subject to relevant processes). Both companies have the same ownership structure.

Comment

Major Land Transaction

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

The City is proposing to enter into a sublessee with Left Coast Leisure Group Pty Ltd, whereby the total value of the land transaction is more than the prescribed amount ($10 million) and deemed a Major Land Transaction as defined in regulation 8A of the Regulations. In accordance with the Act before a local government enters into a Major Land Transaction the local government is required to prepare a Major Land Transaction Business Plan. The Business Plan (refer Attachment 3.1) includes an overall assessment of the transaction including the:

- expected effect on the provision of facilities and services by the local government and other persons providing facilities and services in the district;
- expected financial effect on the local government;
- expected effect on matters referred to in the local government's current plan prepared under S5.56 of the Local Government Act; and
- the ability of the local government to manage the undertaking or the performance of the transaction.

The Business Plan is detailed in Attachment 3.1.

To satisfy regulation 30(2a) of the *Local Government (Functions and General) Regulations 1996* (Regulations), the City is proposing disposal of land via sublease via Statewide Notice (Refer to section f of the Business Plan).

Proposal Overview

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

- Licenced Restaurant and Microbrewery – 2,500m²
- 18-hole Mini Golf Course and Café – 5,050m²
- Chocolate Production and Retail – 450m²

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

The Proposal represents:

- $23 million private investment;
- Creation of approximately 174 construction jobs and 437 ongoing jobs;
- Creation of opportunities for Mandurah students providing opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus; and
- An estimated 750,000 visitors annually, boosting local tourism and economy;

The Business Plan (refer Attachment 3.1) provides an overall assessment of the proposed Transaction and how submissions may be made and, taking into consideration submissions received, Council can decide whether to proceed with the proposed Transaction.

Western Foreshore Commercial Site

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

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

Since 1987, the land comprising the Commercial Site has been used for commercial purposes. Kings Carnival have leased approximately 6,300m² and prior to 2022, a second commercial aquatic operator leased a further portion of the land (comprising approximately 281m²).

The total area for the Proposal is 8,000m², representing a marginal increase to the existing commercial footprint of approximately 6,581m².

Land Tenure

The Commercial Site currently falls within a 'Class A' Reserve.

This Reserve currently comprises:

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

The commercial uses and activities envisaged in the Proposal will fall outside the current Reserve purpose.

In order to facilitate the Proposal, the City is therefore required to seek an excision of the Commercial Site 'Class A' Reserve into its own separate Crown leasehold tenure pursuant to a lease between the State of Western Australia (as lessor) and the City (as lessee). The City would then seek approval to sublease part (comprising approximately 8,000 m²) of this Commercial Site to the Proponent.

The proposed sublease area for the Proposal is 8,000m², which is 1,419m² larger than the existing part of the land used for commercial purposes. It should be noted that the built form component of the Proposal is to approximately 3,500 m² and the remainder will be utilised for the purposes of the mini-golf course. This enables the City and the Proponent to maximise tree retention, protecting the environmental value of the Site.

Class A reserves afford the greatest degree of protection for reserves of Crown land created under the *Land Administration Act 1997*. The A classification is used solely to protect areas of high conservation or high community value.

A land excision process is therefore required to enable the Proposal to proceed. This process is led by the Department of Planning Lands and Heritage with a further requirement to advertise for 30 days seeking community comment, before being laid before both Houses of Parliament for consideration.

The City is seeking amendment to Hall Park (Reserve No. 27581) to:

- Change the purpose of the Reserve from 'Recreation Act 105-1970' to 'Public Recreation',
- Amalgamate Lots 500 on Deposited Plan 404353 and Lot 1561 on Deposited Plan 209268 for ease of management;
- Undertake a major amendment to the Reserve to excise an area of land of approximately 8,000m^2 from the Reserve for commercial purposes to create the Commercial Site; and
- Grant a ground lease to the City (as lessee) over the Commercial Site.

The ability for the City to grant a sublease to the Proponent over part of the Commercial Site is subject to the following:

- Council considering submissions received in response to this Business Plan and resolving to proceed with the Major Land Transaction;
- Both Houses of Parliament approving the excision of the Commercial Site from Class A Reserve;
- The Department of Planning, Lands and Heritage approving the grant of the headlease of the Commercial Site on terms acceptable to the City including a peppercorn rent and a term of 65 years; and
- The Minister for Lands approving the terms of the sublease to the Proponent.

<u>Negotiations and conditions</u>

The Chief Executive Officer has commenced preliminary negotiations and both parties have agreed in principle to Key Terms, as detailed in Attachment 3.2. The Key Terms form the basis of the Business Plan.

The Key Terms are being presented to Council to ensure the negotiations for the Heads of Agreement are in line with Council's position. If Council approve the Key Terms, the Chief Executive Officer will continue negotiating towards a Heads of Agreement which will be presented to Council once both parties have concluded negotiations.

There is no risk to City to entering into an agreement for the Key Terms prior to Council making a decision regarding the proposed transaction. The Key Terms do not impose any binding obligations on the City to enter into the sublease with the Proponent.

The City has engaged external legal counsel to commence the preparation of the agreement for the Key Terms for the purposes of the Heads of Agreement. The preliminary agreement incorporates the following protections for the City:

- inserts that the "in principle" key terms and conditions of the sublease are indicative only and non-binding and merely constitutes a statement of the parties' mutual intentions;
- expressly contemplates that the City will need to follow a specific process (including the process under section 3.59 of the Act) before the City can decide whether or not to proceed with the proposed sublease;
- a provision that makes it clear that there is no obligation on the City to proceed with the proposed transaction or to enter into the sublease;
- the agreement includes a provision (that is binding on both parties) to the effect that a decision by the City to:
    - initiate and progress the request for excision of the Commercial Site from the Reserve and the grant of the Headlease; and
    - to advertise the proposed transaction or proceed with the proposed transaction pursuant to section 3.58 or section 3.59 of the Act,

  is not an agreement by the City to enter into or be bound by the sublease;
- the City is under no obligation to dispose of the Commercial Site by sublease to the Proponent unless, and until the City and the Proponent have entered into the sublease; and
- there is no risk to the City (from a statutory compliance perspective) in entering into a preliminary agreement with the Proponent if the preliminary agreement does not impose any binding obligations on the City to enter into the sublease with the Proponent. To limit this risk, the only binding provisions in the preliminary agreement are those provisions that:
    - impose obligations of confidentiality on the City and the Proponent; and
    - make it clear that there is no obligation on the City to proceed with the proposed transaction or enter into the sublease and no agreement as to the terms of such sublease unless and until a sublease is executed by the City and the Proponent.

Consultation

Due to the community interest in this transaction, a period of 8 weeks is provided for the community to make a submission. The consultation process will commence on the 29 May 2024.

In accordance with section 3.59 of the *Local Government Act 1995* Statewide public notice of the Business Plan must be undertaken for a period of six weeks and state that the local government proposes to commence the major land transaction described in the notice.

The following methods will be used during the Statewide public notice period from 1 June 2024 to 26 July 2024:

- A copy of the business plan will be available to be inspected or obtained at the City's Administration Building and any City library.
- A copy of the business plan will be published on the City's website with an accompanying Mandurah Matters page, inviting comments on the Business Plan.
- Public notice will be in the West Australian newspaper on 1 June 2024, on the City's Social Media and all public Notice Boards.
- Advertisement in the local paper on 5 June and 19 June 2024 inviting comments on the Business Plan.

Following this advertising process, all submissions will be presented to Council for consideration prior to Council making a decision.

Statutory Environment

Local Government Act 1995

3.59. Commercial enterprises by local governments

(2) Before it –

(a) commences a major trading undertaking; or

(b) enters into a major land transaction; or

(c) enters into a land transaction that is preparatory to entry into a major land transaction, a local government is to prepare a business plan.

(3) The business plan is to include an overall assessment of the major trading undertaking or major land transaction and is to include details of –

(a) its expected effect on the provision of facilities and services by the local government; and

(b) its expected effect on other persons providing facilities and services in the district; and

(c) its expected financial effect on the local government; and

(d) its expected effect on matters referred to in the local government's current plan prepared under section 5.56; and

(e) the ability of the local government to manage the undertaking or the performance of the transaction; and

(f) any other matter prescribed for the purposes of this subsection.

(4) The local government is to –

(a) give Statewide public notice stating that –

(i) the local government proposes to commence the major trading undertaking or enter into the major land transaction described in the notice or into a land transaction that is preparatory to that major land transaction; and

(ii) a copy of the business plan may be inspected or obtained at any place specified in the notice; and

(iii) submissions about the proposed undertaking or transaction may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given;

and

(b) make a copy of the business plan available for public inspection in accordance with the notice; and

(c) publish a copy of the business plan on the local government's official website.

(5) After the last day for submissions, the local government is to consider any submissions made and may decide to proceed with the undertaking or transaction as proposed or so that it is not significantly different from what was proposed.*

** Absolute majority required.*

(6) If the local government wishes to commence an undertaking or transaction that is significantly different from what was proposed it can only do so after it has complied with this section in respect of its new proposal.

(7) The local government can only commence the undertaking or enter into the transaction with the approval of the Minister if it is of a kind for which the regulations require the Minister's approval.

(8) A local government can only continue carrying on a trading undertaking after it has become a major trading undertaking if it has complied with the requirements of this section that apply to commencing a major trading undertaking, and for the purpose of applying this section in that case a reference in it to commencing the undertaking includes a reference to continuing the undertaking.

(9) A local government can only enter into an agreement, or do anything else, as a result of which a land transaction would become a major land transaction if it has complied with the requirements of this section that apply to entering into a major land transaction, and for the purpose of applying this section in that case a reference in it to entering into the transaction includes a reference to doing anything that would result

in the transaction becoming a major land transaction.

Local Government (Functions and General) Regulations 1996
8A. Amount prescribed for major land transactions; exempt land transactions prescribed (Act s. 3.59)

(1) The amount prescribed for the purposes of the definition of major land transaction in section 3.59(1) of the Act is –

(a) if the land transaction is entered into by a local government the district of which is in the metropolitan area or a major regional centre, the amount that is the lesser of –

(i) $10 000 000; or

(ii) 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year;

or

(b) if the land transaction is entered into by any other local government, the amount that is the lesser of –

(i) $2 000 000; or

(ii) 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year.

(2) A land transaction is an exempt land transaction for the purposes of section 3.59 of the Act if —

(a) the total value of –

(i) the consideration under the transaction; and

(ii) anything done by the local government for achieving the purpose of the transaction,

is more, or is worth more, than the amount prescribed under subregulation (1); and

(b) the Minister has, in writing, declared the transaction to be an exempt transaction because the Minister is satisfied that the amount by which the total value exceeds the amount prescribed under subregulation (1) is not significant taking into account –

(i) the total value of the transaction; or

(ii) variations throughout the State in the value of land.

Policy Implications

N/A

Financial Implications

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

The Sublessee (the Proponent) will be required to pay the City rent over the term of the sublease, noting that in Years 1 and 2, the City will provide the Sublessee (Proponent) a peppercorn rent. This is due to the construction phase of the development occurring during this time.

From Year 3 onwards the Sublessee is required to pay rent to the City and by Year 8, a market rent review will be undertaken and every five years thereafter and the annual rent will be adjusted by CPI. In addition, the sublease will afford the City protection against turbulence in the market, through a term which ensures that the rent cannot be less than the previous years.

The rent payable over the first term of the sublease (25 years) will equate to approximately $6.2 million in revenue for the City. In addition to the rent, the Sublessee, must pay the City rates, taxes, levies, charges and outgoings that are attributable to the Premises as if the Lessee was the owner of the Premises.

It is proposed that the revenue from the sublessee is reinvested back into the management, maintenance and ongoing renewal costs for the Western Foreshore Leisure Precinct. This will enable an ongoing financial commitment by the City to ensure the Precinct is maintained, activated, and promoted as a destination that will attract the local community and tourism alike.

Major Land Transaction Costs

The costs incurred by the City to date include:

- $42,000 (exclusive of GST) for a specialised commercial consultant to market the Expression of Interest;
- $4,500 (exclusive of GST) to engage a commercial valuer; and
- $15,000 (exclusive of GST) in legal fees to prepare the Heads of Agreement.

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

Should Council support the Proposal, the Proponent will be responsible for the construction of the development and the City will incur no additional costs associated with the construction process. The City will support the Proposal by providing infrastructure within the Western Foreshore Precinct including parking upgrades. These infrastructure works are estimated to cost approximately $850,000 (exclusive of GST). Noting the parking is available for public use and the Proponent will have no exclusivity over this parking.

Risk Analysis

The City presented a Business Case to DPLH in February 2024 seeking support for a headlease from the State of Western Australia. This is on the basis that the Headlease is for a peppercorn rate ($1) and the total term of 65 years (including options). This will enable the City to reinvest the revenue received from the sublease back into the management, maintenance and ongoing lifecycle costs for the Western Foreshore Leisure Precinct.

The main risk for the City in advertising the Business Plan before DPLH has confirmed the head lease terms and conditions is that DPLH may be unwilling to grant the Headlease on the terms requested by the City. If the terms of the Headlease are different to those requested by the City, the terms of the sublease will necessarily be different to the transaction described in the Business Plan. Whether such differences will render the sublease "significantly different" to the transaction described in the Business Plan for the purposes of section 3.59(5) of the Act will depend upon the terms of the Headlease.

Strategic Implications

The following strategies from the City of Mandurah Strategic Community Plan 2020 – 2040 are relevant to this report:

Economic:

- Promote and foster investment aimed at stimulating sustainable economic growth.
- Facilitate and advocate for sustainable local job creation, and industry growth and diversification.
- Establish and leverage opportunities with key stakeholders to achieve sustainable economic outcomes with due consideration to environmental impacts.

Social:

- Promote safety within the community through urban design.
- Promote a positive identity and image of Mandurah based on its unique lifestyle offering.
- Provide a range of social, recreational and cultural experiences for our residents and visitors to enjoy and take pride in.
- Provide diverse and sustainable places and spaces that enable people to lead an active lifestyle.
- Health.
- Provide and facilitate quality community infrastructure that is accessible, and conducive to a healthy, active community.

Environment:

- Protect and manage our local natural environment ensuring our actions don't adversely impact our waterways.

Organisational Excellence:

- Demonstrate regional leadership and advocate for the needs of our community.
- Provide professional customer service and engage our community in the decision making process.
- Ensure the City has the capacity and capability to deliver quality services and facilities through accountable and transparent business practices.
- Ensure that our actions maintain a sustainable balance between economic growth, the environment, and social values.

Conclusion

Council is now requested approve the Western Foreshore Commercial Site Business Plan to commence advertising by Statewide Notice. Council is also requested to authorise the CEO to enter into a Key Terms Agreement which is subject to Major Land Transaction process and approval of the State Government for the land excision.

NOTE:

- Refer **Attachment 3.1 Major Land Transaction Business Plan**
  Attachment 3.2 Key Terms Agreement

RECOMMENDATION

That Council:

1. **Authorise the CEO to enter into the Key Terms Agreement with Left Coast Leisure Group as detailed in Attachment 3.2, which is subject to Major Land Transaction process and approval of the State Government for the land excision*.***

2. Approves the Major Land Transaction Business Plan as per Attachment 3.1 for statewide public notice as per section 3.59 of the *Local Government Act 1995*, to invite and consider submissions on the Business Plan before Council considers whether to enter into a major land transaction under sections 3.58 and 3.59 of the *Local Government Act 1995.*

3. Note that a further report will be presented to Council following Statewide public notice period.

CITY OF MANDURAH

Western Foreshore Commercial Site Business Plan to enter into a Major Land Transaction

(pursuant to Section 3.59(3) of the *Local Government Act 1995*)

Proposed disposal by sublease for a portion of Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 635 and portion of Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 486.

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1. Introduction

The Western Foreshore Commercial Site Business Plan (this **Business Plan**) details the proposed disposal via sublease to Left Coast Leisure Group Pty Ltd (**Proponent**) for the following land parcels (the **Transaction**):

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

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

- Licenced Restaurant and Microbrewery – 2,500m^2
- 18-hole Mini Golf Course and Café – 5,050m^2
- Chocolate Production and Retail – 450m^2

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

This Business Plan provides an overall assessment of the proposed Transaction and how submissions may be made and, taking into consideration submissions received, Council can decide whether to proceed with the proposed Transaction.



2. Invitation

At the Council Meeting of 28 May 2024, the City of Mandurah (the City) Council will consider, for the purposes of advertising, the Major Land Transaction Business Plan for the proposed disposal via sublease of the Western Foreshore Commercial Site to the Proponent.

The community is invited to make submission on the Business Plan.

Community members may make submissions in writing in relation to the transaction proposed in this Business Plan to the City's Chief Executive Officer via the following methods:

Mail: PO Box 210, Mandurah WA 6210
Email: council@mandurah.wa.gov.au
In person: 3 Peel Street, Mandurah WA 6210
Community Engagement Platform Mandurah Matters

This Business Plan is available on the dedicated community consultation website mandurahmatters.com.au where the community can comment on the Plan. It can also be viewed on the City of Mandurah website, mandurah.wa.gov.au.

Council will consider submissions received when making a decision on whether to proceed with the advertised transaction proposed in the Business Plan.

Closing date for submissions is 26 July 2024. Please note no submissions will be accepted after the closing date.

3. Business Plan Objectives

The Business Plan aims to:

- Comply with the requirements of Section 3.59 of the *Local Government Act 1995* (the Act) and *Local Government (Function and General) Regulations 1996;*
- Provide details of the City's intention to undertake a Major Land Transaction and disposal via sublease; and
- Seek community submissions on the proposed Major Land Transaction as outlined in this Business Plan.

4. Summary of Proposed Major Land Transaction

The Major Land Transaction is a proposed sublease between the City and the Proponent and the City undertaking upgrades of infrastructure adjacent to the Commercial Site.

A summary of the Major Land Transaction is set out below:

Sublease Key Terms	
Headlessor	State of Western Australia

Sublessor	City of Mandurah
Sublessee	Left Coast Leisure Group Pty Ltd ABN 38 677 054 296 ACN 677 054 296
Permitted Purpose	• Licenced Restaurant and Microbrewery • 18-hole Mini Golf Course and Café • Chocolate Production and Retail
Land	A proposed Commercial Site (having an area of approximately 8,000m^2) known as the Western Foreshore Commercial Site (**Commercial Site**) created from the land comprising Reserve 27581 and otherwise known as Hall Park (**Reserve**) which currently comprises: • Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 635; and • Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 486. The Commercial Site will have its own certificate of Crown land title if its excision from the Reserve is approved. The Commercial Site is that portion outlined with a black dashed line on Figure 1 – Proposed New Reserve on page 7.
Premises	25 years (less one day), with a first further term of 25 years (less one day) and a second further term of 15 years (less one day).
Term	25 years, with a first further term of 25 years and a second further term of 15 years.
Rent	Payable by monthly instalments in advance: Year 1 $1.00 plus GST (construction phase) Year 2 $1.00 plus GST (construction phase) Year 3 $103,350 plus GST Year 4 $155,150 plus GST Year 5 $218,488 plus GST Year 6 $227,588 plus GST Year 7 $234,575 plus GST Year 8 and onwards - Previous year's rent as adjusted in accordance with the sublease. The Rent following any rent review must not be less than the Rent payable immediately before the relevant Rent Review Date.
Rent Review	The rent will be reviewed in accordance with an agreed formula contained in the sublease reflecting CPI on each and every anniversary of the Commencement Date of the Sublease other than a Market Rent Review Date and the first, second, third, fourth, fifth and sixth anniversaries of the Commencement Date of the Sublease.

	The rent will be subject to market reviews on each Market Rent Review Date (with the first Market Rent Review Date being the seventh anniversary of the Commencement Date and each subsequent Market Rent Review Date being every 5 years thereafter).
Insurance	The sublessee is responsible for: • Building Insurance; and • Public Liability insurances
Rates, Taxes & Outgoings	The Sublessee must pay all rates, taxes, levies, charges and outgoings that are attributable to the Premises as if the Sublessee is the owner of the Premises.
Construction	Construction costs for the development on the Commercial Site are the responsibility of the Sublessee.
Maintenance	The Sublessee is responsible for all repairs and maintenance to keep the Premises in good and safe repair and condition including all structural and capital repairs to all buildings on the Premises.
Opening Hours	Trade is permitted 7 days per week. **<u>Licensed Restaurant and Microbrewery</u>** 10 am to 10 pm (until the second anniversary of the commencement of trading for the Licensed Restaurant and Microbrewery). **Conditions attaching to Licenced Restaurant & Microbrewery:** ANZAC Day opening times for the Licensed Restaurant and Microbrewery must not be before 1pm unless approved by the Sublessor. The Sublessor will have discretion to extend operating for special events and permanently in the future at the request of the Sublessee. Any consultation and statutory approvals with Racing, Gaming and Liquor for one off or permanent requests to extend trading times will be at the cost of the Sublessee. <u>Café</u> 6 am to 9 pm <u>Chocolate Production and Retail</u> 7 am to 9 pm <u>Mini Golf</u> 7 am to 9 pm Opening times can be modified with the approval of the Sublessor.

Liquor Licence	Security is required as part of the Liquor Licence in accordance with the Department of Local Government, Sport and Cultural Industries Policy Safety and Security Licenced Premises.
Stages for completion	The development is required in two stages comprising: Stage 1: Licenced Restaurant and Microbrewery, 18-hole Mini Golf Course and Café Stage 2: Chocolate Production and Retail.
TAFE Placement	Prior to commencing the development, the Sublessee acting in good faith will attempt to enter into an agreement with the South Metropolitan TAFE in which the Sublessee agrees to participate in and support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus.
City's contribution to infrastructure adjacent to the Premises	
Carparking Works	The City will carry out carparking works on land adjacent to the Premises. The cost of these carparking works is estimated by the City to be $850,000. Noting the parking is available for public use and the Proponent will have no exclusivity over this parking.

Figure 1: Proposed New Reserve



5. Background

The City is a local government that promotes the economic, social and environmental sustainability of the district, and makes decisions considering the long-term impacts of future generations. The City not only supports and empowers local businesses, creates local jobs and opportunities, but fosters innovation and creativity in enterprise whilst considering the impact to its unique environment.

Over the years the City has been developing, protecting, activating, and enhancing the City Centre to attract residents, business and landowners, and visitors now and into the future.

Mandurah's Western Foreshore Leisure Precinct (Precinct) within the City Centre has recently undergone a significant transformation with the delivery of a destination level skate park, an adventure play space, a recreation precinct and associated foreshore facilitates, whilst maintaining the natural foreshore and 'village green' events space. Together these elements have created an iconic foreshore for people to meet, play and rest.

In 2018, significant community engagement was undertaken by the City to help shape the vision for the Precinct. This engagement has identified future opportunities for mixed use cultural/commercial developments to be explored on the site, including land based and overwater development and activities, cultural/arts/heritage attractions, leisure amusements and activities, and food/drink/retail outlets.

The Commercial Site forms an important part of this Precinct providing further opportunities for activation through family friendly hospitality offerings and by adding to the existing range of recreation facilities. There have been commercial leases on the Western Foreshore since 1987, with 6,581m² dedicated commercial space, including King Carnival and an aquatic operator.

At its meeting held on 22 June 2021, Council approved the project plan for the upgrade and development of the Commercial Site to be undertaken via a multi-staged competitive expression of interest (EOI) process. The purpose of the EOI was to explore potential opportunities for commercial activations over the existing commercial lease site.

Following the EOI process, Council at its meeting on 22 November 2022, selected Geographe Bay Leisure Group (now referred to as Left Coast Leisure Group Pty Ltd for this transaction) as the preferred proponent for the Commercial Site.

The Proposal is seeking 8,000m² of the Commercial Site offering a mix of both hospitality and community recreation. The Proponent demonstrated a clear understanding and ability to meet the selection criteria. The Proposal represents a private investment of $23 million, creation of hundreds of jobs and provides a hospitality and entertainment offering that will attract both locals and tourists alike.

6. Site Overview

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

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

Since 1987, the land comprising the Commercial Site has been used for commercial purposes. King Carnival has leased approximately 6,300m² and prior to 2022, a second commercial aquatic operator has leased a further portion of the land (comprising approximately 281m²).

The total area for the Proposal is 8,000m², representing a marginal increase to the existing commercial footprint of approximately 6,581m².

Land Tenure

The Commercial Site currently falls within a 'Class A' Reserve.

This Reserve currently comprises:

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

The commercial uses and activities envisaged in the Proposal will fall outside the current Reserve purpose.

In order to facilitate the Proposal, the City is therefore required to seek an excision of the Commercial Site 'Class A' Reserve into its own separate Crown leasehold tenure pursuant to a lease between the State of Western Australia (as lessor) and the City (as lessee). The City would then seek approval to sublease part (comprising approximately 8,000 m²) of this Commercial Site to the Proponent.

The proposed sublease area for the Proposal is 8,000 m², which is 1,419 m² larger than the existing part of the land used for commercial purposes. It should be noted that the built form component of the Proposal is approximately 3,500 m² and the remainder will be utilised for the purposes of the mini-golf course. This enables the City and the Proponent to maximise tree retention, protecting the environmental value of the Site.

Class A reserves afford the greatest degree of protection for reserves of Crown land created under the *Land Administration Act 1997*. The A classification is used solely to protect areas of high conservation or high community value.

A land excision process is therefore required to enable the Proposal to proceed. This process is led by the Department of Planning Lands and Heritage with a further requirement to advertise for 30 days seeking community comment, before being laid before both Houses of Parliament for consideration.

The City is seeking amendment to Hall Park (Reserve No. 27581) to:

- Change the purpose of the Reserve from 'Recreation Act 105-1970' to 'Public Recreation',
- Amalgamate Lots 500 on Deposited Plan 404353 and Lot 1561 on Deposited Plan 209268 for ease of management;
- Undertake a major amendment to the Reserve to excise an area of land of approximately 8,000m^2 from the Reserve for commercial purposes to create the Commercial Site; and
- Grant a ground lease to the City (as lessee) over the Commercial Site.

The ability for the City to grant a sublease to the Proponent over part of the Commercial Site is subject to the following:

- Council considering submissions received in response to this Business Plan and resolving to proceed with the Major Land Transaction;
- Both Houses of Parliament approving the excision of the Commercial Site from Class A Reserve ;
- The Department of Planning, Lands and Heritage approving the grant of the headlease of the Commercial Site on terms acceptable to the City including a peppercorn rent and a term of 65 years; and
- The Minister for Lands approving the terms of the sublease to the Proponent.

LEGEND

- Precinct Area
- Existing Waterfront Path
- Parking
- Accessible Toilets
- Existing Commercial Site
- Public Recreation Areas

Recreational Access

1. Informal paddle launch
2. Swimming
3. Fishing
4. Recreation Area



a War Memorial.
Image: Next Level Drone & Photography Services and Visit Mandurah



b Events on the foreshore



c Swimming and beach activities
Image: Visit Mandurah - Russell Ord Photography





d Major events space



e Footpath access along foreshore



f Skate Park and basketball half court



g Koolaanga Waabiny playground

N

0 10 20 30 40 50 100

May 2024

WESTERN FORESHORE LEISURE PRECINCT MASTER PLAN

EXISTING CONDITIONS

LEGEND

- Precinct Area
- Shared Path Network
- Parking/Accessible Toilets (P T)
- Proposed Commercial Site
- Public Recreation Areas
- Proposed Commercial Recreation
- Events Space



a Market/Events space



b Under-bridge event space



c "Village Green" recreation and event space

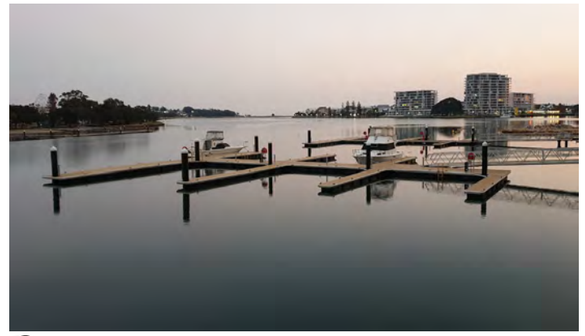


d On-water commercial opportunities
Image: Visit Mandurah





e War Memorial.
Image: Next Level Drone & Photography Services and Visit Mandurah



f Commerical/Recreational boating access



g All abilities paddle launch facility



h Public recreation areas

N

0 10 20 30 40 50 100

May 2024

WESTERN FORESHORE LEISURE PRECINCT MASTER PLAN

INDICATIVE CONCEPT PLAN

CITY OF MANDURAH

Aboriginal Heritage

The Western Foreshore Leisure Precinct is located within a registered Aboriginal Cultural Heritage site – Winjans Camp (registered Place 3724). The Camp itself is located approximately 1 km away from the proposed commercial development and is located within Yaburgurt Kaaleepga Reserve.

However, it is acknowledged that the proposed development site is close to the shore of the DJILBA (Peel Harvey Estuary) and as such the interface between the development and the DJILBA will be carefully considered.

The City is committed to undertaking its due diligence for the heritage value of the site and working with the Local Elders to achieve a design that respects the Aboriginal and cultural heritage of the site, including seeking the necessary State planning approvals.

Furthermore, the City and the Proponent are committed to working with Mandurah's local Aboriginal Elders to incorporate First Nations culture and storytelling into the design outcomes, where possible to do so.

7. Overview of the Proposal

The Proposal consists of:

- Licenced Restaurant and Microbrewery (2,500 m²) is proposed to have a 650-person capacity including outdoor dining areas that wrap around the northern and eastern boundaries;
- 18 hole mini-golf course and Café (5,050 m²) designed to include landscaping in and around the existing trees on site and will reflect the historic and cultural significance of the site; and
- Chocolate Production and Retail (450m²) is proposed in stage two of the development. The chocolate production and retail is to be located on the southern-most portion of the site, adjacent to the play space.

LEGEND

- Shared Path Network
- Parking (P)
- Accessible Toilets (T)
- Proposed Commercial Site
- Public Recreation Areas
- Proposed Commercial Recreation
- Events Space



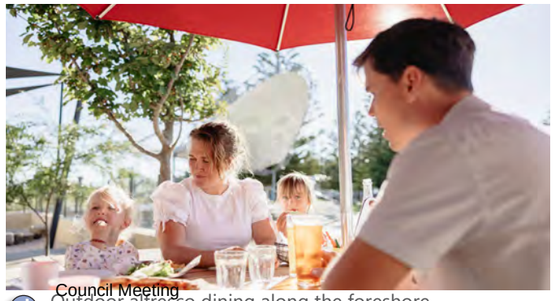
a Mini golf



b Mini golf and cafe



c Mini golf cafe



d Outdoor alfresco dining along the foreshore





e Artist's impression of the proposed licenced restaurant and microbrewery.



f Licenced restaurant and microbrewery



g Chocolate factory



h Chocolate factory

N

0 5 10 15 20 25

May 2024

WESTERN FORESHORE LEISURE PRECINCT MASTER PLAN

INDICATIVE PROPOSED COMMERCIAL SITE

8. Process Background

Following the expiration of the commercial leases previously operating in the northern portion of the Western Foreshore Precinct, the City was required to ensure there was an open and transparent process prior to entering into any future long term lease arrangements.

At its meeting on 22 June 2021, Council approved the project plan for the Commercial Site to undertake a multi-staged expression of interest (EOI) process to explore potential opportunities for commercial activations over the existing commercial lease site.

EOI Stage One

For EOI Stage One, the City sought submissions that would enhance the experience of locals and tourists to Mandurah and the Peel Region. The submissions were evaluated using the following qualitative criteria:

- Create a destination waterfront recreation space;
- Drive visitation through investment in unique 'wow' infrastructure, activities, and events;
- Provide facilities and activities that cater for teenagers and young adults;
- Acknowledge local heritage and unique character of the foreshore and waterway; and
- Provide an inclusive, safe, quality user experience.

The City received seven submissions for EOI Stage One:

	Business Name	Suburb, State	ABN
1	Adventure Golf Australia Pty Ltd (King Carnival)	Willagee WA	18 100 189 982
2	Nokturnl	Highgate WA	51148 876 466
3	Old Coast Road Brewery Pty Ltd	Myalup WA	29 056 255 648
4	Capitol Corp Pty Ltd	Fremantle WA	45 153 414 772
5	Geographe Bay Leisure Group – the entity now referred to as Left Coast Leisure Group Pty Ltd	Busselton WA	69 169 450 088
6	Belgravia Health and Leisure Group Pty Ltd	Bayswater VIC	18 118 940 063
7	Floatwest Holdings Pty Ltd	Mandurah WA	31 656 462 887

In addition to the qualitative criteria, the assessment process included consideration of the level of investment. To demonstrate the range in the scope and scale of the proposals, the intended level of investment for each submission is noted below:

Business Name	Level of Investment (Range)
Adventure Golf Australia Pty Ltd (King Carnival) Floatwest Holdings Pty Ltd Belgravia Leisure	Less than $3 million
Nokturnl Old Coast Road Brewery Pty Ltd	$3 million - $10 million
Capitol Corp Pty Ltd	$10 million - $20 million
Geographe Bay Leisure Group – the entity now referred to as Left Coast Leisure Group Pty Ltd	$20million +

At the Council Meeting of 24 May 2022, Council endorsed the following three submissions to proceed to EOI Stage Two:

- Left Coast Leisure Group Pty Ltd
- Capitol Corp
- Belgravia Leisure

All respondents to both stages of the EOI were offered feedback on their submission.

EOI Stage Two

The three endorsed proponents were then invited to submit detailed proposals to address the following selection criteria:

- **Responsiveness to Site:** the Western Foreshore is a landmark site and has significant community value. The design and scale of the development should look to maximise view corridors, connect to the waterfront, adjacent play space, and war memorial, and maximise retention of existing vegetation.
- **Community Benefit:** the site is designated as Regional Open Space meaning any commercialisation of the site must demonstrate its broad community benefits including accessibility and cultural appreciation.
- **Economic Impact:** any development on the Western Foreshore must demonstrate the ability to add to the current local economy including its ability to attract additional visitation and the estimated number of new jobs that will be created both during and post construction.
- **Financial Commitments:** the proposal must outline the level of investment proposed, any support required from the City of Mandurah and the financial sustainability of the business operations.

In addition to the above criteria, a financial due diligence process was undertaken.

At the Council Meeting of 22 November 2022, Council selected Left Coast Leisure Group Pty Ltd as the preferred proponent for the Commercial Site. Left Coast Leisure Group Pty Ltd demonstrated a clear understanding and ability to meet the selection criteria, and a commitment to delivering a sustainable offering.

Process and Timeline

An overview of stages and key decisions are below:

Stage One

- 22 June 2021, Council approved the project plan for the Commercial Site to undertake a multi-staged EOI.
- The City engaged an expert consultant to provide commercial expertise and advertise the EOI Stage One.

- An assessment panel was established to review the submissions against the selection criteria.
- February 2022, the City launched an extensive local, national, and international EOI process seeking proposals for the Commercial Site.
- 24 May 2022, Council endorsed three submissions to proceed to EOI Stage Two.

Stage Two

- The assessment panel assessed the submissions received in EOI Stage Two based on the selection criteria and further financial due diligence.
- 22 November 2022, Council selected Left Coast Leisure Group Pty Ltd as the preferred proponent for the development of the Commercial Site and approved the Chief Executive Officer to commence the preparation of the Heads of Agreement.
- The City progressed confidential discussions with Left Coast Leisure Group Pty Ltd to work through the specific details and conditions of the Proposal required to progress to the Major Land Transaction stage, which includes seeking submissions from the community.

Stage Three

- The City prepares the Western Foreshore Commercial Site Business Plan.
- 28 May 2024, Council considers the endorsement of the Western Foreshore Commercial Site Business Plan to commence the process to enter into a Major Land Transaction.
- Statewide Notice consultation process commences on proposed transaction.
- Following advertising period, Council considers the community's submissions and will make a decision to proceed or not to proceed with the transaction.

Stage Four (subject to Council outcome in Stage 3)

- Department of Planning Lands and Heritage advertise the excision of the Class A Reserve for 30 days seeking community comment.
- Laid before both Houses of Parliament for consideration to approve the excision of Class A Reserve to Leasehold land.
- Subject to Parliamentary approval, the City commences negotiations to enter into a sublease with the Proponent.

9. Statutory and Legal Requirements

This Business Plan complies with the requirements of Section 3.59 'Commercial Enterprises by Local Governments' of the *Local Government Act 1995* (the Act) and the *Local Government (Functions and General) Regulations 1996.*

Section 3.59 of the Act details the process governing commercial enterprises by Local Governments, including Major Land Transaction (transaction). A transaction means the acquisition, disposal (sell, lease or otherwise dispose of, whether absolutely or not) or development of land that is not exempt under the Act and where the total value of:

- The consideration under the transaction; or
- Anything done by the Local Government for achieving the purposes of the transaction.

Is more, or is worth more, than either $10,000,000 or 10% of the operating revenue of the local government in the last completed financial year.

In accordance with Section 3.59, before a local government enters into a transaction, the local government is required to prepare a Business Plan. The Business Plan is to include an overall assessment of the transaction and is to include details of:

- Expected Effect on the Provision of Facilities and Services by the City of Mandurah;
- Expected Effect on Other Persons Providing Facilities and Services in the City of Mandurah;
- Expected Financial Effect on the City of Mandurah;
- Expected Effect on Matters Referred to in the City of Mandurah Strategic Community Plan;
- Ability of the City of Mandurah to Manage the Disposal and Ongoing Arrangement; and
- Any other matter prescribed for the purposes of the subsection.

The Act also requires the local government to give statewide public notice that:

- The local government proposes to enter into the transaction described in the notice;
- A copy of the Business Plan may be inspected or obtained at any place specified in the notice; and
- Submissions about the proposed undertaking or transaction may be made to the local government before a day to be specified in the notice, being a day that is not less than 6-weeks after the notice is given.

Following this advertising process, all submissions will be presented to Council for consideration prior to Council making a decision.

10. Assessment of Major Land Transaction

A. Expected effect on the provision of facilities and services by the local government

The expected effect of the transaction on the City's services and facilities is detailed below along with the City's measures to minimise the impact.

Western Foreshore Leisure Precinct

The development of the Commercial Site will further add to the existing amenity of the Western Foreshore Leisure Precinct (Leisure Precinct) as a destination for locals and tourists alike.

The key elements of the Leisure Precinct include the following:

- War Memorial (*)
- Parking nodes (*)
- Public jetty (*)
- Shared path network
- Public Recreation (foreshore) Areas (*)
- Village Green Recreation and Event Space of 1.7 hectares (*)
- Koolaanga Waabiny Playground
- Commercial Site (*)
- Skate Park
- On-water commercial opportunities (*)
- Swimming area pontoon (*)
- Under-bridge event space (*)
- All-abilities paddle launch facility (*) and
- Meeting Place public artwork

Notes: (*) indicates components where improvements will be included in future years of the City's Long Term Financial Plan.

Commercial Site

The proposed Commercial Site has been designated based on historical commercial use with reshaped areas to ensure increased public access along the shoreline and appropriate access to the recently completed playground and skate park after the removal of the previous Volunteer Brigade Fire track.

The proposed Commercial Site is immediately north of the new play space on the Western Foreshore along the waterfront. The combination of collective amenities within the precinct will create a unique offering for Mandurah residents and visitors. The wide range of hospitality and recreation options throughout the precinct will all be within a walkable catchment of only 300 metres, end to end, and only a further 250 metres to the Eastern Foreshore via the Mandurah Bridge.

Whilst dining, retail, entertainment, tourism, or recreation proposals may be acceptable for this site, the following design parameters are also important for this site:

- The design and scale of any development (height, bulk and appearance) should be in keeping with the nature of the Western Foreshore, noting the skate park, playground, war memorial have a high quality architectural design.

- The design of any development should ensure maximum retention of existing vegetation.
- View corridors to the water should be maintained between built form elements.
- Development is to provide a leisure and/or active tourism offering additional and/or complimentary to existing offerings in the area.
- Development will need to activate/create vibrancy in the area and be well integrated into the surrounding reserve and broader City Centre Precinct.
- Development needs to provide economic and/or community benefit, including the provision of local content for construction, and the ongoing economic impact regarding consumer spending, tourism activity and local employment.

The City will continue to be responsible for the management and maintenance of the Western Foreshore public open space and infrastructure which is the responsibility of the local government.

The Indicative Concept Plan on the next page shows the City's areas of responsibility.

Access to Waterway

The Proposal reflects design outcomes that will enhance both the access and visual amenity of the Precinct. There is a marginal increase to the footprint of the Commercial Site, with 8,000m² sought for this Proposal and 6,581m² currently dedicated for commercial purposes. Access to the war memorial, playground and skate park will be unaffected by the Proposal which will be set back from the waterfront to retain and improve public access to and along the foreshore.

In addition, the footprint of the proposed sublease area has been designed to retain as many of the existing natural features and view corridors to the public waterfront as possible. The design of the building incorporates glass walls on both the northern and southern elevations and has significant glass components on the eastern elevation. This ensures views through the building are maintained and views to the war memorial, water's edge and adjacent play space are retained.

Public Parking and Transport Links

Car parking provisions and improvements to transport links to service the Precinct and the future development of the Commercial Site have been considered as part of the extensive work conducted on the City Centre Master Plan (CCMP) and the City Centre Parking Plan (CCPP).

Through the Local Planning Framework, the City has adopted a contemporary approach to parking ratios and is consistent with the State Activity Centre Planning Policy, which include the following principles:

- A proportion of parking being provided as public parking and therefore available for reciprocal use;
- Reciprocal parking allows for the most efficient use of available bays whereby uses that have different periods of peak demand can utilise the same parking facilities;

mandurah MATTERS

Western Foreshore Leisure Precinct Master Plan

Indicative Concept Plan



Legend

- Precinct Area
- Shared Path Network
- Parking/Accessible Toilets
- Proposed Commercial Site
- Public Recreation Areas
- Proposed Commercial Recreation
- Events Space

- Promoting the use of public transport, particularly for the location where high-density employment and housing is being promoted; and
- Overflow parking to be provided upon approval by the City of Mandurah.

The City engaged an independent consultant to evaluate the likely traffic impacts associated with the proposed Commercial Site. The traffic modelling suggests that, without road network improvements, during the weekday AM peak and weekend midday peak hour periods, the proposed land-use changes for the Western Foreshore area would reduce the level of service on Mary Street and Leighton Road. This is due primarily to the constrained access and egress options to the Western Foreshore, as it is located on a peninsula.

The traffic modelling suggests that the Mandurah Estuary Bridge Duplication will improve the level of service on Mary Street and Leighton Road due to a reduction in northbound traffic volumes on Old Coast Road. In addition, minor road network improvements on Mary Street between Leighton Road and Pinjarra Road would result in satisfactory performance on Mary Street and Leighton Road during peak periods, taking into account the proposed land-use changes for the Western Foreshore area.

The City acknowledges the challenges associated with the traffic flow in this area and will undertake further assessment of the options provided by the consultant.

It is the City's view that the amount of parking proposed for the Precinct strikes an appropriate balance with consideration as noted in the CCPP indicating that excessive off-street parking provision can contribute to several issues, including:

- underused parking bays in non-peak periods;
- more traffic, air and noise pollution; and
- suboptimal built form and use of land.

The specific details of future car parking provisions and road network upgrades are outlined in the draft Western Foreshore Leisure Precinct Master Plan (to be advertised for public comment in June) and the proposed Implementation Plan which details the expected timings for delivery.

To accommodate increased visitation numbers to the Precinct, the City is proposing to increase public parking from 179 to 381 creating approximately 202 additional public parking bays for the Precinct. In addition, as part of the Western Foreshore Leisure Precinct Master Plan, the City will be upgrading and expanding the existing War Memorial Car Park.

The additional new public parking bays will comprise of the following developments and be delivered in accordance with the following schedule:

- Skatepark Carpark Development (estimated number of new bays: 40) – 2025/2026 financial year;
- War Memorial Carpark Upgrade Expansion (estimated number of new bays: 96) – 2026/2027 financial year; and
- Leighton Place On-Street Parking Development (estimated number of bays: 66) – 2026/2027 financial year.

<u>Links to Public Transport</u>

Providing access to the Western Foreshore by public transport and active transport options, together with the broader City Centre are key priorities as demonstrated within the CCMP.

Currently the Western Foreshore can be accessed by public transport via Bus Route 591 and 592 with stops provided on Mary Street and Old Coast Road. However, this access is not directly provided from the train station via the City Centre. Through the Integrated Transport Strategy and CCMP, the City has planned for more direct public transport routes linking key activity nodes in the broader Strategic Centre with direct and regular services between the Western Foreshore and the station together with a network that links Mandurah's northern and suburbs to the City Centre, complimented with key transit stops for convenient and comfortable access to the services.

A significant transit stop is recommended for Mary Street adjacent to the Leighton Place intersection as part of a City Centre street-based transit route, that could ultimately be extended to the northern beaches of Halls Head with further development in this location.

The Western Foreshore also forms an integral part of the Long Term Cycle Network with primary routes planned to connect via Mary Street and Old Coast Road to the Western Foreshore connecting to Mandurah Bridge, complimented by an extensive path network (existing and proposed) for the Precinct. In addition, the Western Foreshore is a key part of a network of Trails, with it being an integral part of the 'Island' trail, a 30km shared use loop trail traversing the unique and varied landscapes of the City Centre and Dawesville Cut.

Waste Management

A Waste Management Plan will be required for any proposed development on the Western Foreshore. The details of the Waste Management Plan will be outlined and assessed as part of the formal Development Application process. The Proponent will be responsible for waste management as part of the proposed sublease.

The City will undertake an assessment of the health requirements as part of the planning approval process.

Environment Impact

The City will be conducting a range of site assessments as part of its due diligence process and in advance of any Development Application for the site. These assessments will include but are not limited to:

- Flora and Fauna Assessment
- Arborist Report
- Site Contamination Report
- Geotechnical Report
- Coastal Risk Assessment

The Arborist Report will specifically identify those trees that must be retained on the Commercial Site. The Proponent will be required to develop a Tree Management Plan taking into account the Arborist Report provided by the City. The final design of the built form will be required to work within those parameters.

The Commercial Site built form is only approximately 3,500m² of a proposed 8,000 m² subleased area. The reason for the additional area is to maximise the tree retention and incorporate into the design of the 18 hole mini golf course and location of each element of land use.



Conditions for Proponent

The City has undertaken extensive negotiation with the Proponent, to reduce, where possible the impact on the amenity of the Precinct, in both the construction and operating phase.

The Proponent has agreed to the following conditions to form part of the sublease:

Condition	Requirement
Opening Hours	Trade is permitted 7 days per week. **<u>Licensed Restaurant and Microbrewery</u>**

	10 am to 10 pm (until the second anniversary of the commencement of trading for the Licensed Restaurant and Microbrewery). **Conditions attaching to Licenced Restaurant & Microbrewery:** ANZAC Day opening times for the Licensed Restaurant and Microbrewery must not be before 1pm unless approved by the Sublessor. The Sublessor will have discretion to extend operating for special events and permanently in the future at the request of the Sublessee. Any consultation and statutory approvals with Racing, Gaming and Liquor for one off or permanent requests to extend trading times will be at the cost of the Sublessee. <u>Café</u> 6 am to 9 pm <u>Chocolate Production and Retail</u> 7 am to 9 pm <u>Mini Golf</u> 7 am to 9 pm Opening times can be modified with the approval of the Sublessor.
Liquor Licence and Security	Security is required as part of the Liquor Licence in accordance with the Department of Local Government, Sport and Cultural Industries Policy Safety and Security Licenced Premises.
Stages for completion	The development is required in two stages comprising: Stage 1: Restaurant and Microbrewery, golf course and café Stage 2: Chocolate Production and Retail
TAFE Placement	Prior to commencing, the Sublessee acting in good faith will attempt to enter into an agreement with the South Metropolitan TAFE in which the Sublessee agrees to participate in and support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus.
Local Content	The Sublessee where available will be required to maximise local content in the construction phase enabling opportunities for businesses in the District of Mandurah.

B. Expected effect on other persons providing facilities and services in the district

The proposed transaction is anticipated to have a positive effect on other persons providing facilities or services within the City. While the proposal may divert some patronage from existing businesses in the first instance, this is likely to lessen over time with the proposal estimated to have a net positive

economic impact on the economy of the City of Mandurah driven by increased levels of visitation, inducing further investment and growth within the City.

Employment opportunities for the local community

The Proposal involves an estimated private investment of $23 million. The City has undertaken an economic impact analysis that indicates the project is expected to generate 174 jobs during construction (direct and indirect) and approximately 437 ongoing jobs will be created (292 direct and 145 indirect), offering various types of employment within a range of industries.

Opportunities for casual and part-time positions will exist, in addition to full-time professional roles including but not limited to hospitality, brewing, finance, marketing and maintenance.

Construction Phase Supporting Local Industries

The Commercial Site is estimated to inject $29 million direct output into the local economy over the first 6-year period. This would lead to an uplift of $9.92 million in direct value added.

From this direct expansion in the economy, it is anticipated that there would be flow-on effects into other related intermediate industries as well as increased new employee consumption expenditure. These combined flow-on effects are estimated to generate an additional $30.77 million in output, $11.39 million in value-added and support another 16 indirect local jobs per year during the construction phase of the project. The total estimated construction phase local impact is $59.74 million in output, $21.47 million in value-added, and 174 local jobs.

During the construction phase the Proponent has committed to working with the City to identify opportunities for increasing local content for business in the District of Mandurah.

Operational Phase

The Commercial Site in the City of Mandurah is estimated to support 292 direct local jobs per annum on an ongoing basis. This would generate $30.79 million in direct output per year and $16.69 million in direct industry value added per year.

From this direct expansion in the economy, it is anticipated that there would be flow-on effects into other related intermediate industries as well as increased new employee consumption expenditure. These combined flow-on effects are estimated to support another 145 indirect local jobs per year and generate $8.67 million in indirect industry value added per year off the back of $16.14 million in output. The total estimated annual impact is 437 local jobs, $46.93 million in output and $25.36 million in value added.

TAFE Placements

Prior to commencing, the Proponent acting in good faith will attempt to enter into an agreement with the South Metropolitan TAFE in which the Proponent agrees to participate in and support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus.

Social and Community Value

The Proponent has proposed to integrate cultural appreciation practices through:

- Public art by Aboriginal artists telling the Bindjareb history and stories.
- Dual naming.
- Celebrate National Reconciliation Week.
- Acknowledgement of country at all events, on our website, menus, and other materials.
- Be an equal opportunity employer.
- Increase knowledge of Aboriginal culture through ongoing staff training.
- Incorporate features of country into landscape and mini golf design.

The Proponent acknowledges the significance and importance of the War Memorial adjacent to the Commercial Site. The Proponent has committed to undertaking planning and construction of the proposed development with consideration of neighbouring stakeholders.

C. Expected financial effect on the City of Mandurah

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

The Sublessee (the Proponent) will be required to pay the City rent over the term of the sublease, noting that in Years 1 and 2, the City will provide the Sublessee (Proponent) a peppercorn rent. This is due to the construction phase of the development occurring during this time.

From Year 3 onwards the Sublessee is required to pay rent to the City and by Year 8, a market rent review will be undertaken and every five years thereafter and the annual rent will be adjusted by CPI. In addition, the sublease will afford the City protection against turbulence in the market, through a term which ensures that the rent cannot be less than the previous year.

The rent payable over the first term of the sublease (25 years) will equate to approximately $6.2 million in revenue for the City.

In addition to the rent, the Sublessee, must pay the City rates, taxes, levies, charges and outgoings that are attributable to the Premises as if the Lessee was the owner of the Premises.

It is proposed that the revenue from the sublessee is reinvested back into the management, maintenance and ongoing renewal costs for the Western Foreshore Leisure Precinct. This will enable an ongoing financial commitment by the City to ensure the Precinct is maintained, activated, and promoted as a destination that will attract the local community and tourism alike.

<u>Sublease Rent</u>

The Proposed Rental Terms negotiated between the City and the Proponent are set out below:

Year 1 $1.00 plus GST (construction phase)

Year 2 $1.00 plus GST (construction phase)

Year 3 $103,350 plus GST

Year 4 $155,150 plus GST

Year 5 $218,488 plus GST

Year 6 $227,588 plus GST

Year 7 $234,575 plus GST

Year 8 and onwards - Previous year's rent as adjusted in accordance with the sublease.

Net Present Value

The City has engaged an independent valuer to undertake a valuation of the Commercial Site. The current market value of the disposition as carried out by a licensed valuer is $160,000 per annum plus GST. Analysis has been undertaken modelling on the Net Present Value (NPV) as outlined below:

The NPV is defined as the current value of a future net income stream of an investment over a period of time, discounted at an acceptable rate. The NPV of the rent to be received over the term of Sublease is below:

25 year (less one day) sublease term	$1,359,791
50 year (less two days) sublease term	$2,181,088
65 year (less three days) sublease term	$2,360,152

In accordance with the Proposed Rental Terms, which includes a rent free rent period in years 1 and 2 (due to construction period) amounts to $6,197,609.91 over the first 25 year term. Based on the Reasonable Market Rent which is based on the valuation undertaken with a starting rent of $160,000 per annum plus GST (with no rent free period) the rent amounts to $5,508,716.35 over the first 25 year term.

The NPV of Reasonable Market Rent over the term of the Sublease is demonstrated below:

25 year (less one day) sublease term	$1,336,129
50 year (less two days) sublease term	$2,005,030
65 year (less three days) sublease term	$2,150,868

Major Land Transaction Costs

The costs incurred by the City to date include:

- $42,000 (exclusive of GST) for a specialised commercial consultant to market the Expression of Interest;

- $4,500 (exclusive of GST) to engage a commercial valuer; and
- $15,000 (exclusive of GST) in legal fees to prepare the Heads of Agreement.

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

Should Council support the Proposal, the Proponent will be responsible for the construction of the development and the City will incur no additional costs associated with the construction process. The City will support the Proposal by providing infrastructure within the Western Foreshore Precinct including parking upgrades. These infrastructure works are estimated to cost approximately $850,000 (exclusive of GST). Noting the parking is available for public use and the Proponent will have no exclusivity over this parking.

D. Expected effect on matters referred to in the City's current plan prepared under Section 5.56 (Strategic Community Plan)

Strategic Community Plan 2020 – 2040

The Proposal meets the following objectives of the Strategic Community Plan 2020 -2040:

Economic:

- Promote and foster investment aimed at stimulating sustainable economic growth.
- Facilitate and advocate for sustainable local job creation, and industry growth and diversification.
- Actively partner and engage with business and industry to support Mandurah's entrepreneurial capacity and capability.
- Advocate for and facilitate opportunities for improved education, training and skill development opportunities in Mandurah.
- Establish and leverage opportunities with key stakeholders to achieve sustainable economic outcomes with due consideration to environmental impacts.

Draft Strategic Community Plan 2024 – 2044

The City of Mandurah recently completed a major review of the Strategic Community Plan 2020 – 2040. As part of this review process, a multi-stage community engagement process was conducted over a six-month period from August 2023. Through analysis of the community's vision for Mandurah, the community goals, outcomes and measures of success are now reflected in the draft Strategic Community Plan 2024 – 2044.

Community Vision:
Woven by waterways; a city that is thriving and connected to its people and nature.

The four key Focus Areas of the Strategic Community Plan are Economic, Community, Environment and Leadership.

The Proposal meets the following objectives of the Strategic Community Plan

Community Goal – Empowering our community to thrive.

Community Outcomes	Proposal Outcomes
1.1. Local jobs to retain our people and attract skilled workers.	• More jobs, and more types of jobs in more industries, for City of Mandurah locals • Total of 611 jobs throughout construction and operation consisting of: - Approx. 174 jobs during construction (direct and indirect) - Approx. 437 jobs (direct and indirect) once open and will offer various types of employment within a range of industries.
1.2. A diversified economy that supports growth sectors.	• $23m in private investment by proponent to deliver the proposal. • Gross Regional Product is $119m. • Commitment to local businesses in the District of Mandurah through local content targets in construction tenders.
1.4. A thriving City that residents are proud to call home and people want to visit.	• Estimated to attract 750,000 visitors per year, bringing in an addition $30 million in tourism spending. • Attract interstate and international visitors, as well elevating the number of day tripper/short stays from Perth and other areas within WA.
1.6. A highly skilled workforce supported by strong education and training opportunities.	• Creation of opportunities for Mandurah students providing opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus.

E. The ability of the local government to manage the undertaking or the performance of the transaction.

The City of Mandurah has sufficiently qualified and experienced resource personnel to manage the proposed disposition by way of Sublease. In addition, the City has sufficient budgeted funding to appoint professional property consultants and legal counsel to advise the City on the transaction.

F. Other matters prescribed for the purpose of this subsection

The following information is provided to satisfy regulation 30(2a) of the *Local Government (Functions and General) Regulations 1996:*

Headlessor	State of Western Australia
Sublessor	City of Mandurah
Sublessee	Left Coast Leisure Group Pty Ltd ABN 38 677 054 296 ACN 677 054 296
Property Details	The proposed Commercial Site (see Figure 1) will be created from the excision of land from Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 635 and Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 486. That part of the Commercial Site that will be subject to the sublease will have an area of 8,000m².
Sublease Term	Sublease term of 25 years (less one day) with a first further term of 25 years (less one day) and a second further term of 15 years (less one day).
Market value of the disposition as ascertained by a valuation carried out not more than 12 months before the proposed disposition	The current market value of the disposition as carried out by a licensed valuer is $160,000 per annum plus GST (valuation dated 3 November 2023).
Consideration to be received	The consideration the City will receive in relation to the Sublease is as follows: • Rental income consisting of: Year 1 $1.00 plus GST Year 2 $1.00 plus GST Year 3 $103,350 plus GST Year 4 $155,150 plus GST Year 5 $218,488 plus GST Year 6 $227,588 plus GST Year 7 $234,575 plus GST Year 8 and onwards - Previous year's rent as adjusted in accordance with the Sublease. The rent will increase in accordance with an agreed formula contained in the sublease reflecting CPI or at the nominated anniversary dates, a market review undertaken

	by an independent Valuer at year 8 and every five years thereafter.	
Net Present Value (NPV) of Rent to be received over the term of the Sublease	25 year (less one day) sublease term	$1,359,791
	50 year (less two days) sublease term	$2,181,088
	65 year (less three days) sublease term	$2,360,152
Proposed Rental Terms	Proposed Rental Terms with rent free period(s) (market incentive) amounting to $6,197,609.91 over the first 25 year term.	
Reasonable Market Rent	Commencing Rent of $160,000 per annum plus GST with No rent free period (market incentive) amounting to $5,508,716.35 over the first 25 year term.	
NPV of Reasonable Market Rent over the term of the Sublease	25 year (less one day) sublease term	$1,336,129
	50 year (less two days) sublease term	$2,005,030
	65 year (less three days) sublease term	$2,150,868

KEY TERMS- SUBLEASE

A summary of the key sublease terms is set out below. Noting this is not intended to be an exhaustive list of all terms to be included in the head lease and sublease.

Headlessor	State of Western Australia
Sublessor	City of Mandurah
Sublessee	Left Coast Leisure Group Pty Ltd ABN 38 677 054 296 ACN 677 054 296
Permitted Purpose	• Licenced Restaurant and Microbrewery • 18-hole Mini Golf Course and Café • Chocolate Production and Retail
Land	A proposed Commercial Site (having an area of approximately 8,000m^2) known as the Western Foreshore Commercial Site (**Commercial Site**) created from the land comprising Reserve 27581 and otherwise known as Hall Park (**Reserve**) which currently comprises: • Lot 1561 on Deposited Plan 209268 in Certificate of Crown Land Title Volume LR3014 Folio 635; and • Lot 500 on Deposited Plan 404353 in Certificate of Crown Land Title Volume LR3165 Folio 486. The Commercial Site will have its own certificate of Crown land title if its excision from the Reserve is approved. The Commercial Site is that portion of the Reserve identified as the "Proposed New Reserve" and outlined with a black dashed line in plan at Figure 1.
Premises	8,000m²
Term	25 years, less one day The Sublessor and Sublessee acknowledge and agree that the final Term is dependent upon the term granted under the Headlease and the Term (including any further terms) must be less than the term of the Headlease.
Further Term	First further term of 25 years less one day. Second further term of 15 years less one day. The Sublessor and Sublessee acknowledge and agree that the number and length of the further terms is dependent upon the term granted under the Headlease.

Permitted Use	• Restaurant and Microbrewery • 18-hole Mini Golf Course and Café • Chocolate Production and Retail
Rent	Payable by monthly instalments in advance: Year 1 $1.00 plus GST (construction phase) Year 2 $1.00 plus GST (construction phase) Year 3 $103,350 plus GST Year 4 $155,150 plus GST Year 5 $218,488 plus GST Year 6 $227,588 plus GST Year 7 $234,575 plus GST Year 8 onwards: previous year's Rent as adjusted in accordance with this Sublease. The Rent following any rent review must not be less than the Rent payable immediately before the relevant Rent Review Date. In this item, Rent Review Date means each and every date specified in the below.
Rent Reviews	The rent will be reviewed in accordance with an agreed formula contained in the sublease reflecting CPI on each and every anniversary of the Commencement Date of the Sublease other than a Market Rent Review Date and the first, second, third, fourth, fifth and sixth anniversaries of the Commencement Date of the Sublease. The rent will be subject to market reviews on each Market Rent Review Date (with the first Market Rent Review Date being the seventh anniversary of the Commencement Date and each subsequent Market Rent Review Date being every 5 years thereafter. **Term Rent Review Dates** CPI Rent Review Dates Each and every anniversary of the Commencement Date during the Term other than a Market Rent Review Date and the first, second, third, fourth, fifth and sixth anniversaries of the Commencement Date. **Fixed Increase Rent Review Dates** Not applicable. Market Rent Review Dates Seventh anniversary of the Commencement Date.

	Twelfth anniversary of the Commencement Date. Seventeenth anniversary of the Commencement Date. Twenty second anniversary of the Commencement Date. First Further Term Rent Review Dates CPI Rent Review Dates Each and every anniversary of the Commencement Date during the First Further Term other than a Market Rent Review Date. Fixed Increase Rent Review Dates Not applicable. Market Rent Review Dates Twenty seventh anniversary of the Commencement Date. Thirty second anniversary of the Commencement Date. Thirty seventh anniversary of the Commencement Date. Forty second anniversary of the Commencement Date. Forty seventh anniversary of the Commencement Date. **Second Further Term Rent Review Dates** CPI Rent Review Dates Each and every anniversary of the Commencement Date during the Second Further Term other than a Market Rent Review Date. Fixed Increase Rent Review Dates No applicable Market Rent Review Dates Fifty second anniversary of the Commencement Date. Fifty seventh anniversary of the Commencement Date. Sixty second anniversary of the Commencement Date

Commencement Date	The date when the last of the conditions precedent is satisfied or waived.
Insurance	The sublessee is responsible for: • Building Insurance • Public Liability
Rates, Taxes & Outgoings	The Sublessee must pay all rates, taxes , levies, charges and outgoings that are attributable to the Premises as if the Sublessee is the owner of the Premises.
Construction	Construction costs for the development on the Commercial Site are the responsibility of the Sublessee.
Maintenance	The Sublessee is responsible for all repairs and maintenance to keep the Premises in good and safe repair and condition including all structural and capital repairs to all buildings on the Premises
Opening Hours	Trade is permitted 7 days per week. <u>Licenced Restaurant and Microbrewery</u> 10 am to 10 pm (until the second anniversary of the commencement of trading for the Licenced Restaurant & Microbrewery). **Conditions attaching to Licenced Restaurant & Microbrewery:** ANZAC Day opening times for the Licenced Restaurant & Microbrewery must not be before 1pm unless approved by the Sublessor. The Sublessor will have discretion to extend operating for special events and permanently in the future at the request of the Sublessee. Any consultation and statutory approvals with RGL for one off or permanent requests to extend trading times will be at the cost of the Sublessee. <u>Café</u> 6 am to 9 pm <u>Chocolate Production and Retail</u> 7 am to 9 pm <u>Mini Golf</u> 7 am to 9 pm

	Opening times can be modified with the approval of the Sublessor.
Liquor Licence	Security is required as part of the Liquor Licence in accordance with the Department of Local Government, Sport and Cultural Industries Policy Safety and Security Licenced Premises.
Stages for completion	The development is required in two stages comprising: Stage 1: Licenced Restaurant and Microbrewery, 18-hole Mini Golf Course and Café Stage 2: Chocolate Production and Retail.
TAFE Placement	Prior to commencing the development, the Sublessee acting in good faith will attempt to enter into an agreement with the South Metropolitan TAFE in which the Sublessee agrees to participate in and support opportunities for work placement, work experience and graduate programs for hospitality students at the South Metropolitan TAFE Mandurah campus.
City's contribution to infrastructure adjacent to the Premises	
Carparking Works	The City will carry out carparking works on land adjacent to the Premises. The cost of these carparking works is estimated by the City to be $850,000. Noting the parking is available for public use and the Proponent will have no exclusivity over this parking.

Proposed New Reserve

Existing Reserves

RESERVE 27581
CLASS 'A'

LOT 1561 (DP209268):	*1.6186ha*
LOT 500 (DP404353):	*5.2448ha*
TOTAL AREA:	*6.8634ha*

Proposed Leasehold Site

TOTAL AREA: *8000m²*

ACTIVITY AREAS

1	*Licenced Restaurant & Microbrewery*	*2500m²*
2	*Mini Golf Cafe / Clubhouse*	*350m²*
3	*Chocolate Factory*	*450m²*
4	*Mini Golf Course*	*4700m²*

Proposed Reserve

TOTAL AREA: *6.0634ha*

EASEMENTS

Access Easement; 6m width;	*880m²*
Service Easement; 6m width; Final Details Subject to Design	*725m²*

Site Area and Final Boundaries Subject to Detailed Design and Survey



CITY OF MANDURAH

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Western Foreshore Leisure Precinct

4	**SUBJECT:**	Peel Chamber of Commerce & Industry (PCCI) Service Agreement and Policy Update (POL-RDS 08)
	DIRECTOR:	Strategy and Economic Development
	MEETING:	Council Meeting
	MEETING DATE:	28 May 2024

Summary

The Peel Chamber of Commerce & Industry Inc (PCCI) has supported the business community and broader community in the Peel region since 1960.

The City has provided funding to PCCI for a number of years and for a variety of purposes, and now seeks endorsement from Council for the CEO to negotiate and enter into a new service agreement for the services detailed below.

This is proposed to be a multi-year, milestone-oriented Service Agreement, encompassing the following services for the new period:

1. Platinum Partnership membership level (continuing)
2. Annual Awards Event/ Category Sponsorship (continuing)
3. Additional Business Community Event Sponsorship (new)
4. Local business advertising support for wayfinding purposes (new - with an associated minor amendment to the Advertising in Road Reserves Policy)

Disclosure of Interest

N/A

Previous Relevant Documentation

• G.7/8/23	22 August 2023	Approved amendment to the Advertising in Road Reserves Policy to cease illuminated street signs.
• G.2/5/23	23 May 2023	Approved funding of $30,500 for the financial year 2022/23 as an extension of the 2018/19-2020/21 Business Membership agreement.
• G.9/11/21	23 November 2021	Approved funding of $30,500 for the financial year 2021/22 as an extension of the 2018/19-2020/21 Business Membership agreement.
• G.4/2/21	23 February 2021	Adopted Advertising in Road Reserves Policy, including ceasing commercial use of banner poles.
• G.30/8/18	28 August 2018	Approved annual funding for $30,500 for 3 years (2018/19-2020/21). Provided one-off funding for $30,000 through 2018/19 to develop business model.
• G.26/6/17	27 June 2017	Extended sponsorship of the Business Membership Agreement from July 2017 to June 2018 ($12,000). Provide $23,500 sponsorship of Alcoa Peel Business Excellence Awards and 2017 Future Proof Peel Business Conference.

• G.23/7/16	12 July 2016	Extend sponsorship of the Peel CCI's Business Membership Agreement from July 2016 to June 2017 ($12,000).
• G.15/8/15	18 August 2015	Support Peel CCI's Business Education and Training Series by accepting naming rights and sponsorship of the Tier 2 Business Development Series for 2016/17 to 2019/20 inclusive at a contribution of $15,000 per annum, subject to: • Approval in Council's annual budget; • Training consisting of at least 2 full days; • 25 to 30 participants taking part.

Background

The Peel Chamber of Commerce & Industry Inc (PCCI) has supported the business community and broader community in the Peel region since 1960.

The City has provided funding to PCCI for a number of years and for a variety of purposes, including membership recognition, event sponsorship, education and training programs, and a CCIWA business membership program.

PCCI have also historically managed 11 of the 16 banner poles on Mandurah Road for commercial wayfinding advertising. This arrangement has been at zero cost to the City, with PCCI retaining the remaining profit after all costs, and the City utilising the 5 remaining banner poles for public messaging.

In February 2021, Council resolved to adopt the Advertising in Road Reserves Council Policy, addressing infrastructure in road reserves considered to be for the purposes of commercial wayfinding advertising (including bench seats and illuminated signs, and ceasing the use of banner poles which are to return to the City for public messages).

The Council Policy now only allows bench seats to be used as a local visual wayfinding advertising medium.

This new service agreement is an opportunity to finalise the handover of the 11 banner poles historically managed by PCCI, and to appoint PCCI as the manager of the bench seat assets as part of an orderly transition of wayfinding advertising opportunity from banner poles to the bench seats.

Comment

Context
A strong chamber of commerce supports a strong local economy.

A chamber of commerce has several functions supporting the economic development and growth in a community through:

- facilitating business networking and sales/ supply chain opportunities
- facilitating skills development and training as well as information sharing
- supporting business collaboration and success through introductions and advice
- promotion of the local economy/ businesses and investment attraction
- advocacy on behalf of local businesses on local and regional issues

Through these activities, member and non-member businesses are supported to grow and succeed, providing more goods and services to the local community and providing job opportunities to residents.

In order to support its membership base and the broader local economy successfully, a Chamber of Commerce needs adequate funding and resources to carry out these functions. Part of this funding comes from fees paid by the members of the chamber (similar to a local government rates base), and this is commonly additionally supplemented by funding from the local government/s or other organisations in the area that the chamber serves (similar to the state and Commonwealth grants received by a local government).

This funding can commonly take several forms ranging in complexity and depending on the maturity and capability of the chamber. Typically, these funding agreements could be set out in the structure of grant funding, sponsorship funding, and/ or through the provision of services on a fee basis, depending on the expectations of service delivery and value of the funding body.

Given the benefits of a successful chamber flow outside its membership base to the broader local economy and job creation for residents, ideally funding should be provided on a basis which allows the chamber to reinvest into the programs and services that it provides to the business community – providing further support for local economic growth and job creation for residents.

As a not-for-profit entity, the beneficiaries of funding to and services from the Chamber of Commerce are the business community and local economy as-a-whole (similar to a local government).

Previous funding agreement

Over the past 5 years, funding of $30,500 p.a. has been provided to PCCI, comprised as follows:
- Sponsorship of the Chamber of Commerce & Industry WA (CCIWA) One and Many membership ($12,000)
- Platinum Membership ($3,500)
- Annual Awards sponsorship ($15,000)

As part of the historical funding arrangement, PCCI were required to provide the following documentation to the City:

- Strategic Plan;
- Annual Report;
- Annual budget and financial statements;
- Quarterly financials;
- Quarterly report on business activities;
- Acquittals and
- Business Plan.

PCCI also provide an ex-officio position on its Board to the City, which is filled by the City's Director of Strategy and Economic Development.

Proposed funding agreement
The services in the new agreement are proposed to be structured around milestone deliverables, with details proposed as follows:

1) Platinum Partnership membership level $3,500 per annum (continuing)
- Annual membership at the 'platinum partner' level.
- City of Mandurah to receive all benefits associated with this membership tier.
- To be paid annually on renewal, after receipt of a compliant invoice for payment.

2) Event sponsorship up to a maximum of $30,000 per annum
- To include sponsorship of the annual ticketed awards event of $15,000 per annum (continuing).

- Up to $15,000 per annum to deliver a series of events in Mandurah throughout the year, with a number of objectives:
  - To bring the broad business community together and promote collaboration and business opportunities.
  - To add value through a speaker presentation on a current or emerging topic of interest
  - To provide an opportunity for the City of Mandurah to give an address and share information with the business community.
  - Key events to be held during the year (i.e. economic breakfast), targeting approx. 80 – 100 attendees.
  - Additional minor events to be held during the year (i.e. seminar or training event), targeting approx. 20 – 40 attendees.
- Deliverables for each event to include post event evaluation report, including attendee details, details of topics/ speakers/ other event feedback.
- The venue, nature, topics and speaker for each event is to be set by or agreed by the City in advance. Attendance at the event by Mandurah business owners/ managers etc is to be free of charge.

3) Local business advertising support for wayfinding purposes (new - zero cost)

- PCCI to take over management/ administration of the City's bench seat assets and to fulfil requests for advertising from local businesses for the purpose of wayfinding.
- Mandurah Road banners to be discontinued from commercial advertising and handed over to the City for exclusive use in community/ seasonal messaging.
- PCCI to retain the profit earned from the sale of advertising for wayfinding purposes to local businesses after related expenditure (all requests/ artwork to be in accordance with the Advertising in Road Reserves Council Policy)
- Advertising on the bench seats to be available equally to businesses who are members and non-members of PCCI, for the purposes of wayfinding in accordance with the Advertising in Road Reserves Council Policy.
- All costs associated with the design, fabrication, installation and maintenance of advertising signage to be the responsibility of PCCI, and the reasonable ongoing maintenance of the bench seat assets to be met by PCCI (unless otherwise agreed by the City if/ when appropriate).

To support item 3 above, minor amendments to the Advertising in Road Reserves Policy are suggested/ recommended as follows (additions in **bold**, deletions in ~~strikethrough~~):

- "Wayfinding signage must be located within a ~~2~~ **five** kilometre radius to the business or entity to which they relate".
  - At a driving speed of 60kph, 5km is 5 minutes of travel, which is a reasonable proximity to a business for wayfinding purposes and reduces restriction/ improves the opportunity to leverage these assets.
- Wayfinding for any one person, business or other entity is limited to a maximum of ~~two~~ **three** locations.
  - Expanding this maximum will improve the opportunity to leverage these assets, with the restriction around the proposed 5 km radius to simultaneously apply.

Consultation

PCCI have been consulted on the proposed services.

Statutory Environment

N/A

Policy Implications

As indicated, minor amendments are proposed to the Advertising in Road Reserves Council Policy to enhance the facilitation of this service agreement in relation to the bench seat assets.

Financial Implications

The proposed funding is within the existing operating budget and LTFP for Transform Mandurah – no additional funding required.

Furthermore, this service agreement will alleviate staff resources from the need to actively manage the bench seat assets and will facilitate the return of the banner pole assets for use in community/ seasonal messaging.

Risk Analysis

If the new Service Agreement (or an extension of the existing Business Membership Agreement) funding is not approved by Council, the following risks apply:

- Economic Risk – Peel CCI may have limited financial capacity to function, and thereby support its local business membership and broader business community. This could in turn impact the sustainability of local businesses and require the City to play a greater support role and provide more direct funding to business initiatives in future.
- Reputational Risk – The Mandurah business community may perceive the City of Mandurah as not addressing or supporting the needs of the local business community, or supporting the provision of goods and services and job creation that the local business community provides to residents.

The proposed Service Agreement also has the potential to create a positive resource impact for the City, where staff resources are currently not in place or identified to actively manage the bench seat assets in future.

Strategic Implications

The following strategies from the City of Mandurah Strategic Community Plan 2020 – 2040 are relevant to this report:

Economic:

- Promote and foster investment aimed at stimulating sustainable economic growth.
- Facilitate and advocate for sustainable local job creation, and industry growth and diversification.
- Actively partner and engage with business and industry to support Mandurah's entrepreneurial capacity and capability.
- Advocate for and facilitate opportunities for improved education, training and skill development opportunities in Mandurah.
- Establish and leverage opportunities with key stakeholders to achieve sustainable economic outcomes with due consideration to environmental impacts.

Organisational Excellence:

- Demonstrate regional leadership and advocate for the needs of our community.
- Ensure the City has the capacity and capability to deliver quality services and facilities through accountable and transparent business practices.
- Ensure that our actions maintain a sustainable balance between economic growth, the environment and social values.

Conclusion

The City has placed considerable investment emphasis on economic development in recent years, with a strong focus on tourism, entrepreneurship, place making and small business support. This investment has begun to show results with the attainment of numerous Tourism Awards, a growing project investment pipeline, and unemployment in Mandurah currently lower than that in Greater Perth and WA (currently for the longest period on record).

Continued prudent investment in the Peel Chamber of Commerce and Industry is aimed at strengthening its ability to support local business growth, which in turn further strengthens Mandurah's local and regional economy and supports job creation for residents.

The proposed Service Agreement is within the existing budget, and has positive impacts for the broader community, including direct benefit to non-PCCI members who would be able to access free attendance at the sponsored events and access the managed bench seat assets on an equal footing with PCCI members.

NOTE:

- Refer ***Attachment 4.1*** ***Advertising in Road Reserves Council Policy***

RECOMMENDATION

That Council:

1 Endorse the Chief Executive Officer to negotiate and finalise a Service Agreement with PCCI on the basis outlined in this report.

2 Endorse the proposed amendments to the Advertising in Road Reserves Council Policy as detailed in Attachment 4.1, in support of the above.

Advertising in Road Reserves Policy

POL-RDS 08

Objective:

The purpose of the Advertising in Road Reserves Policy (Policy) is to ensure a strategic approach to signage for commercial uses, which addresses road and pedestrian safety, the public versus private interests, reduces visual pollution, ensures advertising is consistent with the City of Mandurah (the City) plans and policies and ensures signage contributes to the amenity of the City.

Whilst this Policy does not address the requirements for signage located within private property or crown land not vested in the City or signage used by the City of Mandurah for its own messaging, the Policy is consistent with the objectives of the City's Local Planning Policy LPP2 Signage and relevant local laws.

Statement:

1. Scope

This Policy applies to commercial advertising on bench seats located in road reserves in the City of Mandurah.

Advertising bench seats should be aligned with the following:

- City of Mandurah Public Health and Wellbeing Plan 2020 – 2023;
- City of Mandurah Strategic Community Plan 2020 - 2040; and
- Council Alcohol Management Policy POL-PBH 04.

1.1 Advertising Permitted

Advertising will be used primarily for the purposes of wayfinding for the following:

- Local businesses, person or entity that have the relevant approvals to operate out of an established premises within the district of Mandurah; and
- Shopping Centres, Commercial or Industrial Precincts.

1.2 Advertising Prohibited

The following advertising is prohibited:

- Depict images of unhealthy food;
- Promoting smoking or tobacco products;
- Depict images that promote alcohol or the consumption of alcohol products; or
- Include content that is considered by the City to be false, deceptive or misleading, considered by the City to be offensive or discriminatory or not in the spirit of this Policy.

There will be no option for the City to advertise in a road reserve using illuminated street signs.

2. Bench Seats

2.1 Purpose of Advertising

Bench seats are for the primary purpose of providing an affordable option for businesses to advertise their location. Bench seat advertising must be used for the purposes of wayfinding.

2.2 Location and placement

The following conditions relate to the location and placement of signage on bench seats:

- Advertising will be permitted on a limited number of bench seats in locations determined by the City of Mandurah. The total number of bench seats available throughout the City for commercial advertising is 30.
- Placement of advertising is only allowed at bench seats located at bus stops.
- Wayfinding signage must be located within a five-kilometre radius to the business or entity to which they relate.

Wayfinding for any one business, person or other entity is limited to a maximum of three locations. Signage should have regard and consider the streetscape and amenity impact of the immediate environment.

2.3 Advertising

The following conditions relate to the display of bench seats:

- Advertising must include business names only and must not contain images that are noncompliant with section 1.2 of this Policy.

3. Other conditions

The City may impose additional conditions on any approval or contract relating to illuminated signs or bench seat advertising provided that it does not conflict with this Policy.

4. Commercial infrastructure prohibited

Advertising on banner poles, bus shelters and bins is not permitted for commercial purposes.

5. Advertising and Signage Generally

All signage must be in accordance with the City's Planning Policy LPP2 Signage and relevant local laws.

Responsible Directorate: Built and Natural Environment

Reviewer: Technical Services

Creation date and Reference: 23 February 2021, Minute G.4/2/21

Last Review: 22 August 2023, Minute G.7/8/23

Amendments			
Version #	**Council Approval Date, Reference**	**Date Document In force**	**Date Document Ceased**
1	23 February 2021, Minute G.4/2/21	24/02/2021	23/08/2023-
2	22 August 2023, Minute G.7/8/23	23/08/2023	
3 (draft)	28 May, 2024 (draft)		

5	**SUBJECT:**	City of Mandurah – Community Safety Strategy 2024-2029
	DIRECTOR:	Place and Community
	MEETING:	Council
	MEETING DATE:	28 May 2024

Summary

The City of Mandurah has prepared a draft Community Safety Strategy 2024-2029 (the Strategy) intended to guide the City's decision-making, resourcing, and initiatives towards safer neighbourhoods over the next five years. The Strategy is the culmination of extensive research and engagement and adopts a placed-based community development approach. It emphasises sustainable, holistic approaches to safety, informed by community needs. Key themes identified through extensive engagement activities include hooning, CCTV, graffiti and increasing police presence.

The City's former Community Safety and Crime Prevention Strategy 2017-2022 delivered various achievements including Community Safety programs and strategies, collaborations with Police, state government agencies, the community sector and improvements in CCTV, lighting, and other infrastructure.

The new Strategy focuses on partnerships, place, and people, aiming to articulate the City's role, advocate for resources and prioritise community-based projects. It includes initiatives that build knowledge and capacity such as the proposed Safety Incentive Scheme and increased support for vulnerable residents.

The draft Community Safety Strategy 2024-2029 (as per Attachment 1) is presented to Council for approval to advertise for public comment.

Disclosure of Interest

Nil

Location

N/A

Previous Relevant Documentation

• G.10/05/22	24/05/2022	Strategic Community Plan 2020-2040 Desktop Review
• G.05/07/18	24/07/2018	Liquor Accord, Communities That Care, Youth Alcohol Strategy & Community Safety
• G.10/06/17	13/06/2017	Community Safety and Crime Prevention Strategy Launch 2017-2022
• G.11/02/17	14/02/2017	Community Safety and Crime Prevention Strategy
• G.13/01/16	27/01/2016	Community Safety and Crime Prevention Strategy Plan Achievements & Future Strategies

Background

The City's inaugural Community Safety and Crime Prevention Strategy 2017-2022 delivered a collaborate approach to work with local community, businesses, Not for Profits, WA Police and various State and Federal agencies to address the key outcomes identified as priorities for the community. During the delivery of this Strategy, the City's Community Development model shifted from a 'gap' approach to a strength-based approach that focused more on empowering community members. Key successes throughout the time included:

- Development of a Mandurah Homelessness and Street Present Action Plan.
- A three (3) year Memorandum of Understanding (MOU) with WA Police enhancing cooperative efforts.
- Community activations in targeted locations that reduced vandalism.
- Strengthening the Mandurah Liquor Accord.
- Family and Domestic Violence network developed.
- Improved City-Police collaboration at all levels and a partnership approach to community safety.
- CCTV network was increased across various community sites and facilities.
- Waterfront Eastern Foreshore development lighting was improved.

Given these successes, when the former Strategy expired, it was considered advantageous to create a new one. In preparation of the new Community Safety Strategy 2024-2029, the City held wide ranging engagement and feedback activities that included:

- Various local community networks, groups, and organisations.
- A telephone Safety Survey to residents implemented by a third party.
- A Local Business forum with an external facilitator.
- Ward-based engagements in local shopping centres with an online survey via Survey Monkey.
- A Community Safety Forum, held with an external facilitator.
- Consultation with City staff organisational-wide.

Through an extensive engagement process with community, several key themes emerged that were distilled into three pillars that form basis of the strategy: Partnerships, Place and People.

Comment

The draft Community Safety Strategy 2024-2029 continues to build on the work from the previous Strategy, further strengthening the place based, community development approach. The Strategy will introduce a range of new and innovative actions and supports that will combine to continue to develop safe and connected neighbourhoods for Mandurah residents to thrive within. The strategy proposes an increase of one additional staff member for a period of five years to ensure initiatives within the Strategy can be implemented.

This Strategy will lay the foundations for developing sustainable, holistic approaches to well-being and safety, informed by the unique characteristics and needs of the Mandurah community. The focus is on building knowledge, capacity and ownership that promotes safety, resilience, and connection for all residents.

This Community Safety Strategy 2024-2029 sets out a pathway to:

- Articulate the City's role to support and build community approaches to safety and crime prevention.
- Provide advocacy around resourcing across all levels of Government.
- Build positive, strength-based relationships with all key stakeholders.

- Build City capacity to foster a neighbourhood level approach to safety and crime prevention.
- Provide a framework to prioritise community-based initiatives and identified needs.
- Optimise the allocation of resources to drive community outcomes.
- Support alignment of community safety work with other strategies endorsed organisation wide.

The Strategy is underpinned by an Implementation Plan that identifies the many initiatives that would be delivered over the five-year period to activate spaces, continue application of Crime Prevention Through Environmental Design (CPTED) and environmental considerations, address residents' perceptions, provide education and support and develop a shared understanding between the City, residents, and stakeholders, including WA Police. The Community Safety Strategy will deliver a suite of activities, workshops and programs that build capacity, local linkages and provide information at the neighbourhood level with aim to activate and connect both neighbours and neighbourhoods.

One of the new initiatives in the Draft Community Safety Strategy 2024-2029 is the proposed introduction of a Security Incentive Scheme that encourages residents to improve their safety. The annual cost estimate per annum is $50,000, and the scheme encourages residents to design out opportunistic crime by:

- Providing a small financial incentive through a rebate to encourage residents to adopt hardware measures that increase the security of their home, thus reducing opportunities for offenders to commit crimes.
- Providing a conduit for City staff to engage with residents about additional tangible safety measures they can adopt.
- Recognising that increasing the use of these measures in the community produces a longer-term, increased community benefit through the reduction of opportunistic crime.
- Linking into providing a response to residents affected by opportunistic crime in identified hot spot locations.
- Increasing CCTV coverage to assist WA Police in responding to crime. By increasing the registration of forward-facing, privately-owned cameras in the City (with cameral owner permissions) without large capital expenditure.
- Providing vulnerable residents, particularly older people, and those with disability the opportunity to register with Safe and Found. Safe and Found is a WA Police initiative that supports those with both memory, language, and cognitive disorders to find their way home sooner and with less associated trauma for themselves and their families.

The Implementation Plan will be reviewed regularly and reported on annually informing the delivery of these actions and budgets.

Youth Advisory Group Comment

The Community Safety Strategy 2024-2029 was considered by the Youth Advisory Group (YAG) at its meeting on 1 November 2023 and the following recommendations were made:

"The Youth Advisory Group has reviewed the community safety strategy and supports both the strategy and the ongoing consultation process being conducted with residents. The group appreciates the time and effort that has gone into a thorough community consultation by the City and acknowledges the focus on a "holistic approach" to help at-risk communities. The YAG however notes that more thought needs to be given to preventing anti-social behaviour. Especially for at-risk young people as from the consultation, the group understands that there is currently no plan to collaborate with schools or other community groups."

Officers have considered the comments by YAG. Subsequently, information was added to the Community Safety Strategy that draws more of a direct link to the Youth Strategy, which already makes provisions for "diversionary programs" to support young people who may be at risk and disengaging from education.

Statutory Environment

- Criminal Investigation Act 2006
- Surveillance Devices Act 1998
- State Records Act 2000
- Freedom of Information Act 1992 and
- Evidence Act 1906

Policy Implications

NA

Financial Implications

The financial implications of the Community Safety Strategy 2024-2029 are included in the Implementation Plan. The anticipated expenditure to implement year one of the Community Strategy is included in the City's 2024/25 budget.

To address the Community Safety Strategy's articulated workflow and actions there has been a request to provide an additional one full-time employee within the Community Development team to be assigned to safety actions and programs for the period of the Strategy, which is five years. The allocation of funds to implement the Strategy will be determined through the annual budget process.

External grants will be applied for where practicable. The City has been successful in receiving a grant of $197,985.81 from the State Governments Department of Justice, to deliver a two-year Stronger Suburbs Cocoon Project for residents. The scope of the project includes utilising WA Police data to focus efforts on known crime hotspots and support the community with information, education and support to build capacity and improve target hardening. For example, the grant funds would be used to promote a checklist for residents to use and make changes at their property to design out crime, and distribute a Safety Directory containing information on how to report different safety matters.

Risk Analysis

Community Safety and perception of safety can influence an area with profound impact. Without a guiding strategy, there is a risk that the groundwork, developed relationships, and built capacity over the last five years developed through the previous Strategy, may become diluted in its impact as well as inequitable in terms of where resources are directed. A clear, Community Safety Strategy can be used to advocate for more funding and resources, develop positive local knowledge, skills, and perceptions, whilst also working to engage with both internal and external stakeholders to better focus common efforts.

Strategic Implications

The Community Safety Strategy 2024-2029 aligns with several objectives of the (draft) Strategic Community Plan 2024 – 2044.

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

Community
2.1. Access to support services that enhance opportunities for everyone
2.2. Safe and connected communities
2.3. Inclusive and welcoming places, spaces and neighbourhoods
2.5. A healthy lifestyle and healthy community, with an emphasis on prevention

Leadership
4.1. A clear and shared vision for Mandurah's future
4.2. Sound decisions based on evidence and meaningful engagement
4.3. Effective advocacy focused on the needs of the community and strong relationships with key stakeholders
4.5. Responsible, transparent, value for money delivery of well planned, sustainable, projects, programs and services

Consultation

The Community Safety strategy was informed through extensive community engagement, with over 800 people involved through different consultations including telephone survey, online survey, shopping centre engagements, focus groups, community workshops, business forum and through networks.

It's proposed that the following engagement and communication will occur:

- Strategy and Implementation Plan added to Mandurah Matters
- Social Media post
- Inclusion in City digital newsletters
- Mandurah News and Events

Following that period, the Strategy will be presented to Council for further consideration, highlighting any feedback and changes from the Community consultation.

Conclusion

The Draft Community Safety Strategy 2024-2029 responds to information and feedback garnered through consultation and engagement activities. It is considered appropriate to circulate the full draft in the public realm to check in and seek any further views or comments.

NOTE:

- ***Attachment 5.1: Draft City of Mandurah Community Safety Strategy and Implementation Plan***

RECOMMENDATION

That Council:

1. **Approves the Draft Community Safety Strategy 2024-2029 for advertising for a minimum period of four weeks.**

CITY OF MANDURAH

Community Safety Strategy 2024-2029



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Acknowledgement of Country

The City of Mandurah would like to acknowledge the Bindjareb people – the traditional custodians of this land – and pay respect to all Elders, past and present.

We wish to acknowledge and respect their continuing culture and the contribution they make to the life of this City and the region.

Mayor's Message

[Mayor's Message to be added once endorsed]

Rhys Williams
Mayor, City of Mandurah



Community Safety – Introduction

Mandurah is a unique place, where people come together to work, live and play. It is a city with a village heart, that wraps itself around community, working to provide a feeling of connection, possibility, and safety for all.

The City has consistently committed to collaborating with the local community, businesses, organisations, community services, WA Police, and State and Federal Government in addressing community safety. This commitment involves effectively using the resources to tackle numerous key outcomes in the preceding Community Safety and Crime Prevention Strategy 2017-2022.

The City's Community Safety Strategy 2024-2029 illustrates its ongoing commitment to executing coordinated initiatives, seamlessly integrated into broader city strategies. This dedication is evident in the collaborative endeavours of all city business units, each contributing distinct roles to ensure community safety, forming a unified network focused on safeguarding the community.

Moving towards a community development approach, this strategic shift aims to build upon the accomplishments of the previous Community Safety and Crime Prevention Strategy while also addressing additional needs pinpointed through consultations with stakeholders.

The central theme is the promotion of community-based action to prevent, prepare, and respond to community safety concerns and perceptions, including crime prevention. Adopting a partnership approach to community safety, the City of Mandurah is committed to building and enhancing community knowledge, connectedness, and a strong sense of community. Together, we aim to see the village thrive with that all-important connection, fostering an environment where strong crime prevention is integral to community well-being.

In developing the new Community Safety Strategy 2024-2029, the City consulted extensively with community, actively listening to a diverse array of perspectives.

Around 800 residents and key stakeholders told us what safety meant to them and what they believed the City could do to strengthen and encourage a safer community.

In addressing the priorities identified, the City's Community Safety Strategy 2024 -2029 proposes three key pillars:

- **Pillar One: Partnerships**
  Foster a safer community by working together and leveraging the strengths of different stakeholders to maximise positive outcomes.
- **Pillar Two: Place**
  Design, establish and maintain public places and infrastructure that create positive interactions, enhance safety and reduce opportunistic crime.
- **Pillar Three: People**
  Empower people with the knowledge, understanding, resilience and capacity to contribute effectively toward a safer community.

Community Safety and Crime Prevention 2017-2022: Key Achievements

The City's Community Safety & Crime Prevention Strategy 2017 – 2022 was the catalyst for implementing new initiatives.
Key progress and achievements include:

Homelessness & Street Present	• Developed a Sector led 2-year strategy. • Successfully implemented the Assertive Outreach trial that resulted in ongoing State Government support through extension of the HEART outreach initiative.
Memorandum of Understanding (MOU) between WA Police and the City of Mandurah	• The City and WA Police agreed to an MOU that provides for a streamlined way the City worked with Police to access City information to best serve the local community.
Activations	• Localised events were delivered over three years, to activate our suburbs and encourage community connections.
Networks (all ongoing)	• Developed and supported networks to ensure all stakeholders were able to clearly communicate, share information and support where needed.
CCTV	• Additional cameras were added to the network at key locations across the City including City facilities.
Lighting	• Lighting audits conducted in key locations including improved lighting as part of the Waterfront Development.
Service Review (2019)	• The City Community Safety Team roles were diversified into a contemporary, community development place approach. This ensured City officers worked with the local community to promote crime prevention and safety.
The Implementation of Crime Prevention Through Environmental Design (CPTED)	• The City developed an internal resource to ensure CPTED principles were considered across all business units and City projects.

Mandurah Profile

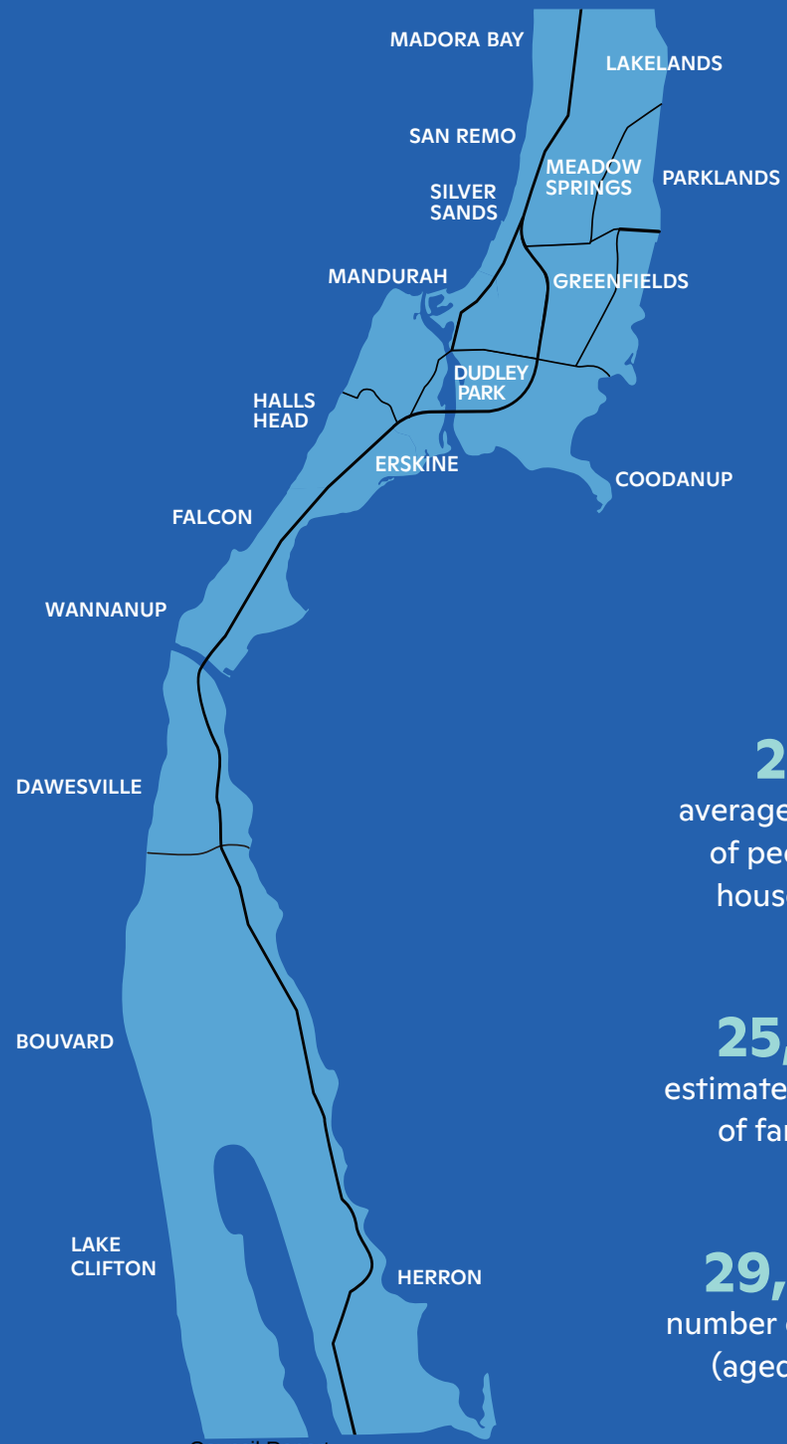
9,838
people, or 13.2% of the population, are volunteers.

2.9%
of popluation are First Nations People.

959
SEIFA Index showing Mandurah has more socio-economic disadvantage than Greater Perth.

100,413
Mandurah's forecasted population for 2024, expected to grow to 116,752 by 2046.

44,141
dwellings (homes).



2.3
average number of people in household.

25,111
estimated number of families.

29,091
number of seniors (aged 60+).

52km
of coastline.

18
suburbs.

174km²
land area.

21
primary schools.

7
secondary schools.

1
university.

1
tafe.

Source: id forecast (https://forecast.id.com.au/mandurah) and WALGA Local Govt Directory

Community Safety Strategy – Strategic Context

The Community Safety Strategy is aligned to the Strategic Community Plan and is one of the City's key informing documents as part of the City's Strategic Framework.



Place people want to visit

Proud to call home

Inclusive and welcoming places, spaces and neighbourhoods

Education and training opportunities

A healthy lifestyle and a healthy community

Access to support services

Connected communities

Safe

Connection with other City Strategies



Strategy: City of Mandurah – Place Enrichment Strategy

Endorsed in 2023, the Place Enrichment Strategy aims to create neighbourhoods that are thriving, resilient and socially connected where residents feel proud to call home. It takes a place-based approach across Mandurah, implementing initiatives to build capacity, create friendly places, activate neighbourhoods and create strong communication.



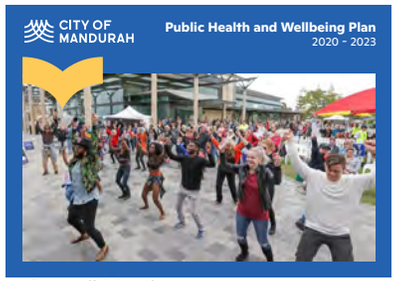
Strategy Mandurah Homelessness and Street Presence Strategy 2021 - 2023

Endorsed in 2021 (and currently being updated), this strategy aims to work collaboratively to end homelessness and ensure there is a place for everyone. It had four main objectives; Accessible accommodation; Effective support systems; Meaningful systemic change; and Ensuring safety and security.



Strategy: City of Mandurah - Youth Strategy 2021 - 2026

Endorsed in 2021, the Youth Development Strategy enables the City to be clear in its direction to ensure young people are central to designing and delivering projects, places and services that impact young people. The Strategy is underpinned by four key areas: Local Spaces and Places; Learning and Working; Connection and Wellbeing; and Leading and Creating.



Public Health and Wellbeing Plan

Endorsed in 2020, the Public Health and Wellbeing Plan is required under the Western Australian Public Health Act 2016 and aligns with the State Public Health Plan for Western Australia 2019-2024. It aims to enhance the health, wellbeing and safety of all Mandurah residents through aligning with the City of Mandurah's Strategic Community Plan 2020 - 2040 and relevant State and Federal strategies and policy documents.



Role of Governments

Article 3 of the United Nations Declaration of Human Rights states "Everyone has the right to life, liberty and security of person." To make this a reality, each tier of government takes on responsibilities in an effort to create a safe community, with individuals and groups also contributing through good citizenship.

Federal Government

The Federal Government plays a significant role in community safety, with responsibilities for legislative frameworks, policy and resourcing for high-level safety matters like national security, border protection, cyber-security, counterterrorism and emergency management.

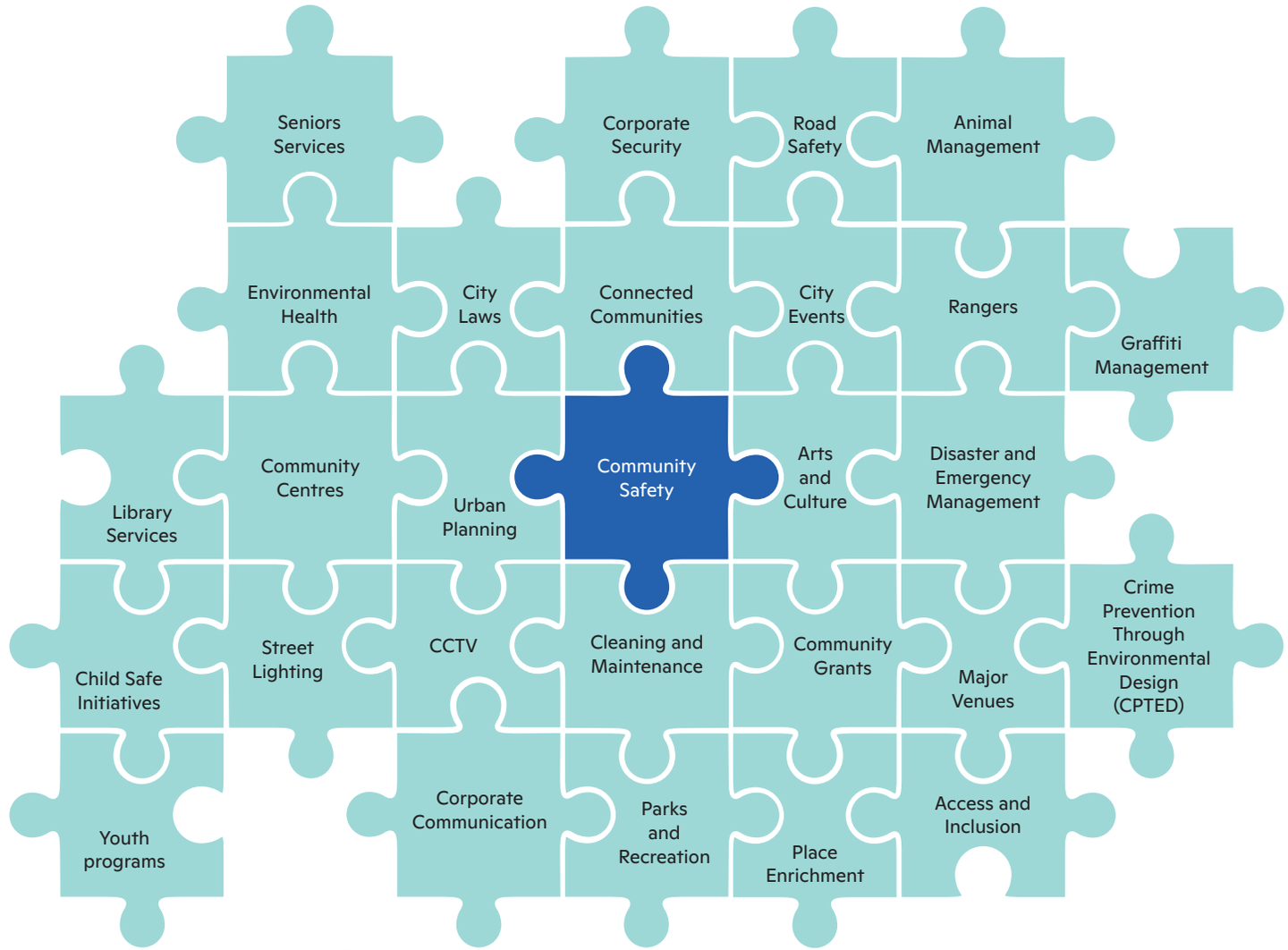
State Government

The Western Australian State Government is at the forefront of community safety in Western Australia, primarily through WA Police who are responsible for law enforcement, maintaining order, preventing crime and ensuring public safety. The State Government is also responsible for legislation, regulation, policy, services and resourcing areas like homelessness, family and domestic violence, child protection, education, emergency services, health, mental health, road safety and more that are central to a safe community.

Local Government

As a local government, the City of Mandurah plays a broader role in the social response to keeping our community safe through advocacy, facilitation, support and raising awareness. We also undertake some more direct roles in keep our places feeling safe, such as cleaning off graffiti and responding to vandalism on City-managed land, providing CCTV, responding to public safety, and designing public spaces that deter crime or anti-social behaviour.

Example of City of Mandurah services that incorporate positive community safety outcomes



Role of Community

We can all play a part towards a safer Mandurah by ensuring our attitudes, actions and behaviours have a positive impact within our communities. Residents, communities and businesses can take meaningful steps to improve safety, like getting to know your neighbours, joining a residents group or Liquor Accord, reporting all incidents of crime to Police or the relevant authority, being informed about safety and security matters, and making good individual choices to deter opportunistic crime (like not leaving valuables in your car, and making sure your home is secure).







Developing the Community Safety Strategy

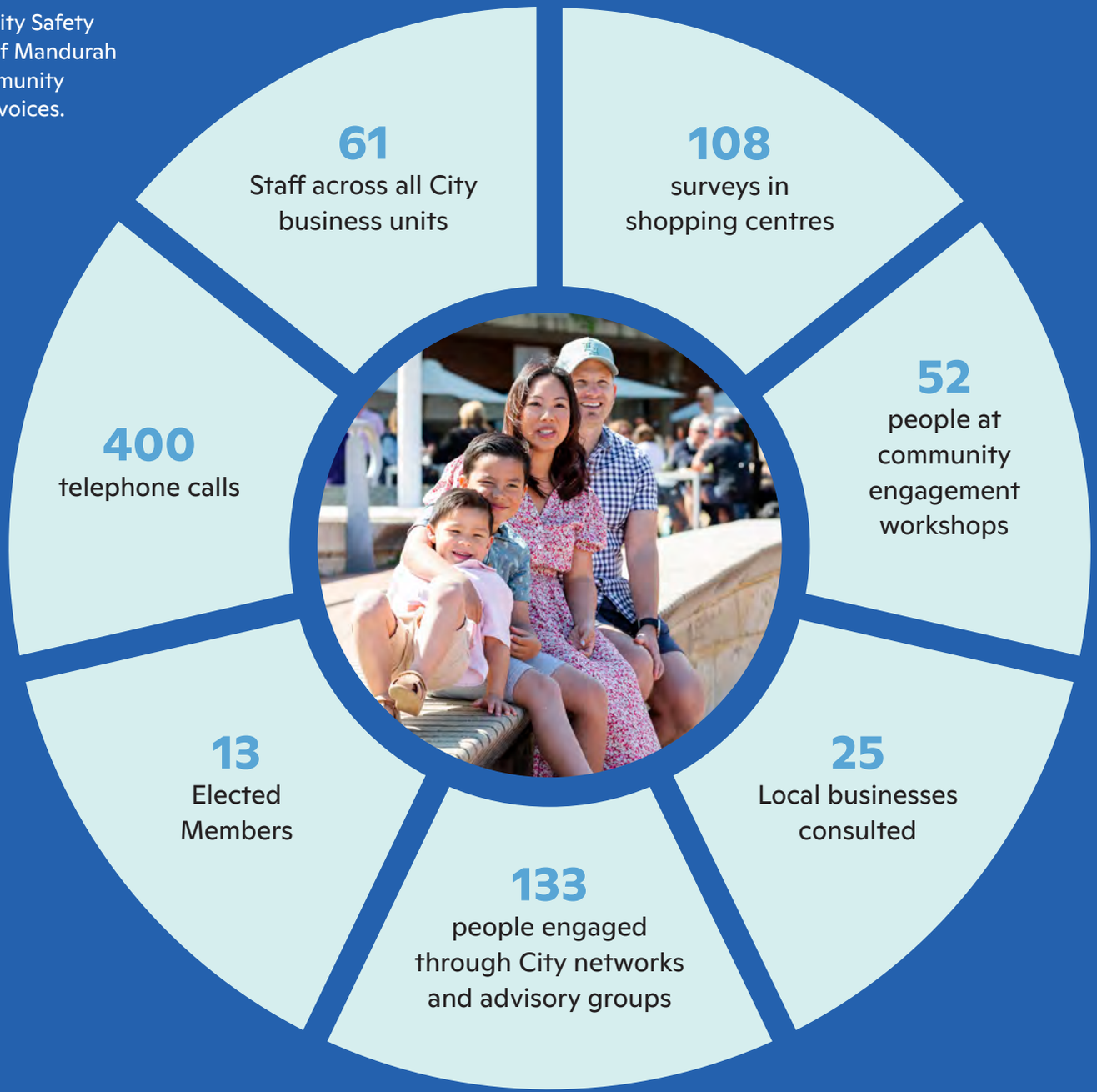
The activities that were undertaken in developing the Strategy included:



Community Consultation

In developing the new Community Safety Strategy 2024 - 2029, the City of Mandurah consulted extensively with community and listened to a wide range of voices.

Over 700 residents and key stakeholders told the City what safety meant to them a nd what the City could do to strengthen and encourage a safer community.



Community Feedback





Community Safety Strategy Framework

Strategic Goal Everyone within Mandurah experiences a sense of safety and community connection.

Pillars	Partnerships	Place	People
Key Features	• MOU with WA Police • Key stakeholder relationships are supported • Community capacity building opportunities • Liquor Accord • Safety Information Directory • Annual Summit	• Community safety resources produced and distributed • Lighting audits undertaken and actioned • Eyes on the Street re-established • CCTV networks maintained • Graffiti management	• Safety rebates • Preventing opportunistic crime
Priorities	• Leadership • Advocacy • Relationships • Engagement • Facilitation	• CPTED Principles • CCTV - Masterplan • Positive identity • Sense of Belonging • Recognition of unique qualities	• Equitable approach • Community and social connections • Supporting Residents • Empowerment through knowledge • Resilience
Outcomes	• Responsive, informed stakeholders. • Positive, collaborative, strong partnerships.	• Secure, connected, planned for places. • Activated, cared for safe, spaces and places.	• Equitable, community involvement. • Communities empowered through knowledge.



Pillar One: Partnerships

Strategic Goal 1: Through informed leadership, coordination, and advocacy the City of Mandurah aims to enhance, strengthen, and progress towards a safer, connected community for all residents, workers and visitors.

Objectives:

1.1 Deliver and assess the City's collaborative efforts with all stakeholders to ensure ongoing and new actions have a positive impact with the local communities.

1.2 Develop and maintain positive communication and collaborative linkages with WA Police to ensure a consistent, localised approach is used that maximises community benefit.

1.3 Deliver initiatives that work collaboratively with local business to build knowledge, skills, and capacity to respond proactively to safety issues.

1.4 The City of Mandurah advocates at all levels of government to ensure local needs are identified, heard, and responded to proactively.

Projects/Actions	Objectives	Funding Type	Resourcing	Year 1 24/25	Year 2 25/26	Year 3 26/27	Year 4 27/28	Year 5 28/29	Measures of Success	Responsibilities
Networks are established and maintained with key stakeholders to maximise safety outcomes by working together.	1.1; 1.2; 1.3	Within existing budget	Finance	$1,000	$1,000	$1,000	$1,000	$1,000	1. Number of meetings undertaken. 2. Examples provided of Improved safety outcomes generated by working together.	CEO Director, Place and Community Executive Manager – Community Services
		Internal (staff costs)	-	-	-	-	-	-		
Support local initiatives that address street present behaviour and its impact i.e., Homelessness Week Pop Up Events. ***Aligns with actions identified in the sector-led Homeless and Street Present Strategy.***	1.1; 1.4	Within existing budget	Finance	$2000	$2000	$2000	$2000	$2000	1. Number and effectiveness of local initiatives developed.	Executive Manager – Community Services
		Internal (staff costs)	-	-	-	-	-	-		
The City of Mandurah provides meetings (as needed) for internal staff to share information and work collaboratively on Community Safety topics.	1.1; 1.4	Within existing budget	Finance	-	-	-	-	-	1. Number of internal meetings held. 2. Examples of value gained from the meetings.	Executive Manager – Community Services
		Internal (staff costs)	-	-	-	-	-	-		
Facilitate the Liquor Accord and provide opportunities for communication, sharing data, knowledge building and collaboration with both WA Police and local licensed businesses that includes developing actions and collateral with a focus on community safety and reduction of alcohol related anti-social behaviour.	1.2; 1.1; 1.3	Within existing budget	Finance ($'000) (1 FTE)	$2500	$2500	$2500	$2500	$2500	1. Reduction in crime related incidents related to alcohol.	Executive Manager – Development and Compliance
		Internal (staff costs)	-	-	-	-	-	-		

Projects/Actions	Objectives	Funding Type	Resourcing	Year 1 24/25	Year 2 25/26	Year 3 26/27	Year 4 27/28	Year 5 28/29	Measures of Success	Responsibilities
Review current Memorandum of Understanding (MOU) with WA Police in 2024 with an intention to renew.	1.2; 1.1; 1.3	Within existing budget	-	-	-	-	-	-	1. Reduction in crime related incidents related to alcohol.	Executive Manager – Development and Compliance
		Internal (staff costs)	-	-	-	-	-	-		
Provide local initiatives that build capacity utilising a neighbourhood-based approach that includes fostering positive engagement with local Police in response to crime hot spots which are informed by relevant data. i. Provide Street Meet and Greets in crime hotspot locations to develop residents' engagement, knowledge, and capacity. ii. Research examples that demonstrate positive outcomes via collaboration with local government and the Police. iii. Partner with high profile businesses to provide pop up sessions aligned with Safety Week, Easter and at other times as agreed upon byboth parties. iv. Promote safety week each year with aligned pop-up events.	1.2, 1.4	New external budget	Finance	$20,000	$20,000	$20,000	$20,000	$20,000	1. Evidence based programs are researched. 2. Programs are developed and evaluated. 3. Feedback from residents is collated and tracked.	Executive Manager – Community Services
		Grant funding – Dept Justice submitted (100,000 per year -2-year term) (GCDO)		1 FTE	1FTE	-	-	-		
Address community safety including perceptions of safety (funding opportunities) to support the City's response. I. Monitor local crime statistics in the City Centre and track trends and other relevant data sets to identify emerging issues and explore potential responses. II. Implement those good practice examples that secure funding. III. Evaluate programs and measure against collected data.	1.3; 1.4	New Internal budget		-	-	-	-	-	1. Examples are identified, trialled, and evaluated. 2. Grants are identified, and applications submitted. 3. Crime data sets are collated and used in evaluations.	Executive Manager – Community Services
		0.5FTE (CCDO)		1FTE	1FTE	1FTE	1FTE	1FTE		

Projects/Actions	Objectives	Funding Type	Resourcing	Year 1 24/25	Year 2 25/26	Year 3 26/27	Year 4 27/28	Year 5 28/29	Measures of Success	Responsibilities
Provide a range of informative targeted collateral that is accessible and practical: i. Target both residents and businesses. ii. Develop a "Safety Directory" which serves as a practical guide on how stay safe, how to report, what to report and who to report to. (eg graffiti, hoon behaviour, crimes). iii. Provide the Safety Directory in a range of mediums to increase reach both digital format and hard copy. vI. Promote pro-active reporting.	1.2, 1.3	Within existing budget Internal (staff costs)	 -	$15,000 -	$15,000 -	$15,000 -	$15,000 -	$15,000 -	1. Safety campaign is developed. 2. Collateral is distributed and evaluated. 3. Shift in perception data gathered via Catalyse.	Executive Manager – Community Services Executive Manager – Communications and Civic Affairs
Liaise with local businesses in conjunction with the Economic Development business unit to undertake CPTED audits, business packs and targeted information.	1.2, 1.3	Within existing budget Internal (staff costs)	Finance -	$10,000 -	$10,000 -	$10,000 -	$10,000 -	$10,000 -	1. Number of attendees. 2. Feedback collected and reported.	Executive Manager – Community Services Executive Manager – Strategy and Economic Development
Collaborate with Local Residents Associations to increase ability to share information. I. Host an annual Community Safety Summit for Residents Associations and relevant community stakeholders to build their community capacity in creating safer, more vibrant neighbourhoods. Encourage residents to improve security of belongings by raising awareness of programs like Bikelinc. **Actions identified in Place Enrichment Strategy that align.**	1.4	Within existing budget Internal (staff costs)	Finance -	$20000 -	$20000 -	$20000 -	$20000 -	$20000 -	1. Safety Information event held with identified local Residential Associations. 2. Resident's Associations promote safety knowledge to residents.	Executive Manager – Community Services

Projects/Actions	Objectives	Funding Type	Resourcing	Year 1 24/25	Year 2 25/26	Year 3 26/27	Year 4 27/28	Year 5 28/29	Measures of Success	Responsibilities
Advocate for long term, sustainable, services that address local Family and Domestic Violence preventions and supports.	1.4	Within existing budget	Finance	-	-	-	-	-	1. Advocacy is undertaken. 2. Positive shift in available services noted (to be measured at end of 5 years).	CEO Director – Place and Community
		Internal (staff costs)	-	-	-	-	-	-		
The City of Mandurah supports Peel Says No to Violence (PSNTV) by signing the Pledge biennially. Additionally: I. Provides support to the Annual Silent March through provision of an annual financial contribution. Lights up Mandurah Bridge each year in recognition of the impact of FDV in conjunction with Silent March.	1.4	Within existing budget	Finance	$3000	$3000	$3000	$3000	$3000	1. Annual March is held and is well attended. 2. City commits to the Pledge.	Executive Manager – Community Services
		Internal (staff costs)		-	-	-	-	-		
Advocate for all services and programs delivering community safety actions be designed to reflect culturally appropriate, inclusive methodologies: I. Seek feedback from local Aboriginal residents annually via RAP Steering Group. II. Seek feedback from CaLD community annually through the Multicultural Network. III. Seek feedback from the Access and Inclusion Advisory Group (AIAG) annually. IV. Seek feedback from the Youth Advisory Group (YAG) annually.	1.4	Within existing budget	Finance	-	-	-	-	-	1. Feedback is implemented. 2. Services and programs offered are inclusive.	Executive Manager – Community Services
		Internal (staff costs)	-	-	-	-	-	-		

Pillar Two: Place

Strategic Goal 2: Develop community connections to place and infrastructure to sustain a safer community for all.

Objectives:

2.1 Creating positive, community linkages and connections between people, places and spaces ensuring culturally appropriate, inclusive good practice.

2.2 Crime Prevention Through Environmental Design (CPTED) Principles are consistently planned for, implemented, and evaluated across all business units.

2.3. Graffiti is responded to effectively to reduce the number of incidences over time.

2.4 Aesthetic spaces are created and maintained in culturally appropriate and inclusive ways to enable residents to feel a sense of pride and ownership.

2.5 Signage and other tools are utilised to provide knowledge, awareness, and information to ensure a secure and safe environment.

Projects/Actions	Objectives	Funding Type	Resourcing	Year 1 24/25	Year 2 25/26	Year 3 26/27	Year 4 27/28	Year 5 28/29	Measures of Success	Responsibilities
A suite of actions to target social activities is developed and implemented. I. Investigate micro grants to support neighbourhood activations by residents annually. II. Celebrate Neighbour Day. Reinvigorate/review/relaunch Street Mates and activate. ***Actions align to Place Enrichment Strategy.***	2.1; 2.2; 2.4	New Internal budget Additional 0.5 FTE (CCDO)	Finance	$15,000 0.5FTE	$15,000 0.5FTE	$15,000 0.5FTE	$15,000 0.5FTE	$15,000 0.5FTE	1. Number of micro grants taken up. 2. Number of people celebrating neighbour day. 3. Number of people registered for Street Mates. 4. Tip sheets delivered.	Executive Manager – Community Services Manager – Corporate Communications
Seek grant opportunities that will fund implementation of potential actions/programs/ activities that address community safety and meet Strategic Community Plan objectives.	2.1; 2.3; 2.4; 2.3	Within existing budget Internal (staff costs)	Finance -	- -	- -	- -	- -	- -	1. Number of grants applied for. 2. Number of grants successful.	Executive Manager – Community Services



Projects/Actions	Objectives	Funding Type	Resourcing	Year 1 24/25	Year 2 25/26	Year 3 26/27	Year 4 27/28	Year 5 28/29	Measures of Success	Responsibilities
Increase residents' capacity and ability to respond proactively using CPTED principles by: I. Host an annual Community Safety Summit (refer to Partnerships annual community safety summit action) on various safety education topics each year facilitated by experts in community safety topics that address community interest/need. II. Undertake place activations to educate and provide resources on community safety.	Build City capacity through training and education: I. Provide CPTED audits to City facilities where high risk is identified II. Promote use of City's CPTED Guide	Within existing budget Internal (staff costs)	Finance -	$5000 -	$5000 -	$5000 -	$5000 -	$5000 -	1. No of workshops. 2. Satisfaction surveys. 3. CPTED resources developed/ promoted.	Executive Manager – Community Services
Build City capacity through training and education: I. Provide CPTED audits to City facilities where high risk is identified. II. Promote use of City's CPTED Guide.	2.2	Within existing budget	Finance	$2000	$2000	$2000	$2000	$2000	1. Number of CPTED referrals to CPTED Guide .	Executive Manager – Community Services
City responds to lighting in City Centre key areas to ensure residents and business' have strong feelings of safety in the evenings: I. Identify key lighting areas to be strengthened. II. Promote residents reporting lighting issues through recognised portals. III. Respond in a timely way to reports of faulty lighting under the control of the City in public places.	2.2	Within existing budget Internal (staff costs)	Finance -	 -	 -	 -	 -	 -	1. Number of lighting improvements made. 2. Grants are identified, and applications submitted. 3. Crime data sets are collated and used in evaluations.	Executive Manager – Community Services Executive Manager – Built Environment

Projects/Actions	Objectives	Funding Type	Resourcing	Year 1 24/25	Year 2 25/26	Year 3 26/27	Year 4 27/28	Year 5 28/29	Measures of Success	Responsibilities
Research responses to graffiti occurrences that support community and business to respond: I. Investigate grant opportunities to address graffiti. II. Distribute/implement Goodbye Graffiti resources and toolkit. Align approach with WA Police and State Government.	2.3, 2.4	New Internal budget Additional 0.5FTE (CCDO)	Finance -	$10,000 -	$10,000 -	$10,000 -	$10,000 -	$10,000 -	1. Number of Goodbye Graffiti packs distributed. 2. No of grant opportunities identified.	Executive Manager – Community Services
Implement awareness campaigns to promote the benefits and correct reporting processes for graffiti/vandalism. Remove graffiti from City f acilities and assets within prescribed timeframes. Investigate potential alignment with State Government's Graffiti Management Plan. Ensure ability to upload images to State Government's reporting portal- Goodbye Graffiti to build database of local tags, provide accurate data and inform Police actions.	2.3, 2.4	Within existing budget Internal (staff costs)	Finance -	$1000 -	$1000 -	$1000 -	$1000 -	$1000 -	1. Graffiti is responded to quickly. 2. Graffiti is reported to Goodbye Graffiti.	Executive Manager – Community Services Executive Manager – Built Environment
Support community led response to maintaining and activating spaces that address areas of neighbourhood concern by: I. Investigate tidy up actions the City can support. II. Address 'broken window principles" with residents in actions that involves co-design and asset-based community approaches. III. Incorporates a 'Cocooning' response applicable where preventative actions can improve crime hot spots. **Actions align to Place Enrichment.**	2.1, 2.4	New Internal budget Grant funding – Dept Justice submitted (100,000 per year -2-year term)	Finance Additional FTE (GCDO 1 FTE – Level 5 – Funded via grant 2-year contract)	$8000 1FTE	$8000 1FTE	$8000	$8000	$8000	1. Number of activations held. 2. Reduction in hot spot areas while Cocooning Project is in place.	Executive Manager – Community Services



Projects/Actions	Objectives	Funding Type	Resourcing	Year 1 24/25	Year 2 25/26	Year 3 26/27	Year 4 27/28	Year 5 28/29	Measures of Success	Responsibilities
Eyes on the Street Program is promoted to City staff and the app is utilised by Rangers and other City Staff where applicable. Promote Eyes on the Street to residents.	2.5	Within existing budget Internal (staff costs)	Finance -	$5000 -	$5000 -	$5000 -	$5000 -	$5000 -	1. Increase in data provision via the Eyes on the Street.	Executive Manager – Development and Compliance Executive Manager – Community Services
Maintain an effective Closed-Circuit Television (CCTV) network in outdoor public spaces and indoor public spaces (City facilities) and areas of identified high risk that aims to reduce the incidence of: • Crime • Anti-social behaviour Uphold, review and Implement CCTV procedure and guidelines. Investigate developing a CCTV Strategy. Demonstrate (through audit checks) system is operated with strict adherence to: • Criminal Investigation Act 2006 • Surveillance Devices Act 2006 • State Records Act 2000 • Freedom of Information Act 1992 • Evidence Act 1906	2.2, 2.5	Within existing budget Internal (staff costs)	Internal (Staff costs) -	$20,000 -	$20,000 -	$20,000 -	$20,000 -	$20,000 -	1. CCTV Network is maintained. 2. Areas with CCTV have decrease in incidents reported. 3. CCTV legislation, regulation and policy adherence is monitored and audited.	Executive Manager – Community Services Executive Manager – Development and Compliance Executive Manager – Systems and Projects Coordinator – Information Management Unit Executive Manager – Governance Services
Advocate for community priorities including road safety, hooning and community policing	2.1		-						CEO	

Pillar Three: People

Strategic Goal 3: To build knowledge, skills and capacity that works to strengthen individual and community resilience to prevent, prepare and respond to safety initiatives.

Objectives:

3.1 Provide locally based activities and opportunities that bring people together to build connections to each other, places, and promotes social cohesion.

3.2 Provide opportunities for residents to build knowledge and capacity via actions that can strengthen their individual, and communities' safety.

3.3. Develop activities that provide young people opportunities to connect to their communities in positive ways.

3.4 Provide support, information, and resources for residents to develop their proactive responses to safety issues.

Projects/Actions	Objectives	Funding Type	Resourcing	Year 1 24/25	Year 2 25/26	Year 3 26/27	Year 4 27/28	Year 5 28/29	Measures of Success	Responsibilities
Support activities that promote NeighbourhoodWatch.	3.2	Within existing budget Internal (staff costs)	Finance	$1000 0.5FTE	$1000 0.5FTE	$1000 0.5FTE	$1000 0.5FTE	$1000 0.5FTE	1. Number of activities held.	Executive Manager – Community Services
Facilitate connections for the State Government and not-for-profits to deliver their programs and information through City facilities.	3.2	New Internal budget Internal (staff costs)	Finance 0.5FTE	$4000 0.5FTE	$4000 - 0.5FTE	$4000 - 0.5FTE	$4000 - 0.5FTE	$4000 - 0.5FTE	1. Number of connections identified and delivered upon.	Executive Manager – Community Services
Provide information to residents to carry out personal CPTED safety audits at resident request that includes tailored resources and complements a Safety Incentive Scheme (links to Cocooning).	3.1 ;3.2; 3.4	Within existing budget	Finance Additional FTE (GCDO 1 FTE – Level 5 – Funded via grant 2-year contract)	$2000 1FTE	$2000 1FTE	$2000 -	$2000 -	$2000 -	1. Number residents engaged and requests for information. 2. Number and quality of resources produced tailored to community needs.	Executive Manager – Community Services
Implement a Security Incentive Scheme that: i. Incentivises residents to invest in target hardening measures at their home to reduce likelihood of opportunistic crime. ii. Incentivises residents to register with WA Police initiative Cam Maps. Supports residents' (with concession) registration cost with WA Police initiative Safe and Found.	3.2; 3.4	New Internal budget Internal (staff costs)	Finance Additional FTE (GCDO 1 FTE – Level 5 – Funded via grant 2-year contract)	$50,000 1FTE	$50,000 1FTE	$50,000	$50,000	$50,000	1. Number of rebates provided. 2. Increased resident uptake with WA Police initiatives. 3. Number of satisfaction Surveys undertaken including measurement of perception of safety.	Executive Manager – Community Services



Community Safety Guiding Principles and Terminology

Antisocial Behaviour

refers to actions that harm or lack consideration for the well-being of others in a community. It can take various forms, such as vandalism, graffiti, intimidation, harassment, noise disturbances, and other actions that disrupt public order or violate social norms. Antisocial behaviour can be a broad term, encompassing a range of behaviours that are considered harmful or disruptive. Anti-social behaviours can increase a fear of crime, because the behaviours prevent the creation of a safe and harmonious environment for everyone.

Asset Based Community Development (ABCD)

refers to an approach to community development that focuses on identifying and harnessing the existing strengths and assets within a community to drive positive change. Rather than starting with a needs assessment that highlights gaps or deficiencies, ABCD recognises and nurtures the skills, talents, resources, and capacities that individuals and communities already possess.

Capacity Building

Community capacity building links community with resources and assets for productive future actions that strengthen community from within, empowering them with the tools to be self-led.

Closed Circuit Television (CCTV)

refers to a system of video cameras that can monitor and record specific locations for surveillance (Note, the City of Mandurah only uses CCTV in public spaces and in accordance with legislation).

Community Safety

refers to the combined efforts and measures taken to protect and enhance the well-being of individuals and communities. It involves creating environments and promoting behaviours, attitudes and actions where people feel safe, thrive, and are able to pursue their goals and aspirations without fear of harm.

Crime Prevention

refers to implementing purposeful actions to reduce crime and stop offences occurring. Well-planned interventions can prevent crime and victimisation, promote community safety and make a significant contribution to the sustainable development of vibrant communities.

Crime Prevention through Environmental Design (CPTED)

is a strategy used to prevent crime by designing the built environment in a way that reduces opportunities for criminal activity and increases the likelihood that people will see and report suspicious behaviour. CPTED principles are based on the idea that design and effective use of the built environment can lead to a reduction in the fear of crime and the incidence of crime (Crowe,2000 p1). Core elements of CPTED include:

- Natural Surveillance: Designing buildings, streets, and open spaces in a way that maximises visibility, making it easier for people to see what is happening around them. This can include features like low planting, under pruning trees, few alcoves, windows overlooking public areas and lighting.
- Territorial Identity: Defining and enhancing the boundaries of spaces to increase a sense of ownership and responsibility among users. This can include things like clearly defined property lines and the use of landscaping and signage to demarcate private and public spaces.
- Natural Access Control: Designing entrances, exits, and pathways in a way that makes it easy for authorised users to access a space while deterring unauthorised access. This can include features like well-lit entrances, clearly marked pathways, and barriers to restrict access to certain areas. guide legitimate movement of people in open spaces, using pathways, landscape design and street furniture.
- Security Maintenance and Management: Ensuring that the environment is well-maintained and managed, as neglect can signal a lack of care and increase the likelihood of criminal activity. This can include things like landscaping upkeep, repairing broken windows, removing graffiti promptly, providing CCTV, and managing public areas effectively.

Broken Windows Theory

The Broken Windows Theory is a criminological theory which suggests that visible signs of disorder and neglect, such as broken windows, graffiti, and rubbish, can create an environment that encourages further crime and disorder.



CITY OF MANDURAH

City of Mandurah
PO Box 210, Mandurah WA 6210
council@mandurah.wa.gov.au | mandurah.wa.gov.au

6	**SUBJECT:**	Regional Extended Trading Package & Short-Term Extended Trading Council Policy
	DIRECTOR:	Strategy and Economic Development
	MEETING:	Council Meeting
	MEETING DATE:	28 May 2024

Summary

Council is requested to consider a new Council Policy (Regional Extended Trading Package Short-Term Extended Trading Council Policy) that authorises the Chief Executive Officer to accept or not accept a variation to general retail trading hours from the Minister for Commerce via the Department Consumer Protection for the Christmas/ New year period each year, and for the following year public holidays.

Retail trading hours are regulated by the WA Department for Commerce under the *Retail Trading Hours Act 1987*. Retail Trading Hours in Mandurah are in accordance with *Retail Trading Hours (City of Mandurah) Variation order 2022.*

The historical practice from the Minister for Commerce via the Department Consumer Protection is to annually establish a 'package' of retail trading extensions for the Perth metropolitan area for the period preceding and immediately after Christmas/New Year and public holidays for the following year. In the Perth Metropolitan area these extensions come into force without any need for action on behalf of the affected local governments.

In recent years the Minister has also agreed to retail trading extensions ('Regional Extended Trading Package', or 'the package') being offered to regional local government authorities, that is based on the standard metropolitan area trading hours. Regional local government authorities that choose to accept this package are requested to notify the Department of Mines, Industry Regulation and Safety – Consumer Protection of their decision by return email and no further action is required.

Council is requested to consider the adoption of Regional Extended Trading Package Short-Term Extended Trading Council Policy (refer Attachment 6.1) in order to authorise the CEO to efficiently take the necessary action each year.

Disclosure of Interest

N/A

Previous Relevant Documentation

• G.07/4/22	26 April 2022	Council endorsed the proposed permanent extension of retail trading hours for general stores from the current 70 hours per week to 85 hours per week (including all weeknights to 9pm, and Saturdays, Sundays and Public Holidays 8am to 6pm), and authorised officers to lodge an application for the permanent extension to the Department of Commerce for Minister's consideration and approval.
• G.10/8/21	24 August 2021	Council authorised officers to engage a consultant to undertake a cost benefit analysis on the economic and social impacts and community and business engagement on permanently extending trading hours for general retail shops.

- G.03/11/20 24 November 2019 Council accepted a petition requesting the adoption of retail trading hours as per the Perth Metropolitan area.

Background

Retail trading hours have been regulated by statute law in Western Australia since 1898. The current configuration of the regulatory regime for retail trading was established by the *Retail Trading Hours Act 1987* and *Retail Trading Hours Regulations 1988*.

The Minister may vary such hours by an order made under s12E(1), which permits the Minister to authorise shops to be open at times when they would otherwise be required to be closed: s12E(1)(b). Section 12E(2) limits the scope of these orders, effectively to the metropolitan area only.

"Metropolitan area" is defined by s 3(4) as "the part of the State within the area described in the regulations". Regulation 4 of the *Retail Trading Hours Regulations 1988* provides: "For the purposes of the Act the metropolitan area means the region described in the *Planning and Development Act 2005*, Schedule 3". The Minister is not restricted in making orders under section 12E in relation to general retail shops in locations outside the metropolitan area, and a number of such orders have been made at the request of relevant local government authorities granting such shops extended trading hours.

Following the statutory review of the *Retail Trading Hours Act 1987* in 1994, the then Minister for Fair Trading announced a package of retail trading hours reforms.

The reforms included a commitment to empower non-metropolitan local governments, subject to Ministerial endorsement, to extend general retail trading hours.

The 1994 initiatives provided regional local governments with the means to vary local trading hours to suit community needs and broadened the previous arrangements to include all non-metropolitan localities and encouraged permanent, rather than annually renewed exemptions.

On 30 June 2001, the then Minister for Consumer Affairs, endorsed a continuation of this policy, subject to the inclusion of a requirement for applicant local governments to confirm that extended trading proposals were –

- supported by the majority of local community members and retailers; and
- that submissions made under these terms would not be approved within twelve months of a previous application which was not approved due to insufficient retailer and/or community support.

A subsequent Ministerial policy refinement required the Department to also consider the impact that approval of an extended trading application may have on nearby retailers, irrespective of their municipality The reforms included a commitment to empower non-metropolitan local governments, subject to Ministerial endorsement, to extend general retail trading hours.

Legislation
The *Retail Trading Hours Act 1987 (*the Act*)* provides a discretionary power to the Minister to make an order to vary retail trading hours in certain circumstances. This is extended to non-metropolitan local government areas with Orders issued under Section 12E of the Act.

The following criteria have been developed to assist the Minister to make decisions on variations to retail trading hours. In some instances, it may not be appropriate to address all the criteria, such as when a minor adjustment to trading hours is requested. Applications will be considered by the Minister based on the information submitted.

Criteria For Extended Trading Hours

- Consultation with the local community, business and tourism interests and local Members of State Parliament has been undertaken to ascertain views on the proposal to extend trading hours;
- There is support within the broad community for the proposed change to the existing trading hours; and
- The applicant local government supports the proposal.

Application Requirements

The Department will seek evidence from applicants in the form of supporting documents or declarations that will provide the following:

- Who the application is being made on behalf of; eg local government, industry organisation or community group;
- Details of the support and resolution of the relevant local government council meeting;
- Details of the proposed trading hours arrangements being sought;
- The specific geographical area to which the variation will apply;
- Evidence of the level of support provided by the local community, local trader organisations, local tourism interests and local members of State Parliament. The submission should provide an overview of the position taken by each group consulted;
- Evidence of the consultation process undertaken by the applicant; and
- Confirmation that traders are aware that they have individual discretion to adopt or not adopt, the varied hours.

The Department will then prepare a submission on the application for the Minister to consider.

This process was followed by the City in 2022 for the permanent extension of retail trading hours, with approval from Minister for Commerce gazetted in September 2022 for permanent extension of retail trading hours for general stores from the previous 70 hours per week to 82 hours per week. These hours are now in effect with weeknights until 9pm approved, however while Saturday remains unchanged at 8am to 6pm, Sundays and Public Holidays also remain unchanged at 10am to 5pm.

Comment

Regional Extended Trading

The historical practice from the Minister for Commerce via the Department Consumer Protection is to establish a package of retail trading extensions for the Perth metropolitan area for the period preceding and immediately after Christmas/New year and public holidays for the following year.

The Minister has also agreed to an extended trading package 'Regional Extended Trading Package' being offered to regional local government authorities, that is based on the standard metropolitan area trading hours and broadly in line with those hours endorsed by Council in April 2022.

Regional local government authorities that choose to accept this package are requested to notify the Department of Mines, Industry Regulation and Safety – Consumer Protection of their decision, by return email with no consultation or further action required.

With notice to Elected Members, the City previously accepted the Regional Extended Trading Package for 2022 and 2023, marking the first inclusion of 2024 public holidays for regional local government authorities.

The approved Regional Extended Trading Package 2023 Christmas period and 2024 Public Holiday trading offered to and accepted by the City were as follows:

2023 Christmas Trading Extensions Day		2024 Public holiday trading hours	
Sunday, 10 December 2023	8.00am until 6.00pm	New Year's Day - Monday 1 January	8.00am to 6.00pm
Sunday, 17 December 2023	8.00am until 6.00pm	Australia Day - Friday 26 January	8.00am to 6.00pm
Monday, 18 December 2023	7.00am until 9.00pm	Labour Day - Monday 4 March	8.00am to 6.00pm
Tuesday, 19 December 2023	7.00am until 9.00pm	Easter Monday - Monday 1 April	8.00am to 6.00pm
Wednesday, 20 December 2023	7.00am until 9.00pm	Western Australia Day - Monday 3 June	8.00am to 6.00pm
Thursday, 21 December 2023	7.00am until 9.00pm	King's Birthday - Monday 23 September	8.00am to 6.00pm
Friday, 22 December 2023	7.00am until 9.00pm		
Sunday, 24 December 2023	8.00am until 6.00pm		
Tuesday 26 December 2023	8.00am until 6.00pm		
Sunday, 31 December 2023	8.00am until 6.00pm 2024		

The attached/ proposed Council Policy authorising the CEO to accept or reject the Regional Extended Trading Package would solely be applicable during the period before and directly after Christmas/New Year and the public holidays for the forthcoming year.

If authorised, the CEO would advise Elected Members of the exercising of this authority for acceptance or rejection of the Regional Extended Trading Package via the CEO Report. The authority proposed by the Council Policy would be in effect until amended or rescinded by Council.

If the City decided not to accept the regional extended trading package but apply for its own tailored variation, an application for a temporary/short-term adjustment would be required.

A temporary/short term variation does not require full consultation in the same way a permanent/long-term adjustment does. The Department will seek evidence in the form of supporting documents or declarations that will provide the following:

- Details of the proposed trading hours arrangements being sought.
- A letter or email from the local chamber of commerce confirming they support the proposed variation.
- Details of the support and resolution of the relevant local government council meeting.

The Department of Energy, Mines, Industry Regulation and Safety will then prepare a submission for the application for the Minister to consider.

The attached/ proposed Council Policy authorises the CEO to accept or not accept variation to general retail trading hours from Minister for Commerce via the Department Consumer Protection for the period preceding and immediately after Christmas/New year and public holidays for the following year.

The proposed Council Policy is to assist with improving:

- Tight turnaround times to notify the Department of Mines, Industry Regulation and Safety – Consumer Protection of the City's decision whether to accept or refuse the package (often in between council meetings).
- Reduce resource costs.
- Decisions for consideration during a Caretaker Period.

It should be noted that in seeking and receiving approval for an extended trading period, it is not compulsory for local businesses to open for the extended trading period. Approval only ensures that businesses are permitted to open during the approved additional hours on the specific days if they wish to so.

The trading hours of the following business types are not covered by the *Retail Trading Hours Act 1987:*

- Restaurants
- Cafes
- Takeaway food shops
- Short-term markets (set up and dismantled in one day)

Consultation

November 2020, a petition with over 600 signatures was presented to Council requesting alignment of the retail trading hours for general stores with the Metropolitan area.

November 2021, the City engaged consultants to undertake a Cost Benefit Analysis of a potential change from the current retail trading hours to a proposed permanent extension of retail trading hours for general retail shops within the City of Mandurah on four main constituent groups: businesses, employees, consumer, and community. The consultant reported a Benefit Cost Ratio of 1.60 times, and a Net Positive Value of $11,283,483 from the proposed change.

Parallel to that, the City also engaged a consultant to undertake research to understand the level of community support for permanently extended retail trading hours for general shops within the City of Mandurah. The consultant reported 76.3% support for change to retail trading hours.

May 2022, the City received a letter of support from the Peel Chamber of Commerce and Industry Inc (PCCI) for the application for permanent extension of retail trading hours.

Going forward, the City will informally consult with PCCI and other groups to ensure that extended trading hours are still supported by the community.

Statutory Environment

- *Retail Trading Hours Act 1987*
- *Retail Trading Hours (City of Mandurah) Variation Order 2022*
- *Local Government Act 1995: sections s3.18., s3.1. and s.5.41(c)*

Policy Implications

The proposed Council Policy seeks to improve clarity and efficiency in actioning the package:

- Tight turnaround times to notify the Department of Mines, Industry Regulation and Safety – Consumer Protection of the City's decision whether to accept or refuse the package (often in between council meetings).
- Reduce resource costs.
- Decisions for consideration during a Caretaker Period.

Financial Implications

N/A

Risk Analysis

If the Council does not accept the 'Regional Extended Trading Package', then the trading hours will remain in accordance with Retail Trading Hours (City of Mandurah) Variation Order 2022.

This would mean that businesses and residents in the City of Mandurah could be disadvantaged given shorter trading hours in comparison with the Perth Metropolitan area (including neighbouring City of Rockingham); as well as other neighbouring regional local governments who accept the package, or who have unregulated hours in place.

The outcomes could include:

- Economic leakage to neighbouring local government authorities and to online shopping providers;
- Undermine Mandurah's liveability, character and attractiveness to tourists, by limiting the choice to shop outside of standard opening hours;
- Damage to the City's reputation by failing to respond to community and retail business needs;
- Mandurah not being perceived as being 'open for business' and the subsequent impacts on private investment opportunities.

If rejecting the package, the City of Mandurah could apply for its own tailored variation, which an application for a temporary/short-term adjustment would be required.

Strategic Implications

The following strategies from the City of Mandurah Strategic Community Plan 2020 – 2040 are relevant to this report:

Economic:
- Promote and foster investment aimed at stimulating sustainable economic growth.
- Facilitate and advocate for sustainable local job creation, and industry growth and diversification.

Organisational Excellence:
- Demonstrate regional leadership and advocate for the needs of our community.
- Build and retain a skilled, agile, motivated and healthy workforce.

Conclusion

The proposed Council Policy as detailed in Attachment 6.1 authorises the CEO to accept or not accept variation to general retail trading hours proposed by the Minister for Commerce via the Department Consumer Protection for the period preceding and immediately after Christmas/New year and public holidays for the following year.

The proposed policy is to assist with improving:

- Tight turnaround to notify the Department of Mines, Industry Regulation and Safety – Consumer Protection of the City s decision whether to accept or refuse the package (often in between council meetings).
- Reduce resource costs.
- Decisions for consideration during a Caretaker Period.

Council is requested to adopt the Regional Extended Trading Package Short-Term Extended Trading Council Policy.

- Refer ***Attachment 6.1: Regional Extended Trading Package Short-Term Extended Trading Council Policy***

RECOMMENDATION

That Council endorse the Regional Extended Trading Package Short-Term Extended Trading Council Policy as detailed in Attachment 6.1.

Regional Extended Trading Package - Short-Term Extended Trading Council Hours Policy POL-REF-XX

Objective

The City of Mandurah (the City) is committed to delivering upon the objectives of its Strategic Community Plan.

To achieve these objectives in an efficient manner Council authorises the Chief Executive Officer (CEO) to consider, and accept or not accept, any temporary variation to general retail trading hours as proposed by the Minister for Commerce for the period proceeding and immediately after Christmas/ New Year and public holidays.

Applicability

This policy only applies to retailers within the City of Mandurah local government district, that are defined as a General Retail Shop under the *Retail Trading Hours Act 1987*.

Statement

Retail trading hours for Mandurah are currently in accordance with Retail Trading Hours (City of Mandurah) Variation Order 2022.

To align Mandurah's retail trading hours with those of the Perth metropolitan area and efficiently achieve these goals, Council authorises the Chief Executive Officer (CEO) to either accept or not accept variations to general retail trading hours, specifically for the period before and immediately after Christmas/New Year and the public holidays for the following year, as proposed by the Minister for Commerce or their representative.

In assessing the above, the CEO must consider whether the proposal:

1. is appropriate for the district.
2. is consistent with the City's objectives.
3. is consistent with the City's function under s3.1 of the *Local Government Act 1995* to:.
   (a) provide for the good government of persons in the district; and
   (b) promote the economic, social and environmental sustainability of the district.
4. Is aligned to the objectives of the City's Economic Development Strategy and any associated plans.
5. Is aligned with previously amended hours for the period before and immediately after Christmas/ New Year and the public holidays for the following year as follows:

Day of the week	**Trading hours**
Weekdays before Christmas	7.00am until 9.00pm
Saturdays and Sundays before Christmas	8.00am until 6.00pm
Public Holidays	8.00am until 6.00pm

The CEO's acceptance of the Regional Extended Trading Package would solely be applicable during the period before and directly after Christmas/New Year, and the public holidays for the following year.

The CEO is only to determine matters that are consistent with this Policy. Any matters beyond the scope of the Policy must be referred for Council consideration.

Regional Extended Trading Package - Short-Term Extended Trading Council Hours Policy POL-REF-XX

Legislative Context

Local Government Act 1995: sections s3.1, s3.18 and s.5.41(c)
Retail Trading Hours Act 1987
Retail Trading Hours (City of Mandurah) Variation Order 2022

Review

At a minimum this Council Policy will be reviewed every two years.

Related Documents

N/A

Supporting Documents

N/A

Responsible Directorate: Strategy and Economic Development

Responsible Department: Transform Mandurah

Reviewer: Executive Manager, Strategy

Creation date and reference: 26 March 2024

Last Review: New Policy

Amendments			
Version #	**Council Approval Date, Reference**	**Date Document In force**	**Date Document Ceased**
1 (draft)	28 May, 2024 (draft)		

7	**SUBJECT:**	Yalgorup National Park Eco-tourism Development - Concept Master Plan
	DIRECTOR:	Strategy & Economic Development (Craig Johnson)
	MEETING:	Council Meeting
	MEETING DATE:	28 May 2024

Summary

In November 2020, Council endorsed the Yalgorup National Park Recreational Master Plan (Plan). The plan was developed by the Department of Biodiversity Conservation & Attraction (DBCA) in partnership with the City of Mandurah and identified key challenges in the future activation of the park as well as a number of potential opportunities aimed at creating a unique ecotourism visitor experience. The plan listed six (6) key actions for investigation and was intended as a working document with furthermore detailed planning required.

In March 2021, the WA State Government committed $2 million towards the first stage of the Yalgorup National Park Eco-Tourism Development Project. The funding was aimed at progressing the next stage of detailed planning, to construct a new northern access road into the park, and to commence early development of tourism infrastructure within the park.

In collaboration with DBCA, the Peel Development Commission (PDC), Visit Mandurah and the Shire of Waroona, the City has facilitated the next phase in the eco-tourism development planning for the park with the completion of the Yalgorup National Park Concept Master Plan.

The purpose of the Yalgorup National Park Concept Master Plan is to;

- identify, plan and deliver infrastructure for the sustainable development of eco-tourism opportunities on landholdings within and immediately adjacent to Yalgorup National Park,
- to promote the growth of local tourism product(s), and
- to support improved economic and employment outcomes and recreational opportunities for the community.

The plan will be used to guide detailed infrastructure planning within the park and support advocacy for State and Federal funding requests to realise the key projects within each of the precinct areas.

Council is requested to endorse the Yalgorup National Park Concept Master Plan (as detailed in Attachment 8.1) as the guiding document for the delivery of sustainable eco-tourism opportunities for the park, note the progress being made in establishing Yalgorup National Park as a future eco-tourism destination, and to approve the Plan to be used as an advocacy tool to seek State and Federal Government funding to progress projects identified in the Plan.

Disclosure of Interest

Nil

Location

Yalgorup National Park is located 20km south of the Mandurah City Centre stretching 50km from Tims Thicket in the north to Myalup in the south. The western edge of the park is bound by the coast with a varying width, of 5km at its widest and 0.5km at its narrowest. The park crosses the local government boundaries of the City of Mandurah, Shire of Waroona and the Shire of Harvey.

Previous Relevant Documentation

• G.8/08/23	22/08/2023	Council endorsed the creation of the new 'northern access road' to Yalgorup National Park as an extension of Quail Road, Bouvard, and the associated actions of the private and crown land exchange agreements required to achieve this outcome. Council also authorised City officers to undertake a WAPC subdivision process to create the new road and action the private property boundary realignments.
• G.20/11/20	24/11/2020	Council endorsed the Yalgorup National Park Recreational Master Plan as a DBCA working document that will outline future investment opportunities within Yalgorup National Park.

Background

Yalgorup National Park

Yalgorup is the largest national park on the Swan Coastal Plain with a size of 12,888 hectares and is most notable for its extensive system of internationally recognised Ramsar listed wetlands. In recent years, the WA State Government has made a number of strategic land acquisitions to consolidate the conservation tenure and reduce enclaves of private property within the park.

Currently, the potential for visitors to access the park's many natural, scenic and cultural assets and features is limited to a very small number of visitor sites and locations with minimal visitor infrastructure available. While this has arguably helped protect the park from excessive visitor pressures, the park's location on the doorstep of Mandurah and within close proximity to Perth, means that it has the potential to be a highly desirable location for future visitor growth.

The current and future attraction of the park is founded in its natural and cultural significance. The Swan Coastal plain, on which Yalgorup sits, is recognised internationally as a 'biodiversity hotspot' (one of only 35 of the world's richest and most threatened reservoirs of plant and animal life). The park contains portions of the Ramsar listed Peel-Yalgorup wetland system and provides habitat for thousands of waterbirds as well as several threatened flora and fauna species including the Thrombolites that reside in Lake Clifton.

Numerous registered Aboriginal heritage and cultural sites exist within and around the park, along with locations that have links to early European exploration and colonial settlement and wartime activities.

Project Planning

In 2012, Council agreed to undertake various initiatives to ensure the ongoing protection and conservation of Yalgorup National Park and the Peel-Yalgorup Wetlands system including investigations into the areas nature-based eco-tourism potential.

In May 2019, Council endorsed the City's intention to partner with the Department of Biodiversity, Conservation and Attraction (DBCA) to undertake the Yalgorup National Park Recreational Master Plan and in November 2020 Council formally endorsed the plan as a DBCA working document outlining future investment opportunities within Yalgorup National Park.

As part of this resolution, Council also approved the development of a Beach Access Management Plan for Mandurah's southern beaches adjacent to Yalgorup National Park, recognised the importance of a dedicated northern access road into Yalgorup National Park and supported advocacy for Government funding to progress the development of the park as an eco-tourism destination.

In March 2021, the WA State Government made an Election Commitment of $2 million to the City of Mandurah to deliver the next phase of project planning and to commence Stage 1 implementation works. The key deliverables were;

1. Undertake detailed project planning for Yalgorup National Park
   Funding Allocation: $175,000
   Current Status: The Concept Master Plan (subject of this report) is the key output with the City contracting DBCA to deliver the project. The project team has worked on the development of the plan over the last 18 months with approval now being requested.

2. Construction the new Northern Access Road
   Funding Allocation: $825,000 (50% of the total project cost – City of Mandurah to meet the remaining costs - $825,000).
   Current Status: The road has been identified as an extension to Quail Road, Bouvard with Council approving its creation in August 2023. Land exchange agreements have been developed and a subdivision application with the Western Australia Planning Commission (WAPC) has been submitted. Detailed design is currently being developed with the project to be delivered in 2024/25.

3. Commence development of Tourism Infrastructure within the Park
   Funding Allocation: $998,800
   Current Status: Upon approval of the Concept Master Plan, a short list of initial projects will be developed with DBCA to be responsible for delivery.

4. Audit Costs: $1,200

Comment

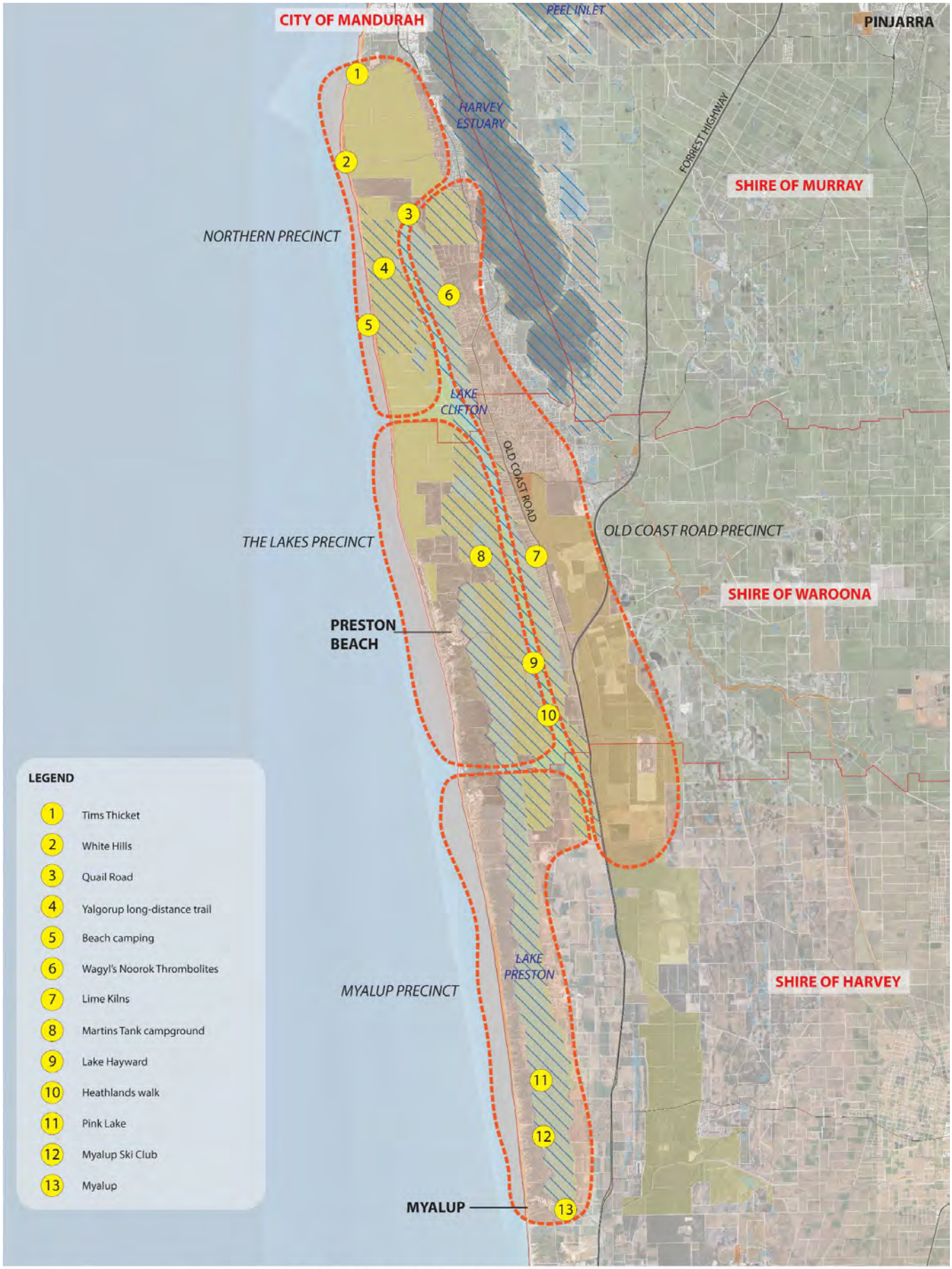
The Yalgorup National Park Ecotourism Development project is an initiative identified in the City's Economic Development Strategy;

> *2.1 Eco Tourism Development*
> *Detailed planning for the activation of Yalgorup National Park as an eco-tourism destination and development of the City's urban and nature trails network.*

The project aims to enable the growth of local tourism and the development of eco-tourism product, leading to improved economic and employment outcomes and community and visitor recreational opportunities.

The Yalgorup National Park Concept Master Plan is the guiding document for the development of the park as an eco-tourism destination. The plan builds on the previous planning work undertaken with the purpose being to specifically identify the infrastructure required for the sustainable development of eco-tourism opportunities within and immediately adjacent to the Park, and to provide the detail required to seek State and Federal Government funding support.

The Plan is broken down into a number of precincts as detailed in the map below;



Department of Biodiversity, Conservation and Attractions
PARKS AND WILDLIFE SERVICE

YALGORUP NATIONAL PARK MASTER PLAN

PARK OVERVIEW
Swan Region / Swan Coastal District

Date: Feb 2024
Scale: 15,000

Of particular interest to the City of Mandurah is the proposed infrastructure developments and activation activities indicated in numbers 1-6;

1. Tims Thicket (Tims Thicket to White Hills - Beach Access Management Plan - BAMP)
2. White Hills (White Hills to Preston Beach - Beach Access Management Plan - BAMP)
3. Quail Road (Northern Access Road & Quail Road Recreation Site)
4. Yalgorup Long Distance Trail
5. Beach Camping
6. Wagyl's Noorook Thrombolites

1. Tims Thicket

The Tims Thicket to White Hills - Beach Access Management Plan area, covers the northern most portion of Yalgorup National Park. The objectives of this part of the Plan are;

- Site Protection
  - Protect environmental and cultural values and ensure the proposed plan addresses the cultural heritage assessment.
  - Restore and rehabilitate those areas of the park that have been impacted through historic visitor use.

- Managed Access
  - Manage vehicle beach access whilst maintaining the recreation opportunity of vehicle-based day use in the Tims Thicket lagoon.
  - Provide an all-season access from Tims Thicket Road to White Hills Road that is not reliant on beach driving.
  - Provide access for all visitors to the beach via defined trails and paths, including universal or assisted access if achievable.

- Infrastructure Provision
  - Provide infrastructure to enhance the visitor experience at specified locations including car parking, toilets, lookouts, picnic shelters and seating, trails, tyre inflation and deflation areas and wayfinding and interpretative signage.

Estimated Cost of Delivery - $6,531,250

Note:
The details of the Plan for this and the White Hills to Preston Beach BAMP areas were developed in consultation with the BAMP Stakeholder group. A number of options were workshopped to find the balance between recreational beach access and the need for improved environmental and cultural protections.

2. White Hills

The White Hills to Preston Beach - Beach Access Management Plan area, stretches along the coast from White Hills Road in the north to Preston Beach in the south.

The objectives of this part of the Plan are;

- Site Protection
  - Protect environmental and cultural values and ensure the proposed plan addresses the cultural heritage assessment.
  - Restore and rehabilitate those areas of the park that have been impacted through historic visitor use.

- Managed Access
  - Manage vehicle beach access and maintain the recreational opportunity of four-wheel driving on this section of the beach.
  - Restrict unauthorised access into the Park from off the beach.
  - Allow for seasonal closures of the beach to occur due to dangerous beach conditions and for protection of environmental values (ie. bird nesting).
  - Install vehicle barriers north of the White Hills beach entry to restrict vehicle access north to Seal Rocks.

- Infrastructure Provision
  - Provide infrastructure to enhance the visitor experience including car parking, lookout upgrade, tyre inflation and deflation areas, beach camping pods and wayfinding and interpretative signage.

Estimated Cost of Delivery - $906,250

3. Quail Road

The Quail Road area incorporates the new Northern Access Road into the Yalgorup National Park and the Quail Road Recreation Site. The objectives of this part of the Plan are;

- Park Access
  - Design and construct a sealed road to the northern boundary of Yalgorup National Park by extending Quail Road to the south.

- Tourism Development Opportunities
  - Facilitate park access for commercial tourism operators including offerings such as guided tours.
  - Facilitate tourism opportunities including accommodation for private property owners adjacent to the park.

- Infrastructure Provision
  - Provide infrastructure that creates a new visitor experience within the park including car parking, toilets, an interpretation and education node / gathering area, picnic shelters with seating, trailhead signs and trailhead facilities for short and long-distance trails and wayfinding and interpretative signage.

Estimated Cost of Delivery - $3,587,500

Note:
Construction of the Northern Access Road ($1,650,000) is being jointly funded by the City of Mandurah and the WA State Government through the 2021 Election Commitment. Council endorsed the process for the creation of the new Northern Access Road in August 2023 with the detailed design currently being developed. The City will be responsible for the delivery of the project which is budgeted for in the 2024/25 financial year.

5. Yalgorup Long Distance Trail

The Yalgorup Long Distance Trail is an approximately 40km loop trail with its trail head to be located at the Quail Road Recreation Site. The trail will focus on showcasing the unique coastal environment and inland lake systems of the Yalgorup National Park with a number of overnight stop over points to be planned.

Proposed infrastructure development in addition to the trail itself includes campsites, cabins / higher level accommodation units, shelters, trailheads and wayfinding and interpretative signage.

The trail is also intended to support a range of local tourism service providers, such as pre and post trail use accommodation, food and beverage services and cultural tourism.

Estimated Cost of Delivery - $9,562,500

5. Beach Camping

Beach camping is an existing activity that occurs within Yalgorup National Park that is particularly popular on the stretch of beach between White Hills Road and Preston Beach. The beach camping concept developed within the Concept Master Plan is designed to provide an alternative low cost accommodation option that supports recreation activities such as fishing.

The Plan is to locate up to 20 camping platforms along the beach with the installation at each site to also include site protection works aimed at managing appropriate access to the dunes. This action is intended to strike the balance between protecting the environmental and cultural values of the landscape while allowing a popular recreational activity to continue in a more structured and controlled manner. Delivery of the beach camping platforms is expected to be staged with 5 locations to be identified initially.

Estimated Cost of Delivery - $750,000

6. Wagyl's Noorook Thrombolites

The Wagyl's Noorook Thrombolite recreation site is a key visitor attraction within Yalgorup National Park. The area has significant environmental (threatened ecological community and RAMSAR listed wetland) and cultural values that require protection. The condition of the current infrastructure does not adequately reflect the importance of the site and is in urgent need of upgrade and replacement.

In 2023, Visit Mandurah and the Peel Development Commission contracted a tourism based consultant to develop a concept plan for proposed enhancements to the Thrombolite recreation site aimed at creating a local, unique, and meaningful visitor experience whilst preserving and celebrating the ecological and cultural integrity of the location. The outcomes from this work have been used to inform the concept master plan with a number of key infrastructure improvements recommended including;

- Replacement and upgrade of the existing boardwalk structure
- Replacement and upgrade of the existing toilet facilities
- Increased visitor parking
- Installation of new shelters and gathering areas to support visitor education and tourism operators
- Upgrades to wayfinding and interpretative signage
- Upgrades to the existing trail and connections

Estimated Cost of Delivery - $5,146,450

Current Projects

Of the 6 activation areas that are located witin the City of Mandurah, works are currently progressing on 2 of the zones;

- Quail Road – Northern Access Road
  Current Status: Detailed design underway, construction scheduled for delivery in 2024/25
  Estimated Cost: $1,650,000
  Project Funding: WA State Government - $825,000
  City of Mandurah - $825,000

- Wagyl's Noorook Thrombolite Recreation Site
  Stage 1 – Boardwalk Replacement
  Current Status: Planning commenced, structural assessment commissioned.

Estimated Cost: $2,376,000
Project Funding: Commonwealth Government – Peel Trails - $1,705,490
WA State Government – Peel Trails $323,800
City of Mandurah - $346,710
Note:
The City of Mandurah's contribution to this project will be the last of the funding allocations to be drawn down as it is intended to cover project contingency.

Consultation

The Yalgorup National Park Concept Master Plan has been developed in collaboration with a number of key stakeholders including;

- Department of Biodiversity, Conservation & Attraction
- City of Mandurah
- Peel Development Commission
- Shire of Shire of Waroona
- Visit Mandurah

In addition, a series of workshops and community engagement sessions were held specifically for the development of options for the Beach Access Management Plan areas. These workshops resulted in the final design option for the Tims Thickett to White Hills Beach Access Management Plan area along with recommendations to support future management of the park.

Statutory Environment

The delivery of individual projects identified in the Concept Master Plan will be subject to all appropriate State and Federal planning processes including but not limited to environmental and cultural approvals.

As part of the detailed planning process for the development of the Concept Master Plan, the City, through the project Working Group, commissioned a number of important studies including;

- Environmental Study

The assessment provided an understanding of the ecological values of the areas within the park to ensure that opportunities for public access and tourism are responsive to the environmental values of the area, and environmental impacts that may result are minimised.

- Aboriginal Cultural Heritage Values Assessment

The assessment provided guidance on the appropriate protection of known and unknown cultural values to support future recreational planning within Yalgorup National Park, Tim's Thicket, White Hills Beach, and other adjacent lots.

The outcomes of these studies have been used to help shape the plan and will guide future considerations as projects are developed for delivery.

Policy Implications

Not Applicable

Financial Implications

The estimated total cost to deliver all activation areas detailed in the Yalgorup National Park Concept Master Plan is $43,286,450. This figure includes an estimate for future off park accommodation to support the broader eco-tourism destination vision. Of the 6 areas that are of priority to the City of Mandurah the estimated costs and future funding required is detailed below;

Activation Area	Cost Estimate	Funding Secured	Funding Required
Tims Thicket	$6,531,250	$625,000	$5,906,250
White Hills	$906,250	-	$906,250
Quail Road	$3,587,500	$1,837,500	$1,750,000
Yalgorup Long Distance Trail	$9,562,500	-	$9,562,500
Beach Camping	$750,000	$187,500	$562,500
Wagyl's Noorook Thrombolites	$5,146,450	$2,376,000	$2,770,450
Totals	**$26,483,950**	**$5,026,000**	**$21,457,950**

Risk Analysis

The success of the Yalgorup National Park Eco-tourism Development project relies on a strong project management approach from the City to ensure all potential risks are well thought out and mitigated through the planning process. Key risks that are currently being considered include;

- Planning Approvals

While a number of important studies have been completed to help inform the pre planning process for the development of the Concept Master Plan, each of the individual projects will require approvals prior to construction. The role of the City will be dependent on who is ultimately responsible for project delivery. With regards to the development of new Northern Access Road, the City is accountable for all planning (subdivision) and environmental (clearing) approvals. The ecological values of the park can make these processes complex and as a result, sufficient time needs to be factored into the project timeline.

- Stakeholder Relationships

The Yalgorup National Park is situated on lands managed and controlled by the Department of Biodiversity Conservation and Attraction (DBCA). The eco-tourism outcomes that the City is hoping to achieve through the development of the park require strong working relationships to be developed with all key stakeholders to ensure a collaborative approach is maintained and the vision is reached.

- Future Funding

To realise the full extent of the eco-tourism vision for Yalgorup National Park, the City needs to secure an additional $21 million in grant funding. The project has been identified an advocacy priority for the City in the lead up to the State and Federal Government elections next year with the Concept Master Plan being important and effective document to generate support.

Strategic Implications

The following strategies from the City of Mandurah Strategic Community Plan 2020 – 2040 are relevant to this report:

<u>Economic</u>:
- Promote and foster investment aimed at stimulating sustainable economic growth.
- Facilitate and advocate for sustainable local job creation, and industry growth and diversification.
- Establish and leverage opportunities with key stakeholders to achieve sustainable economic outcomes with due consideration to environmental impacts.

<u>Social</u>:
- Provide a range of social, recreational, and cultural experiences for our residents and visitors to enjoy and take pride in.
- Provide diverse and sustainable places and spaces that enable people to lead an active lifestyle.

Health
- Provide and facilitate quality community infrastructure that is accessible, and conducive to a healthy, active community.
- Promote the importance of healthy choices, an active lifestyle and the role the natural environment plays in achieving health outcomes.

Environment:
- Advocate for and partner with key stakeholders to ensure environmental impacts are considered in all planning, strategy development and decision making.
- Partner and engage with our community to deliver environmental sustainability outcomes.

Organisational Excellence:
- Demonstrate regional leadership and advocate for the needs of our community.
- Ensure that our actions maintain a sustainable balance between economic growth, the environment, and social values.

Conclusion

The Yalgorup National Park Ecotourism Development project is an initiative identified in the City's Economic Development Strategy. The project aims to enable the growth of local tourism and the development of eco-tourism product, leading to improved economic and employment outcomes and community and visitor recreational opportunities.

The Yalgorup National Park Concept Master Plan is the guiding document for the development of the park as an eco-tourism destination. The Plan builds on the previous planning work undertaken with the purpose being to specifically identify the infrastructure required for the sustainable development of eco-tourism opportunities within and immediately adjacent to the Park, and to provide the detail required to seek State and Federal Government funding support.

The City is currently progressing 2 projects that are detailed within the Yalgorup National Park Concept Master Plan being the Northern Access Road and the boardwalk replacement at the Thrombolites recreation site. In addition, the City has grant funding of $998,800 to commence stage 1 works within the park with details to be finalised once the Concept Master Poan has been endorsed.

NOTE:

- Refer ***Attachment 7.1*** **Yalgorup National Park Concept Master Plan**

That Council:

1. **Endorses the Yalgorup National Park Concept Master Plan (as detailed in Attachment 7.1) as the guiding document for the delivery of infrastructure for the sustainable development of eco-tourism opportunities in and adjacent to Yalgorup National Park.**

2. **Notes the progress being made to establish Yalgorup National Park as an important future eco-tourism destination for Mandurah and the Peel region.**

3. **Approve the Yalgorup National Park Concept Master Plan to be used as a key advocacy tool to seek State and Federal Government funding support to progress identified projects and realise the outcomes of the plan.**

Yalgorup National Park Concept Master Plan

March 2024



GOVERNMENT OF WESTERN AUSTRALIA

Department of **Biodiversity, Conservation and Attractions**

PARKS AND WILDLIFE SERVICE

Planning team

Department of Biodiversity, Conservation and Attractions

David Charles	Swan Coastal District Parks and Visitor Services Coordinator
Steve Dutton	Senior Operations Officer – PVS, Mandurah Work Centre
Murray Banks	Senior Ranger, Mandurah Work Centre
Ewen MacGregor	Swan Regional Leader Parks and Visitor Services
Nathan Greenhill	Coordinator Recreation, Planning and Design Unit

City of Mandurah

Peel Development Commission

Shire of Waroona

Visit Mandurah

Version Control

Date	Version	Issued to
4 September 2023	1 - DRAFT	Yalgorup NP Eco-Tourism Development working group for review.
1 November 2023	2 - DRAFT	DBCA for review.
7 November 2023	2 - DRAFT	Yalgorup NP Eco-Tourism Development working group for review.
5 December 2023	3 - FINAL	Yalgorup NP Eco-Tourism Development working group.
26 February 2024	4 - FINAL	Yalgorup NP Eco-Tourism Development working group.
6 March 2024	5 - FINAL	City of Mandurah

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Yalgorup National Park Concept Master Plan

Purpose

The Yalgorup National Park Concept Master Plan documents and further develops recreation opportunities identified in the Recreation Master Plan for Yalgorup National Park and Coastal Areas (*Rhizome*, 2020).

The purpose of the plan is to identify, plan and deliver infrastructure for the sustainable development of eco-tourism opportunities on landholdings within and immediately adjacent to Yalgorup National Park (Park). The project will enable growth of the local tourism product, leading to improved economic and employment outcomes and recreational opportunities.

This plan will guide future detailed planning in the Park and support budget requests to realise these projects.

Background

Yalgorup National Park is a significant park on the Swan Coastal Plain vested for the protection and management of internationally important environmental, cultural, and landscape values specific to the coastal setting and the lakes system. These values are put under pressure from visitor and recreation use in the Park given its close proximity to the ever-expanding southern fringe of the Perth and Peel metropolitan areas.

Visitor planning for Yalgorup has been ongoing since the Park was created in the 1970's to manage existing recreation and visitor use and plan for future opportunities.

This Concept Master Plan details future recreation opportunities that respects the values of the Park and resolves to ensure the public understands and can connect with these values through well planned and considered environmentally based tourism opportunities.

Location

Yalgorup National Park is located 20km south of the city centre of Mandurah and 90km south of the city centre of Perth. The Park is 50km long, stretching from Tims Thicket in the north to Myalup in the south. The western edge is mostly bound by the coastline with a varying width, 5km at its widest and 0.5km at its narrowest. The township of Preston Beach is surrounded by the Park around the midpoint of the Park.

The Park crosses the following local government boundaries who have shared responsibility for some service and management infrastructure (roads) and land holdings within the Park. The boundaries of the local governments can be seen in the following map and the visitor attractions of each outlined below.

LOCAL GOVERNMENT	PARK AND VISITOR ATTRACTIONS (EXISTING AND PROPOSED)
City of Mandurah	Tims Thicket and White Hills Beaches and recreation sites Wagyl's Noorook Thrombolites Quail Road recreation site Portion of Yalgorup long-distance trail Northern end of Lake Clifton and adjacent smaller lakes Beach camping opportunities
Shire of Waroona	Preston Beach including access north to White Hills Martins Tank campground Lime Kilns Portion of Yalgorup long-distance trail Yalgorup short trails Beach camping opportunities
Shire of Harvey	Myalup recreation sites

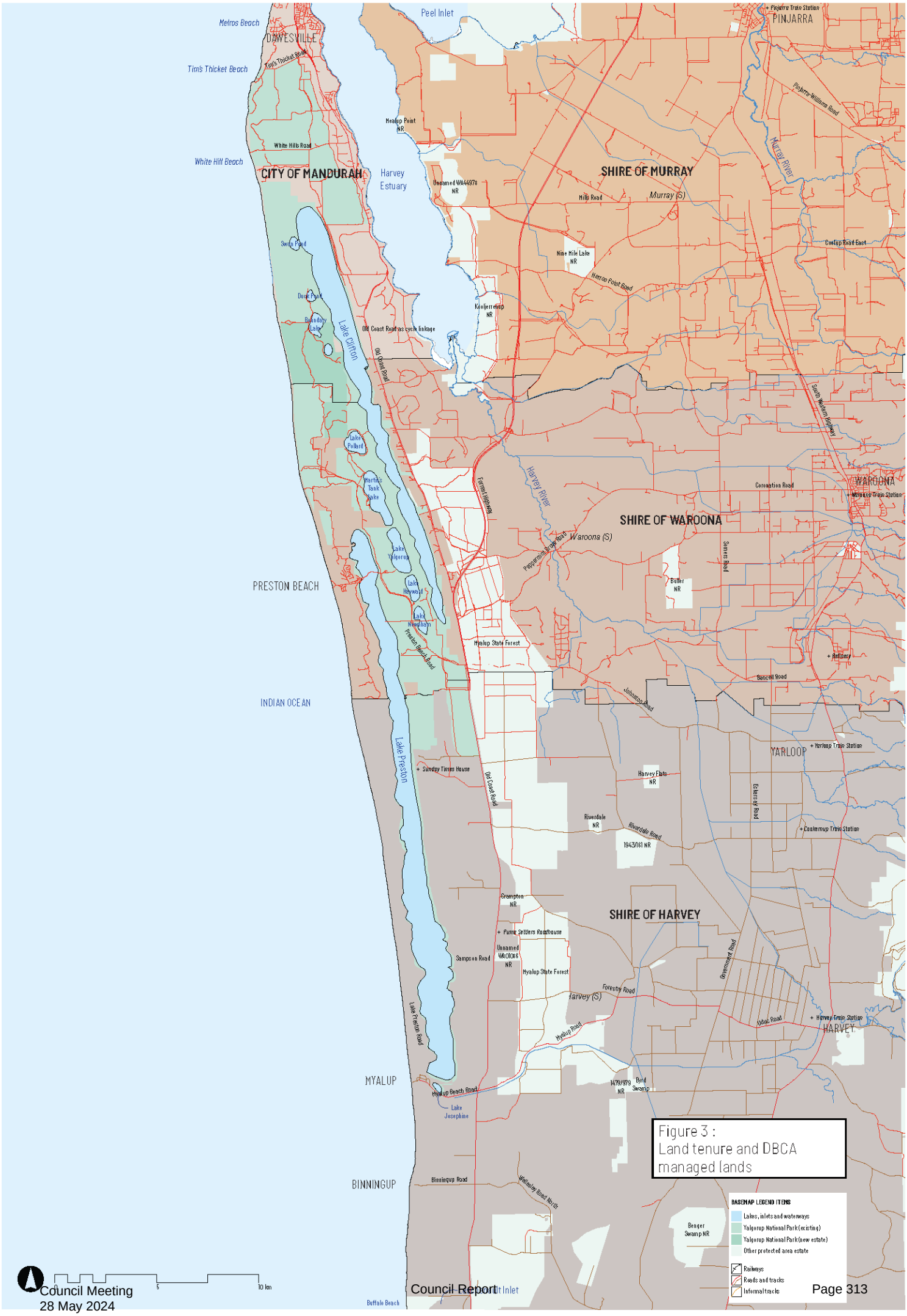


Figure 3 :
Land tenure and DBCA managed lands

Context

Yalgorup is the largest national park on the Swan Coastal Plain with a size of 12,888 hectares and is most notable for its extensive system of internationally recognised Ramsar listed wetlands. This wetlands system supports migratory waterbirds that travel from as far as Siberia, for example the Red-necked Stint (Calidris ruficollis). Several species of flora and fauna and specific ecological communities that inhabit the Park are listed as threatened, including the microscopic bacterial communities that reside in Lake Clifton and form its well-known Thrombolites. Numerous registered Indigenous heritage and cultural sites exist within and around the Park, while other nearby historical sites include the 10th Light Horse Bridle Trail and the Lake Clifton Lime Kiln site.

In recent years additions and land acquisitions have been made to the Park to consolidate the conservation tenure and reduce enclaves of private property within the Park. This has been completed for the primary purpose to strengthen the conservation estate, reduce ecosystem fragmentation and build greater connectively to all parts of the Park supporting the unique values of the Park.

Recreation is a popular activity with a number of day use sites, a campground and variety of nature-based recreation offerings found in the Park. Currently, the potential for visitors to access the Park's many natural, scenic and cultural assets and features is limited to a very small number of visitor sites and locations and minimal visitor infrastructure. While this has arguably helped protect the Park from excessive visitor pressures, the Park location, adjacent to the growing population of Mandurah, and its proximity to Perth means that the Park will be a desirable location for future visitor growth.

The beaches adjacent to the Park are managed by the City of Mandurah and the Shire of Waroona under management orders with Department of Planning, Lands and Heritage. These beaches present a significant and well used recreation activity as they are the nearest four-wheel drive accessible beaches south of the metropolitan area and are a short day visit from the Perth, Mandurah and surrounds. Beach access is a key recreation activity and the Park is used as a transition between roads and the beach and plays an important role in the provision of off beach visitor infrastructure.

The Swan Coastal Plain South Management Plan 85 (*DBCA*, 2016) provides context and direction for the management of the Park with an understanding of the values and their importance to the environmental and cultural landscape system. The following values from the management plan are relevant to the Park.

Natural values

- The planning area is part of an internationally recognised 'biodiversity hotspot' (one of 35 of the world's richest and most threatened reservoirs of plant and animal life) and is the only one in Australia recognised by the International Union for Conservation of Nature (IUCN).
- Internationally and nationally significant wetlands, including portions of the 'Peel–Yalgorup system' and 'Vasse–Wonnerup system' Ramsar sites, which provide habitat, migration stopovers, moulting grounds, and breeding and drought refuge for thousands of waterbirds.
- Conservation category wetlands, which exist in about 80 per cent of the management plan planning area.

Cultural values

- Aboriginal sites including ethnographic, anthropological and archaeological sites, and landscapes of mythological, ceremonial and spiritual significance.
- Opportunities for joint and cooperative management arrangements with Noongar people.
- Links to early exploration and colonial settlement, establishment of agriculture and industry, and wartime activities.
- Existing and new Aboriginal cultural tourism businesses can explore the rich Aboriginal cultural connection to the Park.

Recreation and social values

- Opportunities for education, recreation and interpretation relating to the natural and cultural values of the management plan planning area.
- Opportunities for nature-based tourism and commercial operations.
- Opportunities for scientific research on aspects of the planning area's natural values including biodiversity and Ramsar wetlands.
- The Park provides local residents and visitors with nature based recreation opportunities increasing their active lifestyle leading to improved physical and mental health outcomes.
- The Park and recreation sites are locations of community and social gathering leading to improved community well being for local residents and visitors.
- Social inclusion and recovery through expanded recreational experiences, job and income opportunities.

Economic benefits

- A diversity of tourism products can be developed off the back of the Park and new and improved infrastructure including accommodation, tours and niche attractions such as bird watching or nature appreciation encourages increased visitor numbers, length of stay and associated spend. This diversity adds to the tourism spend to the Peel Region and enhances private investment and broader regional economic growth.
- Nature based recreation allows for the development of commercial tourism products that harness the natural values of the Park, including active and passive opportunities, as their leading product.

Conservation significance

The significant conservation values of the Park and the Swan Coastal Plain ecosystem it sits in requires specific management of those values, guided by the international conservation agreements listed below which affect the Park. These agreements and their specific requirements have been incorporated into the management directions of the management plan.

- Convention on Wetlands of International Importance especially as Waterfowl Habitat 1971 (Ramsar Convention)
- China-Australia Migratory Bird Agreement (CAMBA)
- Japan-Australia Migratory Bird Agreement (JAMBA)
- Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA)
- Convention on the Conservation of Migratory Species of Wild Animals (known as the Bonn Convention).

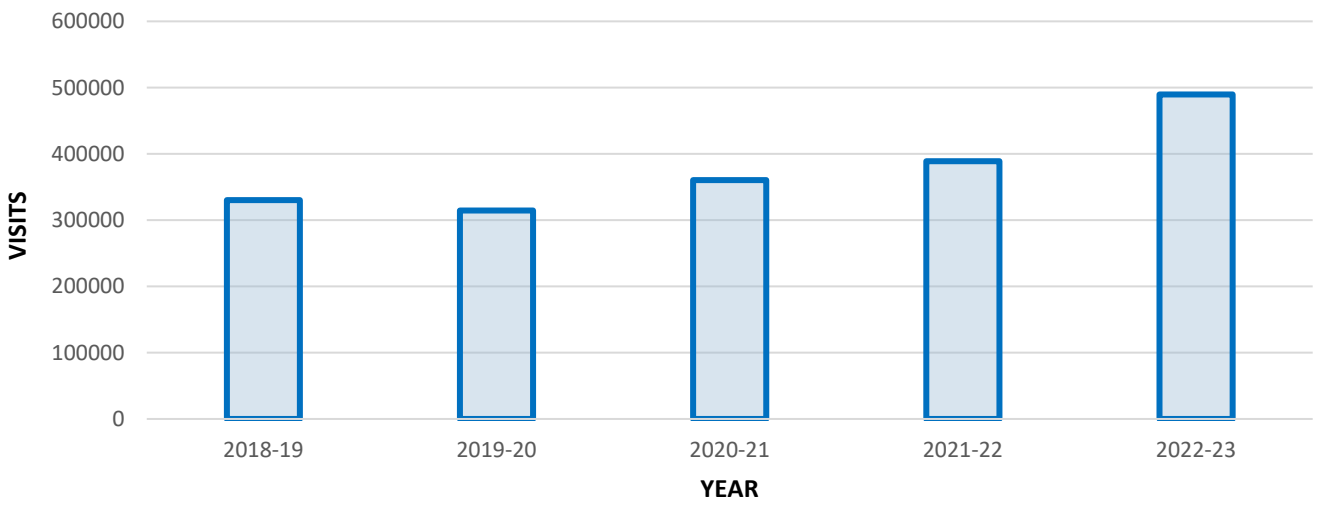
Ramsar wetlands significance

A significant portion of the Park is identified as a Ramsar site. To be identified as a wetland of international importance and accepted on the Ramsar list, a wetland ecosystem must satisfy at least one of the Ramsar Convention's nine Criteria for Listing Internationally Important Wetlands (Ramsar Convention 2005). The Peel–Yalgorup system (Ramsar site number 482) was listed in June 1990 and the site was significantly extended in 2001. It meets seven of the nine Ramsar criteria.

In addition to promoting the conservation and wise use of wetlands, contracting parties to the Ramsar Convention accept several other responsibilities, including managing a Ramsar site to maintain its 'ecological character'. The ecological characters of the Peel–Yalgorup system and the Vasse–Wonnerup system Ramsar sites have been described in Hale & Butcher (2007) and WRM (2007) respectively. The ecological character description (ECD) includes a summary of the critical ecosystem components and processes, limits of acceptable change to the values of the wetlands and management recommendations, all of which provided guidance to the decision making in the management plan and followed through into this plan.

Visitation and visitor numbers

Visitor numbers in Yalgorup have been steady over a 4 year period prior to 2021-22, noting a reduction is visits during the COVID period of 2019-20. Visits increased in 2022-23 primarily due to the installation of the Giants of Mandurah adjacent to the Park near the Wagyl's Noorook Thrombolites recreation site.



DBCA monitors recreation sites through pedestrian and vehicle traffic counters. Most recreation sites have been steady over a five year period, as noted above the installation of the Giants of Mandurah adjacent to the Thrombolites recreation site in November 2022 has seen a 94% increase in visits to that site in that 8 month period. The popularity of the Giant and the use of the Thrombolites recreation site to access the Giant is placing significant pressure on the visitor infrastructure which is not designed to cater for such large numbers.

LOCATION	ANNUAL VISITS (5 YR AVG.)	VISITS 2022-23	% CHANGE
Lake Clifton (Thrombolites)	100,765	195,849	+ 94%
Lake Hayward (walk trail)	6,901	10,752	+ 56
Martins Tank campground	24,171	23,727	- 2%
Tims Thicket Road	127,048	129,568	+ 2%
White Hills Road	117,866	129,729	+ 10%

Overtourism

Overtourism or overcrowding takes place in locations, both urban and natural, where the volume of visitors is greater than the site or locations capacity can cater for them in a sustainable way and often threatens the key values that make those locations attractive (environmental, natural, cultural). This is often aligned with a tourism attraction that gains popularity through promotion by media, a tourism body, social media and 'celebrity' endorsement, or the development of a new attraction that has miscalculated the tourism market appeal and not provided enough infrastructure to support the needs of visitors.

DBCA has noticed this phenomenon through its management of parks over many years and it is traditionally an indicator that visitor planning is required to resolve or manage the change in use. Historically overcrowding happened at a slow pace as popularity builds through word of mouth and less immediate means of communication like print media which allows time for management to keep pace with increased visitation. The introduction of social media and online media platforms means that overtourism can occur in a much shorter timeframe and management responses cannot keep up with the influx of visitors.

Overtourism has become an issue on the world stage, specifically during and post COVID, as people sought new opportunities to engage with their surrounds post lockdown. DBCA has experienced overtourism occurring in a short period of time in places like Greens Pool in William Bay National Park, Natures Window in Kalbarri National Park and Turquoise Bay in Cape Range National Park among many other locations.

The Interagency Visitor Use Management Council comprising of agencies responsible for the management of the United States National Park and Reserves prepared the *Visitor Use Management Framework; A guide to Providing Sustainable Outdoor Recreation, Edition One, July 2016* in which it discusses the causes and impacts of overtourism and some mechanisms to assist the agencies in managing overtourism in order to protect values and experience.

DBCA has used this document and other related studies across the international stage to develop strategies to manage overtourism. A systematic approach to understanding values, visitor needs, drivers behind overtourism and management strategies have been developed with an assessment of the 'pros' and 'cons' of each and how and when each may be applied. Broadly the strategies and interventions fall into the following categories:

- Rationing access to manageable numbers via a permit system:
    - Advanced reservations via a booking system.
    - Lottery via application with access granted by lottery – useful when demand is greater than supply.
    - Merit bases allocation through applications to those visitors meeting 'prerequisites' to access the site.
    - Quota system of maximum number of visitors over a set time/ duration.
    - Permit systems defining a specified time or date of access.
    - Queuing based on a first come first served basis.
- Rationing use by price including increasing fees in high demand times (weekends) to encourage use at low demand times.
- Increasing difficulty or changing mode of accessing the site and/or site development or improvement including restricting access to a controlled means (tours, public transport) or relocating key infrastructure increasing difficulty access the site.
- De-marketing the site by lowering the public profile through social or online media.
- Visitor education and improved information about the site, limitations, behaviour and suitable times of access.
- Maintaining existing management practices and the status quo.

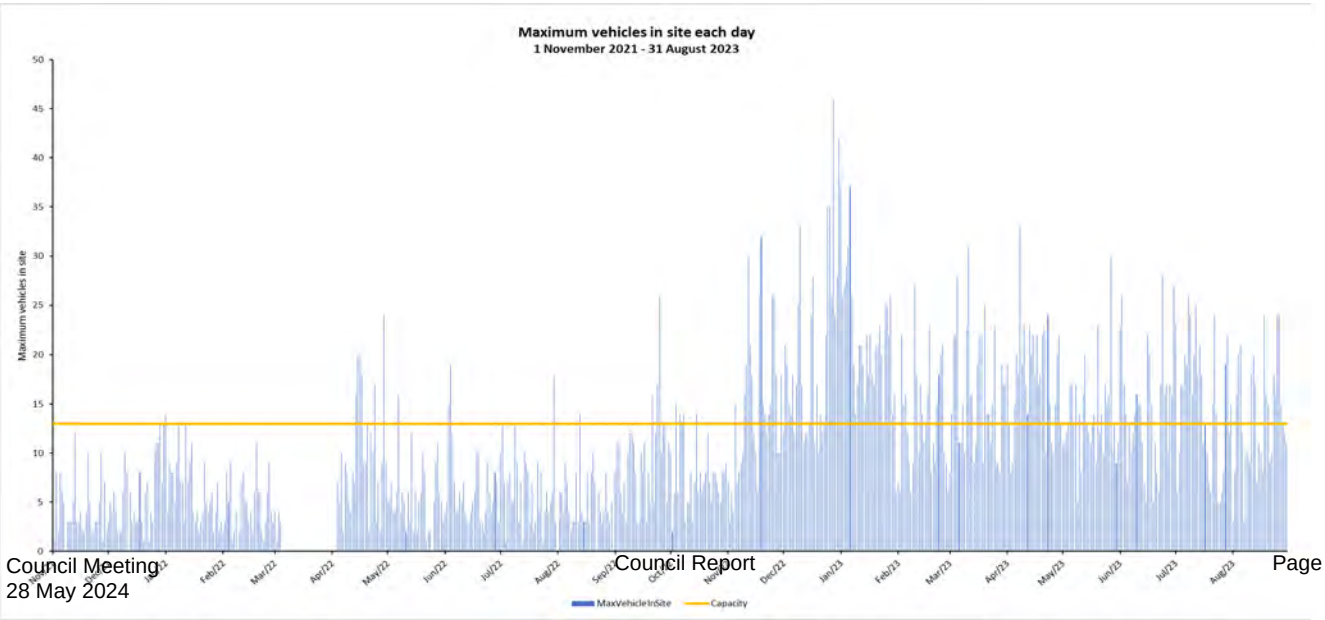
The strategies above need to be considered based on the area or site being visited and need to be chosen and implemented carefully to not unintentionally impact on the visitor experience and/ or deter visitors from exploring and accessing recreation sites and opportunities on an ad-hoc basis.

Case example – Wagyl's Noorook Thrombolites

In November 2022 a Giants of Mandurah was installed on City of Mandurah land adjacent to the Park and the Wagyl's Noorook Thrombolites recreation site has since been used as a visitor gateway to walk to and view the Giant. This new attraction has seen a 94% increase in visitors to the Thrombolites causing overcrowding, parking issues, premature wear of infrastructure (trails) and increased removal of waste from toilets because the supporting infrastructure required to manage this new attraction was not developed in conjunction with the attraction.

The graph below shows the service failure days in relation to parking at the Thrombolites, with the yellow line showing the sites capacity (number of car bays) and the vertical lines represent the number of vehicles in the site. Days where the vertical lines is higher than the horizontal line represents days/ times of overcrowding. In the 12 months prior to the installation of the Giant the service failure rate (where there were more cars than parking bays) was 8.7%. In the 9 months after the Giant was installed that rate has jumped to 65.8%. This indicates that the existing infrastructure is not suited to the current use and management actions are required to manage visitors.

Understanding visitor numbers, behaviour and expectations, as captured through DBCA's social research and visitor statistics, is critical in ongoing planning and will be employed in the development of visitor opportunities outlined in this plan.



Issues

A park as large as Yalgorup and one that is on the edge of the metropolitan area, with a high number of visits, has and always will have a number of issues that require management, planning and design, and ongoing action to ensure the core values of the Park are not eroded. The following are known and observed issues affecting the Park:

- Aging visitor infrastructure that requires redevelopment to meet current and future demands, contemporary planning and design standards; and visitor expectations.
- Development of asset management plans and registers to inform infrastructure replacement and redevelopment.
- Increased visitation to the Park as the metropolitan area and population expands
- Environmental damage caused by unauthorised access by four-wheel drives, motorbikes and pedestrians into areas of high environmental and cultural values.
- Impacts to Aboriginal cultural values (unauthorised access).
- Introduced species to the Park including weeds and feral animals.
- Impacts to Ramsar values.
- Nutrient run-off into wetlands and waterways from surrounding land uses including rural and residential areas.
- The continuing spread of *Phytophthora* spp.
- Habitat fragmentation and isolation from other areas of remnant vegetation.
- Unauthorised and inappropriate recreational access and activities (for example by off-road vehicles/ four-wheel drives and trail bikes), illegal cutting of vegetation, firewood collection and rubbish dumping.
- impacts on the reserves' natural values and infrastructure from increasing visitor numbers.
- Risks from overcrowding where new attractions are developed without supporting infrastructure being in place.

Opportunities

Yalgorup National Park is undoubtably a unique landscape with a broad collection of values of significance. These values, when appropriately planned for and protected, give rise to recreation opportunities and visitor connections to the Park that will enrich visitors and help sustain the Park in the future. Some of the opportunities for the Park are:

- Proximity to metropolitan area with a large base of current and future visitors promoting tourism growth.
- Sense of remoteness within the Park due to its size and scale and large 'blocks' of conservation estate.
- Diversity of landscapes in the Park including coastal dune systems, coastal plain and lakes systems; and a variety of vegetation complexes relevant and specific to the landscapes.
- Nature base recreation opportunities and infrastructure (existing and future) to explore and understand Park values.
- Visitors' ability to connect to natural values and appreciate rare and unique conservation values.
- Aboriginal employment and business opportunities including Ranger programs.
- Increased economic impact to the locality and Peel Region including employment opportunities and small business development and growth.
- Nearest accessible four-wheel drive beaches south of the metropolitan area.

Constraints

Numerous constraints are present in Yalgorup related to the recognised values (environmental and cultural) and proximity to the metropolitan area. These constraints will need to be managed through any planning process, including assessments and approvals when developing existing or new opportunities for visitors.

- High value conservation throughout the Park requiring thoughtful planning to manage the values.
- Lengthy approvals processes when developing within high value conservation areas.
- Known cultural values including mythological sites, burial sites and ceremonial sites.
- Unknown cultural values further understood through ongoing connection to country and relationship building between land managers and Aboriginal people, and on country assessments.
- Private property enclaves within the Park reducing contiguous land areas with some reduced management abilities.
- Specific values such as the thrombolites, a critically endangered ecological community in Lake Clifton

Yalgorup National Park Planning

Strategic planning documents that guide the management of Yalgorup's environmental, conservation, cultural and recreation values have been developed by DBCA or consultants. Each plan has a specific vision, purpose and underwent a variety of engagement processes with stakeholders, community interest groups and the public. These plans include:

Swan Coastal Plain South Management Plan 85 (DBCA, 2016)

Vision
In 2025, the landscape condition and biodiversity values of the parks and reserves of the planning area will be conserved and enhanced. Key sites will provide valuable places for people to enjoy recreation activities in a predominantly natural setting. The cultural, social and natural values of the landscape as a whole will be understood and respected.

Purpose
Statutory management plan prepared in accordance with the *CALM Act* guiding DBCA management of 82 existing reserves in the Swan Coastal Plain.

Provides strategic direction for the management of the environment, conservation, cultural and recreation values.

Key directions include protecting the Peel-Yalgorup RAMSAR wetlands, managing ecological communities of conservation significant, and provide a range of compatible nature based recreation opportunities and public education.

Engagement
Broad stakeholder and public engagement during the development of the plan.

Feedback and comments on the draft plan informing decision making and the final plan.

Yalgorup National Park Recreation Master Plan (DBCA, 2012)

Vision
Investigate issues, opportunities and constraints of Yalgorup National Park and its surrounds in the context of expanding urban development, land use planning and increasing recreation demands on the region and to make recommendation for strategic directions for the development of recreation facilities in the Park that will inform the management plan.

Purpose
Prepared to inform the visitor planning section for Yalgorup for inclusion into the management plan.

Provides strategic planning for the management of visitors and the protection of landscape values (environmental, conservation and cultural).

Provides direction on the recreation type and style of visitor infrastructure and visitor management settings at key recreation sites in Yalgorup.

Investigates new opportunities for recreation in Yalgorup including walk and cycle trails, day use sites and camping.

Engagement
Preparation with engagement of internal staff and knowledge-holders of park values and visitor understanding.

Due to recommendations included into the management plan by default it received broad stakeholder and public engagement.

Recreation Master Plan for Yalgorup National Park and Coastal Areas (Rhizome, 2020)

Vision
The objective for the Recreation Master Plan is in line with DBCA's mission and mandate to protect natural and cultural assets for the long-term and develop enduring sustainable tourism.

Development of consistent planning across both land tenures (DBCA, local government) to co-ordinate and align visitor use, patterns and management.

Purpose
Prepared and informed by both the management plan and recreation master plan.

Identifies new and potential recreation and tourism opportunities and activities for Yalgorup and surround land managed by other agencies.

Consult with key stakeholders and community groups to identify what recreational and tourism activities they would like to see occur in the park and adjoining local government-managed land.

Identifies potential commercial opportunities with specific links to adjoining City of Mandurah lands.

Engagement
Significant engagement targeting 45 stakeholders from 16 different Indigenous, community, environmental, recreation, professional and local government groups.

Engagement through a series of targeted interviews and an online survey.

Yalgorup National Park Concept Master Plan

The Yalgorup National Park Concept Master Plan documents and details recommendations guiding the development of visitor opportunities in the Park and support budget requests to realise these projects. The level of detail and guidance varies depending on the current stage of planning for projects, including guiding initial planning to detail for implementation.

The considered planning of the Recreation Master Plan for Yalgorup National Park and Coastal Areas (*Rhizome*, 2020) drives the direction of this plan. The six actions and recreation opportunities from that plan that will be explored include:

1. Align DBCA and LGA land management actions.
2. Create new long-distance cycling and walking routes.
3. Scope potential for new day-use areas and short walk opportunities.
4. Explore new visitor education and interpretive opportunities.
5. Investigate new and diverse accommodation opportunities.
6. Expand tourism and commercial operator opportunities.

DBCA guiding planning principles

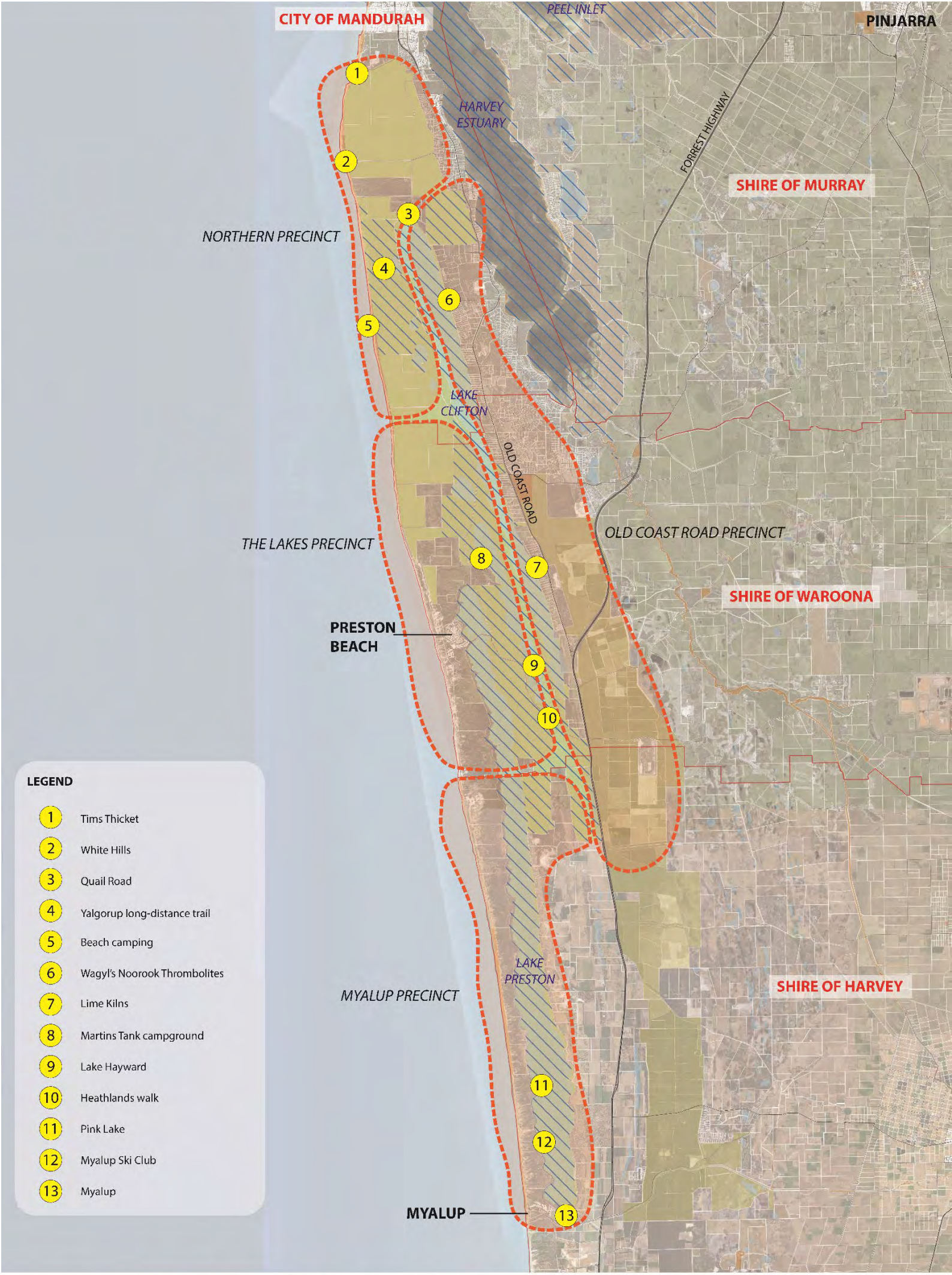
The following guiding planning principles have been employed by DBCA in recreation and visitor management planning across the State. These fundamental principles ensure that the environment, culture and landscape values are acknowledged, protected and maintained while providing visitors enriching experiences and opportunities to explore and understand those values.

- People need Parks, and Parks need People. Visitors in parks promotes physical and mental health benefits as well as building advocates for the protection of our valuable natural areas.
- Protection of environmental and cultural values are of utmost importance.
- Environmental and cultural values are protected when knowledge is shared through interpretation and education.
- Provide accessible infrastructure and amenities at all locations where feasible and achievable, including paths and toilets.
- Provide a spectrum of experiences and recreation opportunities for all user recreation preferences, included natural through to developed and self-catered through to guided.
- Built infrastructure is designed to work with the natural environment with reference to style and aesthetic.
- Achieve infrastructure lifespans of a minimum 50 years through robust material choices and design outcomes.
- Ensure all infrastructure is maintainable and manageable in the long term with minimal resources (staff and budget).

Planning sites and areas

The Rhizome 2020 recreation master plan developed precincts of like recreation opportunities, landscape conditions and environmental values. Those zones have been used in this plan to group the project planning areas.

NORTHERN PRECINCT	**LAKES PRECINCT**
• Tims Thicket to White Hills Beach Access Management Plan • White Hills to Preston Beach Beach Access Management Plan • Quail Road • Quail Road recreation site • Yalgorup long-distance trail	• Beach camping • Martins Tank campground extension • Yalgorup short walk trails
OLD COAST ROAD PRECINCT	**MYALUP PRECINCT**
• Wagyl's Noorook Thrombolites • Lime Kiln	• Myalup Ski Club • Pink Lake day use site • Myalup day use site
OFF PARK PLANNING AND MANAGEMENT	
• Off Park Accommodation • Management	


CITY OF MANDURAH
PEEL INLET
PINJARRA
HARVEY ESTUARY
FORREST HIGHWAY
SHIRE OF MURRAY
NORTHERN PRECINCT
LAKE CLIFTON
OLD COAST ROAD
OLD COAST ROAD PRECINCT
THE LAKES PRECINCT
SHIRE OF WAROONA
PRESTON BEACH
LAKE PRESTON
MYALUP PRECINCT
SHIRE OF HARVEY
MYALUP
LEGEND
1 Tims Thicket
2 White Hills
3 Quail Road
4 Yalgorup long-distance trail
5 Beach camping
6 Wagyl's Noorook Thrombolites
7 Lime Kilns
8 Martins Tank campground
9 Lake Hayward
10 Heathlands walk
11 Pink Lake
12 Myalup Ski Club
13 Myalup

Stakeholder Engagement

Stakeholders have been involved in the planning for the Park over many years and DBCA, City of Mandurah and Shire of Waroona have all engaged various stakeholders at different locations and sites and for different planning requirements. Engagement has helped to inform planning decisions and guide outcomes. The following describe the stakeholder engagement that has occurred.

Tims Thicket to White Hills Beach Access Management Plan
The City of Mandurah consulted with targeted stakeholder groups in 2021 and 2023 regarding planning and management options to manage and maintain recreation and four-wheel drive use on the beach and surrounding national park from Tims Thicket to White Hills. The 2023 engagement explored four beach access options with the preferred option carried through into this concept plan.

Community stakeholders engaged include Bouvard Coast Care, Mandurah Environment and Heritage Group, Peel Region Western Ringtail Possum Action Group, Track Care, Western Offroading Mates, Peel CCI, Mandurah Seabirds Rescue, local residents and State and Local Government representatives.

Quail Road extension
Private property owners adjacent to the proposed alignment for the extension of Quail Road were engaged by the City of Mandurah in order to progress the required land swaps and adjustments to allow the creation of a road reserve that will link to Yalgorup and the future Quail Road recreation site.

During those discussions visitor opportunities within private property were discussed to ensure that current planning enabled future development on private property.

Additional studies and reports

Aboriginal cultural heritage values, Binjareb Boodjar, Western Australia: a roadmap for caring for Yalgorup National Park and surrounds (Dortch Cuthbert, 2023).
DBCA in partnership with the City of Mandurah formally engaged Dortch Cuthbert in July 2022 to conduct a three-stage cultural heritage assessment to support recreation planning in the Park and provide guidance on the appropriate protection of known and unknown cultural values in Yalgorup. Dortch Cuthbert assemble a group of traditional owners to undertake the field surveys and knowledge sharing with input into the document *Aboriginal cultural heritage values, Binjareb Boodjar, Western Australia: a roadmap for caring for Yalgorup Nation Park and surrounds.*

A broad assessment of the Park was undertaken to review and assess existing known values and detailed site assessments were undertaken for the Tims Thicket to White Hills study area; Duck Pond and Boundary Lakes and surrounds, the Thrombolites and a subsequent assessment of the Quail Road extension.

Thirteen recommendations were made in the report including actions for landscape management, rehabilitation and monitoring of works. Importantly, recommendations 1 and 2 identify a desire to build stronger working relationships between Gnaala Karla Booja (GKB) Traditional Owners and relevant land management agencies to work together to manage cultural heritage of Yalgorup.

Tims Thicket to White Hills Beach Access Management Plan: Environmental Desktop Analysis (360 Environmental 2022)
360 Environmental was commissioned by the City of Mandurah to undertake an Environmental Desktop Assessment to inform the development of the Tim's Thicket to White Hills Beach Access Management Plan. The assessment provides an understanding of the ecological values of the Tim's Thicket to White Hills Beach Access areas of Yalgorup National Park, to ensure that opportunities for public access and tourism are responsive to the environmental values of the area, and environmental impacts that may result are minimised.

The Project Area consists of three sites:

- Site 1: Tim's Thicket to White Hills area (Lots 1943 (CoM), 1801 (WaterCorp), and part-ex Lots 751, 2306 and 2307 (DBCA)
- Site 2: Clifton West (ex-Lots 2240, 2275, 2657, 3045 (Mandurah LGA) and Lot 1000 (Waroona LGA)
- Site 3: Clifton West ex-Lots 1001 and 1002 (Waroona LGA).

Wagyl's Noorook Thrombolites (Brave and Curious + TRC, 2023)

Brave and Curious (BC) and TRC Tourism (TRC) developed a concept plan for the Wagyl's Noorook Thrombolites visitor experience at Lake Clifton, Yalgorup National Park. The study was commissioned by Visit Mandurah and the Peel Development Commission and involved extensive collaboration with key local experts and stakeholders to identify and develop a strategy that enhances the visitor experience at this globally significant site.

The proposed enhancements aim to create a local, unique, and meaningful visitor experience whilst managing increasing visitor numbers to preserve and celebrate the ecological and cultural integrity of the Wagyl's Noorook Thrombolites, Lake Clifton and the fragile lakeside environment.

Round the Estuary Trail (Common Ground Trails, 2023)

The Round the Estuary Trail is proposed to route around the Peel Harvey Estuary beginning and ending at the Mandurah Visitor Centre. The vision for the Round the Estuary trail is for a long-distance shared use trail which provides opportunity for trail users to discover the diverse environments of the Peel Harvey Estuary and engage with the significant environmental and cultural heritage values along the way. The trail is envisioned to be a multi-sport adventure trail catering to short stay and multiday trail experiences for walkers, runners and cyclists.

The trail will traverse a diverse mix of terrain including urban streets and paths, alongside the estuary foreshore and Indian Ocean coastline, past peri-urban farmland and through nature reserves hosting significant flora and fauna communities. The assessment outlines broadly the opportunities and constraint presented within the project area, relating to the inherent qualities of the landscape and general planning and development context.

Concept Plans

Each site and project area is detailed below under the following headings, describing the concept planning purpose and outcomes. These will be used when progressing detailed design for these sites and will form the basis of future detailed design briefs. A description of each component is detailed below.

Purpose

This section details the specific planning direction and requirements of the concept plan and future detailed planning for each site, identifying objectives, intentions and relationships with other planning outcomes.

Alignment with the Recreation Master Plan for Yalgorup National Park and Coastal Areas (Rhizome, 2020)

The Recreation Master Plan sets out six actions and opportunities that formed the basis of the project and FAA to plan for and implement these opportunities. This section highlights which action and opportunity the site and project area aligns to ensure it maintains consistency with the planning direction set. The six actions and recreation opportunities are:

1. Align DBCA and LGA land management actions.
2. Create new long-distance cycling and walking routes.
3. Scope potential for new day-use areas and short walk opportunities.
4. Explore new visitor education and interpretive opportunities.
5. Investigate new and diverse accommodation opportunities.
6. Expand tourism and commercial operator opportunities.

Outcomes and Recommendations

The outcomes and recommendations work to resolve planning requirements identified in the purpose and give direction on the concept plan development, including undertaking the project in stages to manage immediate and long-term works. These will either be shown on the concept plan drawings for each site or project or will be carried forward into detailed design in future stages of the project. The recommendations will vary between initiating further planning and design to implementation depending on how progressed each project is.

Priority

The priority defines the immediacy of the implementation of the concept and detailed planning for the site or project, based on its ability to manage existing or ongoing impacts to values and/ or improve the visitor and tourism opportunities in Yalgorup.

Note that the different priorities can be completed together or concurrently where there are benefits to the site and/ or efficiencies in budgets.

PRIORITY	DESCRIPTION
High	• Projects that require immediate attention due to existing and ongoing impacts to environmental and cultural values. • Projects that immediately improve the visitor and tourism opportunities in Yalgorup. • Projects to be completed within 1-2 years of this plan.
Medium	• Projects that have a moderate ongoing impact to environmental and cultural values. • Projects that have a moderate level of improvement in the visitor and tourism opportunities in Yalgorup. • Projects to be completed within 2-5 years of this plan.
Low	• Projects where the existing or ongoing impacts to environmental or cultural values are minimal. • Projects that have a low level of improvement in the visitor and tourism opportunities in Yalgorup. • Projects to be completed within 5+ years of this plan.

Budget

The budget has been determined relative to the concept plan and indicates a cost to undertake the proposed works. Budgets have been aligned to stages of works and indicate the short and long term costs for implementation.

Northern Precinct



Tims Thicket to White Hills Beach Access Management Plan (BAMP)

Purpose

- Manage visitor use and access between Tims Thicket and White Hills as agreed through BAMP stakeholder workshops.
- Protect environmental and cultural values of the landscape.
- Ensure the proposed plan meets the requirements of the cultural heritage assessment.
- Restore environmental and landscape values impacted through historic visitor use.
- Manage vehicle beach access and maintain the recreation opportunity of vehicle-based day use in the Tims Thicket lagoon.
- Provide an all-season access from Tims Thicket to White Hills that is not reliant on beach driving.
- Provide off beach visitor and tourism infrastructure at specified locations including parking, toilets, shelters, trails and interpretation at locations servicing the beach use, for example: day use at Tims Thicket lagoon, surf break and fishing access.
- Provide access for all visitors to the beach via defined trails and paths, including universal or assisted access if achievable.
- Enable efficient management of visitors and the landscape for all land managers.

Alignment with Recreation Master Plan for Yalgorup National Park and Coastal Areas (Rhizome, 2020).

Align management	Long-distance trail	New day use + short trails	Explore education + interpretation	New + diverse accommodation	Expand tourism + commercial opportunities

Outcomes + Recommendations

- Undertake the project in two stages acknowledging the high cost of the full site redevelopment. Stage 1 protects existing values and manages visitor use through site protection works, renovating existing infrastructure and establishing the proposed link track between Tims Thicket and White Hills. Stage 2 undertakes all new redevelopment works including access roads, carparks and visitor infrastructure when budget is available.

Stage 1

- Undertake site protection works including fencing and rehabilitation to manage pedestrian and vehicle access into environmental and culturally sensitive areas. Prioritise existing highly impacted areas and areas of significance.
- Undertake minor carpark works at the existing parking area at the end of Tims Thicket Road including:
  - limestone sheeting to the existing carpark for 20 defined bays.
  - demarcation of parking areas.
  - installation of signs and information bays for visitor orientation.
  - tyre inflation and deflation area.
  - gates or other management closure measures to control and manage visitor access to the site.
- Ensure pedestrian access from existing car park enables non four-wheel drive visitors can access the beach.
- Undertake minor track works to improve drainage and minimise track widening and braiding. Sheet with limestone where required.
- Construct new link track between Tims Thicket and White Hills, mineral earth surface and/ or limestone base as required. (includes engagement, approvals and documentation for construction)
- Implement interpretation, education, wayfinding and communication plan for visitors relative to stage 1 works.

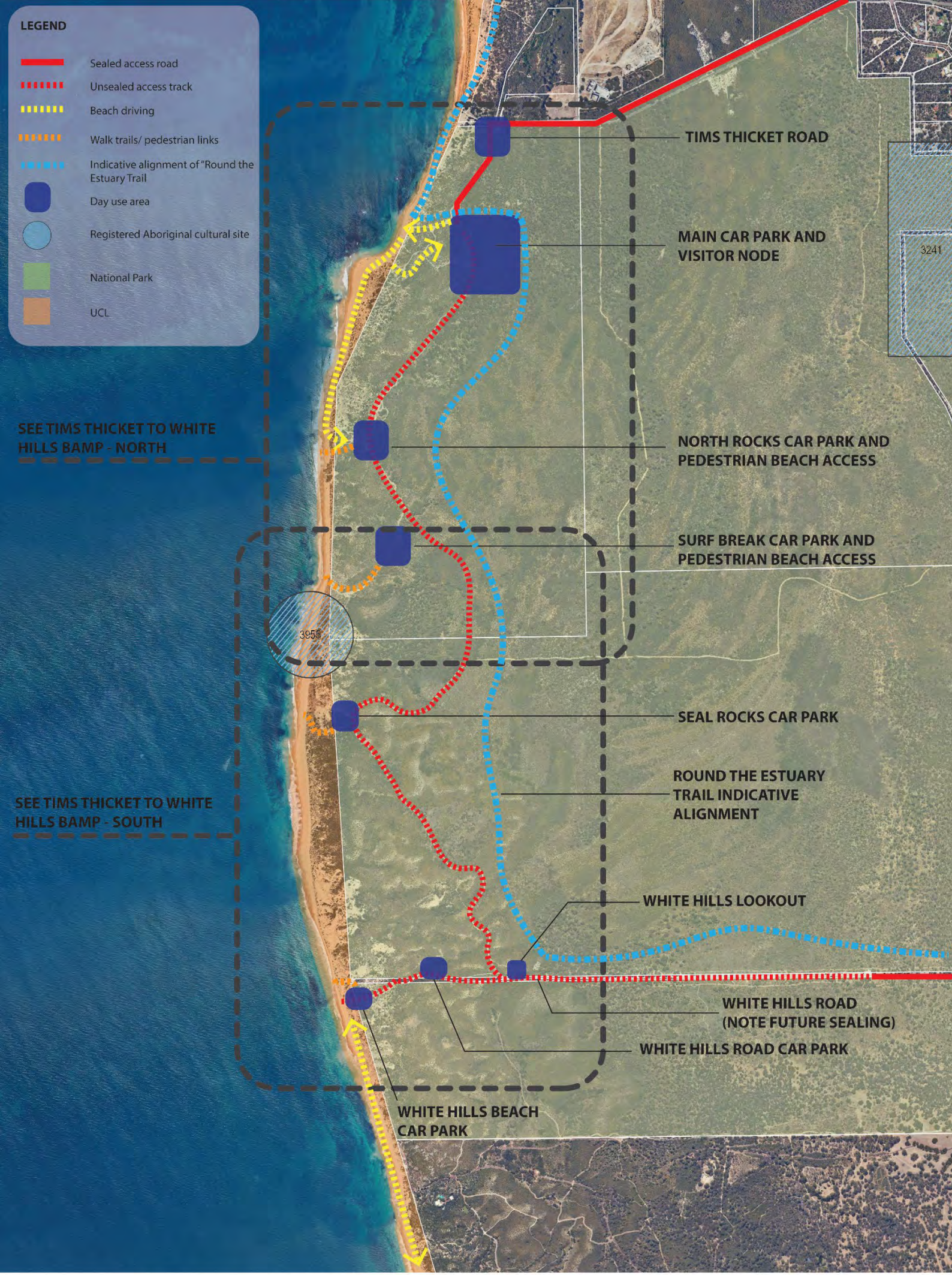
Stage 2

- Construct new visitor infrastructure at the identified recreation and parking nodes to the details below.
- Existing Tims Thicket parking area:
  - Reduce overall size of parking area to cater for maximum 10 cars and seal with asphalt. Size is reduced to promote visitor to use the main Tims Thicket Beach recreation area.
  - Maintain pedestrian access to the lookout.
  - Redevelop the lookout improving materials and appearance.
  - Rehabilitate remaining cleared area.
- Tims Thicket Beach recreation area:
  - Sealed road (asphalt) linking Tims Thicket Road to the new carpark.
  - Sealed carpark (asphalt) for 60 cars, including appropriate number of accessible parking bays.
  - Interpretation and education node and gathering area adjacent to the carpark.
  - 4 cubicle toilet on holding tank waste management system located near the carpark.
  - 2 large picnic shelters with seating.
  - Lookout and viewing area overlooking the ocean and Park to the south that is accessible to all.

- Accessible beach access paths/ boardwalk.
- Sealed paths providing access in and around the carpark and to the toilet, shelters and lookouts.
- Upgrade beach access tracks where required and ensure they are integrated into the car park configuration.

- Northern Rocks recreation area:
  - Limestone based track from Tims Thicket carpark to Northern Rocks carpark.
  - Limestone carpark for 20 vehicles, bays demarcated, loop configuration.
  - Limestone pedestrian access tracks to the beach.
  - New access track off the beach, predominately sand based, limestone base in boggy areas for longevity.
- Surf Beach recreation area:
  - Limestone based track from Northern rocks carpark to Surf Beach carpark.
  - Limestone carpark for 20 vehicles, bays demarcated, loop configuration.
  - Limestone pedestrian access tracks to the beach.
- South Seal Rocks recreation area
  - Limestone based track from Surf Beach carpark to South Seal Rocks carpark.
  - Limestone carpark for 10 vehicles, bays demarcated, loop configuration.
  - Limestone pedestrian access tracks to the beach.
- All access tracks to be reviewed and upgraded to manage water, erosion, widening and braiding but maintain to a four-wheel drive standard.
- Implement interpretation, education, wayfinding and communication plan for visitors relative to stage 2 works.

Priority	**Budget**
High – Stage 1	$750,000
High – Stage 2	$5,781,250
	$6,531,250



Department of Biodiversity, Conservation and Attractions

PARKS AND WILDLIFE SERVICE

YALGORUP NATIONAL PARK MASTER PLAN

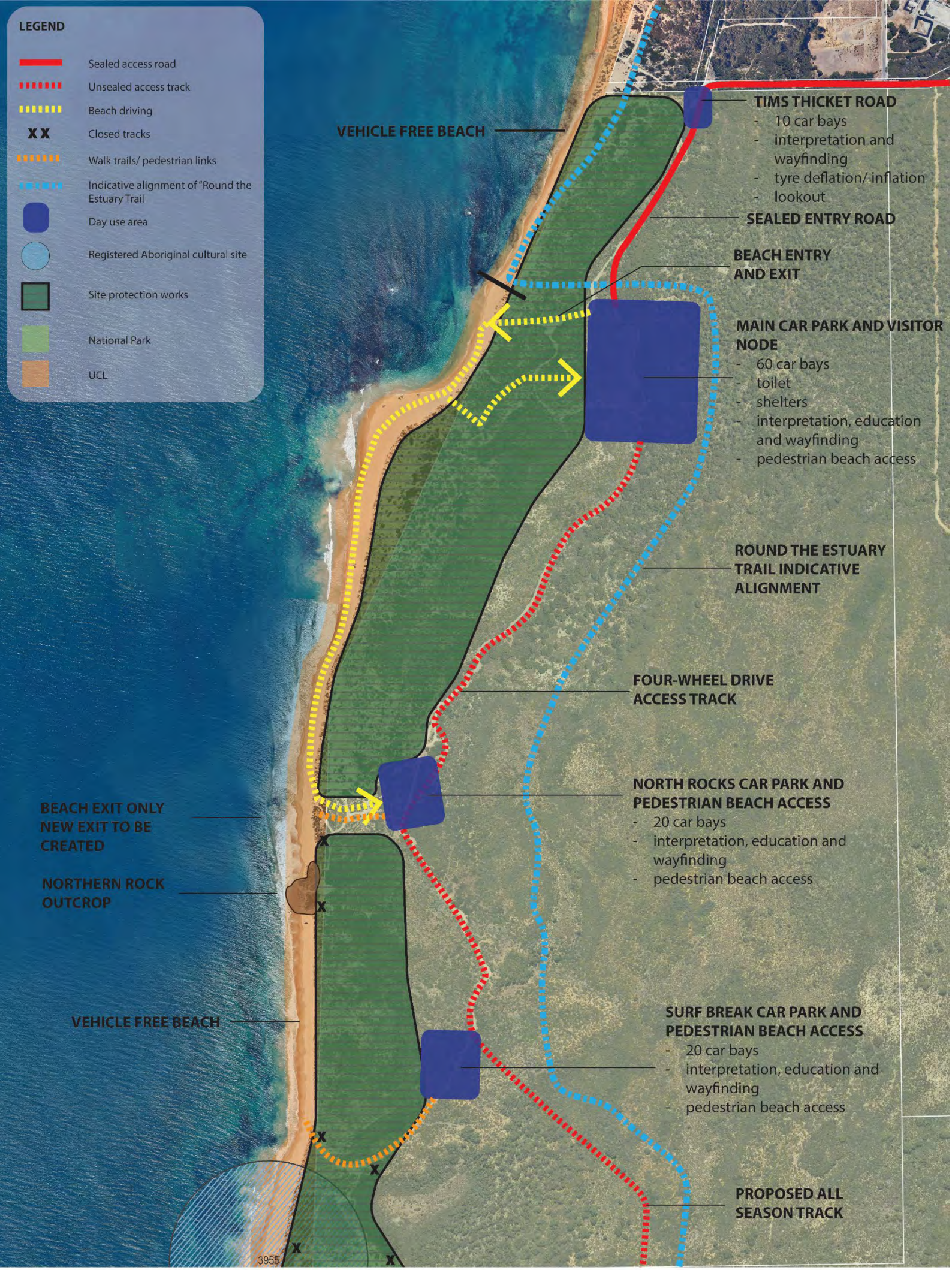
TIMS THICKET TO WHITE HILLS BAMP

Swan Region / Swan Coastal District

Appendix Report

Date: **Feb 2024**

Scale: **15,000**



Department of Biodiversity, Conservation and Attractions

PARKS AND WILDLIFE SERVICE

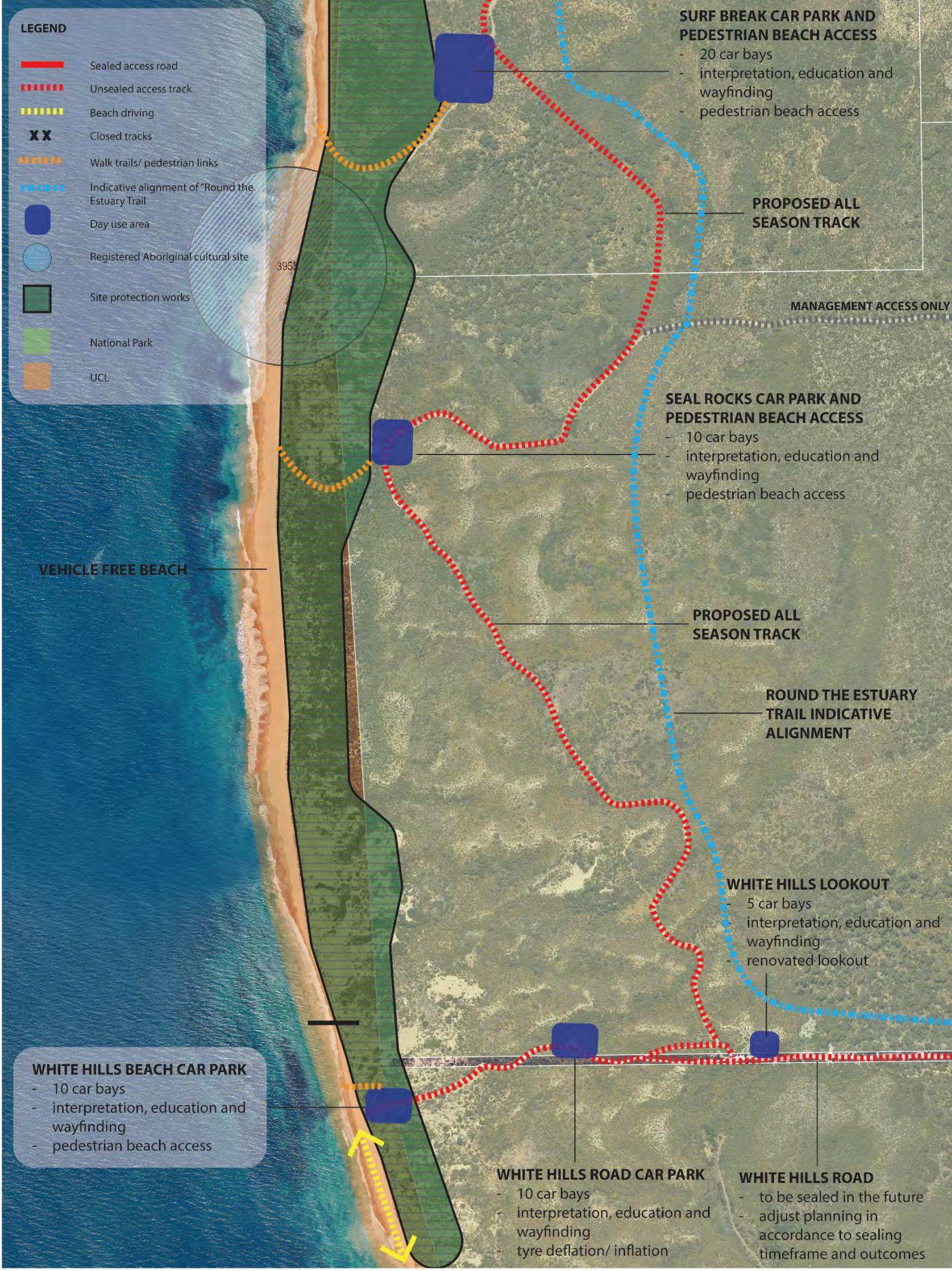
YALGORUP NATIONAL PARK MASTER PLAN

TIMS THICKET TO WHITE HILLS BAMP - NORTH

Swan Region / Swan Coastal District

Date: Feb 2024

Scale: 6500


LEGEND
Sealed access road
Unsealed access track
Beach driving
Closed tracks
Walk trails/ pedestrian links
Indicative alignment of "Round the Estuary Trail
Day use area
Registered Aboriginal cultural site
Site protection works
National Park
UCL
395
SURF BREAK CAR PARK AND PEDESTRIAN BEACH ACCESS
- 20 car bays
- interpretation, education and wayfinding
- pedestrian beach access
PROPOSED ALL SEASON TRACK
MANAGEMENT ACCESS ONLY
SEAL ROCKS CAR PARK AND PEDESTRIAN BEACH ACCESS
- 10 car bays
- interpretation, education and wayfinding
- pedestrian beach access
VEHICLE FREE BEACH
PROPOSED ALL SEASON TRACK
ROUND THE ESTUARY TRAIL INDICATIVE ALIGNMENT
WHITE HILLS LOOKOUT
- 5 car bays
- interpretation, education and wayfinding
- renovated lookout
WHITE HILLS BEACH CAR PARK
- 10 car bays
- interpretation, education and wayfinding
- pedestrian beach access
WHITE HILLS ROAD CAR PARK
- 10 car bays
- interpretation, education and wayfinding
- tyre deflation/ inflation
WHITE HILLS ROAD
- to be sealed in the future
- adjust planning in accordance to sealing timeframe and outcomes



HANGOVER BAY - NAMBUNG NATIONAL PARK



NILGEN LOOKOUT - NILGEN NATURE RESERVE



HANGOVER BAY - NAMBUNG NATIONAL PARK



HANGOVER BAY - NAMBUNG NATIONAL PARK



LAKE THETIS - NAMBUNG NATIONAL PARK



HANGOVER BAY - NAMBUNG NATIONAL PARK



HANGOVER BAY - NAMBUNG NATIONAL PARK

Council Meeting
28 May 2024
Council Report

White Hills to Preston Beach Beach Access Management Plan (BAMP)

Purpose

- Manage visitor use and access between White Hills and Preston Beach as agreed through BAMP stakeholder workshops.
- Protect environmental and cultural values of the landscape.
- Ensure the proposed plan meets the requirements of the cultural heritage assessment.
- Restore environmental and landscape values impacted through historic visitor use.
- Manage vehicle beach access and maintain the recreation opportunity of four-wheel driving on this section of the beach.
- Restrict unauthorised access into the Park from off the beach.
- Allow for seasonal closures of the beach due to beach conditions and protection of environmental values, for example: bird nesting.
- Enable efficient management of visitors and landscape for all land managers.
- Adapt and adjust planning as required in response to the future sealing of White Hills Road (CoM 2023/24), including review of parking capacity and visitor infrastructure.

Alignment with Recreation Master Plan for Yalgorup National Park and Coastal Areas (Rhizome, 2020).

Align management	Long-distance trail	New day use + short trails	Explore education + interpretation	New + diverse accommodation	Expand tourism + commercial opportunities

Outcomes + Recommendations

- Undertake the project in two stages. Stage 1 includes renovating existing parking, access and signage to support current and future recreation use. Stage 2 completes remaining infrastructure works and implements management protocols.

Stage 1

- Undertake site protection works including fencing and rehabilitation to manage pedestrian and vehicle access into environmental and culturally sensitive areas. Prioritise existing highly impacted areas and areas of significance.
- Undertake minor carpark works at the existing parking area at the end of White Hills Road including:
  - limestone sheeting to the existing carpark for ~10 defined bays.
  - demarcation of parking areas.
  - installation of signs and information bays for visitor orientation.
  - tyre inflation and deflation area.
- Undertake minor carpark works at the existing parking area at the beach including:
  - limestone sheeting to the existing carpark for ~10 defined bays.
  - demarcation of parking areas.
  - installation of signs and information bays for visitor orientation.
  - Ensure clear beach entry and exit is maintained for vehicles.
- Ensure pedestrian access to the beach is maintained.
- Undertake minor carpark and entry road works at the existing lookout parking area on White Hills Road including:
  - limestone sheeting to the existing carpark for ~5 defined bays.
  - demarcation of parking areas.
  - define the road surface and parking area ensuring safe movement of vehicles.
- Install vehicle barriers just north of the White Hills beach entry restricting vehicle access north to Seal Rocks.
- Install signs informing visitors of changed access and beach driving conditions north of White Hills Road.

Stage 2

- Finalise site protection and rehabilitation works not completed in stage 1.
- Develop a protocol to manage closure of the beach at both White Hills and Preston beach when the need arises. Include physical closure methods, signage and a communication plan.
- Resolve legislative and regulation requirements associated with the Unallocated Crown Land (UCL) to enable the City of Mandurah and Shire of Waroona to manage visitors along the beach to their respective enforcement requirements.
- Develop a new lookout at the end of White Hills Road in the location of the existing lookout allowing views over the ocean, the lakes in the distance and the Park.
- Undertake any additional visitor infrastructure redevelopment not completed in Stage 1 and plan and design accordingly.

Priority	Budget
High – Stage 1	$687,500
Medium – Stage 2	$218,750
	$906,250



Department of Biodiversity, Conservation and Attractions
PARKS AND WILDLIFE SERVICE

YALGORUP NATIONAL PARK MASTER PLAN

WHITE HILLS TO PRESTON BEACH BAMP
Swan Region / Swan Coastal District

Date: Feb 2024
Scale: 60,000

Quail Road

Purpose

- Design and construct a sealed road to the northern boundary of Yalgorup by extending Quail Road.
- Improve access to private property off Quail Road for private property owners.
- Facilitate private property owners to realise tourism opportunities on their properties and to use the environmental, cultural and scenic values of Yalgorup as a value add to their opportunities.
- Extension of Quail Road will facilitate visitor and commercial operator access to the Park north of Lake Clifton to be able to interact with this significance landscape and recreation opportunities including the long-distance trail.
- Extension of the road reserve to assist access through that area for the Round the Estuary Trail with the incorporation of that trail in the new road reserve.

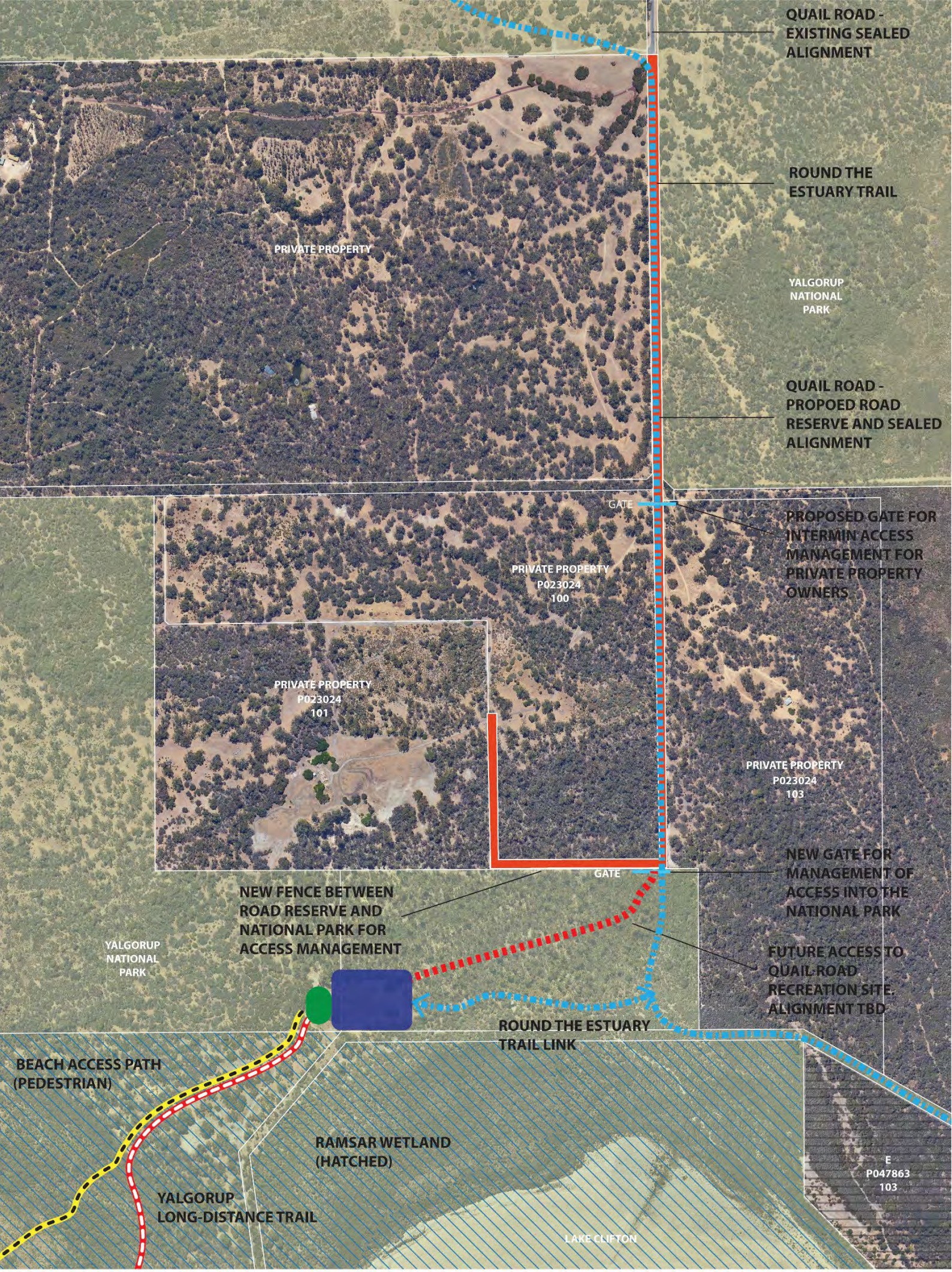
Alignment with Recreation Master Plan for Yalgorup National Park and Coastal Areas (Rhizome, 2020).

Align management	Long-distance trail	New day use + short trails	Explore education + interpretation	New + diverse accommodation	Expand tourism + commercial opportunities

Outcomes + Recommendations

- City of Mandurah to engage with private property owners and other Government departments to progress land exchange to create the new road reserve (underway).
- City of Mandurah to undertake detailed design of the road extension, including additional feature surveys, road alignment and corridor design and construction documentation drawings (underway).
- City of Mandurah to prepare cultural monitoring process for site monitoring during construction where required (underway).
- Road reserve corridor and road design to nominally indicate an alignment for the Round the Estuary Trail ensuring access within the road reserves has a nature based trail quality, where achievable.
- Construct Quail Road extension.

Priority	**Budget**
High	$1,600,000
	$1,600,000



Department of Biodiversity, Conservation and Attractions

GOVERNMENT OF WESTERN AUSTRALIA

PARKS AND WILDLIFE SERVICE

YALGORUP NATIONAL PARK MASTER PLAN

QUAIL ROAD

Swan Region / Swan Coastal District

Date: Feb 2024

Scale: 6000

Quail Road recreation site

Purpose

- Activate the northern section of Yalgorup by providing managed access into Yalgorup off Quail Road.
- Provide visitor and tourism facilities, including car park, toilets, shelters and trails to increase the experience offering in Yalgorup.
- Facilitate commercial tourism operator access offering exclusive guided tour products under stage 1. Public access is to be made available post stage 2 development.
- Link to private property visitor and tourism opportunities on adjacent lands to value add to their products.
- Manage Ramsar values through appropriate infrastructure development and interpret these values to educate visitors.
- Consider Quail Road recreation site in the development of the Yalgorup long-distance trail as a trailhead or point of access onto the trail and for beach access.

Alignment with Recreation Master Plan for Yalgorup National Park and Coastal Areas (Rhizome, 2020).

Align management	Long-distance trail	New day use + short trails	Explore education + interpretation	New + diverse accommodation	Expand tourism + commercial opportunities

Outcomes + Recommendations

- Undertake the project in two stages. Stage 1 includes all planning and approvals ensuring the project is achievable and enabling opportunities for commercial tourism operators to use the area for guided tours. Stage 2 constructs the recreation site and all supporting infrastructure when budget is available.

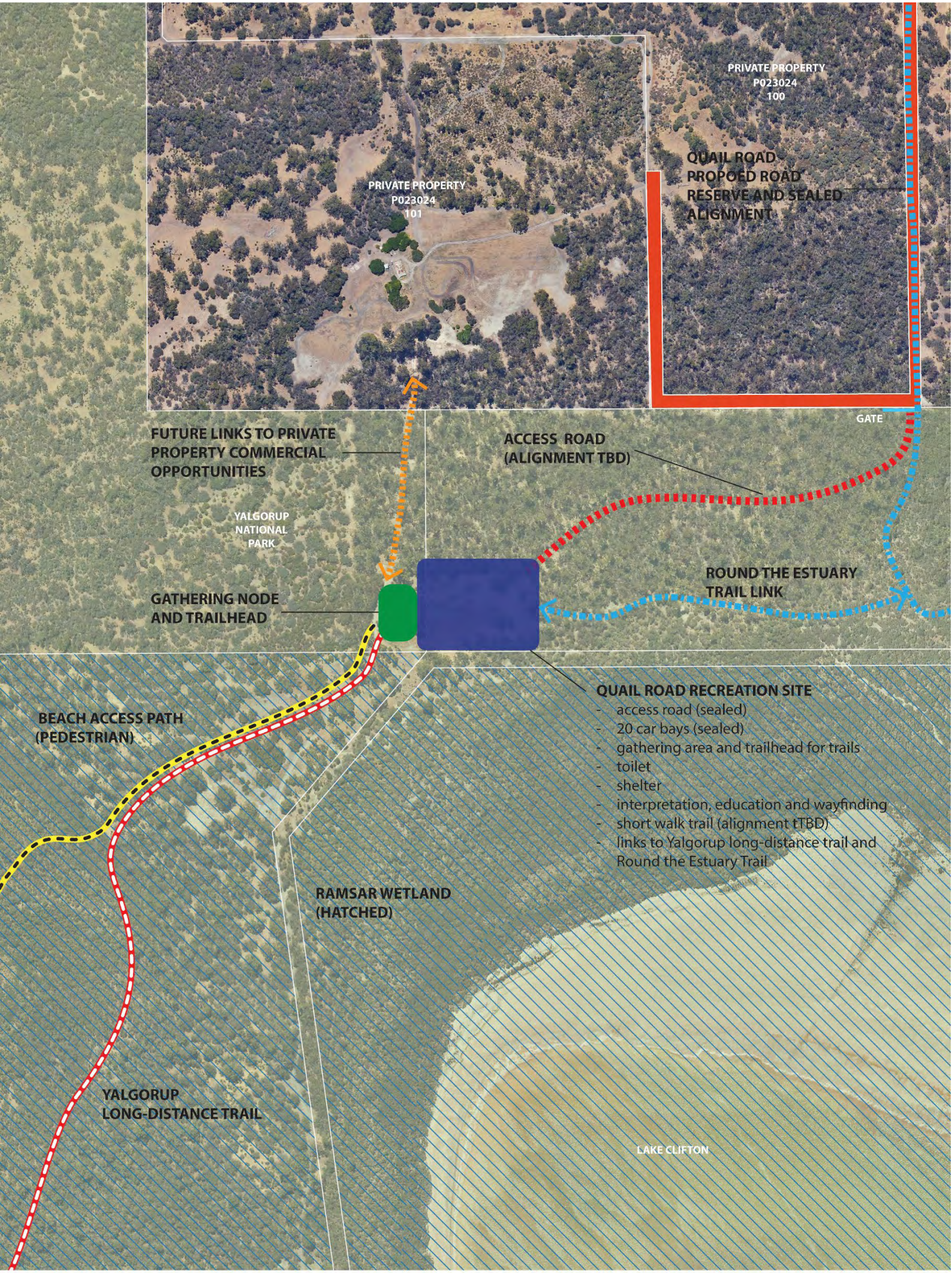
Stage 1

- Ensure boundary fence alongside the new road and the Park is secure post road works, re-fence and install gate in an appropriate location as required and ensure unauthorised access into the Park is restricted.
- Develop a small gathering area for commercial tourism operators to take their clients when offering a cultural or environmental tour.
- Engage with commercial tour operators interested in utilising this area in the short term and assist in developing a tourism product with them.
- Prepare planning and approval requirements to develop Quail Road recreation site acknowledging approvals to develop adjacent to and within the Ramsar wetland.

Stage 2

- Construct Quail Road recreation site and visitor infrastructure, post approvals. Site to include:
    - New access road off Quail Road, asphalt or bitumen sealed.
    - Sealed carpark (asphalt) for 20 cars, including appropriate number of accessible parking bays.
    - New interpretation and education node and gathering area with seating adjacent to the carpark.
    - Prepare and implement interpretation, education, wayfinding and communication plan for visitors.
    - 2 cubicle toilet on holding tank waste management system located near the carpark.
    - 1 picnic shelters with seating in or around the shelter.
    - Trailhead signs and trailhead facilities for short and long-distance trail (depending on trail planning)
    - Short walk trail < 2km with limestone surface to key locations and features of interest (lake and fringing vegetation and/ or the beach) approvals pending.

Priority	**Budget**
High – Stage 1	$187,500
High – Stage 2	$1,750,000
	$1,937,500


PRIVATE PROPERTY
P023024
100
PRIVATE PROPERTY
P023024
101
QUAIL ROAD
PROPOED ROAD
RESERVE AND SEALED
ALIGNMENT
GATE
FUTURE LINKS TO PRIVATE
PROPERTY COMMERCIAL
OPPORTUNITIES
ACCESS ROAD
(ALIGNMENT TBD)
YALGORUP
NATIONAL
PARK
ROUND THE ESTUARY
TRAIL LINK
GATHERING NODE
AND TRAILHEAD
QUAIL ROAD RECREATION SITE
- access road (sealed)
- 20 car bays (sealed)
- gathering area and trailhead for trails
- toilet
- shelter
- interpretation, education and wayfinding
- short walk trail (alignment tTBD)
- links to Yalgorup long-distance trail and Round the Estuary Trail
BEACH ACCESS PATH
(PEDESTRIAN)
RAMSAR WETLAND
(HATCHED)
YALGORUP
LONG-DISTANCE TRAIL
LAKE CLIFTON

Yalgorup long-distance trail

Purpose

- Create a long-distance trail through the coastal areas of Yalgorup south of Quail Road and north of Preston Beach.
- The trail to focus on and showcase the unique coastal environment and inland lake systems of Yalgorup, explore the environmental and cultural values and importance of the Ramsar listed wetland system.
- The trail should develop a specific character relative to Yalgorup and this carried through in trail design, accommodation offerings and provision of service, guided tours and tourism provider interactions.
- The trail should explore a minimum of 2 overnight stops, with options for longer stays if feasible.
- Link the trail and the use of the trail with other local tourism service provisions, such as pre and post trail use accommodation, food and beverage services and cultural tourism.
- Consider portions or elements of the trail being managed by third party commercial tourism providers.

Alignment with Recreation Master Plan for Yalgorup National Park and Coastal Areas (Rhizome, 2020).

Align management	Long-distance trail	New day use + short trails	Explore education + interpretation	New + diverse accommodation	Expand tourism + commercial opportunities

Outcomes + Recommendations

- Undertake the project in two stages. Stage 1 includes all planning and approvals ensuring the project is achievable and Stage 2 constructs the trail and supporting infrastructure when budget is available.

Stage 1

- Prepare detailed design for the long-distance trail, ensuring it takes into consideration the unique coastal and lake system landscape of Yalgorup.
- Employ the State's 8-stage trail development process which champions sustainable trails being developed in the right place, the right way, and for the right reasons.
- Trail design to explore requirements for the full spectrum of trail users, from self-guided users who carry all their own equipment and food to a fully serviced experience.
- Locate appropriate trailheads, camp sites and accommodation nodes relative to the proposed user groups experience and expectations and the areas ability to service users.
- Involve third party commercial tourism operators into the trail planning process, including the planning, design, construction and operation of any proposed built accommodation.
- Ensure the final detailed trail plan is fully consulted with stakeholders, including Aboriginal custodians and local communities.

Stage 2

- Construct the long-distance trial and preliminary infrastructure (campsites, trailheads, wayfinding etc) to enable use of the trail.

Stage 3

- Construct the built accommodation on the trail (shelters, cabins, higher level experience accommodation units).

Priority	**Budget**
High – Stage 1	$125,000
Medium – Stage 2	$3,812,500
Medium – Stage 3	$5,625,000
	$9,562,500


QUAIL ROAD TRAILHEAD
ROUND THE ESTUARY TRAIL AND LINK TO QUAIL ROAD
DAY 3 WALK - APPROX 6 - 8KM
DAY 1 WALK - APPROX 8 - 10KM
CAMPSITE #2
CAMP SITE #1
CITY OF MANDURAH
SHIRE OF WAROONA
DAY 2 WALK - APPROX 18 - 20KM
CAMP SITE ALTERNATIVE MARTINS TANK CAMPGROUND
PRESTON BEACH TRAILHEAD AND CAMP SITE ALTERNATIVE

TRAILS







DAY USE





ACCOMMODATION







Lakes Precinct



Yalgorup short trail improvements

Purpose

- Yalgorup contains 5 existing short trails that provide managed access in and around the landscape of Yalgorup, including the various lakes.
- Upgrade and improve these short trails to create a suite of trails with interpretation and education to suit all visitors.
- Develop new short trails (between 2 and 5km) in Yalgorup exploring unique areas of the landscape.
- Short trails shall be of a high quality and vary in experience and difficulty levels.
- Short trails shall value add to the Yalgorup experience and engender additional night stays in Yalgorup or the surrounds.
- Short trails to increase the commercial tourism offerings for tourism providers.

Alignment with Recreation Master Plan for Yalgorup National Park and Coastal Areas (Rhizome, 2020).

Align management	Long-distance trail	New day use + short trails	Explore education + interpretation	New + diverse accommodation	Expand tourism + commercial opportunities

Outcomes + Recommendations

- Review and audit the existing trails and prepare detailed designs for each trail to improve trail condition, trail infrastructure (parking, shelters, bird hides, seating) and interpretation and education signage.
- Develop a communication strategy/ plan to promote the trails to visitors and commercial tourism operators.
- Trails include:
  - Lakeside Loop – 5km return trail from the Thrombolite car park heading north on the east side of Lake Clifton to the Quail Road recreation site.
  - Heathlands Walk – 5km loop trail from parking area on Preston Beach Road to Lake Preston.
  - Lake Pollard Trail – 6km loop trail to Lake Pollard and a bird hide, starting on Preston Beach North Road near the turn off to Martins Tank campground.
  - Lake Preston Walk – 2km trail on the western edge of Lake Preston in the Preston Beach townsite.
    Lime Kiln Trail – 1.4km trail recently upgraded showcasing the history of the Yalgorup Lime Kiln on the eastern banks of Lake Clifton.
- Explore within Yalgorup for new trails that offer different trail experiences for visitors, including landscapes of significance or cultural locations if appropriate.
- Utilise new trails to provide linkages between existing recreation sites and the long-distance trail to broaden the usability of the trail, if deemed appropriate in the long-distance trail planning.

Priority	**Budget**
High – Lakeside Loop	$132,500
Low – All other trails	$1,507,500
	$1,640,000

Beach camping

Purpose

- Provide alternative low cost and unique accommodation options in the Park that facilitate existing recreation such as beach camping associated with fishing.
- Appropriately manage existing recreation use in the area.
- Protect environmental and cultural values of the landscape.
- Enable efficient management of visitors and landscape for all land managers.

Alignment with Recreation Master Plan for Yalgorup National Park and Coastal Areas (Rhizome, 2020).

Align management	Long-distance trail	New day use + short trails	Explore education + interpretation	New + diverse accommodation	Expand tourism + commercial opportunities

Outcomes + Recommendations

- Locate up to 20 camping platforms along the beach between White Hills and Preston Beach in two stages. Stage 1 trials the camping platform and management, and if successful Stage 2 provides additional opportunities when budget is available.
- Identify and resolve the management of the camping and any legislative or regulation requirements that will enable camping in UCL through a camping management strategy.
- Include these sites in DBCA's Park Stay WA camp site booking platform for booking and fee management.

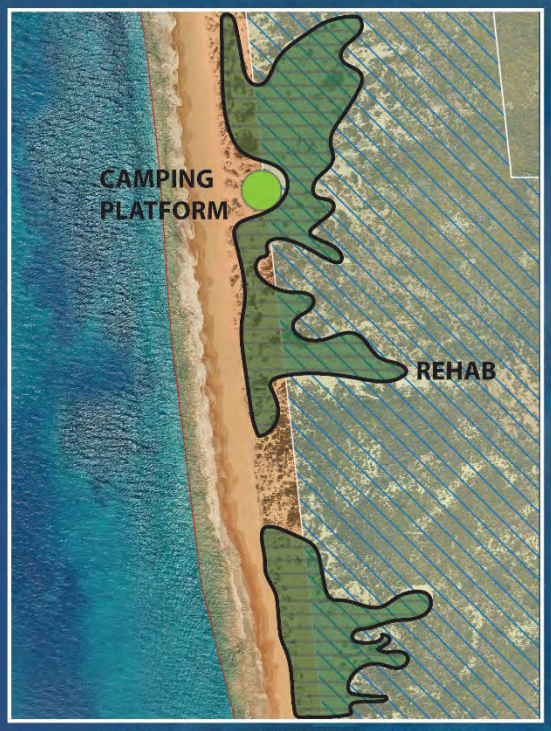
Stage 1

- Identify the location of up to 5 camping platforms along the beach and develop detailed designs for the sites, including and site protection and fencing required to manage ongoing impacts to landscape and cultural values.
- Prepare documentation for the site protection works.
- Prepare documentation for the fabrication of the camping platforms.
- Install the site protection works and camping platforms.
- Implement the camping management strategy.
- Monitor the use, visitor satisfaction and reduction of site impacts. Make adjustments and changes as necessary.

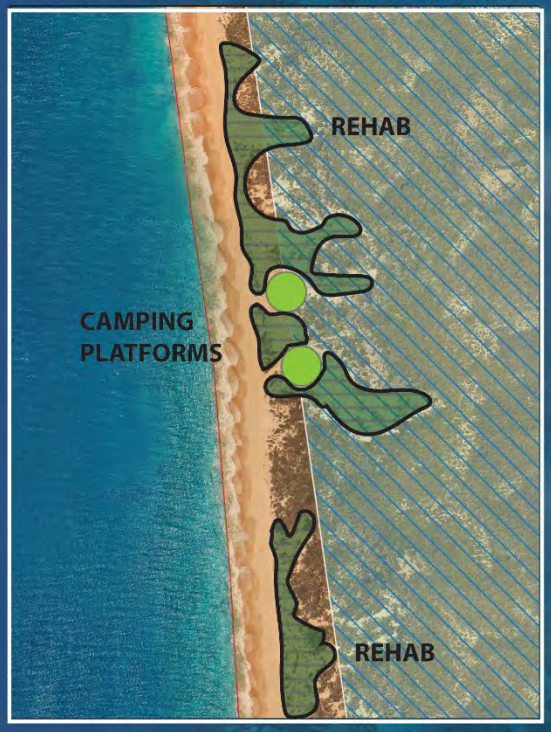
Stage 2

- If stage 1 is successful and management and monitoring recommends additional camping platforms be developed progress stage 2.
- Identify the location of the remaining camping platforms along the beach and develop detailed designs for the sites, including and site protection and fencing required to manage ongoing impacts to landscape and cultural values.
- Prepare documentation for the site protection works.
- Prepare documentation for the fabrication of the camping platforms.
- Install the site protection works and camping platforms.
- Continue to implement the camping management strategy.
- Continue to monitor the use, visitor satisfaction and reduction of site impacts. Make adjustments and changes as necessary.

Priority	**Budget**
High – Stage 1	$187,500
Medium – Stage 2	$562,500
	$750,000



EXAMPLE 1 - SINGLE SITE WITH REHAB



EXAMPLE 2 - DOUBLE SITE WITH REHAB



EXAMPLE - CAMPING PLATFORM

WHITE HILLS ROAD

STAGE 1
TRIAL CAMPING PLATFORM
AREA
5 SITES - LOCATIONS TBD

STAGE 2
CAMPING PLATFORM AREA
15 SITES - LOCATIONS TBD

PRESTON BEACH

Department of Biodiversity, Conservation and Attractions
GOVERNMENT OF WESTERN AUSTRALIA

PARKS AND WILDLIFE SERVICE

Board Report

YALGORUP NATIONAL PARK MASTER PLAN

ACCOMMODATION - BEACH CAMPING

Swan Region / Swan Coastal District

Date: Feb 2024

Scale: 60,000
5000 (INSET)

Martins Tank campground extension

Purpose

- Expand Martins Tank campground to meet the existing camping demand in the Park.
- Retaining the nature-based style of camping that Martins Tank offers, with sites for tents, campervans and caravans.
- Link to the Yalgorup long-distance trail if achievable and establish sites for walk in campers.
- Investigate opportunities for more small self-contained cabins or alternative built form accommodation at Martins Tank.
- Upgrade Preston Beach Road North to ensure the road provides year-round access to Martins Tank with minimal maintenance.

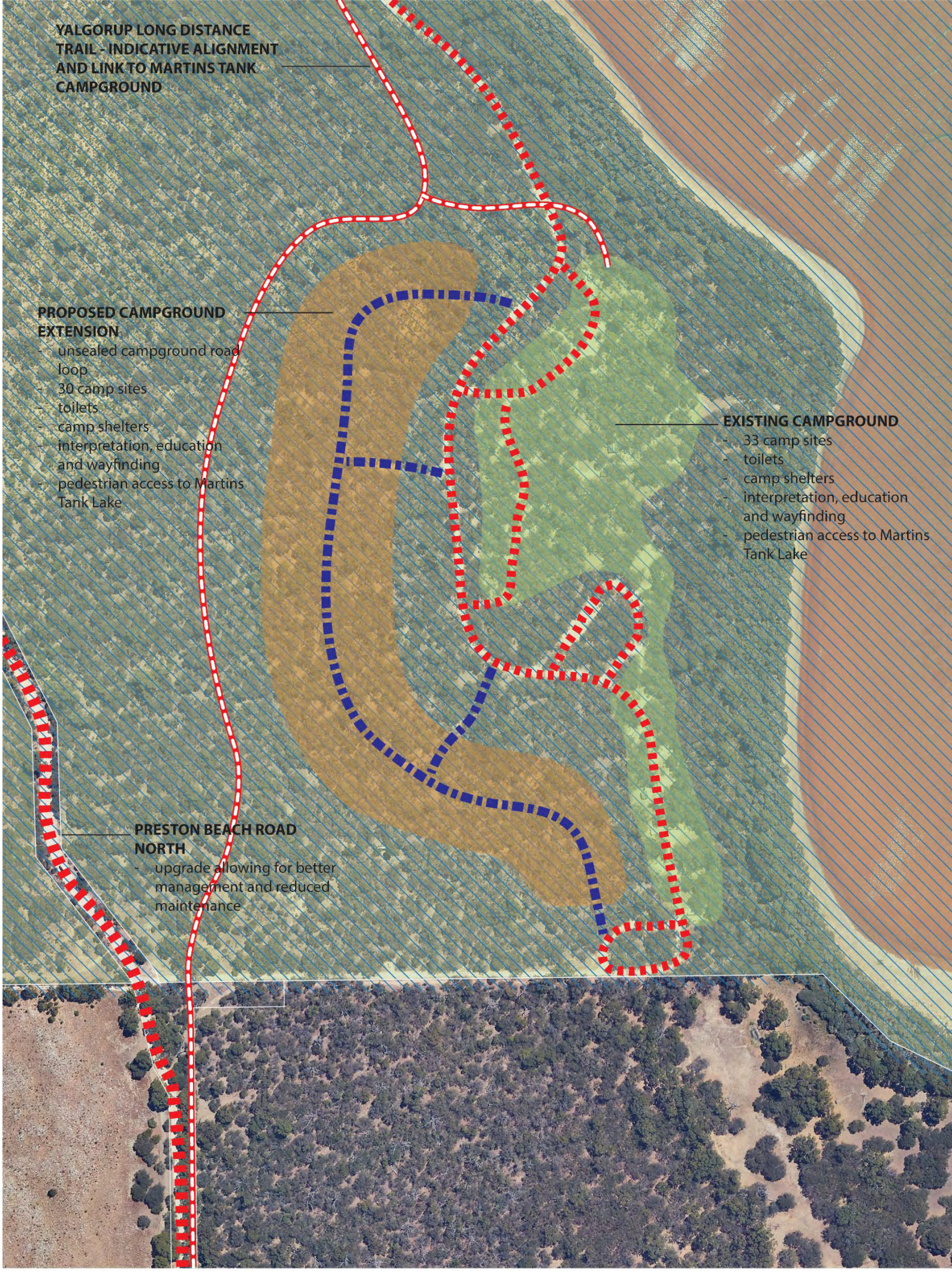
Alignment with Recreation Master Plan for Yalgorup National Park and Coastal Areas (Rhizome, 2020).

Align management	Long-distance trail	New day use + short trails	Explore education + interpretation	New + diverse accommodation	Expand tourism + commercial opportunities

Outcomes + Recommendations

- Develop detailed designs for the expansion of Martins Tank campground with the addition of 30 new camp sites, if achievable.
- Liaise with commercial tour operators during detailed design and prepare for additional built accommodation if suitable.
- Prepare civil documentation for the construction of new campground roads and camp sites in preparation for tender for works.
- Prepare landscape documentation for the construction of communal spaces, paths and access, interpretation and education spaces in preparation for tender for works.
- Prepare architectural documentation with associated engineer and Certificate of Design Compliance certification of toilets, camp shelters and other built form in preparation for tender for works.

Priority	**Budget**
Medium	$5,462,500
	$5,462,500



Department of Biodiversity, Conservation and Attractions

PARKS AND WILDLIFE SERVICE

Board Report

YALGORUP NATIONAL PARK MASTER PLAN

ACCOMMODATION - MARTINS TANK CAMPGROUND EXTENSION

Swan Region / Swan Coastal District

Date: Feb 2024

Scale: 2500

Old Coast Road Precinct



Wagyl's Noorook Thrombolites

Purpose

- Protect the significant environmental (Threatened Ecological Community), cultural and RAMSAR wetland values of the Wagyl's Noorook Thrombolites.
- Develop the Wagyl's Noorook Thrombolite recreation site as a key visitor attraction within Yalgorup.
- Use the site to deliver interpretation and education about Yalgorup and disperse visitors to other experiences in the Yalgorup, and/ or promote return visits and overnight stays to Yalgorup and the Peel Region.
- Improve the visitor experience in line with the conservation value of the thrombolites, RAMSAR wetlands and cultural values.
- Explore public/ private partnerships in the planning for the recreation site.

Alignment with Recreation Master Plan for Yalgorup National Park and Coastal Areas (Rhizome, 2020).

Align management	Long-distance trail	New day use + short trails	Explore education + interpretation	New + diverse accommodation	Expand tourism + commercial opportunities

Outcomes + Recommendations

Stage 1

- Further develop the concept plan completed by consultant Brave and Curious to further test the proposal, planning outcomes and requirements/ approvals for delivery.
- Update and revise the concept plan as required, undertake any necessary engagement with stakeholders seeking approval and endorsement for the project.
- Undertake a structural assessment of the boardwalk by both a structural and geotechnical engineer to inform future planning decisions.
- Prepare detailed design for all visitor infrastructure including vehicle parking, toilets, shelters and gathering areas for interpretation and education, thrombolite viewing structure and walk trails.
- Seek approvals for the redevelopment via State and Federal environmental approvals pathways.

Stage 2

- Prepare architectural and structural engineer documentation for the construction of the thrombolite viewing structure in preparation for tender for works.
- Construct the thrombolite viewing structure and associated required infrastructure.

Stage 3

- Prepare civil documentation for the construction of vehicle parking in preparation for tender for works.
- Prepare landscape documentation for the construction of day use area, paths and access, interpretation and education spaces, and gathering areas in preparation for tender for works.
- Prepare architectural documentation with associated engineer and Certificate of Design Compliance certification of toilets, shelters and other built form in preparation for tender for works.
- Prepare and implement interpretation, education, wayfinding and communication plan for visitors.
- Construct all remaining infrastructure.

Priority	**Budget**
High – Stage 1	$250,000
High – Stage 2	$2,376,000
High – Stage 3	$2,520,450
	$5,146,450



WAGYL'S NOOROOK THROMBOLITES
CONCEPT PLAN



WAGYL'S NOOROOK BOARDWALK
CONCEPT PLAN

Wagyl's Noorook Boardwalk (*Brave and Curious + TRC*, 2023)

Lime Kilns

Purpose

- Promote the historic Lime Kilns and showcase their historic value.
- Manage visitors through the site to protect environmental and cultural values.
- Improve the visitor experience at the Lime Kilns through development of the recreation site, trails and interpretation and education.
- Encourage visitation and tourism on the eastern site of Lake Clifton, linking to the Thrombolites, Preston Beach and other local recreation and visitor attractions.

Alignment with Recreation Master Plan for Yalgorup National Park and Coastal Areas (Rhizome, 2020).

Align management	Long-distance trail	New day use + short trails	Explore education + interpretation	New + diverse accommodation	Expand tourism + commercial opportunities

Outcomes + Recommendations

- Planning for the Lime Kilns commenced in 2015-16 with the development of concept and design development plans.
- Implementation of those plans has been ongoing incrementally since and as budget allows.
- Continue to implement plans, undertaking additional planning as required to ensure visitor experience intentions are met and environmental and cultural values are retained and protected.
- Undertake restoration of the Lime Kiln to reflect its historic and heritage nature. Restoration to follow all required heritage restoration protocols.

Priority	Budget
Low	TBD





HISTORICAL LIME KILN DAY SITE

The Site - Reserve 998

The old Lime Kiln is located within the Yalgorup National Park and nearby Lake Clifton which is part of the Yalgorup Lake System and Site 482 listed under the Ramsar Convention on Wetlands. The Vegetation Type is predominantly *Eucalyptus gomphocephala* (Tuart) with *Agonis flexuosa* (Peppermint) understory - Yoongarrillup complex.

Bindjareb Noongar people are recognised and acknowledged as the traditional custodians of Yalgorup National Park. See more at: http://parks.dpaw.wa.gov.au/park/yalgorup#sthash.wOnCAHhH.dpuf

Background Information to the Remnant Lime Kiln

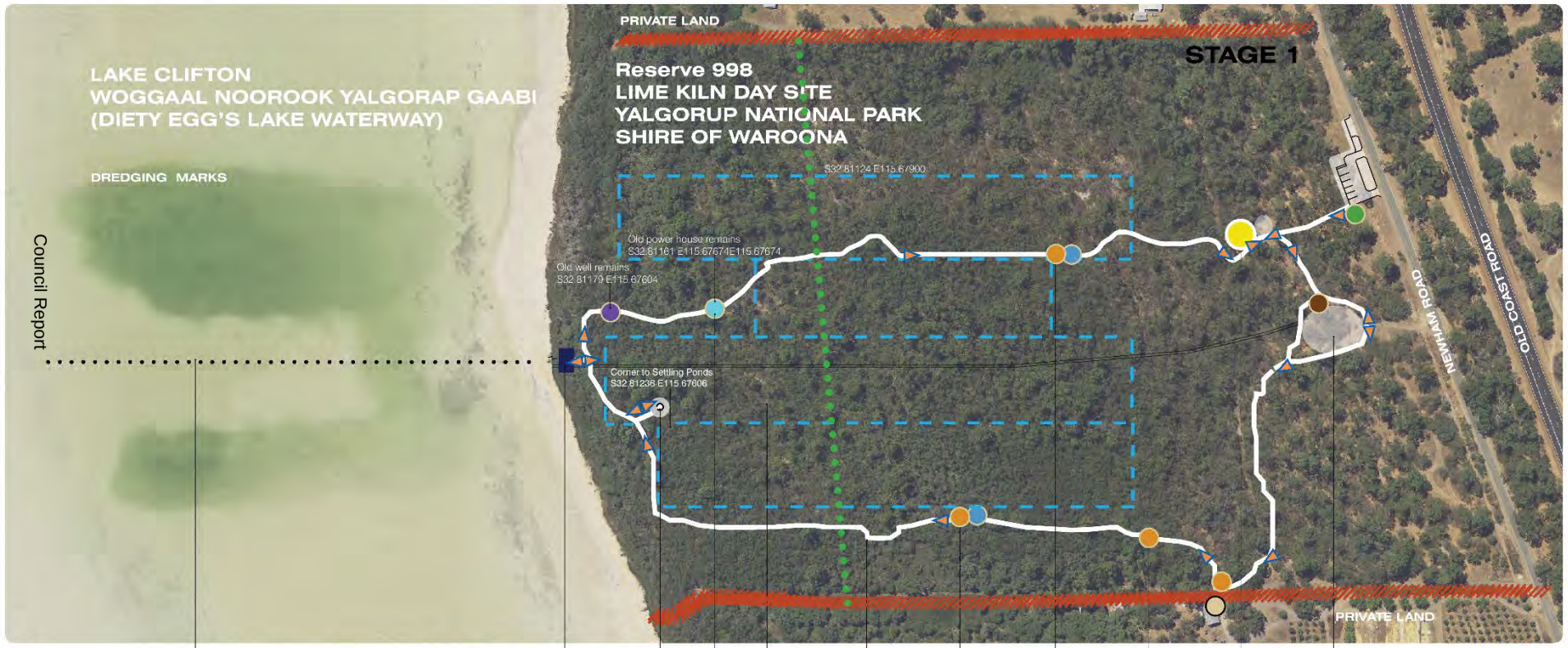
This Concept plan follows a 2004 Masterplan that incorporated an archaeological investigation that interpreted the usage of the site in the past. It notes: The Portland Cement Company began mining lime from Lake Clifton in early 1919. This proved to be a short lived venture that was abandoned some five years later. According to historical sources much of the infrastructure was salvaged shortly after closure, and lime contained in the settling ponds was extracted at a later date.

The historical Lime Kiln remnants and associated landforms provide an insight into an early venture of commercial activity in 1920s. The Woodland and lake side Wetland environment of the Yoongarrillup vegetation complex is a beautiful National Park bushland that shows the impact of the clearing, dredging and lime filled settling ponds from the Portlands Cement activities.

This location provides many opportunities for Day Site activities. This concept proposes to formalise the existing walking trails and install interpretive signage that will enrich the site experience. The signage includes historical, interpretation, environmental information and shared Noongar site knowledge. This knowledge allows the visitor to form connections with the surrounding environment and begin the consideration and appreciation of Noongar relationship with the land and the birds and animals that live in this reserve. A wildflower walk trail can be enjoyed during flowering season with signage that identifies species to look out for. Environmental signage also describes the transect of changing land typology from the lake environment and edge, to wetland to woodland.

A lakeside viewing platform and bird hide with signage allows a connection with the lake side experience. It provides an opportunity to view the migrating birds and local birds within this feeding and nesting area (Local birds nesting area). The bird hide is located to minimise any impact human visitors will have on the regular activity of birds on the lake. The bird hide is located within the Melaleuca tree line at the edge of the lake. Access to the bird hide is along a single path off the trails loop with no access directly to the lake.

The walking trail loops through the site past an old limestone well (Located on neighbouring private property). The trail continues past remnant settling ponds and associated infrastructure near to the lake where a nearby circular seating area provides the opportunity to present an informal class or simply as a gathering place. The pathway allows visitors to move through changing vegetation types from woodland to wetland. The lakeside can be experienced within the birdhide. The trail continues back to the lime kiln and picnic area near the entry.



LEGEND

- Mini bus parking bay 12m parking bays
- Car parking 6 car bays
- Signage hut
- Day site entry signage
- Lime Kiln signage
- Historical, cultural and environmental signage
- Directional signage
- Old well remains S32.81179 E115.67604
- Old power house remains S32.81161 E115.67674E115.67674
- Bench seating
- Historical lime kiln area with crushed compacted limestone and bollard surrounds
- Picnic area with picnic seating - crushed compacted limestone and bollard surrounds
- Walk trails (Djena-bidi) -surface crushed compacted limestone 1.8m wide path
- Location of old railway line
- Fire break
- Remnants historical settling ponds area
- Historical remnant fence and dredging platform
- Historical well
- Salvage log seating circle for groups - crushed compacted limestone surface
- Bird hide with platform access - no access to the lake from the bird hide
- Transition from wetland to woodland



Photography Acknowledgement
BD: Bob Dose
JR: Jenny Rose

SCALE BAR
5 50
0 100m

N

LAKE CLIFTON LIME KILN DAY SITE - STAGE 1 CONCEPT

Lake Clifton - Heron Residents Association LCHRA

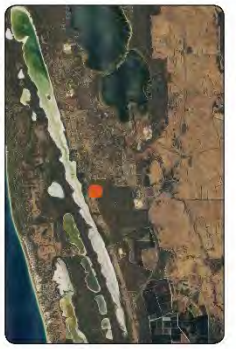
SCALE @ A1 DATE: 27-04-2016

LCHRA lotterywest WAROONA Department of Parks and Wildlife

STUDIO EARTH
Landscape Architects
PO Box 6251 Swanbourne WA 6010
0412 016 334 barbara@studioearth.com.au



Council Report





LEGEND

- Stage 2
- Unallocated Crown land (UCL) boundary within Stage 2
- Stage 1
- Entry signage
- Signage hut and interpretive signage
- Car parking
- Fence to car park
- Historical, Noongar cultural and environmental signage
- Townsite signage
- Railway signage
- Location of old Lake Clifton townsite - no visible remnants
- Directional signage
- Bench seating
- Walking trails - 1.8m wide, surface of crushed compacted limestone
- Remnant railway line embankments
- Option 2 lor entry (Existing clearing)







TRAILS

The Site - Unallocated Crown land and proposed National Park
The Vegetation Type is predominantly *Eucalyptus gomphocephala* (Tuart) with *Agonis flexuosa* (Peppermint) understory - Yoongarillup complex.

This Concept plan proposes three walk trail loops through the bushland and along the remnant railway embankment. The walk trails pass through the original Lake Clifton townsite, however there are no visible remains at this site. Signage provides interpretive information about the original Lake Clifton townsite and railway. Signage along the trails also provide environmental, and Noongar cultural information.

The townsite and railway was established to support the Portland Cement's Lime Kiln in an early commercial venture for WA in the 1920's.
The trails offer an opportunity to view and enjoy the abundant wildflowers within this area of established bushland during the flowering season.

LOOP TRAIL 1 - 2.4km
LOOP TRAIL 2 - 4.3km (+Access)
LOOP TRAIL 3 - 4km (+Access)

SCALE BAR
0 100 200m

N

GARBANUP WALKING TRAILS DAY SITE - STAGE 2 CONCEPT

Lake Clifton - Heron Residents Association LCHRA
SCALE @ A1 DATE: 11-05-2016

LCHRA lotterywest WAROONA Department of Parks and Wildlife

STUDIO EARTH
Landscape Architects
PO Box 6251 Swanbourne WA 6010
0412 016 334 barbara@studioearth.com.au

Myalup Precinct



Myalup sites

Purpose

- Promote recreation and visitor infrastructure at the southern end of Lake Preston near the town of Myalup.
- Manage environmental and cultural values of the lake system.
- Provide local recreation opportunities of a scale suited to visitation.
- Work with Shire of Harvey in the management of off Park recreation sites.

Alignment with Recreation Master Plan for Yalgorup National Park and Coastal Areas (Rhizome, 2020).

Align management	Long-distance trail	New day use + short trails	Explore education + interpretation	New + diverse accommodation	Expand tourism + commercial opportunities

Outcomes + Recommendations

- Work with the Shire of Harvey to plan for and manage these existing recreation and visitor nodes to provide alternative opportunities for visitors.

Myalup Ski Club

- Investigate visitor and recreation opportunities for the Myalup Ski Club site in the future noting a site redevelopment occurred recently converting the club grounds into a day use recreation site.

Priority	Budget
Low	TBD

Pink Lake day use site

- Minor recreation site (not in the Park) providing informal access to the lake edge for passive recreation.
- Undertake concept planning for the improvement of visitor infrastructure ensuring the environmental and cultural values of the lake and landscape are managed.

Priority	Budget
Low	TBD

Myalup day use site

- Minor recreation site (not in the Park) providing informal access to the lake edge for passive recreation.
- Undertake concept planning for the improvement of visitor infrastructure ensuring the environmental and cultural values of the lake and landscape are managed.

Priority	Budget
Low	TBD

Off Park planning and management



Off Park Accommodation

Purpose

- Support and promote existing off Park accommodation opportunities adjacent to Yalgorup to develop and grow their product.
- Promote the creation of new off Park accommodation opportunities adjacent to Yalgorup to increase Regional tourism.
- Utilise the environmental, cultural and unique landscape values of Yalgorup as drawcards for prospective off Park accommodation providers to use.
- Promote a diverse range of accommodation to suit all user markets, including low cost accommodation such as camping to high end or exclusive accommodation.
- Create links to all service providers creating a web of connected services supporting tourism in Yalgorup.

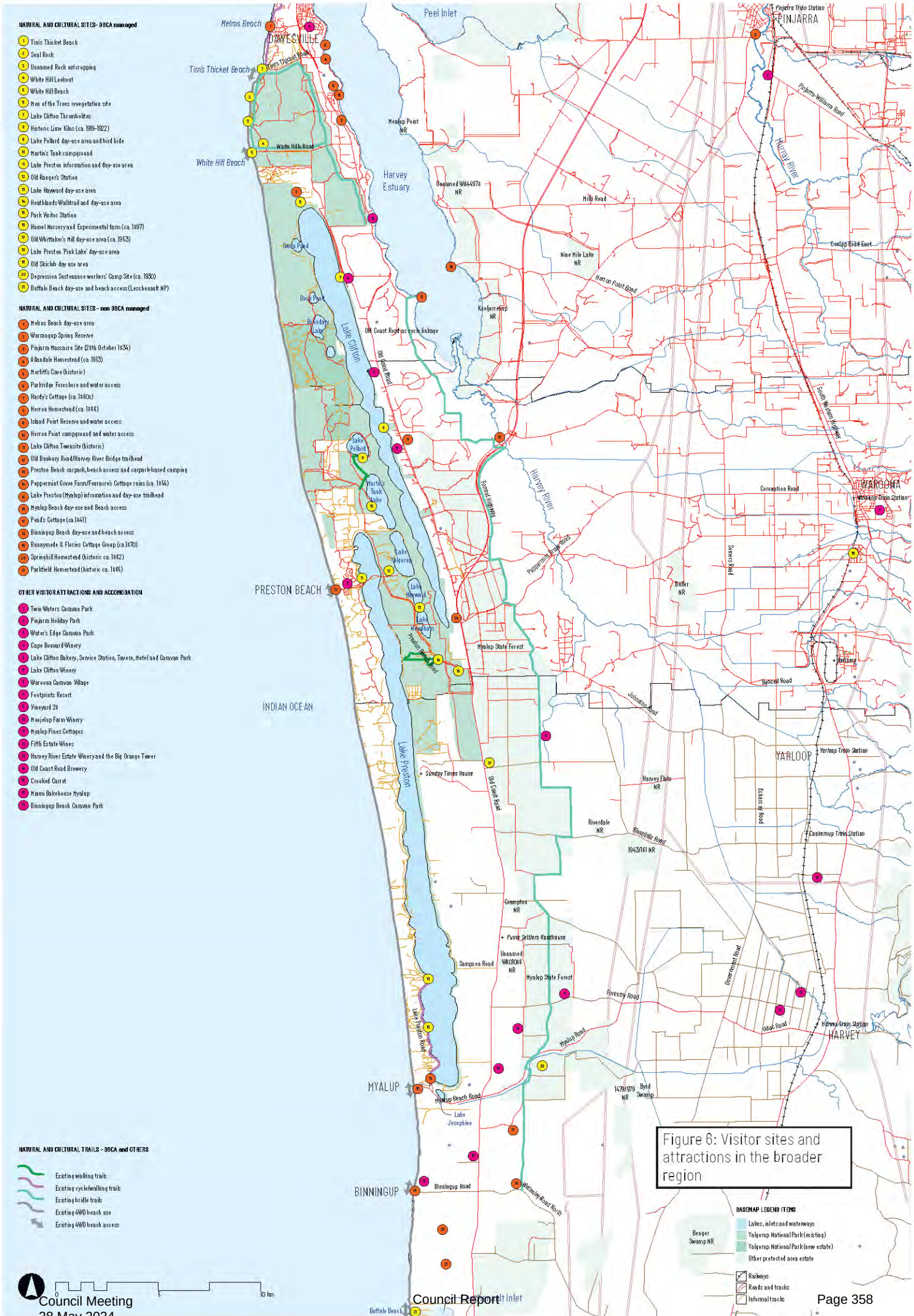
Alignment with Recreation Master Plan for Yalgorup National Park and Coastal Areas (Rhizome, 2020).

Align management	Long-distance trail	New day use + short trails	Explore education + interpretation	New + diverse accommodation	Expand tourism + commercial opportunities

Outcomes + Recommendations

- Establish an Off Park Accommodation Working Group to develop a Strategy and associated materials to support existing and prospective accommodation providers adjacent to Yalgorup. The Strategy to consider:
  - Update the Off Park Accommodation and Attractions plan (or similar) prepared by Rhizome in 2020 (as seen on next page).
  - Undertaking market research on visitors, existing product gaps, current and future demands, and potential products.
  - Liaise with stakeholders to streamline planning and development requirements such as development applications, building permits and approvals.
  - Develop a communication strategy to promote the off Park accommodation.
  - Advocate for current and future providers in Statewide tourism agendas with Departments like Tourism WA and Primary Industries and Regional Development.
- The Off Park Accommodation Working Group to establish and administer a funding source to assist the development of off Park accommodation. The funding to assist current and future providers with assistance to:
  - Business establishment advice and guidance, including market assessment, existing product reviews and business planning.
  - Planning assistance including site assessments, environmental and cultural planning and approvals, and bushfire planning.
  - Funding assistance for development applications and other planning approvals.
  - Assistance in accessing grants and other available funding sources from State and Federal sources for construction and implementation.
- Investigate accommodation (camping, glamping and tiny cabins) options on Crown Land vested in the City of Mandurah including Lot 1943 (R24198) at Tims Thicket. Assessments and investigations to include engaging with DPLH and other relevant government agencies and with commercial operators to review the proposed locations suitability for their products, to help inform future planning.

Priority	**Budget**
High – Off Park Accommodation Strategy	$150,000
High – Off Park Accommodation Development Assistance	$1,100,000
Medium – Tims Thicket campground (CoM)	$2,500,000
Medium – Tims Thicket glamping (CoM)	$6,000,000
	$9,750,000



Recreation Master Plan for Yalgorup National Park and Coastal Areas (*Rhizome*, 2020)

Management

Purpose

- Enable efficient management of visitors and the landscape for all land managers through agreed management, planning and design outcomes.
- Promote collaboration between land managers through building enduring relationships set on the purpose of protecting and managing the values of Yalgorup and the unique recreation experience it provides.
- Provide commercial operators and their customers the experiences and opportunities to explore Yalgorup showcasing its unique environmental and cultural values.

Alignment with Recreation Master Plan for Yalgorup National Park and Coastal Areas (Rhizome, 2020).

Align management	Long-distance trail	New day use + short trails	Explore education + interpretation	New + diverse accommodation	Expand tourism + commercial opportunities

Outcomes + Recommendations

Collaborative management

- Establish and formalise a 'Joint Management arrangement' between all land managers outlining roles and responsibilities to collectively manage values and visitors in Yalgorup and surrounds.
- Consider the establishment and funding of shared resources to assist management including: Rangers and their resources (vehicles); cross authorisation of enforcing regulations; and tenure blind management between State and Local Government areas.
- Include Aboriginal Rangers in the future if and when they are established for Yalgorup.

Priority	Budget
High	$TBD

Park entry fees

- Prepare for the introduction of park entry fees to Yalgorup upon completion of improvements to visitor infrastructure at Tims Thicket to White Hills and/ or Thrombolites.
- Consider entry fees applying for visitors accessing through Yalgorup to City of Mandurah, Shire of Waroona and Shire of Harvey managed lands.
- Use park entry fees to assist in the joint management of all land tenure and establish a management model with shared responsibilities and shared resources.

Priority	Budget
High	$TBD

Land tenure

- Resolve the management of UCL along the beach between high water and Yalgorup to enable effective management (application and enforcement of regulations and by-laws) for the protection of values and visitor experiences.

Priority	Budget
High	$TBD

Commercial Tourism Operators

- Promote Yalgorup and its values to existing and prospective DBCA T-Class licence operators to establish commercial tourism opportunities.
- Undertake DBCA's Registration of Interest process where E-Class licence (exclusive) opportunities are being developed, such as the long-distance trail and associated built accommodation options, in order to have the best operators providing high quality experiences in Yalgorup.

Priority	Budget
High	$TBD

Budget

The following budget covers all proposed work in the Concept Master Plan, including those currently identified in the FAA, and will help to inform future budget applications to realise the potential in Yalgorup.

The Yalgorup National Park Eco-Tourism Development working group shall collectively progress this funding application ensuring all parties are signatures to approving this Concept Master Plan and the proposed budget, to the appropriate Corporate Executive level, prior to the request being submitted.

A detailed budget with full breakdown follows this summary.

PROJECT SITE	DESCRIPTION	COST
Tims Thicket to White Hills BAMP	• Undertake site protection planning, track rationalisation and a link track to White Hills. • Develop new access roads and tracks, off beach car parking, toilets, shelters, paths and pedestrian access including universal access where achievable. • Develop and implement a sign plan and communication strategy.	$6,531,250
White Hills to Preston Beach BAMP	• Site protection works, signs and management of beach access. • Renovate existing access, car parks, lookout, and signs and communication.	$906,250
Quail Road	• Construction of Quail Road extension through to the Park boundary.	$1,600,000*
Quail Road Recreation Site	• Site protection works including fencing and rehabilitation. • Construction of recreation node including access road, parking, toilet, shelter and short trails.	$1,937,500
Long-distance Trail	• Construct the long-distance trail and tent based camping. • Construct built accommodation for high end experiences.	$9,562,500
Short Trails	• Upgrade existing short trails. • Develop new short trails.	$1,640,000
Accommodation – beach camping	• Construct up to 20 beach camping platforms and associated site protection works.	$750,000
Accommodation – Martins Tank campground extension	• Extend Martins Tank campground with approximately 30 new camp sites and associated toilets, camp kitchens and gathering spaces. • Upgrade Preston Beach Road North.	$5,462,500
Off Park Accommodation	• Establish working group and funding to assist in supporting Off Park Accommodation.	$9,750,000*
Wagyl's Noorook Thrombolites	• Undertake detail design and construction of the Thrombolites site to become a key attraction for Yalgorup.	$5,146,450
SUB TOTAL	• In Park projects.	**$31,936,450**
TOTAL		**$43,286,450***

* Denotes part or full third party funding requirements – see full budget for breakdown.

Yalgorup NP Eco-Tourism Development - Budget

March 2024

Site/ project	Detail	Quantity	Type	Rate	Cost	State Govt Invest.	Third Party Invest.	Notes
Tims Thicket to White Hills BAMP								
Stage 1	Site protection (immediate works, culturally sensitive areas)	1	no	$ 100,000	$ 100,000			
	Tims Thicket Rd carpark	1	no	$ 150,000	$ 150,000			
	Pedestrian access	1	no	$ 50,000	$ 50,000			
	Minor track works	1	no	$ 50,000	$ 50,000			
	Link track TT to WH	0.8	km	$ 250,000	$ 200,000			
	Signs, education and interpretation	1	no	$ 50,000	$ 50,000			
						$ 600,000		
	CONTINGENCY (25%)					$ 150,000		
Stage Sub TOTAL						**$ 750,000**		
Stage 2	Site protection works - remaining (whole site), inc. beach closures	1	no	$ 100,000	$ 100,000			
						$ 100,000		
	CONTINGENCY (25%)					$ 25,000		
	TOTAL					**$ 125,000**		
Tims Thicket Beach	Access road (sealed)	0.7	km	$ 500,000	$ 350,000			
	Car park (60 cars, sealed)	1	no	$ 600,000	$ 600,000			
	Paths/ gatehring areas	1	no	$ 250,000	$ 250,000			
	Toilet (4 cubicle)	1	no	$ 400,000	$ 400,000			
	Shelters	2	no	$ 250,000	$ 500,000			
	Lookout	1	no	$ 100,000	$ 100,000			
	Accessdible beach pedestrian access	1	nom	$ 300,000	$ 300,000			
	Signs, wayfinding and comms strategy	1	no	$ 150,000	$ 150,000			
						$ 2,650,000		
	CONTINGENCY (25%)					$ 662,500		
	TOTAL					**$ 3,312,500**		
Northern Rocks	Access track (unsealed)	1.5	km	$ 300,000	$ 450,000			
	Car park (20 cars, unsealed)	1	no	$ 250,000	$ 250,000			
	Paths/ gathering areas	1	no	$ 100,000	$ 100,000			
	New track off beach	1	no	$ 200,000	$ 200,000			
						$ 1,000,000		
	CONTINGENCY (25%)					$ 250,000		
	TOTAL					**$ 1,250,000**		
Surf Beach	Access track (unsealed)	0.75	km	$ 300,000	$ 225,000			
	Car park (20 cars, unsealed)	1	no	$ 250,000	$ 250,000			
	Paths/ gathering areas	1	no	$ 100,000	$ 100,000			
						$ 575,000		
	CONTINGENCY (25%)					$ 143,750		
	TOTAL					**$ 718,750**		
Seal Rocks	Car park (10 cars, unsealed)	1	no	$ 200,000	$ 200,000			
	Paths/ gathering areas	1	no	$ 100,000	$ 100,000			
						$ 300,000		
	CONTINGENCY (25%)					$ 75,000		
	TOTAL					**$ 375,000**		
Stage Sub TOTAL						**$ 5,781,250**		
TOTAL						**$ 6,531,250**		
White Hills to Preston Beach BAMP								
Stage 1	Site protection works (whole site)	1	no	$ 50,000	$ 50,000			
	Beach vehicle barrier restricting access to Seal Rocks	1	no	50000	$ 50,000			
	Signs, wayfinding, education and interpretation (whole site)	1	no	$ 50,000	$ 50,000			
						$ 150,000		
	CONTINGENCY (25%)					$ 37,500		
	TOTAL					**$ 187,500**		
White Hills Rd	Access track (unsealed, improvements)	1	no	$ 100,000	$ 100,000			
	Car park (10 cars, unsealed)	1	no	$ 150,000	$ 150,000			
						$ 250,000		
	CONTINGENCY (25%)					$ 62,500		
	TOTAL					**$ 312,500**		
Beach parking	Car park (10 cars, unsealed)	1	no	$ 100,000	$ 100,000			
						$ 100,000		
	CONTINGENCY (25%)					$ 25,000		
	TOTAL					**$ 125,000**		
White Hills Rd Lookout	Car park (5 cars, unsealed)	1	no	$ 50,000	$ 50,000			
						$ 50,000		
	CONTINGENCY (25%)					$ 12,500		
	TOTAL					**$ 62,500**		
Stage Sub TOTAL						**$ 687,500**		
Stage 2	Remaining site works	1	no	$ 50,000	$ 50,000			
	Lookout at White Hills	1	no	$ 100,000	$ 100,000			
	Resolve management of UCL	1	no	$ 25,000	$ 25,000			
						$ 175,000		
	CONTINGENCY (25%)					$ 43,750		
Stage Sub TOTAL						**$ 218,750**		
TOTAL						**$ 906,250**		

Quail Road extension									
	Civil works - State Govt	1	no	$ 800,000	$ 800,000	$ 800,000			
	Civil works - City of Mandurah	1	no	$ 800,000	$ 800,000		$ 800,000	City of Mandurah are covering remaining cost over $800k value.	
								No contingency applied - assume contingency included.	
TOTAL						**$ 1,600,000**			
Quail Road recreation site									
Stage 1	Site protection, fencing and gates	1	no	$ 100,000	$ 100,000				
	Gathering area (interim)	1	each	$ 50,000	$ 50,000				
						$ 150,000			
	CONTINGENCY (25%)					$ 37,500			
Stage Sub TOTAL						**$ 187,500**			
Stage 2	Access road (sealed)	0.5	km	$ 500,000	$ 250,000				
	Carpark (20 cars, sealed)	1	no	$ 300,000	$ 300,000				
	Paths, gathering area, seating	1	no	$ 150,000	$ 150,000				
	Toilet	1	no	$ 250,000	$ 250,000				
	Signs	1		$ 50,000	$ 50,000				
	Shelter	1		$ 200,000	$ 200,000				
	Short trail (new)	4000	m	$ 50	$ 200,000				
						$ 1,400,000			
	CONTINGENCY (25%)					$ 350,000			
Stage Sub TOTAL						**$ 1,750,000**			
TOTAL						**$ 1,937,500**			
Yalgorup Long Distance trail									
Stage 1	Trail Planning, stakeholder engagement and approvals	1	no	$ 100,000	$ 100,000				
						$ 100,000			
	CONTINGENCY (25%)					$ 25,000			
Stage Sub TOTAL						**$ 125,000**			
Stage 2	Trail Construction	30,000	m	$ 50	$ 1,500,000				
	Camp sites - tent based	30	each	$ 25,000	$ 750,000				
	Camp site infrastructure - toilets, camp shelter, tables (x2 locations)	2	each	$ 400,000	$ 800,000				
						$ 3,050,000			
	CONTINGENCY (25%)					$ 762,500			
Stage Sub TOTAL						**$ 3,812,500**			
Stage 3	Built accommodation	3	each	$ 1,500,000	$ 4,500,000				
						$ 4,500,000			
	CONTINGENCY (25%)					$ 1,125,000		Development of built accommodation may involve thrid party investment.	
Stage Sub TOTAL						**$ 5,625,000**			
TOTAL						**$ 9,562,500**			
Yalgorup Short trail improvements									
Lakeside Loop (from Throms)	Trail upgrade 5.3km	5.3	km	$ 20,000	$ 106,000				
	Site upgrates - car park, shelters, facilities.	1	nom	$ -	$ -				
	Signs	0	no	$ 20,000	$ -				
						$ 106,000			
	CONTINGENCY (25%)					$ 26,500			
	TOTAL					**$ 132,500**			
Heathlands Walk	Site upgrates - car park, shelters, facilities.	1	nom	$ 100,000	$ 100,000				
	Trail upgrade	5	km	$ 20,000	$ 100,000				
	Signs	1		$ 20,000	$ 20,000				
						$ 220,000			
	CONTINGENCY (25%)					$ 55,000			
	TOTAL					**$ 275,000**			
Lake Pollard Trail	Trail upgrade	6	km	$ 20,000	$ 120,000				
	Site upgrates - car park, shelters, facilities, bird hide	1	nom	$ 150,000	$ 150,000				
	Signs	1		$ 20,000	$ 20,000				
						$ 290,000			
	CONTINGENCY (25%)					$ 72,500			
	TOTAL					**$ 362,500**			
Lake Preston Walk	Trail upgrade	2	km	$ 20,000	$ 40,000				
	Site upgrates - car park, shelters, facilities.	1	nom	$ 100,000	$ 100,000				
	Signs	1		$ 20,000	$ 20,000				
						$ 160,000			
	CONTINGENCY (25%)					$ 40,000			
	TOTAL					**$ 200,000**			
Lime Kiln	Trail upgrade	1.4	km	$ 20,000	$ 28,000				
	Site upgrates - car park, shelters, facilities.	1	nom	$ 100,000	$ 100,000				
	Signs	1		$ 20,000	$ 20,000				
						$ 148,000			
	CONTINGENCY (25%)					$ 522,000			
	TOTAL					**$ 670,000**			
TOTAL						**$ 1,640,000**			

Accommodation - beach camping									
Stage 1	Site protection works	5	no	$	5,000	$	25,000		
	Camping platforms	5	no	$	25,000	$	125,000		
								$ 150,000	
	CONTINGENCY (25%)							$ 37,500	
Stage Sub TOTAL								**$ 187,500**	
Stage 2	Site protection works	15	no	$	5,000	$	75,000		
	Camping platforms	15	no	$	25,000	$	375,000		
								$ 450,000	
	CONTINGENCY (25%)							$ 112,500	
Stage Sub TOTAL								**$ 562,500**	
TOTAL								**$ 750,000**	
Accommodation - national park									
Martins Tank upgrade	Roads (DBCA)	2	km	$	400,000	$	800,000		Includes entrance rd upgrade and new loop
	Camp site development	30	each	$	20,000	$	600,000		
	Toilets	3	each	$	250,000	$	750,000		
	Camp kitchen	1	each	$	400,000	$	400,000		
	Signs	1	no	$	100,000	$	100,000		
	Upgrade Preston Beach Rd North	4.3	km	$	400,000	$	1,720,000		
								$ 4,370,000	
	CONTINGENCY (25%)							$ 1,092,500	
TOTAL								**$ 5,462,500**	
Off park accommodation									
	CoM - Tims Thicket	1	est	$	2,500,000	$	2,500,000		Private investment costs
	CoM - Tims Thicket glamping	1	est	$	6,000,000	$	6,000,000		Private investment costs
	Off Park Accommodation Strategy	1	est	$	150,000	$	150,000		Visit Mandurah preparation of strategy
	Off Park Accommodation Development Assistance	1	est	$	1,100,000	$	1,100,000		Planning assistance, guidance, site assessments, cultural assessments, approval processes, GRANT program
								$ 9,750,000	
TOTAL								**$ 9,750,000**	
Wagyl's Noorook Thrombolites									
Stage 1	Detailed planning, project management and contingency	1	no	$	200,000	$	200,000		
								$ 200,000	
	CONTINGENCY (25%)							$ 50,000	
Stage Sub TOTAL								**$ 250,000**	
Stage 2	Boardwalk redevelopment	1	no	$	2,376,000	$	2,376,000		Contingency in built to Stage 2 budget
								$ 2,376,000	
Stage Sub TOTAL								**$ 2,376,000**	
Stage 3									
	Wagyl's Noorook recreation site redevelopment - car park, toilet, gathering node, interpretation, visitor infrastructure	1	no	$	2,016,360	$	2,016,360		
								$ 2,016,360	
	CONTINGENCY (25%)							$ 504,090	
Stage Sub TOTAL								**$ 2,520,450**	
TOTAL								**$ 5,146,450**	
TOTAL								**$ 43,286,450**	All projects including delivery
Yalgorup National Park Investment								**$ 31,936,450**	Implentation and delivery of projects within Yalgorup National Park - excluding private or thrid party investment and delivery



8 SUBJECT: Financial Report April 2024
DIRECTOR: Business Services
MEETING: Council Meeting
MEETING DATE: 28 May 2024

Summary

The Financial Report for April 2024 together with associated commentaries, notes on investments, balance sheet information and the schedule of accounts are presented for Elected Members' consideration.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.24/7/23 25/07/2023 Budget Adoption 2023/2024

Background

Nil

Comment

Financial Summary

The financial report for April 2024 shows an actual surplus for this period of $19 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 2024.

A summary of the financial position for April 2024 is detailed in the table below:

	Current Budget	YTD Budget (a)	YTD Actual (b)	Var. (b)-(a)	Var.% (b)-(a)/(a)
	$ 000s	$ 000s	$ 000s	$ 000s	%
Opening Funding Surplus / (Deficit)	**1,019**	**1,019**	**1,019**	**-**	**0%**
Revenue					
Revenue from operating activities	132,551	128,453	130,415	1,962	2%
Capital revenue, grants and Contribution	20,791	17,326	6,298	(11,028)	-64%
	153,342	**145,779**	**136,713**	**(9,066)**	
Expenditure					
Operating Expenditure	(154,672)	(128,772)	(120,574)	8,199	-6%
Capital Expenditure	(49,735)	(42,169)	(23,613)	18,555	-44%
	(204,407)	**(170,941)**	**(144,187)**	**26,754**	
Non-cash amounts excluded from operating activities	33,870	28,231	29,687	1,456	5%
Non-cash amounts excluded from investing activities	500	500	718	218	44%
Other Capital Movements	15,677	(4,396)	(4,929)	(533)	12%
Closing Funding Surplus / (Deficit)	**-**	**191**	**19,020**	**18,829**	**9876%**

The following table highlights the status of the City's key capital projects for the 2023/2024 financial year:

Project	2023/24 Actuals Incl. CMT $`000s	2023/24 Annual Budget $`000s	On Time / On Budget	Asset Classification	Comment
MARC Roof Repairs	6,064	6,094	Building work is substantially complete.	*Buildings*	*Project status:* *Building work is substantially complete. Refilling of the pool and commissioning is complete, and the pool is expected to be reopened on 6 May.*
Eastern Foreshore South Precinct	1,227	1,465	The project's original date of completion was January 2022, and the project was completed in August 2022. The project remains within the budget allocated. The toilet block and surrounds were completed and opened on 15 March 2024.	*Parks*	*Project status:* **Estuary Pool** Completed **Eastern Foreshore South – Reserve Area** Completed **Toilet Block** Completed except for the public art component. Public Artist selection currently underway
Eastern Foreshore North and Central Precinct	407	1,227	Additional funds have been approved. The project completion date is expected to be mid-2025.	*Parks*	*Project status:* Contract negotiations are finalised, and contract is fully executed. Works are expected to commence in June 2024 and be completed by March 2025.
Coodanup Foreshore	1,081	1,379	*Stage 1 and 2 complete.* *Stage 3 completion is expected to be in 2024/2025 financial year.*	*Parks*	*Project status:* Stages 1 and 2 were completed in December 2023. Stage 3 - Community feedback has been received and the concept design is being reviewed.

RC Peel Street Stage 4	1,419	4,536	The project completion date is expected to be August 2024.	*Roads*	*Project status:* Construction has commenced. The expected project completion date is August 2024.
Dawesville Community Centre	6,642	2,665	An increase in State Government project funding has been approved. It is noted that the committed funds include the full contract value and the necessary budgeted funds to complete the project will be allocated under the 2024/2025 budget. The project completion date is expected to be mid-2025.	*Buildings*	*Project status:* Construction has commenced. Concrete slab preparation is progressing. The expected project completion date is mid-2025.
Falcon Coastal Shared Path Stage 1	65	461	The project timetable and variation are presently being reviewed and the LTFP will be updated accordingly.	*Roads*	*Project status:* The Department of Transport are revising the Western Australian Bicycle Network (WABN) program and accordingly funding for the Falcon Coastal Shared Path project beyond 2024/2025 will also be reviewed. Preliminary works are planned to commence in 2024/2025.

Halls Head Coastal Shared Path	1,583	1,752	Construction of the Shared Path, Blue Bay carpark and associated works are complete. Landscape works expected to be completed in May 2024. The relocation of the Western Power stay poles remains outstanding.	*Roads*	*Project status:* Construction of the Shared Path, Blue Bay carpark and associated works have been completed. Landscape activation works adjacent to Blue Bay carpark have commenced and are expected to be completed in May 2024. Western Power to program the relocation of stay poles.

Statutory Environment

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

Policy Implications

Nil

Financial Implications

Any material variances that have an impact on the outcome of the budgeted surplus position are explained in the Monthly Financial Report, as detailed in Attachment 8.1.

Risk Analysis

Nil

Strategic Implications

The following strategy from the City of Mandurah Strategic Community Plan 2020 – 2040 is relevant to this report:

Organisational Excellence:
- Ensure the City has the capacity and capability to deliver quality services and facilities through accountable and transparent business practices.

2023/24 Budget Variations

Nil

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 8.1 Monthly Financial Report Attachment 8.2 Schedule of Accounts (electronic only)***

RECOMMENDATION

That Council:

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

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

Total Municipal Fund	**$**	**6,874,093.50**
Total Trust Fund	**$**	**0.00**
	$	**6,874,093.50**

****ABSOLUTE MAJORITY REQUIRED****

Monthly Financial Report

April 2024



City of Mandurah
April 2024

$0K ▼

Estimated surplus/deficit at 30 June 2024 with proposed budget amendments

$19M ▼

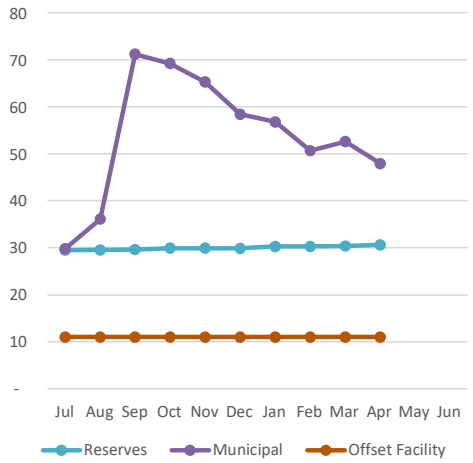
Year to Date Actual Surplus

Executive Summary

- Actual Rates Raised $93.1M
- Actual Rates Received $93.6M (98.5% collected)
- Actual Operating Revenue $130.4M
- Actual Capital Revenue $5.7M
- Actual Operating Expenditure $120.6M
- Actual Capital Expenditure $23.6M
- Actual Proceeds from Sale of Assets $563K

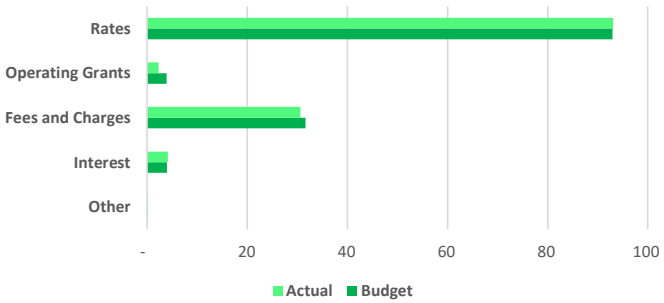
Investments

$ Millions



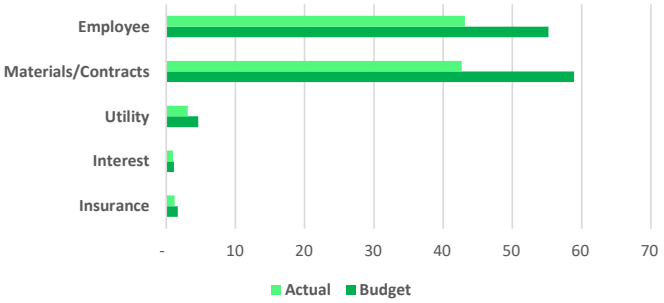
Year to Date Revenue Actuals Compared to Annual Budget

$ Millions

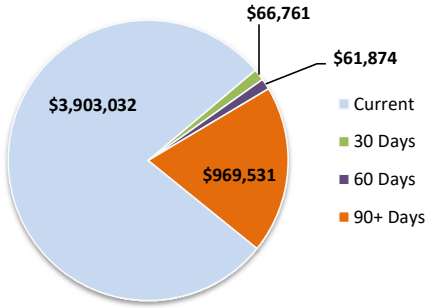


Year to Date Expenditure Actuals Compared to Annual Budget

$ Millions



Sundry Debtors Outstanding



Rates Outstanding

17	Properties with >$10K outstanding =
71	Properties $3K to $10K outstanding ▼
2	Properties commenced legal action in 23/24 =
$2.24M	Rates Exemptions =

Grants Received in 23/24 year

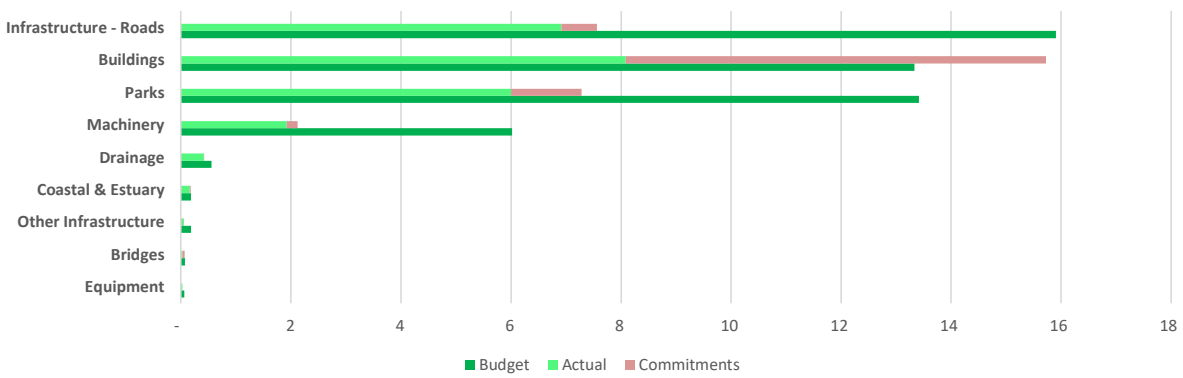
36.12% Grants received - Accrual Basis

Tenders - April 2024

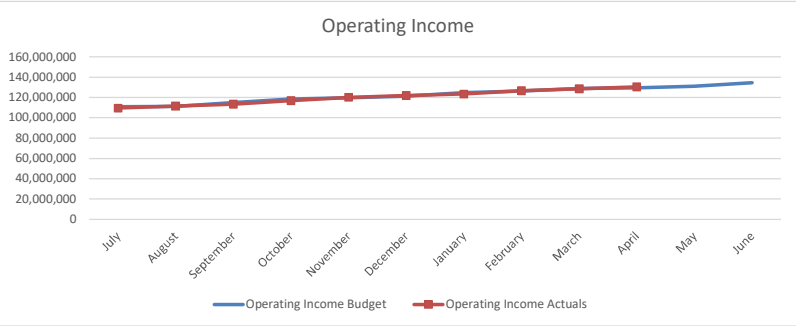
2 Tenders accepted/rejected during the month through CEO delegation

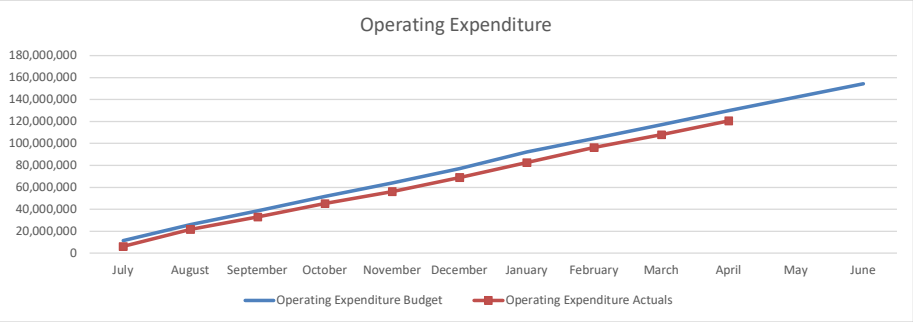
Year to Date Capital Actuals Compared to Annual Budget*

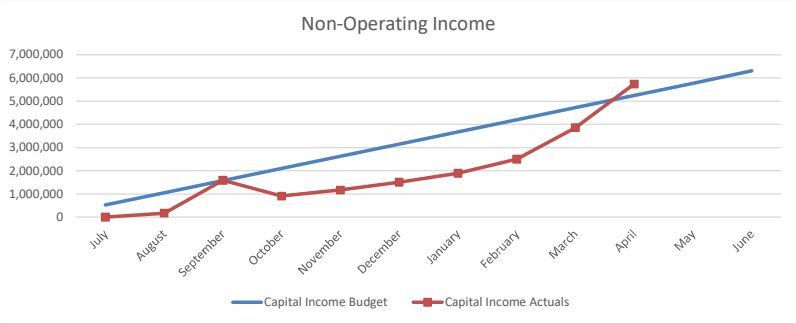
$ Millions

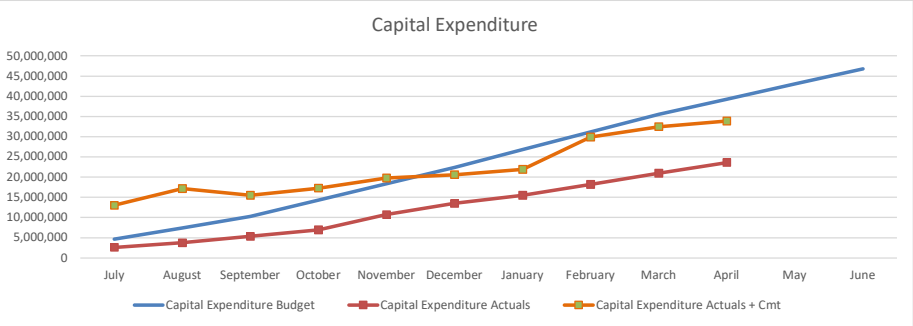


*Commitments are raised based on contract amounts. Contracts may span multiple financial years causing commitments to display over the total budget for the year.


Operating Income
160,000,000
140,000,000
120,000,000
100,000,000
80,000,000
60,000,000
40,000,000
20,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Operating Income Budget
Operating Income Actuals


Operating Expenditure
180,000,000
160,000,000
140,000,000
120,000,000
100,000,000
80,000,000
60,000,000
40,000,000
20,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Operating Expenditure Budget
Operating Expenditure Actuals


Non-Operating Income
7,000,000
6,000,000
5,000,000
4,000,000
3,000,000
2,000,000
1,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Capital Income Budget
Capital Income Actuals


Capital Expenditure
50,000,000
45,000,000
40,000,000
35,000,000
30,000,000
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Capital Expenditure Budget
Capital Expenditure Actuals
Capital Expenditure Actuals + Cmt

CITY OF MANDURAH

MONTHLY FINANCIAL REPORT
For the Period Ended 30 April 2024

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STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2024

BY NATURE OR TYPE

	Ref Note	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		$	$	$	$	%	
Opening Funding Surplus / (Deficit)		1,018,972	1,018,972	**1,018,972**	0	0.00%	
Revenue from operating activities							
Rates		92,957,571	92,847,971	**93,106,847**	258,876	0.28%	
Operating grants, subsidies and contributions		3,899,988	3,206,604	**2,285,283**	(921,321)	(28.73%)	▼
Fees and charges		31,661,322	29,038,609	**30,567,654**	1,529,045	5.27%	
Interest earnings		3,950,000	3,291,667	**4,180,360**	888,693	27.00%	▲
Other revenue		81,631	68,026	**175,452**	107,426	157.92%	▲
Profit on disposal of assets		-	-	**99,272**	99,272	100.00%	▲
		132,550,512	**128,452,877**	**130,414,868**	1,961,991	1.53%	
Expenditure from operating activities							
Employee costs		(55,229,637)	(45,043,432)	**(43,138,291)**	1,905,141	4.23%	
Materials and contracts		(58,910,028)	(49,821,454)	**(42,694,668)**	7,126,786	14.30%	▲
Utility charges		(4,630,493)	(3,858,742)	**(3,102,333)**	756,409	19.60%	▲
Depreciation on non-current assets		(33,084,683)	(27,641,860)	**(29,306,361)**	(1,664,501)	(6.02%)	
Interest expenses		(1,125,625)	(997,202)	**(983,260)**	13,942	1.40%	
Insurance expenses		(1,691,711)	(1,409,759)	**(1,218,937)**	190,822	13.54%	▲
Other expenditure		-	-	**(3,776)**	(3,776)	100.00%	▼
Loss on disposal of assets	1(a) & 4	-	-	**(126,225)**	(126,225)	100.00%	▼
		(154,672,177)	**(128,772,449)**	**(120,573,851)**	8,198,598	6.37%	
Non-cash amounts excluded from operating activities	1(a)	33,869,873	28,230,753	**29,686,668**	1,455,916	5.16%	
Amount attributable to operating activities		**11,748,208**	**27,911,181**	**39,527,686**	11,616,505	(41.62%)	
Investing activities							
Non-operating grants, subsidies and contributions		18,302,749	15,252,291	**5,734,491**	(9,517,800)	(62.40%)	▼
Proceeds from disposal of assets	4	2,488,384	2,073,653	**563,358**	(1,510,295)	(72.83%)	▼
Payments for property, plant and equipment	6	(49,734,887)	(42,168,956)	**(23,613,472)**	18,555,484	44.00%	▲
Amount attributable to investing activities		**(28,943,754)**	**(24,843,012)**	**(17,315,623)**	7,527,389	30.30%	
Non-cash amounts excluded from investing activities	1(b)	500,000	500,000	**717,767**	217,767	43.55%	
Amount attributable to investing activities		**(28,443,754)**	**(24,343,012)**	**(16,597,857)**	7,745,156	31.82%	
Financing Activities							
Proceeds from new debentures	7	7,212,475	-	-	0	0.00%	
Unspent Loans Utilised		1,877,659	-	-	0	0.00%	
Repayment of debentures	7	(4,783,724)	(3,986,437)	**(3,867,369)**	119,068	2.99%	
Payment of lease liability		(477,053)	(397,544)	**(419,763)**	(22,219)	(5.59%)	
Proceeds from new interest earning liability		710,000	591,667	**110,488**	(481,179)	(81.33%)	▼
Principal elements of interest earning liability		(725,002)	(604,168)	**(752,650)**	(148,482)	(24.58%)	▼
Transfer from reserves	8	21,762,490	-	-	0	0.00%	
Transfer to reserves	8	(9,900,270)	-	-	0	0.00%	
Amount attributable to financing activities		**15,676,575**	**(4,396,483)**	**(4,929,294)**	(532,811)	(12.12%)	
Closing Funding Surplus / (Deficit)	1(d)	-	**190,658**	**19,019,507**	18,828,849	9875.72%	

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Actual and YTD Budget data as per the adopted materiality threshold.
Refer to Note 13 for an explanation of the reasons for the variance.
This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

NOTE 1
STATEMENT OF FINANCIAL ACTIVITY INFORMATION

(a) Non-cash items excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with Local Government (Financial Management) Regulation 1996.

Non-cash items excluded from operating activities	Notes	Annual Budget	YTD Budget (a)	YTD Actual (b)
		$	$	$
Adjustments to operating activities				
Less: Profit on asset disposals		-	-	(99,272)
Movement in liabilities associated with restricted cash		785,190	588,893	145,378
Movement in pensioner deferred rates (non-current)		-	-	(114,409)
Movement in employee benefit provisions (non-current)		-	-	322,385
Add: Loss on asset disposals	4	-	-	126,225
Add: Depreciation on assets		33,084,683	27,641,860	29,306,361
Total non-cash items excluded from operating activities		**33,869,873**	**28,230,753**	**29,686,668**

(b) Non-cash items excluded from investing activities

The following non-cash revenue and expenditure has been excluded from investing activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.

Adjustments to investing activities				
Movement in non current liabilities for transfers to acquire or construct non-financial assets to be controlled by the entity				
Movement in current liabilities for transfers to acquire or construct non-financial assets to be controlled by the entity associated with restricted cash		500,000	500,000	717,767
Total non-cash amounts excluded from investing activities		**500,000**	**500,000**	**717,767**

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

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

		Actual Closing 30 Jun 2023	Budget Closing 30 Jun 2024	Year to Date 30 Apr 2024
Adjustments to net current assets				
Less: Reserves - restricted cash		(62,819,360)	(50,429,303)	(62,819,360)
Less: Unspent loans		(2,224,772)	(310,134)	(2,224,772)
Less: Inventory		(445,000)	-	(445,000)
Less: Other receivables		(46,142)	-	(0)
Less: Clearing accounts		-	-	(34,955)
Add: Borrowings	7	4,361,670	4,709,990	1,078,490
Add: Other liabilities		7,361,650	1,115,424	5,666,588
Add: Lease liability		210,703	1,034,492	171,360
Add: Provisions - employee		4,786,776	5,020,443	4,321,534
Add: Loan Facility offset		-	-	11,000,000
Total adjustments to net current assets		**(48,814,475)**	**(38,859,088)**	**(43,286,115)**

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

Current assets				
Cash and cash equivalents	2	82,323,664	69,854,029	77,653,397
Rates receivables	3	2,137,347	3,598,072	7,868,839
Receivables	3	2,040,489	493,585	6,094,155
Other current assets		5,180,101	1,638,336	3,230,672
Less: Current liabilities				
Payables		(19,787,860)	(17,243,936)	(14,207,070)
Borrowings	7	(4,361,670)	(4,709,990)	(1,078,490)
Interest earning liabilities		(705,954)	-	(63,793)
Unspent non-operating grant, subsidies and contributions liability		(6,655,696)	-	(7,518,842)
Lease liabilities		(210,703)	(1,034,492)	(171,360)
Provisions		(10,126,271)	(13,736,516)	(9,501,887)
Less: Total adjustments to net current assets	1(c)	(48,814,475)	(38,859,088)	(43,286,115)
Closing Funding Surplus / (Deficit)		**1,018,972**	**0**	**19,019,507**

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.

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)	13,200,934	Variable		Westpac	AA-	NA	NA	
	13,200,934							
Municipal Investments								
Muni 10 - 9652-46197	31,066	3.50%	269	ANZ	AA-	1/04/2024	1/07/2024	92
Muni 42 - 98-829-1441	6,483,008	5.05%	80,609	NAB	AA-	12/02/2024	13/05/2024	90
Muni 48 - 33713404	3,234,572	4.80%	38,251	CBA	AA-	19/02/2024	20/05/2024	90
Muni 49 - 97-760-7420	3,235,558	5.00%	39,837	NAB	AA-	19/02/2024	20/05/2024	91
Muni TD WBC 4 - 032-108 472612	3,115,479	5.07%	38,467	Westpac	AA-	22/02/2024	22/05/2024	92
Muni TD WBC 5 - 032-108 472604	3,115,479	5.07%	38,467	Westpac	AA-	22/02/2024	22/05/2024	92
Muni TD WBC 11 - 032-108 530069	3,115,707	5.03%	39,007	Westpac	AA-	19/03/2024	19/06/2024	91
Muni TD WBC 12 - 032-108 596797	3,115,012	4.97%	38,126	Westpac	AA-	24/04/2024	24/07/2024	92
Muni TD WBC 13 - 032-108 825350	3,037,430	5.06%	37,430	Westpac	AA-	12/02/2024	12/05/2024	92
Muni 58 - 33713404.238	3,109,228	4.74%	36,314	CBA	AA-	11/03/2024	10/06/2024	91
Muni 60 - 90-271-3501	3,113,213	5.05%	38,709	NAB	AA-	18/03/2024	17/06/2024	91
	34,705,750							
Reserve Investments								
Reserve 42 - 36-976-7906	3,284,309	5.10%	81,449	NAB	AA-	18/12/2023	17/06/2024	182
Reserve 44 - 70-586-3025	3,273,323	5.05%	40,258	NAB	AA-	26/03/2024	24/06/2024	90
Reserve 45 - 70-568-6989	3,309,818	5.05%	81,732	NAB	AA-	25/03/2024	24/09/2024	183
Reserve 47 - B33713404.106	4,359,581	4.70%	50,493	CBA	AA-	16/04/2024	16/07/2024	91
Reserve 48 - B33713404.106	6,518,235	4.70%	75,495	CBA	AA-	16/04/2024	16/07/2024	91
Reserve TD WBC 1 - 032-108 267862	3,492,857	4.97%	42,750	Westpac	AA-	18/04/2024	18/07/2024	91
Reserve TD WBC 2 - 032-108 267897	3,192,197	4.97%	39,070	Westpac	AA-	18/04/2024	18/07/2024	91
Reserve TD WBC 3 - 032-108 267926	3,192,197	4.97%	39,070	Westpac	AA-	18/04/2024	18/07/2024	91
	30,622,517							
Total Municipal and Reserve Funds	**78,529,201**		**875,804.31**					

Interest revenue	
Investment Interest Accrued	85,839
Investment Interest Matured	3,368,111
Rates Interest	726,410
	4,180,360

Interest Earned
$4,180,360

Loan Offset Facility	Amount	Interest rate on loans	Interest Saved	YTD Interest Saved
Westpac	11,000,000	6.11%	16,453	200,794

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
$89.53 M	**$58.91 M**

OPERATING ACTIVITIES
NOTE 3
RECEIVABLES

Rates Receivable	30-Jun-23	30-Apr-23	30 Apr 24
	$		$
Opening Arrears Previous Years	2,028,200	2,028,200	1,925,935
Rates levied	87,363,981	87,340,490	93,106,847
Less - Collections to date	(87,466,245)	(86,022,359)	(93,640,717)
Equals Current Outstanding	**1,925,935**	**3,346,332**	**1,392,065**
Net Rates Collectable	**1,925,935**	**3,346,332**	**1,392,065**
% Collected	97.8%	96.3%	98.5%

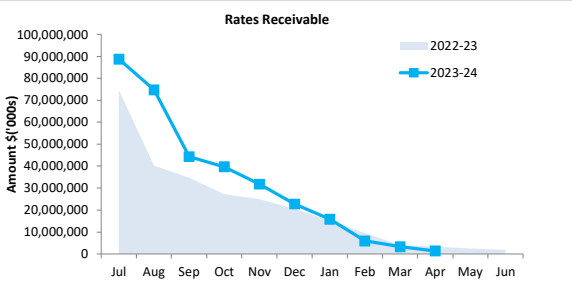
	30 Apr 23	30 Apr 24
- No. of Legal Proceedings Commenced for the financial year	11	2
- No. of properties > $10,000 outstanding	17	17
- No. of properties between $3,000 and $10,000 outstanding	74	71
- Value of Rates Concession	68,587	49,775
- Value of Rates Exemptions	2,117,724	2,243,551

Receivables - General	30-Apr-23	Current	30 Days	60 Days	90+ Days	30 Apr 24
	$	$	$	$	$	$
Balance per Trial Balance						
Sundry receivable	2,246,060	3,378,539	25,905	20,588	186,936	3,611,968
Recreation Centres	159,157	73,773	906	2,371	34,779	111,829
Mandurah Ocean Marina	(122,786)	112,289	0	0	0	112,289
GST receivable	754,762	323,112	0	0	0	323,112
Allowance for impairment of receivables	(210,870)	0	0	0	(192,969)	(192,969)
Infringements	856,797	15,318	39,950	38,915	940,785	1,034,968
Total Receivables General Outstanding	**3,683,120**	**3,903,032**	**66,761**	**61,874**	**969,531**	**5,001,197**
Percentage		78%	1.3%	1.2%	19.4%	

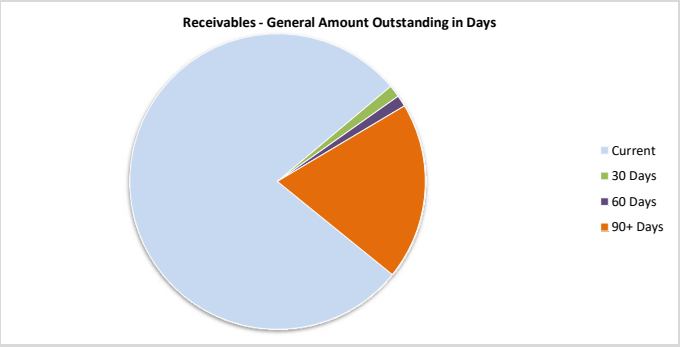
Other Receivables	30-Apr-23	Current	30 Days	60 Days	90+ Days	30 Apr 24
	$	$	$	$	$	$
Balance per Trial Balance						
Pensioners rates and ESL deferred	651,764	0	0	0	606,963	606,963
Other Receivables	404,506	0	0	0	518,632	518,632
Total Other Receivables Outstanding	**1,056,270**	**0**	**0**	**0**	**1,125,595**	**1,125,595**
Percentage		0%	0%	0%	100%	

KEY INFORMATION

Rates and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of rates and other receivables is reviewed on an ongoing basis. Other receivables that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.



Collected	Rates Due
98.5%	$1,392,065



Debtors Due
$5,001,197

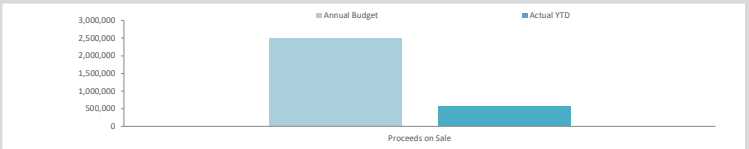
Over 30 Days
22%

Over 90 Days
19%

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			1,000,000	1,000,000	0	0	0	0	0	0
					0	0	0	0		
Light Passenger Vehicles - Replacement										
SUBARU XV MH9971A	C00219	Safety	11,624	11,624	0	0	0	0	0	0
MITSUBISHI MIRAGE MH7413A	C00518	Youth Development	7,452	7,452	0	0	0	0	0	0
TOYOTA RAV4 MH2547B	C01220	Library & Heritage	17,338	17,338	0	0	0	0	0	0
SUBARU IMPREZA MH9953A	C01320	City Build	13,014	13,014	0	0	0	0	0	0
SUBARU XV MH1502B	C01420	Development & Compliance	13,862	13,862	0	0	0	0	0	0
HYUNDAI SANTE FE MH7641A	C01718	Design & Development	14,419	14,419	0	0	0	0	0	0
TOYOTA COROLLA MH2651B	C02320	Engineering Services	14,261	14,261	0	0	0	0	0	0
KIA SPORTAGE MH2372B	C02620	Ranger Services	17,166	17,166	0	0	0	0	0	0
TOYOTA RAV4 MH1084B	C04419	Project Management	12,282	12,282	0	0	0	0	0	0
KIA SPORTAGE MH1224B	C05619	Health Services	12,882	12,882	0	0	0	0	0	0
TOYOTA RAV4 MH1625B	C06319	Seniors	15,692	15,692	0	0	0	0	0	0
TOYOTA RAV4 MH2284B	C07119	Development & Compliance	17,152	17,152	0	0	15,400	27,541	12,141	0
HYUNDAI TUSCON MH1056B	C07919	Engineering Services	12,440	12,440	0	0	0	0	0	0
SUBARU XV MH0363B	C08019	Landscape Services	14,335	14,335	0	0	0	0	0	0
SUBARU XV 2.0I-L MH8534A	C07519		0	19,885	19,885	0	13,775	19,885	6,110	0
MH4990B - KIA SPORTAGE DSL MY21	C05121		0	0	0	0	25,283	0	0	(25,283)
Light Commercial Vehicles - Replacement										
ISUZU D'MAX MH3051B	U00320	Health Services	22,682	22,682	0	0	20,152	30,495	10,344	0
FORD RANGER MH1911B	U00719	Parks Central	19,991	19,991	0	0	0	0	0	0
HOLDEN COLORADO MH2348B	U02220	Survey Services	21,959	21,959	0	0	0	0	0	0
ISUZU D'MAX MH9162A	U02919	Parks Natural Areas	16,946	16,946	0	0	16,329	25,495	9,166	0
FORD RANGER MH2737B	U03220	Ranger Services	24,053	24,053	0	0	0	0	0	0
TOYOTA HIACE MH1075B	U03919	City Maintenance	14,882	14,882	0	0	0	0	0	0
ISUZU D'MAX MH1575B	U05119	Infrastructure Management	15,699	15,699	0	0	0	0	0	0
ISUZU D'MAX MH3052B	U05220	Parks Assets	22,591	22,591	0	0	19,706	30,268	10,562	0
ISUZU D'MAX MH2729B	U05320	City Traffic	19,894	19,894	0	0	0	0	0	0
FORD RANGER MH2485B	U05419	Parks Central	20,955	20,955	0	0	0	0	0	0
ISUZU D'MAX MH2211B	U05820	Parks Central	19,295	19,295	0	0	0	0	0	0
ISUZU D'MAX MH3056B	U05920	Parks Assets	22,671	22,671	0	0	0	0	0	0
ISUZU D'MAX MH4523B	U06520	Parks Assets	22,670	22,670	0	0	0	0	0	0
HOLDEN COLORADO MH2301B	U06919	Ranger Services	19,198	19,198	0	0	0	0	0	0
FORD RANGER MH2017B	U07319	Development & Compliance	20,393	20,393	0	0	0	0	0	0
FORD RANGER MH0619B	U07719	Civil Construction	21,856	21,856	0	0	0	0	0	0
FORD RANGER MH2014B	U08120	Waterways	23,903	23,903	0	0	0	0	0	0
HOLDEN COLORADO LS MH9619A	U01218		0	23,521	23,521	0	17,910	23,521	5,611	0
MITSUBISHI TRITON GLX MH8327A	U07918		0	19,657	19,657	0	14,728	19,657	4,929	0
HOLDEN COLORADO - MH8957A	U03518		0	25,132	25,132	0	18,266	25,132	6,866	0
Trucks & Buses Replacements										
Hino 300-616-KEVREK-K550	T045	City Fleet	23,373	23,373	0	0	0	0	0	0
Hino T003 - MH252U-HINO - 917 300	T003	Parks North	26,912	26,912	0	0	0	0	0	0
Hino 917 3	T008	Parks North	26,674	26,674	0	0	0	0	0	0
Hino 917 3	T021	Parks Central	26,912	26,912	0	0	0	0	0	0
Hino 300-917-KEVREK-1500	T024	Civil Construction	25,804	25,804	0	0	0	0	0	0
Hino 917 3	T033	Parks Central	26,674	26,674	0	0	0	0	0	0
MERCEDES SPRINTER	C00718	Seniors	49,486	45,500	0	(3,986)	0	0	0	0
Hino 917 3	T011	Parks Natural Areas	26,674	26,674	0	0	24,421	36,659	12,237	0
MH79615 - VAWDREY - WASTECH COMPA	V050		0	0	0	0	79,070	43,289	0	(35,780)
MH79643 - VAWDREY - WASTECH COMPA	V051		0	0	0	0	79,070	43,289	0	(35,780)
MH75758- VAWDREY - WASTECH CONVE	V052		0	0	0	0	12,680	18,784	6,104	0
Trailers										
Park Body Boxtop Tipping	V048	Parks Assets	2,201	1,250	0	(951)	2,119	1,631	0	(488)
Park Body Boxtop Tipping	V049	Parks Assets	0	1,250	1,250	0	0	0	0	0
Parks & Mowers										
Kubota OUTFRONT MOWER 72 F369	M00219	Parks North	19,173	7,500	0	(11,673)	0	0	0	0
Kubota OUTFRONT MOWER 72 F369	M03416	Parks South	6,667	7,500	833	0	0	0	0	0
Kubota OUTFRONT MOWER 60 F369	M01619	Parks North	18,879	7,500	0	(11,379)	0	0	0	0
Toro ZERO TURN	M02620	Parks South	12,704	7,500	0	(5,204)	9,911	11,144	1,233	0
Kubota OUTFRONT MOWER 60 F369	M01019	Parks North	8,910	7,500	0	(1,410)	0	0	0	0
Kubota OUTFRONT MOWER 72 F369	M02419	Parks North	8,063	7,500	0	(563)	0	0	0	0
Toro ZERO TURN- ELECTRIC MOWER	M03219	Parks Central	20,597	7,500	0	(13,097)	0	0	0	0
Minor Equipment >$5000										
LUCAS - LUCAS SAW MILL 8	P601		0	0	0	0	6,991	6,256	0	(735)
TWO WAY RADIO COMPRISING: 2 X REPEATER S			0	0	0	0	5,500	255	0	(5,245)
Miscellaneous Equipment										
Honda 60HP OUTBOARD	P605	Built & Natural Environment	4,671	4,671	0	0	0	0	0	0
Unimec - Roller pedestrian W71A	P61216	Built & Natural Environment	3,168	3,168	0	0	3,215	876	0	(2,339)
Unimec - Roller pedestrian W71A	P61316	Built & Natural Environment	5,990	5,990	0	0	5,188	876	0	(4,312)
Plant disposals carried over from 2022/23 budget:										
Light Passenger Vehicles - Replacement										
TOYOTA RAV4 CV	C06018	Building and Compliance	14,891	14,891	0	0	0	0	0	0
TOYOTA RAV4 CV	C06218	Landscape Services	13,088	21,041	7,953	0	11,336	21,041	9,705	0
TOYOTA PRIUS-C	C07019	Youth	12,400	12,400	0	0	0	0	0	0
Light Commercial Vehicles - Replacement										
FORD RANGER PU MK11	U07518	City Works - Civil Construction	21,365	21,365	0	0	0	0	0	0
ISUZU D'MAX SX	U07618	Marina and Waterways	17,094	19,086	1,993	0	15,167	19,086	3,919	0
FORD RANGER PX	U04318	City Maintenance - Civil	21,848	21,848	0	0	19,701	18,677	0	(1,024)
Trucks & Buses Replacements										
HINO - FG1628 5	T006	City Maintenance - Civil	44,376	44,376	0	0	0	0	0	0
HINO-500-FG1628-HIAB-088	T026	City Maintenance - Civil	48,954	48,954	0	0	0	0	0	0
NISSAN - PK16 28	T002	City Works - Civil Construction	44,443	44,443	0	0	0	0	0	0
HINO-300-716-KEVREK-1000	T005	City Maintenance - Civil	35,985	35,985	0	0	0	0	0	0
HINO-300-716-KEVREK-1500	T007	City Maintenance - Civil	35,985	35,985	0	0	0	0	0	0
Trailers										
Parks & Mowers										
KUBOTA - OUTFRONT MOWER 60	M03119	Cityparks Assets	12,253	7,000	0	(5,253)	0	0	0	0
KUBOTA - OUTFRONT MOWER 60 F369	M03018	Cityparks South	10,853	7,000	0	(3,853)	0	0	0	0
M03618 - KUBOTA - OUTFRONT MOWER 72 F369	M03618	Cityparks North	10,853	7,000	0	(3,853)	0	0	0	0
KUBOTA - OUTFRONT MOWER 72 F369	M02118	Cityparks Central	10,853	7,000	0	(3,853)	0	0	0	0
KUBOTA - OUTFRONT MOWER 72 CAB	M01419	Cityparks Assets	18,113	7,000	0	(11,113)	0	0	0	0
TORO - ZERO TURN 72	M02219	Cityparks South	20,094	7,000	0	(13,094)	17,414	10,262	0	(7,152)
TORO - ZERO TURN 72	M01119	Cityparks Central	20,094	7,000	0	(13,094)	0	0	0	0
TORO - ZERO TURN 72	M00419	Cityparks Assets	20,795	7,000	0	(13,795)	18,353	11,585	0	(6,768)
JOHN DEERE - OUTFRONT MOWER 60I	M02717	Cityparks Assets	13,044	8,500	0	(4,544)	12,356	12,702	346	0
Minor Equipment >$5000										
Construction Vehicles - Replacement										
KOMATSU WHEEL LOADER	G004	Works Construction	109,579	95,000	0	(14,579)	106,273	104,954	0	(1,319)
Plant disposals from 2021/22 budget:										
Light Passenger Vehicles - Replacement										
Light Commercial Vehicles - Replacement										
KOMATSU WHEEL LOADER	G005	Works Construction	65,410	65,410	0	0	0	0	0	0
Construction Vehicles - Replacement										
Trailers										
Parks & Mowers										
TORO ZERO TURN 60" SD DECK	M00117	Parks Central	12,000	7,000	0	(5,000)	0	0	0	0
TORO ZERO TURN 72S RD DECK	M01817	Parks South	7,643	7,000	0	(643)	0	0	0	0
			2,529,095	**2,488,384**	**100,224**	**(140,935)**	**590,311**	**563,358**	**99,272**	**(126,225)**

KEY INFORMATION



Proceeds on Sale		
Annual Budget	YTD Actual	%
$2,488,384	$563,358	23%

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2024

NOTE 5
TENDERS/QUOTES AWARDED FOR THE MONTH

CEO delegation – accepted/rejected tenders during the month
Awarded under Financial Authorisation $250,000 and above

Tender code	Tender Description	Company Awarded to	Contract Term	Contract Amount
T05-2024	Provision of Reticulated Gas Supply	Perth Energy Pty Ltd	3 years	$ 998,472
T01-2024	Supply, Installation and Maintenance of Air Conditioning Systems	Moonlight (WA) Pty Ltd ATF Katsaros Family Trust Trading as Complete Refrigeration and Air	Three (3) years with one (1) option to extend for a further two (2) years	$ 1,363,759

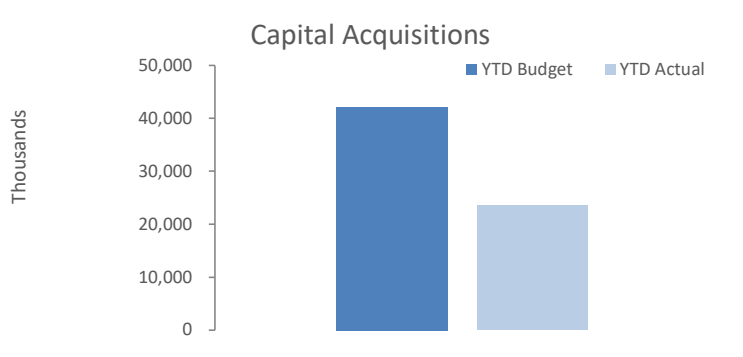
INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS

Capital Acquisitions	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	YTD Actual Variance
	$		$	$	$
Buildings	11,570,935	13,333,296	10,572,264	8,086,862	(2,485,401)
Equipment	41,461	62,223	57,848	25,323	(32,525)
Machinery	5,880,134	6,016,941	5,014,118	1,925,596	(3,088,522)
Infrastructure - Roads	15,048,273	15,905,398	14,035,250	6,916,312	(7,118,938)
Bridges	-	74,415	62,013	27,576	(34,436)
Parks	12,905,737	13,418,202	11,685,865	6,003,643	(5,682,221)
Drainage	692,325	554,091	449,557	416,625	(32,933)
Coastal & Estuary	334,856	185,980	158,754	160,427	1,673
Other Infrastructure	328,001	184,347	133,289	51,108	(82,181)
Capital Expenditure Totals	**46,801,721**	**49,734,893**	**42,168,956**	**23,613,472**	**(18,555,484)**
Capital Acquisitions Funded By:					
	$		$	$	$
City of Mandurah Contribution	**9,591,186**	**6,901,964**	**25,686,416**	**17,315,623**	(8,370,793)
Capital grants and contributions	**15,180,583**	**18,001,161**	**15,242,220**	**5,734,491**	(9,507,729)
Borrowings	**8,870,793**	**9,090,134**	**-**	**-**	-
Other (Disposals & C/Fwd)	**1,529,095**	**1,488,384**	**1,240,320**	**563,358**	(676,962)
Cash Backed Reserves					
Building Reserve	**389,407**	**91,503**	**-**	**-**	-
Asset Management Reserve	**8,082,620**	**10,563,294**	**-**	**-**	-
Cultural Centre Reserve	**-**	**187,283**	**-**	**-**	-
Sustainability Reserve	**50,000**	**186,710**	**-**	**-**	-
Sanitation Reserve	**570,616**	**687,038**	**-**	**-**	-
Plant Reserve	**2,537,422**	**2,537,422**	**-**	**-**	-
Capital Funding Total	**46,801,721**	**49,734,893**	**42,168,956**	**23,613,472**	**(18,555,484)**

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
	$49.73 M	$23.61 M	47%

Capital Grant	Annual Budget	YTD Actual	% Received
	$18. M	$5.73 M	32%

Level of completion indicator, please see table at the end of this note for further detail.

	Account Description	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
Land							
Buildings							
750686	22-23 Enhancements to Reserve Changerooms	23,300	41,205	34,338	9,180	32,025	Design complete. Finances to be finalised.
750688	22-23 MPAC Internal Refurb	55,000	107,550	89,625	102,460	5,090	Construction complete. Finances to be finalised.
750689	Works & Services Building Refurb	555,376	668,392	556,993	440,122	228,270	Construction 90% complete.
750690	Install walls and roof to the Camera Deck at Rushton Main	15,500	0	0	0	0	Project not proceeding in 23/24.
750694	Tims Thicket Waste Facility - Decommissioning	10,000	15,000	12,500	0	15,000	Construction to commence Q4.
750695	WMC - Upgrade Fire Fighting Infrastructure	150,000	150,000	125,000	5,700	144,300	Design only. Construction to be completed in 24/25.
750696	MPAC - External Steelwork	85,000	0	0	0	0	Project not proceeding in 23/24.
750702	Civic Building Roof Renewal	66,065	43,025	35,854	43,025	0	Design complete. Budget to be amended at Budget review
750706	Mandurah Community Museum Roof & Gutters	34,326	9,333	7,777	0	9,333	Project completed in 22/23.
750708	MARC Sauna Expansion & Refurbishment	35,000	34,883	29,070	34,884	(0)	Completed.
750710	PBSLSC - External Steelwork Painting	30,000	25,525	21,271	23,100	2,425	Completed.
750712	Refurbishment of Billy Dower Youth Centre	45,000	46,500	38,750	0	46,500	Construction to commence Q4.
750655	MARC Leisure Pool Acoustics	307,400	307,400	256,167	0	307,400	Construction to commence Q4.
750647	Dawesville Community Centre	489,370	129,188	107,657	38,615	90,573	Refer to Financial Report, Key Capital Projects table.
750657	MPAC Internal Refurb	27,793	5,766	4,805	5,766	(0)	Completed.
750660	WMC Tipping Shed	142,616	153,939	128,283	0	153,939	Construction to commence Q4.
750661	Works & Services Building Refurb	102,805	69,904	58,253	69,785	119	Construction complete. Finances to be finalised.
750679	Solar Plan 2021/22	45,260	46,920	39,100	46,020	900	Completed.
750678	ManPAC RVIF Lighting	266,755	260,572	217,143	194,370	66,202	Construction complete. Finances to be finalised.
750681	MARC Roof Repairs	3,860,829	6,094,628	5,078,857	5,889,412	205,216	Refer to Financial Report, Key Capital Projects table.
750726	Changing Places Eastern Foreshore Mandurah	140,075	140,075	116,729	0	140,075	Construction 55% complete. Finances to come
750729	MPAC Fly Tower and Auditorium Facade Cladding and Roof	98,611	78,500	65,417	73,370	5,130	Design completed.
750730	Falcon eLibrary Air Conditioning	144,643	5,925	4,937	5,925	(0)	Completed.
750754	23-24 Administration Centre - HVAC Renewal Design	112,421	112,421	79,088	12,421	100,000	Design only.
750738	23-24 Automatic Transfer Switch for the MARC Generator	56,175	73,175	73,175	61,281	11,894	Completed.
750733	23-24 Cinema HVAC Replacement	224,710	42,480	36,557	35,578	6,902	Design only.
750732	23-24 Dawesville Community Centre	2,247,318	2,536,300	1,773,306	303,111	2,233,189	Refer to Financial Report, Key Capital Projects table.
750734	23-24 Enhancements to Reserve Changerooms (unisex amenities)	112,421	112,421	79,088	33,974	78,448	Design completed.
750740	23-24 MPAC Flytower Roof and Cladding Renewal	168,597	29,347	29,347	29,347	(0)	Completed.
750735	23-24 MPAC Minor Renewal & Upgrade Works	337,131	712,560	487,417	37,131	675,428	Project to be carried over to next FY.
750737	23-24 Solar Plan	56,175	45,739	32,551	45,739	0	Completed.
750741	23-24 BR Avalon Foreshore Ablution Building Renewal (Design)	45,850	45,850	39,183	23,500	22,350	Design only.
750742	23-24 BR Billy Dower Youth Centre Flooring	41,561	13,061	10,228	17,379	(4,318)	Completed. Overspend being investigated.
750743	23-24 BR EMCC - Mandurah Community Centre Flooring	129,247	129,247	90,914	14,247	115,000	Construction to commence Q4.
750744	23-24 BR EMCC - Tuart Avenue Building Flooring	59,528	59,528	41,862	6,528	53,000	Construction to commence Q4.
750745	23-24 BR Falcon Library Flooring	48,267	48,267	33,933	5,267	43,000	Construction to commence Q4.
750746	23-24 BR Falcon Library HVAC	56,175	150,885	150,885	10,945	139,940	Construction to commence Q4.
750747	23-24 BR Lions Club of Mandurah Flooring	20,179	2,179	2,179	2,179	0	Project not proceeding in 23/24.
750748	23-24 BR Mandurah Bowling and Recreation Club Flooring	33,723	33,723	23,723	3,723	30,000	Construction to commence Q4.
750749	23-24 BR Mandurah Community Museum House Flooring	28,088	28,088	19,754	11,238	16,850	Construction complete. Finances to be finalised.
750750	23-24 BR Rushton Park Stadium Flooring	157,335	157,335	110,668	18,054	139,281	Construction to commence Q4.
750751	23-24 BR Rushton Park North Pavilion Roof	393,307	260,000	187,769	253,965	6,035	Construction complete. Finances to be finalised.
750752	23-24 BR Civic Centre HVAC & Roof (Design)	231,117	11,617	9,284	11,617	0	Design completed.
750753	23-24 Site Main Switchboard Program	56,175	28,000	20,725	19,085	8,915	Ongoing Program 2023/24.
750756	23-24 MPAC HVAC Renewal (Design)	224,710	45,000	38,237	24,710	20,290	Design only.
750700	Administration Building - Foyer Upgrade	0	2,650	2,208	2,650	(0)	Completed.
750671	Mandurah Library Roofing Project 21/22	0	1,752	1,460	1,752	0	Completed.
750687	22-23 LED Buildings Plan	0	27,777	23,147	27,777	(0)	Completed.
750705	22-23 Mandurah Community House	0	2,970	2,475	2,916	54	Construction complete. Finances to be finalised.
750757	MMFNC Mustangs Reimbursement - CSRFF	0	47,106	39,255	47,106	0	Completed.
750758	PBSRC Small Grants - CSRFF	0	45,832	38,195	0	45,832	Ongoing Program 2023/24.
750725	Other Buildings Renewal	0	27,728	23,107	27,728	0	Completed.
750759	23-24 CASM Lighting	0	51,848	34,565	0	51,848	Construction to commence Q4.
750760	23-24 Air-Conditioners Council Civic Building	0	14,180	9,453	14,180	0	Completed.
		0	0	0	0	0	
		0	0	0	0	0	
		0	0	0	0	0	
Bridges							
880012	Lakelands-Madora Bay Pedestrian Bridge	0	74,415	62,013	27,576	46,839	Design only.
Parks							
700516	Yalgorup National Park	381,719	381,719	318,099	15,567	366,152	Consultant work underway.
700547	Tickner Reserve Playground	45,000	47,059	39,216	47,059	(0)	Completed.
700439	Tickner Reserve Final Stage	70,374	43,960	36,633	39,751	4,209	Completed.

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
700545	Suncrest Meander Playground	35,000	43,751	36,459	37,641	6,110	Completed.
700535	St Ives Boardwalk	94,167	26,459	22,049	27,014	(555)	Completed.
700533	2022-23 South Harbour Paving Upgrades	64,046	19,549	16,291	18,913	636	Completed.
700536	Seascapes boardwalk, steps lookout node	282,503	285,414	237,845	284,208	1,207	Construction complete. Finances to be finalised.
700566	Bruce Cresswell Reserve Stage 1 of 2	130,020	130,133	108,445	110,060	20,073	Construction 95% complete.
700534	Riverside Boardwalk	93,901	31,944	26,620	31,944	0	Completed.
700494	Pleasant Grove Foreshore	64,132	82,165	68,471	82,165	1	Completed.
700529	Observation Deck, Watersun Drive	87,000	55,100	45,917	55,100	0	Completed.
700521	Lakes Lawn Cemetery - Plinths and Irrigation Upgrade	33,528	24,840	20,700	15,040	9,800	Construction complete. Finances to be finalised.
700548	Karri Karri Pass Playground	45,000	47,996	39,997	47,996	0	Completed.
700523	Kangaroo Paw Park	34,492	40,578	33,815	37,828	2,750	Construction complete. Finances to be finalised.
700530	Falcon Bay Stage 5 of 5	377,929	276,745	230,621	100,533	176,212	Construction complete. Finances to be finalised.
700518	Eastport Foreshore Upgrade	148,534	235,341	196,117	20,482	214,859	Construction 30% complete.
700515	Mandurah Netball Feasibility Study - CSRFF	35,704	35,704	29,753	25,764	9,940	Feasibility study in progress.
700480	Central Irrigation Management System Renewal	90,000	90,000	75,000	0	90,000	Construction to commence Q4.
700478	Meadow Springs Golf Course Fence	40,000	60,000	50,000	3,439	56,561	Construction to commence Q4.
700544	Central Irrigation Management System	90,000	90,000	75,000	0	90,000	Construction to commence Q4.
700546	Bruce Cresswell Reserve Playground	49,800	53,041	44,201	53,041	(0)	Completed.
700549	Bortolo Reserve Playground	52,390	55,204	46,004	55,204	(0)	Completed.
700485	Bortolo Park Drainage Basin	23,228	70,254	58,545	8,427	61,827	Construction 90% complete.
700531	2022-23 Falcon Reserve Activation Plan - Implementation	27,990	45,972	38,310	45,972	(0)	Completed.
700514	Bortolo Fire Track Water Infrastructure	18,877	18,149	15,124	6,468	11,681	Ongoing Program 2023/24.
700582	23-24 Bin Enclosures Upgrade	58,131	52,242	44,891	8,131	44,112	Construction 50% complete.
700580	23-24 Blythwood Reserve	332,257	332,257	332,257	258,876	73,381	Construction 95% complete.
700575	23-24 Coodanup Foreshore	1,379,218	1,379,218	1,379,218	1,064,048	315,170	Refer to Financial Report, Key Capital Projects table.
700577	23-24 Merlin Street Activation Plan - Implementation	417,234	417,234	293,900	54,764	362,470	Design completed. Construction to commence 2024-25.
700583	23-24 North Mandurah Irrigation Water Supply	182,234	232,234	232,234	8,018	224,216	Construction to commence Q4.
700584	23-24 BMX/Pump Track Renewal	83,248	83,243	83,243	83,243	0	Completed.
700581	23-24 Wilderness Reserve	537,192	507,192	350,525	342,381	164,811	Construction 90% complete.
700585	23-24 BW Henson St Beach Access	138,781	91,031	91,031	81,796	9,235	Construction 90% complete.
700586	23-24 BW Warrungup Spring Reserve Boardwalk (Design)	27,699	27,699	27,699	18,341	9,359	Design only.
700587	23-24 BW Westview Parade Foreshore Boardwalk Renewal	25,243	72,993	72,993	67,353	5,640	Construction 95% complete.
700593	23-24 Irrigation Renewal Program	90,435	90,435	90,435	435	90,000	Ongoing Program 2023/24.
700613	23-24 Parks and Reserves Signage New	40,998	40,998	34,331	23,582	17,415	Construction 90% complete.
700594	23-24 PR BBQ Renewal Program	215,841	217,041	217,041	131,279	85,762	Ongoing Program 2023/24.
700595	23-24 PR Falcon Reserve	34,751	49,251	49,251	25,290	23,961	Construction 80% complete.
700596	23-24 PR Parks Furniture Renewal	28,965	41,965	41,965	38,253	3,712	Construction 95% complete.
700597	23-24 PR Performing Arts Centre - Retaining Wall	48,726	71,726	71,726	67,752	3,974	Construction 95% complete.
700598	23-24 PR Quandong Reserve	89,636	83,501	83,501	87,344	(3,843)	Completed.
700599	23-24 PR Rushton Park	51,313	105,313	105,313	3,024	102,289	Construction to commence Q4.
700600	23-24 PR Synthetic Turf Renewal	42,186	37,096	37,096	37,096	0	Completed.
700601	23-24 PGR Abraham France	12,540	29,540	29,540	23,704	5,836	Construction complete. Finances to be finalised.
700602	23-24 PGR Blythwood Reserve	54,826	54,826	54,826	4,826	50,000	Construction 95% complete.
700603	23-24 PGR Coodanup Community Centre	39,064	43,364	43,364	41,173	2,191	Construction complete. Finances to be finalised.
700604	23-24 PGR Floribunda Park Stage 1	36,702	39,511	39,511	41,470	(1,959)	Completed.
700605	23-24 PGR Montego Reserve	57,831	56,819	56,819	52,599	4,220	Completed.
700606	23-24 SF Catapillar Park	21,283	17,678	17,678	17,678	0	Completed.
700607	23-24 SF Floribunda Park	43,345	76,778	76,778	66,580	10,198	Construction complete. Finances to be finalised.
700608	23-24 SF Keith Holmes Reserve	27,183	35,926	35,926	35,926	0	Completed.
700610	23-24 Drinking Fountain Renewal	26,000	30,000	30,000	23,078	6,922	Construction 95% complete.
700611	23-24 FR Fisheries Boatshed (Soldiers Cove Terrace)	12,602	20,284	20,284	20,284	0	Completed.
700612	23-24 FR Island Point	91,330	27,285	27,285	27,285	0	Construction 95% complete.
700588	23-24 FR Orion Reserve	10,858	6,734	6,734	6,734	(0)	Completed.
700589	23-24 FR Rushton Park - Tennis Centre	129,107	168,076	168,076	4,093	163,983	Construction to commence Q4.
700590	23-24 FR Sabina DR Foreshore & Madora Bay Karinga Foreshore	60,930	42,949	42,949	33,545	9,403	Construction 95% complete.
700591	23-24 FR San Remo Beach & Eros Reserve	39,706	23,946	23,946	23,431	516	Completed.
700592	23-24 FR Watersun Beach	86,043	77,096	77,096	74,547	2,550	Completed.
930045	23-24 Major Public Artworks	90,000	90,000	90,000	0	90,000	Ongoing Program 2023/24.
700615	23-24 SF Badgerup Park	60,669	52,037	52,037	52,037	0	Completed.
700616	23-24 Missing Person Memorial Mandurah Upgrade	20,000	20,000	20,000	17,485	2,515	Completed.
700619	23-24 Dawesville Channel SE Foreshore Upgrade Stage 1	825,136	825,136	658,470	77,790	747,346	Construction to commence Q4.
700519	22-23 South East Dawesville - Boundary	0	154	128	154	(1)	Completed.
700527	22-23 Mandurah Ocean Marina Bocce Court	0	16,923	14,103	16,924	(0)	Completed.
700532	22-23 Merlin Street Activation Plan	0	34,319	28,599	31,229	3,090	Design only.
700621	Replacement of Shade Sail - Marina Chalets	0	17,640	17,640	17,640	1	Completed.
700622	Milgar Reserve BMX Starting Gate	0	114,000	95,000	37,775	76,225	Construction 25% complete.
700623	Thompson Street Netball Court Resurface	0	120,000	120,000	103,560	16,440	Construction 95% complete.
700624	23-24 Falcon Community Centre - Shade Sail	0	20,000	13,333	14,500	5,500	Completed.
700625	EV Charging Stations	0	175,000	145,833	0	175,000	Project not proceeding in 23/24.
	Roads						
500	Old Coast Road Streetscape Upgrades	100,000	0	0	0	0	Project not proceeding in 23/24.

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
501131	Dawesville Channel SE Foreshore Upgrade	141,150	140,850	117,375	1,200	139,650	Design only. Project not proceeding in 23/24.
501135	Resurface of the Driveway to the Mandurah Tennis Club	16,327	0	0	0	0	Project not proceeding in 23/24.
501136	Senior Citizens Carpark	100,000	45,268	37,723	45,291	(23)	Completed.
501137	Torcello Mews Canal PAW Renewal	30,421	0	0	0	0	Project completed in 22/23.
501139	WMC - Upgrade Recycling Area Stage 1	20,000	0	0	0	0	Project not proceeding in 23/24.
501116	SP Pleasant Grove POS	38,707	28,648	23,873	28,828	(180)	Completed.
501142	SL Light pole replacement	104,198	104,198	86,832	0	104,198	Ongoing Program 2023/24.
501148	RR Olive Road	151,512	63,401	52,834	63,401	(0)	Completed.
501169	RS Stock Road, Parklands	48,200	68,145	56,787	56,981	11,164	Construction 95% complete.
501113	SP Halls Head PSP	773,890	1,752,176	1,460,146	1,538,362	213,814	Refer to Financial Report, Key Capital Projects table.
501175	22-23 TM Discretional Traffic Management	70,733	91,650	76,375	69,122	22,528	Construction complete. Finances to be finalised.
501127	Falcon Reserve Activation Plan - Stage 3	57,826	211,823	176,519	191,516	20,307	Construction 95% complete.
501089	RC Peel Street Stage 3	1,343,906	996,061	830,051	996,068	(7)	Construction 85% complete.
501181	TM Estuary Road Delineation	27,672	8,355	6,963	8,355	0	Completed.
501182	SL Old Coast Road/McLarty Road/Leeward Road Ent	43,526	129,180	107,650	0	129,180	Project not proceeding in 23/24.
501183	SL Lakes Road/Murdoch Drive	84,977	80,632	67,194	71,601	9,031	Construction to commence Q4.
501129	Trails Project	696,345	460,161	383,468	332,279	127,882	Consultant work underway.
500016	Smart Street Mall Upgrade	701,274	699,173	486,540	74,916	624,258	Construction 55% complete.
501187	23-24 Dawesville Channel SE Foreshore Upgrade	20,829	10,829	10,829	10,829	0	Design only.
501247	23-24 Ormsby Terrace Car Park	68,037	53,037	53,037	48,037	5,000	Design only.
501248	23-24 Sutton Farm - Car Parking	113,680	43,680	43,680	43,680	0	Design only.
501188	23-24 WMC Road Reseal	49,100	9,950	9,667	9,645	305	Project not proceeding in 23/24.
501191	23-24 CP Stewart Street	48,489	63,695	63,695	41,817	21,878	Construction 95% complete.
501192	23-24 SP Falcon Coastal Shared Path - Stage 1	1,160,653	60,653	60,653	60,653	0	Refer to Financial Report, Key Capital Projects table.
501193	23-24 TM Clarice St	244,671	244,671	171,338	26,324	218,346	Project not proceeding in 23/24.
501194	23-24 TM Mandurah Tce/Adonis Rd	70,455	83,152	83,152	12,795	70,357	Project not proceeding in 23/24.
501195	23-24 TM Meadow Springs Drive Bridge	51,437	11,437	11,437	11,437	0	Completed.
501196	23-24 TM Wanjeep St	422,616	422,616	422,616	31,069	391,546	Project not proceeding in 23/24.
501197	23-24 TM White Hill Road	570,743	857,409	857,409	661,192	196,217	Construction 95% complete.
501199	23-24 RR Guillardon Tce/Karringa Rd	481,047	575,047	575,047	32,012	543,035	Construction to commence Q4.
501200	23-24 RR Mayfair Mews	309,729	16,729	16,729	16,729	0	Project not proceeding in 23/24.
501201	23-24 RR Quarry Way	614,742	40,742	40,742	40,742	0	Project not proceeding in 23/24.
501202	23-24 RR Tara St	161,193	163,977	163,977	129,048	34,929	Construction complete. Finances to be finalised.
501203	23-24 RS Balwina Court	90,995	100,944	100,944	22,193	78,751	Construction 95% complete.
501204	23-24 RS Castleward St	48,347	3,347	3,347	3,347	0	Project not proceeding in 23/24.
501205	23-24 RS Dalby St	65,471	82,244	82,244	43,100	39,144	Construction 95% complete.
501206	23-24 RS Leyburn Drv	224,216	262,790	262,790	112,722	150,068	Construction 80% complete.
501207	23-24 RS Soldiers Cove Tce and Bolton St	146,427	7,742	7,742	6,427	1,315	Project not proceeding in 23/24.
501208	23-24 RS Tara St	87,595	88,369	88,369	83,588	4,781	Construction 95% complete.
501209	23-24 RS Thisbe Drv	102,182	120,237	120,237	5,147	115,090	Construction to commence Q4.
501210	23-24 RS Westbourne Pass	161,906	3,906	3,906	3,906	0	Project not proceeding in 23/24.
501211	23-24 RS Cambridge Drv	307,903	347,203	347,203	17,192	330,011	Construction 10% complete.
501212	23-24 RS Carter St	45,347	53,819	53,819	44,293	9,526	Construction 95% complete.
501213	23-24 RS Charon Rd	196,092	235,772	235,772	128,975	106,797	Construction 90% complete.
501215	23-24 RS Councel Cl	63,471	63,471	63,471	17,047	46,425	Construction 95% complete.
501216	23-24 RS Dior Place	73,471	73,471	73,471	51,122	22,349	Construction 90% complete.
501217	23-24 RS Everlasting Retreat	201,092	5,407	5,407	4,092	1,315	Project not proceeding in 23/24.
501218	23-24 RS Glenroy Drv	37,347	51,418	51,418	37,623	13,795	Construction 95% complete.
501219	23-24 RS Harvey View Drv	141,844	150,316	150,316	59,365	90,951	Construction 95% complete.
501220	23-24 RS Hibiscuss Rise	43,347	3,347	3,347	3,347	0	Project not proceeding in 23/24.
501221	23-24 RS Kelly St	45,347	45,347	45,347	24,067	21,280	Construction 95% complete.
501222	23-24 RS Littleton St	220,216	237,892	237,892	58,096	179,796	Construction 95% complete.
501223	23-24 RS Maria Pl	105,657	4,972	4,972	3,657	1,315	Project not proceeding in 23/24.
501224	23-24 RS Mayfair Mews	112,657	3,657	3,657	3,657	0	Project not proceeding in 23/24.
501225	23-24 RS Quarry Road	221,216	247,753	247,753	4,216	243,537	Project not proceeding in 23/24.
501226	23-24 RS Rakoa St	153,906	4,220	4,220	4,220	0	Project not proceeding in 23/24.
501227	23-24 RS Rouse Rd	144,844	5,159	5,159	3,844	1,315	Project not proceeding in 23/24.
501228	23-24 RS Sandalwood Pde	163,906	197,808	197,808	102,248	95,560	Construction 90% complete.
501229	23-24 RS Sedgemere Tce	103,657	3,657	3,657	3,657	0	Project not proceeding in 23/24.
501230	23-24 RS Skud St	77,533	98,742	98,742	52,033	46,709	Construction 90% complete.
501231	23-24 RS Spinaway Pde	26,285	36,035	36,035	3,285	32,750	Project not proceeding in 23/24.
501232	23-24 RS Talbot St	60,409	74,697	74,697	38,872	35,826	Construction 85% complete.
501233	23-24 RS Thomson St	217,427	6,742	6,742	5,427	1,315	Project not proceeding in 23/24.
501234	23-24 RS Wilkins St	107,657	127,489	127,489	80,047	47,442	Construction 95% complete.
501235	23-24 RC Peel Street Stage 4	1,712,021	4,535,939	3,790,286	847,347	3,688,593	Refer to Financial Report, Key Capital Projects table.
501236	23-24 SF Street Furniture Renewal	51,803	51,803	43,469	35,898	15,904	Ongoing Program 2023/24.
501237	23-24 SP Apollo Place	34,313	10,813	10,813	8,350	2,463	Project not proceeding in 23/24.
501239	23-24 SP Guillardon Tce/Karinga Rd	29,820	29,820	29,820	7,820	22,000	Construction to commence Q4.
501240	23-24 Signage Renewal Program	40,808	40,808	34,141	23,432	17,376	Ongoing Program 2023/24.
501241	23-24 SL Street Lighting New Program	57,762	57,762	49,429	7,762	50,000	Ongoing Program 2023/24.
501242	23-24 SL Street Lighting Renewal Program	107,762	107,762	91,096	7,762	100,000	Ongoing Program 2023/24.
501243	23-24 Meadow Entrance Avenue Pedestrian Refuge	40,111	50,139	50,139	0	40,000	Construction to commence Q4.

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
	501244	23-24 TM Halls Head Parade & Leighton Road Intersection	75,370	94,741	94,741	85,310	9,430	Construction 95% complete.
	501245	23-24 TM Samphire Cove ACROD Bay	24,436	32,444	32,444	25,447	6,997	Construction 95% complete.
	501249	23-24 SP Caspar Road	120,551	156,716	156,716	4,551	152,165	Construction to commence Q4.
	501253	23-24 Dawesville Channel SE Foreshore - Car Park Design	17,659	11,412	11,412	11,412	(0)	Design only.
	501162	RS Hill Street, Halls Head	0	6,463	5,986	6,463	0	Completed.
	501178	Merlin Street Reserve Southern Car Park	0	12,119	10,099	12,119	(0)	Completed.
	501254	Installation of CCTV - Giants of Mandurah Coodanup Foreshore	0	18,347	15,290	18,347	0	Completed.
	501132	22-23 Installation of Flood Lighting	0	2,602	2,168	2,602	(0)	Completed.
	501256	MBRC Club Night Lights - CSRFF	0	18,499	18,499	16,070	2,429	Construction complete. Finances to be finalised.
	501084	Peel Street Underground Power	0	104,803	87,336	104,803	0	Completed.
	501179	22-23 SF Street Furniture New Program	0	5,985	4,987	0	5,985	Ongoing Program 2023/24.
	501257	Avalon and San Remo Accessible Beach Paths	0	60,000	20,000	0	60,000	Construction to commence Q4.
	501258	23-24 Tims Thicket Waste Facility - Upgrade CCTV	0	11,100	7,400	0	11,100	Construction to commence Q4.
	501259	23-24 Shard Path (SP) Old Coast Road Path Renewal	0	200,000	166,667	0	200,000	Construction to commence Q4.
	Drainage							
	600189	DR 130 Mandurah Terrace	25,000	29,879	24,899	779	29,100	Construction to commence Q4.
	600190	DR 30 George Street Drainage Improvement	44,799	54,628	45,523	33,316	21,312	Construction 95% complete.
	600192	DR Cervantes Drive	20,522	24,281	20,234	0	24,281	Construction to commence Q4.
	600193	DR Colonial Court Drainage Upgrade - Stage 1	234,380	304,769	253,974	304,867	(98)	Completed.
	600195	DR Hopetoun Bend Drainage Upgrade	50,264	62,830	52,358	0	62,830	Construction to commence Q4.
	600196	DR Loton Road/Ashley Terrace Intersection Stage 1	42,652	37,704	12,568	37,767	(63)	Completed.
	600198	23-24 DR Mary Street (Stage 1) - Drainage Renewal	274,708	40,000	40,000	39,895	105	Project not proceeding in 23/24.
	Coastal & Estuary							
	910075	Birchley Road Boat Ramp Jetty	74,826	0	0	0	0	Project completed in 22/23.
	910109	Cambria Island Abutment Walls Repair	57,121	0	0	0	0	Project completed in 22/23.
	911002	23-24 WR Seashells Seawall	41,356	29,166	25,865	15,101	14,065	Design complete. Finances to be finalised.
	911001	23-24 WR South Harbour Paving	161,553	129,496	109,839	118,009	11,487	Construction complete. Finances to be finalised.
	910076	22-23 Dawesville Foreshore Res (Leura)	0	6,804	5,670	6,804	(0)	Completed.
	910077	22-23 Dawesville Foreshore Res (Avon)	0	18,800	15,666	18,800	0	Completed.
	911005	John Street Seawall	0	1,714	1,714	1,714	0	Completed.
	Equipment							
	820195	MARC Replacement Pool Inflatable	41,461	41,461	41,461	4,561	36,900	Ongoing Program 2023/24.
	820196	23-24 Washer/Dryer Stackers at Pen	0	13,125	8,750	13,125	0	Completed.
	820197	Museum Projector and Lens	0	7,637	7,637	7,637	(0)	Completed.
	Plant & Machinery							
	770001	Replacement Light Passenger Vehicles	542,074	542,074	451,728	124,954	417,120	Ongoing Program 2023/24.
	770002	Replacement Light Commercial Vehicles	854,872	854,872	712,393	560,601	294,271	Ongoing Program 2023/24.
	770005	New - Light Passenger Vehicles	40,000	40,000	33,333	35,095	4,905	Ongoing Program 2023/24.
	770006	Trucks and Buses	1,734,741	1,734,741	1,445,618	0	1,734,741	Ongoing Program 2023/24.
	770008	Construction Vehicles	564,648	564,648	470,540	560,118	4,530	Ongoing Program 2023/24.
	770009	Parks and Mowers	879,368	879,368	732,807	243,901	635,467	Ongoing Program 2023/24.
	770010	New - Heavy Vehicles Plant and Equipment	872,731	872,731	727,276	102,696	770,035	Ongoing Program 2023/24.
	770020	Tim's Thicket Weighbridge	150,000	286,807	239,006	81,945	204,862	Ongoing Program 2023/24.
	770007	Trailers	18,000	18,000	15,000	16,698	1,302	Ongoing Program 2023/24.
	770011	Miscellaneous Equipment	78,500	78,500	65,417	60,110	18,390	Ongoing Program 2023/24.
	770012	New - Vehicle and Small Plant Program	145,200	145,200	121,000	139,478	5,722	Ongoing Program 2023/24.
	Other Infrastructure							
	930042	23-24 Upgrade the WMC CCTV Server	8,000	8,000	8,000	0	8,000	Construction to commence Q4.
	930043	23-24 Christmas Decorations Program	170,001	170,001	120,001	44,762	125,238	Ongoing Program 2023/24.
	930044	23-24 CSRFF Program - Small Grants	150,000	664	553	664	0	Completed.
	700053	Lakelands DOS Sports Specific Infrastructure	169,317	219,317	182,764	53,955	165,362	Construction 50% complete.
	700055	Eastern Foreshore South Precinct	2,762,166	2,692,387	2,243,656	1,501,104	1,191,283	
	700056	Western Foreshore Recreation Precinct	1,989,677	2,046,729	1,705,608	11,913	2,034,816	
	930038	MARC Geothermal Pump & VSD 21/22	0	5,682	4,735	5,682	0	Completed.
	Grand Total		**46,801,721**	**49,734,893**	**42,168,956**	**23,613,472**	**26,121,420**	

Repayments - Borrowings

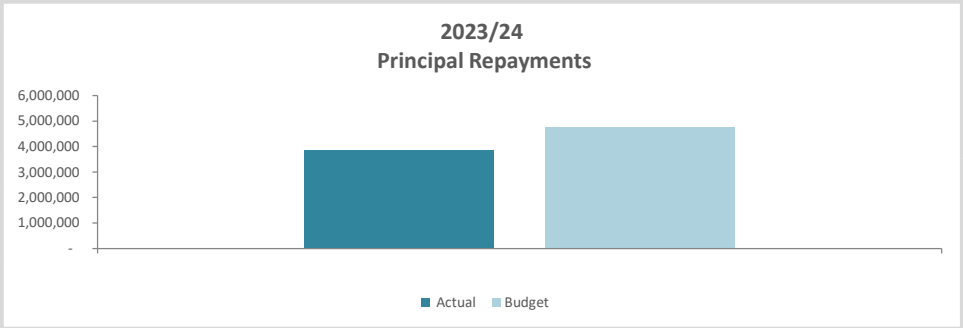
Information on Borrowings		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	1 July 2023	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	$	$	$	$	$	$	$	$	$
Law, order, public safety									
Bortolo Fire Track Water Infrastructure	40,021	-	-	2,348	2,809	39,806	37,212	2,132	1,316
Community amenities									
Compactor Waste Trailers and Dolly [336]	65,156	-	-	56,731	67,376	10,429	(2,220)	2,004	1,371
Waste Water Reuse [349]	78,609	-	-	17,910	21,403	64,139	57,206	3,440	2,558
Halls Head Ablution Block [350]	52,442	-	-	11,935	14,263	42,802	38,179	2,295	1,707
Halls Head Recycled Water 2019/20	146,877	-	-	14,420	17,169	139,379	129,708	6,922	4,213
Ablutions 2020/21	-	-	-	-	-	-	-	-	0
Ablutions 2021/22	228,857	-	-	26,239	31,365	204,296	197,493	1,678	7,657
Recreation and culture									
Rushton Park Redevelopment [318(ii)]	54,125	-	-	54,125	81,188	1,044	-	1,044	735
Meadow Springs Recreation Facility [318(iii)]	40,657	-	-	40,657	60,986	784	-	784	540
Mandurah Football & Sporting Club [324]	-0	-	-	-	0	-	-	0	0
Mandurah Rugby Club [325]	-0	-	-	-	0	-	-	0	0
Bowling Club Relocation [326]	0	-	-	-	0	-	-	0	14
Ablutions - Netball Centre [329(i)]	0	-	-	-	0	-	-	0	4
Parks Construction [329(v)]	0	-	-	-	0	-	-	0	4
Halls Head Bowling Club upgrade [331]	202,117	-	-	29,607	35,271	181,754	166,846	9,243	6,979
Parks - Falcon Bay Reserve [333(i)]	-0	-	-	-	0	-0	-	0	0
MARC Redevelopment [338]	264,969	-	-	134,003	159,336	139,712	105,633	8,747	7,558
MARC Redevelopment Stage 1 [340]	257,181	-	-	67,761	80,728	200,475	176,453	11,055	8,257
MARC Redevelopment Stage 2 [341]	596,973	-	-	169,920	203,021	452,374	393,952	25,320	19,691
Eastern Foreshore Wall [344]	405,374	-	-	109,077	130,332	313,639	275,042	17,343	13,089
MARC Stage 2 [345]	600,606	-	-	156,043	186,454	470,390	414,152	25,827	19,901
Falcon Bay Seawall [351]	131,758	-	-	29,923	35,758	107,603	96,000	5,767	4,291
MARC Solar Plan [353]	113,559	-	-	16,621	19,800	102,132	93,760	5,194	3,928
Novara Foreshore Development [355]	227,595	-	-	38,087	44,142	195,792	183,453	6,284	7,862
Falcon Bay Foreshore Upgrades [356]	227,059	-	-	34,023	40,472	203,408	186,588	10,371	7,854
Mandjar Square Development [358]	280,642	-	-	43,127	50,933	248,513	229,709	10,998	9,771
Lakelands DOS [360]	1,387,697	-	-	220,674	262,283	1,226,729	1,125,414	59,706	49,554
Mandjar Square Stage 3 and 4	328,443	-	-	38,499	45,812	305,281	282,632	15,337	17,633
Falcon Seawall	620,830	-	-	72,945	86,860	576,862	533,970	28,977	9,243
Novara Foreshore Stage 3	132,591	-	-	25,609	18,486	113,100	114,105	6,118	3,735
Smart Street Mall Upgrade 2019/20	350,153	-	-	48,213	57,478	305,110	292,675	3,170	10,174
Falcon Bay Foreshore Stage 3 of 4	219,015	-	-	30,120	35,841	190,660	183,174	1,766	6,320
Mandjar Square Final Stage	219,002	-	-	29,194	34,739	192,523	184,262	2,715	6,319
Falcon Skate Park Upgrade	86,124	-	-	8,637	10,123	81,396	76,001	3,909	2,457
Westbury Way North side POS Stage 3	146,891	-	-	14,404	17,152	139,410	129,739	6,923	4,213
Eastern/ Western Foreshore 2020/21	912,751	-	-	104,645	137,263	812,765	775,487	4,659	24,486
Smart Street Mall 2020/21	905,433	-	-	92,697	134,643	817,957	770,789	5,221	23,933
Novara Foreshore Stage 4	84,550	-	-	7,863	8,786	79,731	75,764	3,044	2,182
Bortolo Reserve - Shared Use Parking and Fire Track Facility	248,388	-	-	30,859	36,865	219,020	211,523	1,491	6,546
Falcon Bay Upgrade - Stage 4 of 5	231,480	-	-	28,178	33,540	204,802	197,940	1,500	6,110
Enclosed Dog Park	17,065	-	-	1,389	1,650	16,489	15,415	812	440
South Harbour Paving Upgrade Stage 2	42,286	-	-	3,605	4,192	40,531	38,095	1,849	1,091
Falcon Skate Park Upgrade 2020/21	63,077	-	-	5,362	6,282	60,553	56,795	2,837	1,646
Eastern/ Western Foreshore 2021/22	1,377,800	-	-	151,235	237,384	1,233,838	1,140,416	7,273	46,982
Smart Street Mall 2021/22	568,125	-	-	55,999	78,622	515,581	489,502	3,456	19,309
Enclosed Dog Park 2021/22	165,729	-	-	18,800	22,327	148,284	143,401	1,355	5,508
Novara Foreshore Stage 4 2021/22	210,045	-	-	23,929	28,439	187,697	181,606	1,581	7,044
Falcon Bay Upgrade - Stage 4 of 5 2021/22	66,188	-	-	7,193	8,538	59,851	57,649	855	2,188
Parks and Reserves Upgrades 2021/22	446,783	-	-	51,739	61,840	397,875	384,943	2,832	15,160
Mandurah Library Re Roofing Project	106,264	-	-	12,041	14,299	95,080	91,965	857	3,870
Falcon Reserve Activation Plan Stage 3	400,211	-	-	42,884	51,437	359,222	348,773	1,896	12,757
Pleasant Grove Foreshore	59,031	-	-	6,166	7,351	53,970	51,680	1,105	1,807
Kangaroo Paw Park	307,570	-	-	32,589	39,167	276,801	268,403	1,821	9,570
Falcon Bay Stage 5 of 5	145,076	-	-	15,438	18,503	130,430	126,574	792	4,661
2022/23 South Harbour Upgrades	102,054	-	-	10,843	12,926	91,787	89,127	577	3,381
Upgrade of Playing Surface Peelwood Parade	-	-	-		-	-	-	-	0
Bruce Cresswell Reserve	196,103	-	-	20,843	25,058	176,358	171,045	1,097	6,399
Seascapes Boardwalk	200,105	-	-	21,367	25,570	189,762	174,536	11,023	5,918
Mandurah Community Museum Roof and Gutters	130,068	-	-	13,926	16,706	116,777	113,362	634	4,014
Stage 2 of Upgrades to Peelwood Reserve	-	-	-	-	-	-	-	-	0
Smart Street Mall Upgrade	58,748	-	-	6,150	7,333	53,027	51,415	430	1,707
Eastern Foreshore South Precinct	-	-	-	-	-	-	-	-	0
Western Foreshore Recreation Precinct	-	-	-	-	-	-	-	-	0
2022/23 Parks and Reserves Upgrades	390,205	-	-	41,757	50,094	350,351	340,111	1,903	13,025
Parks & Reserves Program	0	-	3,439,391	-	-	-	3,439,391		0
Transport									

Repayments - Borrowings

Information on Borrowings		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	1 July 2023	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Drainage [318(iv)]	13,468	-	-	13,468	20,202	260	-	260	195
Road Construction [318(v)]	135,186	-	-	135,186	202,778	2,607	-	2,607	1,752
Road Construction [333(ii)]	-0	-	-	-	0	-0	-	0	
New Pedestrian Bridge Construction [335]	125,775	-	-	110,199	130,964	19,418	(5,188)	3,841	2,545
New Road Construction [339]	204,350	-	-	94,630	112,636	116,769	91,714	7,050	5,615
New Road Construction [342]	320,256	-	-	85,380	101,905	248,605	218,352	13,729	10,380
WMC Tims Thicket [343]	52,113	-	-	13,726	16,345	40,629	35,768	2,241	1,685
Road Construction [346]	206,862	-	-	47,159	56,356	168,753	150,505	9,051	6,734
MARC Carpark [347]	157,187	-	-	35,822	42,808	128,242	114,378	6,878	5,117
MPAC Forecourt [348]	65,532	-	-	14,922	17,833	53,477	47,699	2,868	2,133
Mandurah Marina [352]	113,552	-	-	16,646	19,827	102,100	93,725	5,193	3,927
MARC Carpark [354]	170,326	-	-	24,969	29,740	153,147	140,586	7,790	5,891
Mandurah Foreshore Boardwalk Renewal [357]	254,393	-	-	39,208	121,336	225,500	133,057	10,315	8,803
New Road Construction [359]	723,964	-	-	111,299	132,409	643,055	591,554	30,391	24,991
Smoke Bush Retreat Footpath [361]	56,775	-	-	8,310	9,899	51,062	46,876	2,597	1,963
New Boardwalks 18/19	330,762	-	-	48,782	46,063	297,353	284,699	15,374	9,327
Coodanup Drive - Road Rehabilitation	66,321	-	-	17,831	9,231	51,514	57,090	3,024	1,868
Pinjarra Road Carpark	132,591	-	-	25,609	18,486	113,100	114,105	6,118	3,735
New Road Construction 2018/19	1,026,254	-	-	120,572	143,571	953,583	882,683	47,901	29,190
New Road Construction 2019/20	604,125	-	-	87,441	104,897	520,362	499,228	3,679	17,688
South Harbour Upgrade 2019/20	169,324	-	-	36,723	19,736	140,434	149,587	7,834	4,845
New Roads 2020/21	481,957	-	-	59,202	70,885	426,527	411,072	3,772	12,689
Carryover Roads 2020/21	457,080	-	-	53,105	63,506	406,635	393,573	2,660	15,314
Roads 2021/22	229,614	-	-	26,435	31,401	204,735	198,213	1,556	7,657
SP Halls Head PSP	200,105	-	-	21,367	25,570	179,762	174,536	1,023	5,762
Carparks 2021/22	152,434	-	-	17,363	20,622	136,252	131,812	1,181	5,073
RC Peel Street	111,058	-	-	11,831	14,202	99,827	96,857	599	3,370
Cambria Island Abutment Wall	54,949	-	-	6,200	7,463	49,192	47,486	442	1,806
Senior Citizens Carpark	12,006	-	-	711	850	11,935	11,156	639	352
Torcello Mews Canal PAW Renewal	100,053	-	-	10,647	12,791	89,959	87,262	553	2,855
MARC Carpark Additional and overflow	-	-	-	-	-	-	-	0	-
Halls Head Parade Car Park Stage 2a	50,026	-	-	3,675	3,968	48,277	46,058	1,925	1,582
RC Pinjarra Road Stage 4	500,263	-	-	53,227	63,817	449,780	436,447	2,743	14,924
Cambria Island Abutment Walls Repair	268,538	-	-	28,874	34,630	240,840	233,908	1,176	8,695
RC Pinjarra Road Stage 3	500,263	-	-	53,227	63,817	449,780	436,447	2,743	15,053
Halls Head Pde Beach Central CP Stage 2	97,261	-	-	10,029	11,957	88,094	85,304	861	3,051
Cambria Island Abutment Walls Repair	-	-	-	-	-	-	-	-	-
Roads & Drainage Program	-	-	2,364,522	-	-	-	2,364,522	-	-
Economic services					-			-	
Mandurah Ocean Marina Chalets Refurbishment	137,711	-	-	15,839	18,814	122,802	118,897	930	5,048
Other property and services									
IT Communications Equipment [318(i)]	10,673	-	-	10,673	16,009	206	-	206	153
Civic Building - Tuckey Room Extension	330,343	-	-	48,735	46,007	296,962	284,336	15,354	9,303
Building Renewal & Upgrades Program	-	-	1,408,562	-	-	-	1,408,562		
	23,563,914	0	7,212,475	3,867,369	4,783,724	20,269,617	26,119,719	573,073	729,752
Total	23,563,914	0	7,212,475	3,867,369	4,783,724	20,269,617	26,119,719	573,073	729,752
Current borrowings	4,783,724		7,212,475	3,867,369	4,783,724	1,078,490	4,783,724	573,073	729,752
Non-current borrowings	18,780,190					19,191,127	21,335,995		
	23,563,914					20,269,617	26,119,719		

All debenture repayments were financed by general purpose revenue.

KEY INFORMATION
All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.



Principal Repayments
$3,867,369

Interest Expense
$573,073

Loans Due
$20.27 M

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2024

OPERATING ACTIVITIES
NOTE 8
CASH RESERVES

Cash Backed Reserve

Reserve Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	$	$	$	$	$	$	$	$	$
Building	1,448,838	30,556	0	125,000	0	(91,503)	0	1,512,891	1,448,838
Parking	491,695	11,625	0	0	0	0	0	503,320	491,695
Asset Management	21,080,104	238,627	0	8,170,926	0	(10,569,374)	0	18,920,283	21,080,104
Cultural Centre	189,763	0	0	0	0	(187,283)	0	2,480	189,763
Sustainability	509,862	9,748	0	0	0	(236,710)	0	282,900	509,862
Waste Facilities Reserve Fund	8,221,489	119,830	0	425,660	0	(830,238)	0	7,936,741	8,221,489
Interest Free Loans	191,704	0	0	0	0	0	0	191,704	191,704
CLAG	20,690	284	0	0	0	0	0	20,974	20,690
Mandurah Ocean Marina	181,789	4,298	0	0	0	0	0	186,087	181,789
Waterways	1,055,377	18,054	0	0	0	(131,868)	0	941,563	1,055,377
Port Mandurah Canals Stage 2 Maintenance	95,096	2,248	0	0	0	0	0	97,344	95,096
Mariners Cove Canals	86,645	2,048	0	0	0	0	0	88,693	86,645
Port Bouvard Canal Maintenance Contributions	272,719	6,448	0	0	0	0	0	279,167	272,719
Unspent Grants & Contributions	10,621,307	0	0	0	0	(4,850,190)	0	5,771,117	10,621,307
Long Service Leave	3,261,428	0	0	0	0	(964,133)	0	2,297,295	3,261,428
Bushland and Environmental Protection	1,539,761	36,332	0	200,000	0	0	0	1,776,093	1,539,761
Coastal Storm Contingency	264,001	6,241	0	0	0	0	0	270,242	264,001
Digital Futures	58,078	1,377	0	0	0	0	0	59,455	58,078
Decked Carparking	1,030,111	24,354	0	0	0	0	0	1,054,465	1,030,111
Specified Area Rates - Waterside Canals	116,808	2,662	0	0	0	(6,738)	0	112,732	116,808
Specified Area Rates - Port Mandurah Canals	287,011	6,622	0	65,040	0	(213,012)	0	145,661	287,011
Specified Area Rates - Mandurah Quay Canals	239,190	5,581	0	26,861	0	0	0	271,632	239,190
Specified Area Rates - Mandurah Ocean Marina	774,206	17,181	0	149,147	0	(48,076)	0	892,459	774,206
Specified Area Rate - Port Bouvard Canals	152,725	3,363	0	518	0	0	0	156,606	152,725
Specified Area Rate - Mariners Cove	4,783	121	0	811	0	0	0	5,715	4,783
Specified Area Rate - Eastport	52,585	1,056	0	853	0	0	0	54,494	52,585
Sportclubs Maintenance Levy	304,673	6,129	0	12,000	0	0	0	322,802	304,673
City Centre Land Acquisition Reserve	1,052,919	22,021	0	0	0	0	0	1,074,940	1,052,919
Lakelands Community Infrastructure Reserve	1,125,604	26,611	0	0	0	0	0	1,152,215	1,125,604
Plant Reserve	3,011,375	13,608	0	0	0	(2,537,422)	0	487,561	3,011,375
Workers Compensation Reserve	554,251	13,083	0	0	0	0	0	567,334	554,251
Restricted Cash Reserve	2,848,106	19,890	0	0	0	(1,095,943)	0	1,772,053	2,848,106
Transform Mandurah Funding Program Reserve	852,513	0	0	73,456	0	0	0	925,969	852,513
Community Safety	510,653	0	0	0	0	0	0	510,653	510,653
Public Art Reserve	311,498	0	0	0	0	0	0	311,498	311,498
	62,819,360	**649,998**	**0**	**9,250,272**	**0**	**(21,762,490)**	**0**	**50,957,140**	**62,819,360**

NOTE 9

OPERATING GRANTS AND CONTRIBUTIONS

Provider	Unspent Operating Grant, Subsidies and Contributions Liability				Operating Grants, Subsidies and Contributions Revenue			
	Liability 1-Jul	Increase in Liability	Liability Reduction (As revenue)	Liability 30-Jun	Adopted Budget	Budget Variations	Annual Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Operating Grants and Subsidies								
General purpose funding								
2023-24 Financial Assistance Grant - Local Roads	0	0	0	0	1,536,209	0	41,435	123,767
2023-24 Financial Assistance Grant - General Roads	0	0	0	0	2,031,064	0	144,485	62,153
2020-21 Financial Assistance Grant - Transform Mandurah	0	0	0	0	0	143,725	0	0
Law, order, public safety								
Southern Districts Bush Fire Brigade LGGS: DFES	0	0	0	0	38,000	0	38,000	34,062
SES LGGS: 2023/24 DFES	0	0	0	0	0	0	58,624	53,245
Bushfire Mitigation Activity Fund (MAF) Grants: DFES	22,800	22,800	(22,800)	22,800	0	0	22,800	22,800
Education and welfare								
Waterwise Verge Grant: Water Corp	0	0	0	0	10,000	0	10,000	0
Int Day for People with a Disability	0	1,000	(1,000)	0	3,000	0	1,000	1,000
Waste Sorted Community Education: DWER	0	6,928	0	6,928	0	0	6,928	
Stay On Your Feet: Injury Matters	0	4,486	0	4,486	0	0	4,486	0
WA Bike Month: Dept of Transport	0	1,546	(1,546)	0	0	0	1,546	1,546
Community amenities								
Bus Shelter Maintenance Assistance Scheme: PTA	0	17,160	(17,160)	0	17,605	0	17,605	17,160
Recreation and culture								
Christmas Pageant: Lotterywest	0	20,000	(20,000)	0	10,000	0	20,000	20,000
Crabfest: Tourism WA	0	130,000	(130,000)	0	140,000	0	140,000	140,000
Every Club Funding 2023: DLGSC	38,966	0	(38,966)	0	0	0	38,966	38,966
Every Club Funding 2024: DLGSC	0	38,930	0	38,930	38,930	0	38,930	0
Gnoonie Youth Football Cup: Healthway	0	2,500	(2,500)	0	2,500	0	2,500	2,500
CHRMAP: DPLH	0	70,000	0	70,000	140,000	0	140,000	0
Emerging Crime Program: Western Australian Police	25,000	0	0	25,000	0	0	25,000	0
Community Action Plan: Alcohol and Drug Foundation	16,687	0	0	16,687	0	0	16,687	0
Mandurah Assertive Outreach Trial	0	0	0	0	62,500	0	0	0
Christmas Light Trail: Lotterywest	0	50,000	(50,000)	0	0	0	50,000	50,000
Christmas Pageant: Ray White	0	18,182	(18,182)	0	0	0	0	18,182
Christmas Light Trail: Ray White	0	9,090	(9,090)	0	0	0	0	9,090
New Years Eve: Betty's Burgers	0	8,500	(8,500)	0	0	0	0	8,500
2023 Crabfest: Spud Shed	0	15,000	(15,000)	0	0	0	0	15,000
2023 Crabfest: Tourism WA	0	10,000	(10,000)	0	0	0	0	0
2024 Crabfest: Spud Shed	0	20,000	0	20,000	0	0	0	0
2024 Crabfest: Buy West Eat Best	0	7,500	0	7,500	0	0	0	0
2024 Crabfest: Satterley Group	0	20,000	0	20,000	0	0	0	0
2024 Crabfest: Alcoa	0	20,000	0	20,000	0	0	0	0
Volunteer Week Grant	0	1,500	0	1,500	1,500	0	1,500	0
Young Yorgas Program 2023	0	4,200	(4,200)	0	0	0	0	0
	103,453	**499,322**	**(348,944)**	**253,831**	**4,031,308**	**143,725**	**820,492**	**617,971**
Recreation and culture				0				
She Codes Workshop: PDC	5,000	0	(5,000)	0	0	0	0	0
	5,000	**0**	**(5,000)**	**0**	**0**	**0**	**0**	**0**
TOTALS	**108,453**	**499,322**	**(353,944)**	**253,831**	**4,031,308**	**143,725**	**820,492**	**617,971**

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

		Unspent Non Operating Grants, Subsidies and Contributions Liability				Non Operating Grants, Subsidies and Contributions Revenue			
	Provider	Liability 1-Jul	Increase in Liability	Liability Reduction (As revenue)	Liability 30-Jun	Adopted Budget Revenue	Budget Variations	Annual Budget	YTD Revenue Actual (b)
		$	$	$	$	$	$	$	$
Non-Operating Grants and Subsidies					0				
750726	Changing Places - Eastern Foreshore	140,075	0	0	140,075	140,075	0	140,075	0
700055	Eastern Foreshore South Precinct: DoH	2,500,000	0	0	2,500,000	2,500,000	0	2,500,000	0
	Eastern Foreshore South Precinct: DoH 22-23	2,500,000	0	(1,491,393)	1,008,607	0	0	0	1,491,393
700055	Eastern Foreshore South Precinct: RfR	9,711	0	(9,711)	0	79,490	(69,779)	9,711	9,711
750688	22-23 MPAC Internal Refurb	0	0	0	0	0	0	0	0
750647	Dawesville Community Centre	698,323	2,000,000	(38,615)	2,659,708	469,523	(340,335)	129,188	38,615
700516	Yalgorup National Park	104,674	0	(15,567)	89,108	129,674	0	129,674	15,567
750681	MARC Roof Repairs	0	0	0	0	877,524	0	1,755,048	0
501113	SP Halls Head PSP	0	0	0	0	29,054	892,091	921,145	0
501129	Trails Project	174,454	300,000	(332,279)	142,175	599,025	(349,572)	249,453	332,279
750732	Dawesville Community Centre	0	0	0	0	2,000,000	269,135	2,269,135	0
750740	23-24 MPAC Flytower Roof and Cladding Renewal	0	0	0	0	150,000	(150,000)	0	0
700577	Merlin Street Activation Plan - Implementation	150,000	0	(54,764)	95,236	150,000	0	150,000	54,764
501089	RC Peel Street Stage 3	0	800,000	(800,000)	0	815,806	(319,745)	496,061	800,000
501084	Peel Street - Power Relocation	0	0	0	0	0	104,803	104,803	0
501145	RC Pinjarra Road Stage 4	0	0	0	0	0	506,175	0	0
501148	RR Olive Road	0	0	0	0	55,000	0	55,000	0
501181	TM Estuary Road Delineation	0	8,370	(8,355)	15	8,307	48	8,355	8,355
501183	SL Lakes Road/Murdoch Drive	1,086	23,678	(24,764)	0	40,947	12,807	53,754	24,764
501182	SL Old Coast Road/McLarty Road/Leeward Road Ent	8,920	0	0	8,920	41,230	87,950	129,180	0
501235	23-24 RC Peel Street Stage 4 - RRG	400,000	800,000	(847,347)	352,653	1,000,000	1,000,000	2,000,000	0
501235	23-24 RC Peel Street Stage 4 - LRCI	0	0	0	0	0	506,175	506,175	0
700616	Missing Person Memorial Mandurah Upgrade	10,000	10,000	(17,485)	2,515	0	0	0	0
501192	23-24 SP Falcon Coastal Shared Path - Stage 1	0	0	0	0	550,000	(550,000)	0	0
501193	23-24 TM Clarice St	0	58,667	(26,324)	32,343	146,666	0	146,666	26,324
501194	23-24 TM Mandurah Tce/Adonis Rd	0	0	0	0	38,440	0	38,440	0
501196	23-24 TM Wanjeep St	0	105,334	(31,069)	74,265	263,333	0	263,333	31,069
501197	23-24 TM White Hill Road - Blackspot Funding	0	453,334	(453,334)	0	353,334	186,666	540,000	453,334
501198	23-24 TM White Hill Road - Direct Grant	0	125,000	0	125,000	0	125,000	125,000	0
501200	23-24 RR Mayfair Mews	0	0	0	0	250,000	(250,000)	0	0
501201	23-24 RR Quarry Way	0	0	0	0	500,000	(500,000)	0	0
501202	23-24 RR Tara St	0	0	0	0	45,000	0	45,000	0
501205	23-24 RS Dalby St	0	50,000	(43,100)	6,900	50,000	0	50,000	43,100
501206	23-24 RS Leyburn Drv	0	0	0	0	45,708	(45,708)	0	0
501213	23-24 RS Charon Rd	0	150,000	(128,975)	21,025	150,000	0	150,000	128,975
501209	23-24 RS Thisbe Drv	0	60,000	(5,147)	54,853	0	60,000	60,000	0
501216	23-24 RS Dior Place	0	19,218	(19,218)	0	0	0	0	0
700619	23-24 Dawesville Channel SE Foreshore Upgrade Stage 1	0	0	0	0	350,000	(350,000)	0	0
911002	23-24 WR Seashells Seawall	0	0	0	0	15,000	0	15,000	0
501239	23-24 SP Guillardon Tce/Karinga Rd	0	0	0	0	0	0	500,000	0
501211	23-24 RS Cambridge Drv	0	0	0	0	0	0	200,000	0
501222	23-24 RS Littleton St	0	0	0	0	0	0	95,708	0
501216	23-24 RS Dior Place	0	0	0	0	0	0	19,218	0
700625	EV Charging Stations	0	0	0	0	0	0	175,000	0
Economic services						0	0	0	0
750759	23-24 CASM Lighting	0	46,848	0	46,848	0	46,848	46,848	0
		6,697,244	**5,010,449**	**(4,347,446)**	**7,360,246**	**11,843,136**	**872,559**	**14,076,970**	**3,458,250**
Non-Operating Contributions									
	PEET - Cash in Lieu Contribution	1,065,909	0	0	1,065,909	0	0	0	0
700518	Eastport Foreshore Upgrade	0	0	0	0	148,534	(13,194)	135,340	0
750681	MARC Roof Repairs	0	1,146	(1,146)	0	2,900,000	340,000	3,240,000	1,085,456
700616	Missing Person Memorial Mandurah Upgrade	0	0	0	0	20,000	0	20,000	17,485
700622	Milgar Reserve BMX Starting Gate	0	0	0	0	0	38,000	38,000	0
400016	MMFC Upgrade Rushton North Pav (CSRFF) - Buildings	0	125,000	(125,000)	0	0	125,000	125,000	125,000
501131	Dawesville Channel SE Foreshore Upgrade	0	0	0	0	141,150	(300)	140,850	0
770007-C	Trailers	0	17,178	(17,178)	0	0	17,178	17,178	0
770011-C	Miscellanous Equipment	0	159,411	(159,411)	0	0	159,411	159,411	0
		1,065,909	**302,735**	**(302,735)**	**1,065,909**	**3,209,684**	**666,095**	**3,875,779**	**1,227,941**
Total Non-operating grants, subsidies and contributions		**7,763,153**	**5,313,184**	**(4,650,181)**	**8,426,155**	**15,052,820**	**1,538,654**	**17,952,749**	**4,686,191**

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2024

NOTE 11
PROPOSED BUDGET VARIATIONS FOR COUNCIL APPROVAL

The following are for consideration for Council to approve as budget variations

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				$	$	$	$
			Opening Surplus/(Deficit)				0
				0	**0**	**0**	

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2024

NOTE 12
BUDGET AMENDMENTS APPROVED

Amendments to original budget since budget adoption. Surplus/(Deficit)
A positive number in the amended budget running balance represents an estimated closing surplus.
A negative number in the amended budget running balance represents an estimated closing deficit

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				$	$	$	$
	Budget Adoption		Opening Surplus/(Deficit)				(490,468)
501129-6250-1045-61129	Trails Project	July FR G.4/8/23	Capital Expenses			(23,387)	(513,855)
	Trails Project	July FR G.4/8/23	Other: Transfer Out of Reserve		23,387		(490,468)
501187-6250-1045-61129	23-24 Dawesville Channel SE Foreshore Upgrade	July FR G.4/8/23	Capital Expenses		10,000		(480,468)
	23-24 Dawesville Channel SE Foreshore Upgrade	July FR G.4/8/23	Other: Transfer Out of Reserve			(10,000)	(490,468)
12000-5820-215061129	Chalets Maintenance - Chalets	July FR G.4/8/23	Operating Expenses		17,640		(472,828)
New-6600-1045-61129	Replacement of Shade Sail - Marina Chalets	July FR G.4/8/23	Capital Expenses			(17,640)	(490,468)
700608-6600-1045-xxxxx	23-24 SF Keith Holmes Reserve	August FR G.7/9/23	Capital Expenses			(11,567)	(502,035)
700607-6600-1045-xxxxx	23-24 SF Floribunda Park	August FR G.7/9/23	Capital Expenses		11,567		(490,468)
750758-6100-1045-61129	PBSRC Small Grant - CSRFF	August FR G.7/9/23	Capital Expenses			(5,000)	(495,468)
930044-6500-1045-61129	23-24 CSRFF Program - Small Grants	August FR G.7/9/23	Capital Expenses		5,000		(490,468)
New-6600-1045-61129	Milgar Reserve BMX Starting Gate	August FR G.7/9/23	Capital Expenses			(114,000)	(604,468)
930044-6500-1045-61129	23-24 CSRFF Program - Small Grants	August FR G.7/9/23	Capital Expenses		38,000		(566,468)
700612-6600-1045-xxxxx	23-24 FR Island Point	August FR G.7/9/23	Capital Expenses		38,000		(528,468)
New-6600-1045-61129	Contribution from Mandurah BMX Club	August FR G.7/9/23	Capital Revenue		38,000		(490,468)
New-6600-1045-61129	Thompson Street Netball Court Resurface	August FR G.7/9/23	Capital Expenses			(120,000)	(610,468)
	Asset Management Reserve	August FR G.7/9/23	Other: Transfer Out of Reserve		120,000		(490,468)
	Capital Works 22/23 Carryovers Reconciliation	August FR G.7/9/23	Capital Expenses			(2,125,728)	(2,616,196)
	Capital Works 22/23 Carryovers Reconciliation	August FR G.7/9/23	Capital Revenue			(49,429)	(2,665,625)
	Capital Works 22/23 Carryovers Reconciliation	August FR G.7/9/23	Other: Unutilised Loans		221,719		(2,443,906)
	Capital Works 22/23 Carryovers Reconciliation	August FR G.7/9/23	Other: Transfer Out of Reserve		1,953,438		(490,468)
	Adopted Budget 23/24 Asset Management Reserve	September FR G.12/10/23	Other: Transfer Out of Reserve		50,000		(440,468)
	Adopted Budget 23/24 Asset Management Reserve	September FR G.12/10/23	Other: Transfer into Reserve			(2,763)	(443,231)
501181-6250-1045-41403	TM Estuary Road Delineation	September FR G.12/10/23	Capital Revenue		2,763		(440,468)
	Adopted Budget 23/24 Asset Management Reserve	September FR G.12/10/23	Other: Transfer into Reserve			(412,015)	(852,483)
	Adopted Budget 23/24 Culture Reserve	September FR G.12/10/23	Other: Transfer Out of Reserve		213,495		(638,988)
	Adopted Budget 23/24 Building Reserve	September FR G.12/10/23	Other: Transfer Out of Reserve		24,260		(614,728)
	Adopted Budget 23/24 Sustainability Reserve	September FR G.12/10/23	Other: Transfer Out of Reserve		74,260		(540,468)
	Adopted Budget 23/24 City Centre Land Acquisition Reserve	September FR G.12/10/23	Other: Transfer Out of Reserve		100,000		(440,468)
	Capital Works 22/23 Carryovers Reconciliation	September FR G.12/10/23	Other: Unutilised Loans			(2,377)	(442,845)
	Capital Works 22/23 Carryovers Reconciliation	September FR G.12/10/23	Other: Transfer Out of Reserve		2,377		(440,468)
400016-6100-1263-41452	MMFC Upgrade Rushton North Pav (CSRFF) - Buildings	September FR G.12/10/23	Capital Revenue		125,000		(315,468)
	Building Reserve	September FR G.12/10/23	Other: Transfer Into Reserve			(125,000)	(440,468)
750687-6100-1045-61129	22-23 LED Building Plan	October FR G.13/11/23	Capital Expenses			(8,000)	(448,468)
750696-6100-1045-61129	MPAC - External Steelwork	October FR G.13/11/23	Capital Expenses		8,000		(440,468)

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2024

NOTE 12
BUDGET AMENDMENTS APPROVED

Amendments to original budget since budget adoption. Surplus/(Deficit)
A positive number in the amended budget running balance represents an estimated closing surplus.
A negative number in the amended budget running balance represents an estimated closing deficit

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
700587-6600-1045-61129	23-24 BW Westview Parade Foreshore Boardwalk Renewal	October FR G.13/11/23	Capital Expenses			(47,750)	(488,218)
700585-6600-1045-61001	23-24 BW Henson St Beach Access	October FR G.13/11/23	Capital Expenses		47,750		(440,468)
820196-6700-1045-61129	23-24 Washer/Dryer Stackers at Pens	October FR G.13/11/23	Capital Expenses			(13,125)	(453,593)
127011-5840-2150-61129	Miscellaneous - Marina	October FR G.13/11/23	Operating Expenses		13,125		(440,468)
750688-6100-1045-61129	22-23 MPAC Internal Refurb	October FR G.13/11/23	Capital Expenses			(52,550)	(493,018)
750735-6100-1045-61129	23-24 MPAC Minor Renewal & Upgrade Works	October FR G.13/11/23	Capital Expenses		52,550		(440,468)
750759-6100-1045-61129	23-24 CASM Lighting	October FR G.13/11/23	Capital Expenses			(51,848)	(492,316)
102711-4200-1507-61129	CASM - Cultural Development	October FR G.13/11/23	Operating Expenses		5,000		(487,316)
750759-6100-1045-41403	23-24 CASM Lighting Grant Revenue	October FR G.13/11/23	Capital Revenue		46,848		(440,468)
750760-6100-1045-61129	23-24 Air-Conditioners Council Civic Building	October FR G.13/11/23	Capital Expenses			(14,180)	(454,648)
114002-5570-1083-61129	Civic Centre - Facility Maintenance	October FR G.13/11/23	Operating Expenses		14,180		(440,468)
700595-6600-1045-xxxxx	23-24 PR Falcon Reserve	November G.14/12/23	Capital Expenses			(14,500)	(454,968)
700485-6600-1045-xxxxx	Bortolo Park Drainage Basin	November G.14/12/23	Capital Expenses			(55,000)	(509,968)
700596-6600-1045-xxxxx	23-24 PR Parks Furniture Renewal	November G.14/12/23	Capital Expenses			(13,000)	(522,968)
700610-6600-1045-xxxxx	23-24 Drinking Fountain Renewal	November G.14/12/23	Capital Expenses			(4,000)	(526,968)
700594-6600-1045-xxxxx	23-24 PR BBQ Renewal Program	November G.14/12/23	Capital Expenses			(1,200)	(528,168)
700601-6600-1045-xxxxx	23-24 PGR Abraham France	November G.14/12/23	Capital Expenses			(17,000)	(545,168)
700603-6600-1045-xxxxx	23-24 PGR Coodanup Community Centre	November G.14/12/23	Capital Expenses			(4,300)	(549,468)
700604-6600-1045-xxxxx	23-24 PGR Floribunda Park Stage 1	November G.14/12/23	Capital Expenses			(2,000)	(551,468)
700597-6600-1045-xxxxx	23-24 PR Performing Arts Centre - Retaining Wall	November G.14/12/23	Capital Expenses			(23,000)	(574,468)
New-6600-1045-61129	23-24 Falcon Community Centre - Shade Sail	November G.14/12/23	Capital Expenses			(20,000)	(594,468)
750738-6100-1045-xxxxx	23-24 Automatic Transfer Switch for the MARC Generator	November G.14/12/23	Capital Expenses			(17,000)	(611,468)
750752-6100-1045-xxxxx	23-24 BR Civic Centre HVAC & Roof (Design)	November G.14/12/23	Capital Expenses		171,000		(440,468)
700607-6600-1045-xxxxx	23-24 SF Floribunda Park	November G.14/12/23	Capital Expenses			(45,000)	(485,468)
911001-6400-1045-xxxxx	23-24 WR South Harbour Paving	November G.14/12/23	Capital Expenses		45,000		(440,468)
700599-6600-1045-xxxxx	23-24 PR Rushton Park	November G.14/12/23	Capital Expenses			(54,000)	(494,468)
700533-6600-1045-xxxxx	2022-23 South Harbour Paving Upgrades	November G.14/12/23	Capital Expenses		54,000		(440,468)
501235-6250-1045-xxxxx	23-24 RC Peel Street Stage 4	November G.14/12/23	Capital Expenses			(1,823,918)	(2,264,386)
501235-6250-1045-41403	23-24 RC Peel Street Stage 4	November G.14/12/23	Capital Revenue		1,000,000		(1,264,386)
501235-6250-1045-41403	23-24 RC Peel Street Stage 4	November G.14/12/23	Capital Revenue		506,175		(758,211)
501235-6250-1045-xxxxx	23-24 RC Peel Street Stage 4	November G.14/12/23	Other: Transfer Out of Reserve		317,743		(440,468)
501113-6250-1045-xxxxx	SP Halls Head PSP	November G.14/12/23	Capital Expenses			(700,006)	(1,140,474)
501113-6250-1045-41403	SP Halls Head PSP	November G.14/12/23	Capital Revenue		350,000		(790,474)

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2024

NOTE 12
BUDGET AMENDMENTS APPROVED

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GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
501192-6250-1045-xxxxx	23-24 SP Falcon Coastal Shared Path - Stage 1	November G.14/12/23	Capital Expenses		700,006		(90,468)
501192-6250-1045-41403	23-24 SP Falcon Coastal Shared Path - Stage 2	November G.14/12/23	Capital Revenue			(350,000)	(440,468)
501197-6250-1045-xxxxx	23-24 TM White Hill Road	November G.14/12/23	Capital Expenses			(286,666)	(727,134)
501197-6250-1045-41403	23-24 TM White Hill Road	November G.14/12/23	Capital Revenue		186,666		(540,468)
501229-6250-1045-xxxxx	23-24 RS Sedgemere Tce	November G.14/12/23	Capital Expenses		100,000		(440,468)
501162-6250-1045-xxxxx	RS Hill Street, Halls Head	November G.14/12/23	Capital Expenses			(6,463)	(446,931)
501204-6250-1045-xxxxx	23-24 RS Castleward St	November G.14/12/23	Capital Expenses		6,463		(440,468)
600196-6200-1045-xxxxx	DR Loton Road/Ashley Terrace Intersection Stage 1	November G.14/12/23	Capital Expenses			(37,767)	(478,235)
501204-6250-1045-xxxxx	23-24 RS Castleward St	November G.14/12/23	Capital Expenses		37,767		(440,468)
600193-6200-1045-xxxxx	DR Colonial Court Drainage Upgrade - Stage 1	November G.14/12/23	Capital Expenses			(84,075)	(524,543)
501210-6250-1045-xxxxx	23-24 RS Westbourne Pass	November G.14/12/23	Capital Expenses		84,075		(440,468)
501204-6250-1045-xxxxx	23-24 RS Castleward St	November G.14/12/23	Capital Expenses		770		(439,698)
501210-6250-1045-xxxxx	23-24 RS Westbourne Pass	November G.14/12/23	Capital Expenses		74,695		(365,003)
	Transfer into Reserve	November G.14/12/23	Other: Transfer Out of Reserve			(75,465)	(440,468)
101558-4600-1263-41450	Young Women's Program - Youth Development	December G.8/1/24	Operating Revenue		4,200		(436,268)
101558-4600-1263-61001	Young Women's Program - Youth Development	December G.8/1/24	Operating Expenses			(4,200)	(440,468)
100010-4390-1263-61001	Administration - Healthy Communities	December G.8/1/24	Operating Expenses			(4,486)	(444,954)
100010-4390-1263-41400	Administration - Healthy Communities	December G.8/1/24	Operating Revenue		4,486		(440,468)
700611-6600-1045-61001	23-24 FR Fisheries Boatshed (Soldiers Cove Terrace)	December G.8/1/24	Capital Expenses			(7,398)	(447,866)
700590-6600-1045-61001	23-24 FR Sabina DR Foreshore & Madora Bay Karinga Foreshore	December G.8/1/24	Capital Expenses		7,398		(440,468)
700531-6600-1045-xxxxx	2022-23 Falcon Reserve Activation Plan - Implementation	December G.8/1/24	Capital Expenses			(20,000)	(460,468)
910076-6400-1045-xxxxx	Dawesville Foreshore Reserve (Leura Street) Rock Protection	December G.8/1/24	Capital Expenses		20,000		(440,468)
501175-6250-1045-xxxxx	22-23 TM Discretional Traffic Management	December G.8/1/24	Capital Expenses			(25,000)	(465,468)
910076-6400-1045-xxxxx	Dawesville Foreshore Reserve (Leura Street) Rock Protection	December G.8/1/24	Capital Expenses		25,000		(440,468)
	BR2023 Adjustments Surplus/(Deficit)	March G.13/3/24	Opening Surplus/(Deficit)		418,972		(21,497)
	BR2023 Adjustments Revenue from Operating Activities	March G.13/3/24	Operating Revenue			(2,367,231)	(2,388,727)
	BR2023 Adjustments Expenditure from Operating Activities	March G.13/3/24	Operating Expenses			(835,751)	(3,224,478)
	BR2023 Adjustments Investing Activities	March G.13/3/24	Capital Expenses		2,769,269		(455,208)
	BR2023 Adjustments Financing Activities	March G.13/3/24	Other: Financing Activities			(540,019)	(995,227)
	BR2023 Adjustments Transfer to Reserve	March G.13/3/24	Other: Transfer Into Reserve			(3,332,673)	(4,327,900)
	BR2023 Adjustments Transfer from Reserve	March G.13/3/24	Other: Transfer Out of Reserve		4,045,744		(282,157)
	BR2023 Adjustments Rates Revenue	March G.13/3/24	Operating Revenue		282,157		0
New-6700-1045-61129	Museum Projector and Lens	April G.5/4/24	Capital Expenses			(7,637)	(7,637)
100010-4560-1214-61001	Administration - Museum	April G.5/4/24	Operating Expenses		7,637		(0)

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2024

NOTE 12
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GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
750751-6100-1045-61129	23-24 Building Renewal Rushton Park North Pavilion Roof	April G.5/4/24	Capital Expenses			(30,000)	(30,000)
700581-6600-1045-61129	23-24 Wilderness Reserve	April G.5/4/24	Capital Expenses		30,000		(0)
700536-6600-1045-61129	Seascapes Boardwalk, Steps Lookout Node	April G.5/4/24	Capital Expenses			(92,622)	(92,622)
700534-6600-1045-61129	Riverside Boardwalk	April G.5/4/24	Capital Expenses		46,052		(46,570)
700535-6600-1045-61129	St Ives Boardwalk	April G.5/4/24	Capital Expenses		38,299		(8,271)
501135-6250-1045-61129	Resurface of the Driveway to the Mandurah Tennis Club	April G.5/4/24	Capital Expenses		8,271		(0)
911001-6400-1045-xxxxx	23-24 Waterways Renewal (WR) South Habour Paving	April G.5/4/24	Capital Expenses			(13,307)	(13,307)
501135-6250-1045-xxxxx	Resurface of the Driveway to the Mandurah Tennis Club	April G.5/4/24	Capital Expenses		13,307		(0)
700494-6600-1045-61129	Pleasant Grove Foreshore	April G.5/4/24	Capital Expenses			(44,125)	(44,125)
501116-6250-1045-61129	Shared Path (SP) Pleasant Grove Foreshore Public Open Space (POS)	April G.5/4/24	Capital Expenses		12,201		(31,924)
700589-6600-1045-61129	23-24 Fencing Renewal Rushton Park - Tennis Centre	April G.5/4/24	Capital Expenses		31,924		(0)
700591-6600-1045-61001	23-24 Fencing Renewal San Remo Beach & Eros Reserve	April G.5/4/24	Capital Expenses			(7,147)	(7,147)
700598-6600-1045-61001	23-24 Park Renewal (PR) Quandong Reserve	April G.5/4/24	Capital Expenses		6,135		(1,012)
700605-6600-1045-61001	23-24 Playground Montego Reserve	April G.5/4/24	Capital Expenses		1,012		(0)
501192-6250-1045-xxxxx	23-24 SP Falcon Coastal Shared Path - Stage 1	April G.5/4/24	Capital Expenses		400,000		400,000
New-6250-1045-xxxxx	23-24 Shard Path (SP) Old Coast Road Path Renewal	April G.5/4/24	Capital Expenses			(200,000)	200,000
501192-6250-1263-41403	23-24 SP Falcon Coastal Shared Path - Stage 1	April G.5/4/24	Capital Revenue			(200,000)	(0)
100010-4390-1263-41400	Administration - Healthy Communities	April G.5/4/24	Operating Revenue		1,500		1,500
100010-4390-1263-61001	Administration - Healthy Communities	April G.5/4/24	Operating Expenses			(1,500)	(0)
New	EV Charging Stations	April G.5/4/24	Capital Revenue		175,000		175,000
New	EV Charging Stations	April G.5/4/24	Capital Expenses			(175,000)	(0)
				0	**15,239,282**	**(14,748,815)**	**(0)**

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 30 APRIL 2024

NOTE 13
EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.
The material variance adopted by Council for the 2023-24 year is 10.00%

Reporting Program	Var. $	Var. %		Timing/ Permanent	Explanation of Variance
	$	%			
Revenue from operating activities					
Operating grants, subsidies and contributions	(921,321)	(28.73%)	▼	Timing	Variance primarily due to budgeted grants/contributions not yet received. Will be monitored throughout the remainder of the year.
Interest earnings	888,693	27.00%	▲	Permanent	Favourable variance primarily due to consistent increase in interest rates.
Other revenue	107,426	157.92%	▲	Permanent	Variance primarily due to unbudgeted reimbursements received.
Profit on disposal of assets	99,272	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	7,126,786	14.30%	▲	Timing	Variance in expenditure due to timing of projects
Utility charges	756,409	19.60%	▲	Timing	Variance due to utility invoices not yet received, mainly for Street Lighting Maintenance, to be monitored as year progresses.
Insurance expenses	190,822	13.54%	▲	Timing	Budgeted amount higher than actual insurance expenses mainly due timing of insurance claims. Will be monitored throughout the remainder of the year.
Other expenditure	(3,776)	100.00%	▼	Permanent	Variance is primarily due to small debt write off in accordance with the Write-Off Debts Delegation.
Loss on disposal of assets	(126,225)	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	(9,517,800)	(62.40%)	▼	Timing	Capital grants are recognised in line with capital expenditure.
Proceeds from Disposal of Assets	(1,510,295)	(72.83%)	▼	Timing	Will be monitored throughout the year. Refer to note 4.
Capital Acquisitions	18,555,484	44.00%	▲	Timing	Refer to note 6.
Financing Activities					
Proceeds from new interest earning liability	(481,179)	(81.33%)	▼	Timing	Proceeds received from leasing company as dependent on timing of new lease take ups.
Principal elements of interest earning liability	(148,482)	(24.58%)	▼	Timing	Timing of take up of new liability agreements with leasing company.

9	**SUBJECT:**	Standardised Meeting Procedures Submission
	DIRECTOR:	Director Business Services
	MEETING:	Council Meeting
	MEETING DATE:	28 May 2024

Summary

The State Government is introducing reforms to the *Local Government Act 1995* (the Act) with the aim to enhance transparency and accountability in local government. As part of these reforms, standardising council and committee procedures has been proposed.

A consistent approach to all Local Government Council and Committee Meetings will be established, claiming that the changes will make it easier and simpler for people to participate and observe Council meetings, regardless of the location of the meeting. The Department of Local Government Sport and Cultural Industries (DLGSC) is requesting feedback from local governments and the community on its proposals.

Following an Elected Member workshop on the Standardised Meeting Procedures, Council is now requested to endorse the City of Mandurah (the City's) Standardised Meeting Procedures Submission (refer Attachment 9.1) to the DLGSC by 29 May 2024.

Disclosure of Interest

Nil

Previous Relevant Documentation

Nil

Background

In November 2021, proposed Tranche 1 reforms to the Act were released. The reforms represent the most significant changes to local government since 1995. Standardisation of Council and Committee procedures is part of these reforms. Establishing a Standard is expected to simplify and improve training for Elected Members and local government officers as well as strengthen the enforcement of breaches of meeting procedures. The City of Mandurah has actively contributed to shaping the reforms through submissions to the DLGSC and WALGA.

Comments

Local governments are required to establish local laws and policies to regulate council meetings, however, this can lead to variations in how members of the public can participate in Council Meetings. The *Local Government Amendment Act 2023* (the Amendment Act) inserts section 5.33A, which allows standardised meeting procedures for all local governments to be made in the form of Regulations or model provisions.

The State Government intends to make Regulations that apply to all local governments and an Order of the Governor under section 3.17 of the Amendment Act to repeal all existing local government meeting procedures, Standing Orders or Council Meeting Local Laws.

It is proposed that the standardised meeting procedures (standing orders) apply to all council and committee meetings held by the local government and that the Regulations will contain consistent rules for how these meetings are held.

It is anticipated that relevant components of Parts 2 and 3 of the *Local Government (Administration) Regulations 1996* (the Regulations) will be incorporated into the standardised meeting procedures. The aim of this consultation is for the DLGSC to better understand how the reforms should be structured to improve transparency and public involvement, simplify how meetings are conducted and promote uniformity throughout the sector.

On 28 February 2024, the DLGSC released a consultation paper inviting submissions and responses to particular aspects of the proposed reforms. Following an Elected Member workshop on 15 April 2024, the City of Mandurah response Standardised Meeting Procedures Submission is available in Attachment 9.1).

A copy of the DLGSC consultation paper is available via this link:

https://www.dlgsc.wa.gov.au/docs/default-source/local-government/standardised-meeting-procedures-consultation-paper.pdf?sfvrsn=ec74d1e6_6

Statutory Environment

- *Local Government Act 1995*
- *Local Government (Administration) Regulations 1996*
- *City of Mandurah Standing Orders Local Law 1996*

Policy Implications

N/A

Financial Implications

N/A

Risk Analysis

In the event that Council do not support the City's submission, a submission will be provided by the Chief Executive Officer.

Strategic Implications

Organisational Excellence:

- Provide professional customer service and engage our community in the decision making process.

NOTE:

- Refer: **Attachment 9.1 City of Mandurah Standardised Meeting Procedures Submission**

Conclusion

Following an Elected Member Workshop, Council is required to endorse the City of Mandurah Standardised Meeting Procedures Submission (refer Attachment 9.1).

RECOMMENDATION:

That Council:

1. **Endorse the City of Mandurah Standardised Meeting Procedures Submission as detailed in Attachment 9.1.**

2. **Authorise the Chief Executive Officer to lodge the City of Mandurah Standardised Meeting Procedures to the Department Local Government Sport and Cultural Industries.**

DLGSC Proposal	City of Mandurah Response to Proposal and Question/s
PART 1: GENERAL MEETING PROCESS **1. Calling meetings** The calling of council meetings is outlined in sections 5.5 to 5.7 of the Act, and in existing regulations 12 to 14. Amendments are proposed to add new requirements for the oversight of special council meetings that are held at short notice and prevent any meeting from being held at an unreasonable time of day. It is important that special meetings are only convened in appropriate circumstances. Regulations are proposed to require: • a minimum of 24 hours' notice to convene a special council meeting. • that notice to convene a special council meeting may be done with less than 24 hours' notice if an absolute majority of council members call the meeting • that a meeting cannot commence any earlier than 8 am or later than 8 pm.	***Q1. Is it suitable to allow for a special council meeting to be convened with less than 24 hours' notice if an absolute majority of council members call the meeting?*** **City of Mandurah response:** Do not support. The proposed amendments are overly prescriptive. Each local government should have the flexibility to determine such matters. The City's current standing orders allows the Mayor to give a lesser period of notice of a special meeting. The City does not agree with the suggestion for an absolute majority of council members. There may be instances where an absolute majority of Elected Members are not available/contactable in an emergency situation. It is considered that the Mayor should be empowered to call a Special council meeting during an emergency, public health emergency or State of Emergency. How can Council achieve an absolute majority vote without this being recorded to a formal Council meeting. Would Council have to call a meeting (which would be a special Council meeting) to determine whether the matter could be considered, if only it has an absolute majority? Will there be a provision to include that a decision can be received through flying motions, is this a formal decision that requires minutes to be included and considered as a Council meeting requirements? ***Q2. Are there any circumstances where meetings must start earlier than 8 am or later than 8 pm?*** **City of Mandurah response:** Yes. There are circumstances where meetings may start after 8pm, for example where a Special Council Meeting is scheduled following a Committee Meeting.

2. Agendas and order of business It is proposed to broadly retain existing requirements for local governments to publish meeting agendas. It is proposed that the general order of meetings be outlined in the Regulations for consistency across the local government sector. However, a council or committee may decide to consider business in a different order, provided that the other requirements of the Regulations (such as public question time being held before any decisions are made) are still met. Regulations are proposed to outline the following order of business: • opening (local governments will still be able to continue their own practices for opening meetings, such as making acknowledgements, prayers, opening statements, etc.) • recording attendance • public question time (see section 0) • public presentations and petitions (see sections 7 and 8) • members' question time (see section 12) • confirmation of previous minutes (see section 0) • reports from committees and the CEO • motions from members • urgent business • matters for which the meeting may be closed • closure.	***Q3. Is the proposed order of business suitable?*** **City of Mandurah response:** No. Each local government should have the flexibility to determine their own order to meet the needs of their community. Feedback on the proposed order of business include: • recommended that declarations of interest be earlier in the order; and • enable announcements by presiding member.

3. Urgent business Currently, individual local governments' meeting local laws and policies may vary in how urgent business is raised at a meeting. Existing local laws and policies provide various procedures for urgent business to be considered at a council meeting. Broadly, these procedures seek to limit the use of urgent business to only the most exceptional circumstances. Regulations are proposed to allow the CEO to introduce an item without notice in cases of urgency if: • an absolute majority of the council resolve to hear the matter at the meeting, and • the item is clearly marked as urgent business. It is proposed that DLGSC must be notified each time this occurs, within 7 calendar days, to ensure this process is only used in exceptional circumstances. Urgent business may only be heard after public question time (see section 0).	***Q4. Are the proposed requirements for urgent business suitable?*** **City of Mandurah response:** The City does not support limiting the use of urgent business. There are legitimate circumstances where local governments utilise urgent business and without the Department disclosing what these limitations may be the City cannot support as its stated. The City's Standing Orders Local Law enable in cases of extreme urgency or other special circumstance, matters may, with the consent of the presiding member, or by decision of the members present, be raised without notice and decided by the meeting. The requirement to inform the DLGSC in all instances is also not supported. The purpose and benefit of notifying DLGSC of every item of urgent business is questioned. In addition, this will create unnecessary administrative burden on local government administration.

4. Quorum Existing regulation 8 addresses the process for when there isn't a quorum at a meeting. Amendments are proposed to provide for the following where a quorum is lost or not present: • if no quorum is present within 30 minutes of the time set for the meeting, the meeting lapses • where quorum is lost during a meeting: - the meeting proceeds to the next item of business if it is due to members leaving because of a financial or proximity interest - the meeting is adjourned for 15 minutes for any other reason and if quorum cannot be reformed, the meeting is closed • where quorum is lost, the names of the members then present are to be recorded in the minutes.	***Q5. Are the proposed requirements for when a quorum is not present or lost suitable?*** **City of Mandurah response:** Proposal is supported.

5. Adjourning a meeting Currently, individual local governments' meeting local laws or policies may contain processes for adjourning a meeting. It is intended to adopt similar rules, while also addressing concerns regarding meetings of council that run late. Regulations are proposed to provide that: • council may decide to adjourn a meeting to another day, time and place to resume from the point it adjourned • a presiding member may adjourn a meeting for 15 minutes to regain order of a meeting that has been disrupted • if a meeting is adjourned for a second time due to disruption, a presiding member must adjourn the meeting to another day, time or place (not on the same day), with notice being published on the local government's website. It is also proposed that if a meeting is continuing and it reaches 10:45 pm: • the council or committee may decide to either extend the meeting for a further 15 minutes to allow for any remaining business to be concluded or determine to adjourn the meeting • if any business remains at 11 pm, the meeting must adjourn to a day and time which is at least 10 hours later to deal with any outstanding agenda items and a notice must be published on the local government's website listing when the meeting will resume.	***Q6. Is 11 pm an appropriate time for when a meeting must be adjourned?*** **City of Mandurah response:** Not supported . The requirement to extend the closing time/extend the meeting past 11pm should be at the discretion of the Council or Committee and not contained within the regulations.

PART 2: PUBLIC PARTICIPATION **6. Public question time** Currently, the Act and Regulations require that public question time is to be made available at every council meeting and certain committee meetings. Regulation 6 requires that at least 15 minutes is to be made available for public questions at those meetings. However, question time may be extended if there are further questions; the time may also be used for other business if there are no further questions. Regulation 7 also provides that question time must be held before substantive decisions are made at that meeting. Currently, the practice at many local governments is that a person who wishes to ask a question attends the meeting (either physically in-person or by electronic means) to ask their question. However, it is proposed that regulations allow for a personal representative of a person to ask a question. This provides an alternative avenue for someone who may be unable to attend a meeting to have their question raised. Currently, individual local governments meeting local laws and policies may contain processes for members of the public to raise questions. Some requirements, such as rules requiring a person to lodge a question in writing before a meeting, may prevent a person who is not familiar with those requirements from being able to ask a question. New standardised requirements are proposed to expand the existing Regulations to require that: • a member of the public only needs to provide their name and suburb/locality (and not any other information) before asking a question • a person is not required to lodge a question in writing in advance of a meeting (although a person may choose to do so, for instance if they have a very specific or technical question)	**City of Mandurah general response to Public Participation:** Each local government should have the authority to determine how question time is managed**.** This enables each local government to accommodate the community at the council meetings. Restrictive regulation will not support community engagement. It is the City's position that public participation should be handled at a policy level rather than through prescriptive regulation. ***Q7. Is the existing minimum allocation of 15 minutes for public question time sufficient?*** **City of Mandurah response:** Yes. The City does not support changing the current minimum public question time provisions within the *Local Government Act 1995.* Individual local government should have the discretion and flexibility to: • extend public question time by resolution of the meeting; and • determine how public question time is to be conducted including the approved communication channels and methods that public questions can be lodged. ***Q8. Is 2 minutes enough time for a member of the public to ask a question?*** **City of Mandurah response:** Yes. A question should not be accompanied by a statement of facts, opinion etc. The City questions what a 'relevant preamble' is as this may enable the community asking the questions to provide background to the question. The presiding member must retain the ability to determine whether a preamble is relevant and to interject in circumstances where a question and/or its preamble is inappropriate or is not actually asking a question. ***Q9. Should any other standard requirements for public question time be established?***

• a local government may still require a person, or their personal representative, to attend a meeting to ask a question lodged in writing in advance of the meeting for it to be addressed at that meeting • questions must not take more than 2 minutes to ask, including a relevant preamble, unless the presiding member grants an extension of time • if other people are waiting to ask questions, the presiding member will seek to provide equal opportunity for people to ask questions (for instance, by moving to the next person waiting after someone has asked 3 questions, and returning to the first person if time allows) • any questions are to be answered by the presiding member, or a relevant member (nominated by the presiding member), the CEO, or an employee nominated by the CEO • if a question, or a question of a similar nature, was asked and answered in the previous 6 months, the presiding member may direct the member of the public to the minutes of the meeting that contains the question and answer • no debate of a question or answer is to take place • questions may be taken on notice by the person who is answering the question • when a question is taken on notice, a response is to be given to the member of the public in writing and a copy of the answer is to be included in the agenda of the next ordinary meeting • the presiding member may reject questions that contain offensive language or reflect adversely on others but must provide opportunities for the question to be rephrased.	**City of Mandurah response:** Refer to the City's comments on standardised requirements below. ***Q10. Should a personal representative be able to ask a question on behalf of another person?*** **City of Mandurah response:** Not supported. In circumstances where a person cannot ask a question (for any reason), another option is for the Presiding Member to read the question at the meeting. Refer to the below points for the City's position on the proposed requirements: • *a member of the public only needs to provide their name and suburb/locality (and not any other information) before asking a question*. • **City response:** Agree, the City's standing orders require the person to state their address which is recorded in the minutes. The City has received feedback that the community do not always feel comfortable in providing this level of detail. • *a person is not required to lodge a question in writing in advance of a meeting (although a person may choose to do so, for instance if they have a very specific or technical question).* • **City response:** Supported. The community can raise a question without notice at present. By submitting the questions earlier this enables the City to prepare in advance of the meeting. • *a local government may still require a person, or their personal representative, to attend a meeting to ask a question lodged in writing in advance of the meeting for it to be addressed at that meeting.* • **City response:** Supported (noting personal representative not supported as per response to question 10)

	• *questions must not take more than 2 minutes to ask, including a relevant preamble, unless the presiding member grants an extension of time.* • **City response:** Supported, however guidance needs to be provided on the meaning of 'relevant preamble' and it needs to be clear that a question is not accompanied by a statement. Refer to response to question 8. • *if other people are waiting to ask questions, the presiding member will seek to provide equal opportunity for people to ask questions (for instance, by moving to the next person waiting after someone has asked 3 questions, and returning to the first person if time allows).* • **City response:** there is needs to be consideration of how sub-questions are treated. In the event the number of questions is being limited sub-questions should be treated as a question. • *any questions are to be answered by the presiding member, or a relevant member (nominated by the presiding member), the CEO, or an employee nominated by the CEO.* • **City response:** Supported, noting questions may be taken on notice. • *if a question, or a question of a similar nature, was asked and answered in the previous 6 months, the presiding member may direct the member of the public to the minutes of the meeting that contains the question and answer.* • **City response:** Supported. However, this should be extended to the last 12 months. • *no debate of a question or answer is to take place.* • **City response:** Supported

	• *questions may be taken on notice by the person who is answering the question.* • **City response:** Supported • *when a question is taken on notice, a response is to be given to the member of the public in writing and a copy of the answer is to be included in the agenda of the next ordinary meeting.* • **City response:** The requirement to publish the responses in the next agenda may not always be achievable, particularly for complex matters or where the information is not yet available. The requirement to include in the next ordinary meeting once a response has been provided. This allows flexibility to be afforded. • *the presiding member may reject questions that contain offensive language or reflect adversely on others but must provide opportunities for the question to be rephrased.* • **City response:** Supported

7. Presentations at Council Accordingly, it is proposed that a council may establish a policy that determines: • the types of meetings at which presentations may be heard • whether the responsibility for making decisions on presentation requests sits with either the presiding member or CEO • any other matters to guide the presiding member or CEO's decision making towards requests. New Regulations are also proposed to: • allow a person, or group of people, to lodge a request in accordance with the council's policy to provide a presentation at least 48 hours before the meeting • require the presiding member or CEO to decide and provide a response to the person requesting the presentation by 12 noon the day of the meeting • provide that if the presiding member or CEO refuses an application, they are to provide their reasons to the applicant and advise of the refusal at the meeting • limit presentations to 5 minutes (not including questions) unless there is a resolution to extend the time limit • allow council and committee members to ask questions of presenters	***Q11. Should the Regulations specify that a request to make a presentation must relate to an item on the agenda for the relevant meeting?*** **City of Mandurah Response:** Yes ***Q12. Is 48 hours of notice sufficient to administer an application from a member of the public to present to a meeting?*** **City of Mandurah Response:** The City suggests providing flexibility and enabling the acceptance of the public to present for a lesser notice period e.g. 24 hours. ***Q13. Should a standard time limit be set for public presentations?*** **City of Mandurah Response:** Yes ***Q14 . Would 5 minutes be a suitable time limit for public presentations?*** **City of Mandurah Response:** Yes Additional comments: • Council Policy approach is supported; • Presentation should not involve offensive language, impact adversely on the local government, elected member, officer; and • Needs to address where a deputation has been made at a committee meeting, a further deputation would not be permitted at a successive Council meeting by the same person or persons, or a directly related party, on the same matter unless it is demonstrated there is new, relevant material which may impact upon the Council's understanding of the facts of the matter.

8. Petitions Many local governments have a tradition of accepting petitions, mirroring the practice of Parliament. Regulations are proposed to: • enable any person to petition a local government by lodging a petition to the council on any matter, including petitions which may be critical of actions or decisions of the local government • require the lead petitioner to provide their contact details • require any person signing a petition to state their suburb/town, and declare whether they are residents and/or electors of the district • require the petitioner to tally the number of signatories • limit rejection of a petition to only when it is not in the prescribed form • require that the council is to consider each petition and must determine how it is to respond, such as by seeking a report from the CEO • allow local governments to establish an electronic petitioning system if they wish • require all petitions received and outcomes from petitions to be summarised in a report to the annual meeting of electors.	***Q15. Do the proposed regulations provide an effective system for managing petitions?*** **City of Mandurah response:** refer to the City's position on each proposal: • *enable any person to petition a local government by lodging a petition to the council on any matter, including petitions which may be critical of actions or decisions of the local government.* • **City response**: Not supported. Most concerning is the proposal to enable a petition to be submitted 'on any matter'. A person wishing to submit a petition should only be able to do so if the matter concerns the local government's operations and affairs. In addition only electors of the district should be included as valid signatures. Enabling 'any person' to lodge a petition is likely to result in groups lobbying councils on general issues rather than matter facing local governments. This will result in duplication of efforts in providing responses. In addition create unnecessary burden on administration in managing petitions. • *require the lead petitioner to provide their contact details.* • **City response**: Supported • *require any person signing a petition to state their suburb/town, and declare whether they are residents and/or electors of the district.* • **City response**: Petitions should include a minimum number of signatures to be valid. Petitions should include a minimum number of signatures to be valid. • *require the petitioner to tally the number of signatories.* • **City response**: Not supported. It is sometimes the case that signatories don't include their address/suburb and sometimes they are not electors within the district. This checking process should remain with the local government as the lead petitioner may not know whether a person is an

	elector. • *limit rejection of a petition to only when it is not in the prescribed form.* • **City response**: in addition to this when the petition does not contain the minimum number of petitioners. • *require that the council is to consider each petition and must determine how it is to respond, such as by seeking a report from the CEO* • **City response:** Supported • *allow local governments to establish an electronic petitioning system if they wish.* • **City response**: Supported • *require all petitions received and outcomes from petitions to be summarised in a report to the annual meeting of electors*. • **City response**: Supported. This provides transparency to the community.

PART 3: CONDUCT OF DEBATE **9. Orderly conduct of meetings** New Regulations are proposed to create a duty for all people present at a meeting to: • ensure that the business of the meeting is attended to efficiently and without delay • conduct themselves courteously at all times • allow opinions to be heard within the requirements of the meetings procedures. It is also proposed that the Regulations: • allow members to raise points of order to bring the presiding member's attention to a departure from procedure • provide that it is a minor breach for a presiding member to preside in a manner which is unreasonable or contravenes the requirements of the Act or Regulations • empower the presiding member to call a person to order and: - should a member not comply with a third call to order, the presiding member may direct them to speak no further (but they may continue to cast their vote) for the remainder of the meeting, with failure to adhere to the direction being a minor breach - if any other person does not comply with one call to order, the presiding member may direct them to leave the meeting, with failure to do so being an offence- check on this local law for property • provide that a council may vote to rescind a direction made by a presiding member for a member to not speak further during a meeting	***Q16.Do these measures provide a suitable framework to maintain order in meetings?*** **City of Mandurah response:** The City does not support this framework as stated to be included in Regulations. There is a need for detailed procedures/guidelines.

• provide that a member who has had a direction made against them to not speak further cannot move or second a motion that attempts to rescind the decision.	

10. Motions and amendments Existing meeting procedures address many matters relating to the processes of decision making. This includes motions and amendments (including foreshadowed and alternate motions), notices of motion by members, reasons for changes to the CEO's recommended motion, passing motions "en bloc", and how voting occurs. The existing system of motions (including foreshadowed, amendment, alternate and revocation motions) are proposed to be broadly maintained. Council members may raise motions that are not part of the agenda of a meeting to recommend a proposal for consideration. For instance, a motion might propose a new policy or decision. Local governments commonly require notice of a motion to be provided in advance of a council meeting. This is to allow council members time to review the motion and for the CEO and administration to provide advice needed to assist council members with making a decision on a motion. Providing notice to other council members, the CEO and administration can support a more fulsome consideration of the motion. Regulations are proposed to require council members to provide written notice of motions at least 1 calendar week before the council meeting commences. This would generally allow those motions to be included in the meeting agenda, which must be published 72 hours before the commencement of the meeting. It is proposed that council members will still be able to move amendments and alternative motions during debate on agenda items without providing written notice in advance of the meeting. This provides for members to be able to consider all options and suggestions for an item included in the agenda of a meeting. It is proposed that reasons for notices of motion, amendments and other decisions that are changed at a meeting would still be required.	***Q17. Is a period of 1 calendar week an appropriate notice period for motions?*** **City of Mandurah response:** Not supported. This should be determined by each Local Government. Some local governments issue the agenda more than 1 calendar week before the Council meeting. ***Q18. Are these proposals for motions suitable?*** **City of Mandurah response:** Not supported. Further information is required on the proposals.

11. Debate on a motion The practice of motions being moved and seconded and debate alternating between speakers for and against the motion is used in meeting procedures statewide. Some local governments have a further requirement where if a motion is not opposed, no debate occurs, and the motion is recorded as passing unanimously. Regulations are proposed to provide for the following rules for formal debate on a motion or amendment: • any motion must be seconded before it may be debated (or carried without debate) • a motion is carried without debate if no member is opposed to the motion • if a member is opposed, the mover and seconder may speak and are followed by alternating speakers against and for the motion, with a final right of reply for the mover • speeches must be relevant to the motion under debate and no member must speak twice – except for the mover's right of reply, or if the council decides to allow further debate • no member can speak for longer than 5 minutes without the approval of the meeting.	***Q19. Do you support these rules for formal debate on a motion or amendment?*** City of Mandurah: Supported ***Q20. Is 5 minutes a suitable maximum speaking time during debate?*** City of Mandurah: Supported. Approval required to speak longer. ***Q21. Is a general principle against speaking twice on the same motion suitable?*** City of Mandurah: Supported Additional comments: • The City does not support a motion being carried without debate if no member is opposed. Council Members may choose not to speak against the motion, however still vote against it. • Enable additional time to speak to bring forward an amendment. • What is the role of presiding member in debate? How does the presiding member determine who moves and seconds. Further guidance is required from the Department on this process.

12. Questions by members The current practices for members asking formal questions at meetings varies throughout the sector. Some local governments have a "questions from council members" period; other local governments allow members to place questions on notice for future meetings. Regulations are proposed to provide that: • council members can ask the CEO questions related to any item on an agenda by providing the question in writing by 12 noon the day before the meeting • council member questions are to be answered during the "questions from council members" agenda item • council members must seek permission from the presiding member to ask the CEO clarifying questions during debate.	***Q22. Should the new standardised provisions include a maximum time limit for the "questions from council members" agenda item?*** **City of Mandurah response**: Yes, however the Presiding Member should have discretion to extend. ***Q23. Is 1 day of notice for a question from a council member sufficient?*** **City of Mandurah response:** Yes. One day is sufficient however for complex matters a response is unlikely to be provided at the meeting. If this is going to be included in Regulations, it should state that these questions can be taken on notice and there is no deadline for a response as some question could take months to research and respond to. ***Q24. Is it appropriate for the presiding member to consider whether to allow a member to ask clarifying questions during debate?*** **City of Mandurah response:** Yes.

13. Procedural motions Various procedural motions are provided for in each local governments' meeting procedures. They help with managing a meeting effectively and democratically. Regulations are proposed to provide for the following procedural motions to be put without debate: • a motion to vary the order of business (e.g. to move a report in the order of business so it is considered earlier) • a motion to adjourn debate to another time • a motion to adjourn the meeting • a motion to put the question (close debate) • a motion to extend a member's speaking time • a motion to extend public question time • a motion to extend the time for a public presentation • a motion to refer a motion to a committee or for the CEO to provide a new or updated report to a future meeting • a motion of dissent in the presiding member's ruling (for example, to overturn the presiding member's direction that a member does not speak further) • a motion to close a meeting to the public in accordance with the Act.	***Q25. Should any of these procedural motions not be included?*** **City of Mandurah response:** Supports. Largely consistent with the City's current standing orders. A motion to put the question (close debate) (remove question). It is unclear what the purpose and effect of this motion would be. ***Q26. Are any additional procedural motions needed?*** **City of Mandurah response:** Amend order of the meeting (procedural motion) to bring forward any items of interest to the members of the public.

14. Adverse reflection In addition to aspects of the model code of conduct, existing meeting procedures seek to prevent inappropriate language and adverse reflections from occurring at meetings. Regulations are proposed to provide that: • a person, including a member, cannot reflect adversely on the character of members, employees or other persons – if they do so they must withdraw their remark • members cannot adversely reflect on the decisions of the council, except in making a motion to revoke or change a decision • failure to withdraw adverse reflection is to be dealt with as disorderly conduct (including as a potential minor breach) • a member who is concerned about a remark that may be an adverse reflection may raise a point of order with the presiding member.	Q27. Are there any circumstances where a person should be able to adversely reflect on another council member, an employee or a decision of the local government? **City of Mandurah response**. No. The Department should consider: • defamation provisions of section 9.56 of the Act do not cover these circumstances exposing local governments to litigation; and • disorderly conduct is not currently a defined term used in the Act or Model Code Regulations.
PART 4: OTHER MATTERS **15. Meeting minutes and confirmation** Existing meeting procedures provide for the method of confirmation of the minutes. It is proposed to amend the Regulations to provide a clear process for correcting minutes by: • allowing a member who identifies errors with unconfirmed minutes to provide a CEO with any proposed corrections by 12 noon the day before a meeting at which the minutes are to be confirmed • requiring any proposed corrections to the minutes to be presented to council for a decision with a recommendation from the CEO • Requiring DLGSC to be notified if a local government fails to adopt or defers confirmation of the minutes of a meeting.	***Q28. Is 1 day sufficient notice for a proposed correction to the minutes?*** **City of Mandurah response:** Not supported**.** Any correction to the unconfirmed minutes (other than administrative errors) should be included within the motion to confirm the minutes at the next meeting.

16. Electronic meetings and attendance In 2020, Regulations were introduced in response to the COVID-19 pandemic to enable councils to hold meetings electronically and for council members to attend using electronic means. This allowed councils to continue making critical decisions during the pandemic. The use of videoconferencing and the adoption of livestreaming has also encouraged public access and participation in local government. On 9 November 2022, the Local Government (Administration) Amendment Regulations 2022 took effect, meaning local governments could conduct council and committee meetings electronically outside of emergency situations and that council and committee members could attend in-person meetings using electronic means, such as videoconferencing. The State Government committed to a public consultation process to gain feedback on the effect of these changes following 12 months of operation.	***Q29. Has the change to enable electronic meetings to occur outside of emergency situations been helpful?*** **City of Mandurah response**: Further guidance is required on public participation when an entire meeting is held electronically and whether local governments have allowed the public to participate in an online meeting (other than through providing questions in advance to be presented by the presiding member). Additional guidance is required on how to effectively manage public participation in electronic meetings. ***Q30. Has the ability for individual members to attend meetings electronically been beneficial?*** **City of Mandurah response**: Yes. The availability of this option has allowed the business of Council to continue when it otherwise might not have been able to. ***Q31. Do you think any changes to electronic meetings or electronic attendance are required?*** **City of Mandurah response:** Further guidance on what circumstances elected members can attend by electronic means. The cap is confusing and creates an administrative burden for local governments. Further guidance is required from the DLGSC on how this is managed and in what circumstances council members can attend by electronic means.

17. Council committees Sections 5.8 to 5.18 of the Act provide for the establishment of committees that may assist with decision-making. Section 7.1A provides for the establishment of an audit committee. The standardised meeting procedures will only apply to those committees established under sections 5.8 and 7.1A. It is proposed that provisions for committees be similar to requirements for council meetings. Committees may need to provide a more flexible meeting environment, in terms of time limitations and procedure, to facilitate the consideration of issues in detail. This is reflected in meeting procedures across the State. Regulations are proposed to provide that: • a committee meeting is to be called when requested by the presiding member of the committee, the mayor or president, or a third of the committee's members • certain meeting procedures such as the order of debate, speaking twice and time limits do not apply to a committee • a committee is answerable to the council and must provide at least 1 report to council on its activities each year.	***Q32. Are any other modifications needed for committee meetings?*** **City of Mandurah response:** The ability currently exists for the presiding member to suspend part of the Standing Orders; this can be done to limit onerous procedural requirements for committee meetings and should be a function should be retained in the new regulations. The City does not support providing an annual report to Council on committee activities. This will create unnecessary administrative burden on local government administration. The minutes of committees are already provided to all Elected Members of Council.
18. Meetings of electors The Act establishes that the mayor or president is to preside at electors' meetings, and any resolutions passed by an electors' meeting are considered at a following council meeting. As electors' meetings are quite different to council meetings, comment is sought about whether parts of the proposed standard should apply for electors' meetings.	***Q33. Should parts of the proposed standard apply at electors' meetings?*** **City of Mandurah response:** No. The procedure to be followed at an elector's meeting should be at the discretion of the presiding member. The City questions whether annual electors meetings are necessary given the other avenues for public participation provided for in the Act.

19. Any other matters Feedback is welcome on any other element of local government meetings for consideration in the further development of the new Regulations.	The proposed regulations appear to be overly prescriptive, onerous and create unnecessary red tape for local governments. The City supports less prescriptive regulation, enabling local governments to determine at a policy level council meeting procedures, particularly for matters relating to public participation. Further consideration is required on the impact of the proposed regulations relating to meeting conduct.

10	**SUBJECT:**	Annual Review Register of Delegated Authority
	DIRECTOR:	Business Services
	MEETING:	Council
	MEETING DATE:	28 May 2024

Summary

In accordance with section 5.46 of the *Local Government Act 1995* (the Act), the City of Mandurah (the City) is required to undertake a review of its delegations at least once every financial year.

In conducting the 2023-2024 Delegated Authority review, Governance Services primarily sought to determine, in consultation with City officers, that each delegation remains current and effective.

The review of the City's current delegations resulted in recommendations that 8 Council to CEO delegations (Council Delegations) be amended and re-adopted indefinitely, that one delegation be revoked, one new delegation be adopted and that the remaining delegations be re-adopted indefinitely with no changes.

It is recommended that Council endorse the 2023-2024 Delegated Authority Review – Council Delegations (**Attachment 10.1**).

Disclosure of Interest

Nil

Previous Relevant Documentation

• G.3/5/23	23 May 2023	Annual Review Register of Delegated Authority
• G.9/5/22	24 May 2022	Annual Review Register of Delegated Authority
• G.6/5/21	25 May 2021	Annual Review Register of Delegated Authority
• G.21/6/20	23 June 2020	Annual Review Register of Delegated Authority

Background

With local governments having responsibility for decision making under a number of pieces of legislation, it is recognised as unreasonable and unrealistic for every legislative power or duty to be exercised by Council, and as such, delegations of authority exist to allow for the conferral of the ability to exercise that power or duty to, in most cases to the CEO, or an employee. In accordance with section 5.42 of the Act, the power given to Council to delegate legislative powers and duties, must be expressly provided for under the relevant legislation.

Delegations are made in relation to express powers and express duties given to the local government under legislation. A delegation does not restrict the delegator from exercising the power or duty once delegated and it also does not remove responsibility for the power. For a delegation to be considered valid, it must be in writing and in the form prescribed by legislation.

The 2022-2023 Delegated Authority Review undertaken by Governance Services consisted of a comprehensive review and covered all delegations by Council to the CEO and, in some limited cases to employees and the Mayor, and all delegations or subdelegations by the CEO to City Officers, the 2022-2023 review focussed heavily on the 8 new delegations adopted in 2021-2022. As a result of the 2022-2023 Delegated Authority Review, 7 delegations were amended and the remaining delegations were re-adopted unchanged.

Comment

The Act gives local governments the ability to delegate to the Chief Executive Officer (CEO) any of its powers and duties under the Act, other than those prescribed under section 5.43. This is done by way of the Council Delegations. A Council decision to delegate authority to the CEO or employees can occur once resolved by Council. Once delegations are given, the City must maintain a register of the powers or duties delegated with a review to be conducted at least once each financial year.

The City currently has 46 Council Delegations in place under a number of acts and regulations which delegate various powers and duties to the CEO (or employees). Following a thorough review of the current delegated authority register a number of amendments are recommended for consideration.

The 2023-2024 Delegated Authority Review process undertaken by Governance Services included:

- Review of the West Australian Local Governments Association (WALGA) Toolkit titled 'Decision Making in Practice';
- Review of the Department of Local Government Operational Guideline titled 'Delegations, Authorisations and Acting Through';
- Review of the enabling legislation and subsidiary legislation forming the legal basis of each delegation;
- Internal consultation with City Officers who exercise the delegated or subdelegated (as the case may be) authority; and
- Review of other local government approaches (for contextual reference only).

For each delegation, Council may consider conditions imposed on the CEO when carrying out the functions of the delegation. In turn, the CEO may include conditions on the sub-delegate, noting that the sub-delegate conditions are not included in this report, however are subject to the same review process for approval by the CEO.

All proposed amendments to the Council Delegations are show at **Attachment 10.1** and remaining unchanged delegations are shown at **Attachment 10.2,** one delegation proposed to be revoked is show at **Attachment 10.3** and one new delegation proposed for adoption is shown at **Attachment 10.4.**

Below is a summary of the recommendations made as a result of the 2023-2024 Review.

Proposed Amended Delegations

The proposed amendments, as the case may be, include amending the express powers or duties delegated, functions of the delegation or conditions imposed by the delegation, to 8 x Council delegations (refer **Attachment 10.1**) are summarised in the table below:

Delegation Title	**Proposed Amendment/s and Reason**
DA-CPM 06 Tenders for Goods and Services – Exempt Procurement	At Condition 1: Inclusion of *Local Government (Functions and General) Regulations* r.11(2)(ia) as a matter which cannot be subdelegated, this function is to be restricted to the CEO. Changes to the *Local Government (Functions and General) Regulations* Gazetted on 23rd May 2023 enable a Local Government to enter into a contract with a new supplier by way of novation of a contract previously entered into with another entity pursuant to Regulation 11(1) – Public Tender. The rationale behind the inclusion of this delegation was to enable Local Governments to have flexibility to enter into a contract with a new entity when an existing business is sold or subject

	to take-over in part or full. This exemption from the requirement to conduct a public tender prior to contract entry is listed amongst other exemptions within Regulation 11(2). Delegation DA-CPM 06 expressly delegates all exemptions to tender requirements to the CEO. The effect of the change in law is to extend operation of decision-making power to the CEO with respect to tender exempt procurement. Due to the significant nature of contracts entered into by way of Regulation 11(1), to which the exemption under Regulation 11(2)(ia) applies, it is considered necessary to prohibit subdelegation.
DA-CNP 02 Disposing of Property	At Functions: included the ability to negotiate the terms and conditions of a sale with the purchaser and enter into a contract of sale with the purchaser on behalf of the local government (section 9.49B). Additional function relating to exemptions in accordance with by regulation 30(2)(a), (d),(e),(f) and (g) of the *Local Government (Functions and General) Regulations 1996* (s. 3.58(5)(d)). At Conditions: • prior to "Reg 30" add "*Local Government (Functions and General) Regulations 1996*"; • Amended the commercial licence term from 3 years to 2 years to align with independent market valuation timeframe; • Included new conditions for disposal of land via public auction, tender of private treaty: - Limiting disposal to matters specified in the Annual Budget, or requiring a specific resolution from Council; - For public auction the CEO to negotiate the sale of property of up to no less than 90% of the set reserve price; - For public tender where this process does not achieve a reasonable price for the disposal of the property, then the CEO is to determine if better value could be achieved through another disposal method and if so, must determine not to accept any tender and use an alternative disposal method; and - For sale by private treaty negotiate the sale of the property up to less than 90% of the valuation and consider any public submissions received and determine if to proceed with the disposal, ensuring that the reasons for such a decision are recorded. The above additions to the Delegation will enable the CEO to dispose of property by way of public auction, tender and private treaty in accordance with Council's strategic direction and enable more efficiency disposal processes.

DA-PAD 02 Development Application (excluding Single Houses)	Add NEW Condition 3: "Any development application where the City receives submissions objecting to the proposal, other than Grouped or Multiple Dwellings, can only be determined by the CEO. Elected Members will be consulted prior to determination and will have the option of requesting the application be the subject of a Council report." Where a submission objecting to the proposal has been received. The City will, following the advertising period and prior to determination, provide Elected Members the opportunity to request the matter to be determine by Council rather than the CEO. For major developments Elected Members will be advised of the application as the public advertising period commences as is the case currently. The intent of this delegation is to facilitate non-residential development applications that are more minor in nature with examples such as commercial vehicle parking and child care facilities. Due to strict assessment timeframes there are minor non-residential development applications that are more appropriately decided under delegation. The change facilitates faster approval times and administrative process while still providing the opportunity for Council to determine applications at Elected Member request. At Condition 1 remove "in relation to relevant matters except for proposals for Grouped or Multiple Dwelling". Renumber existing "Condition 3" as "Condition 4". At Condition 4 add "Manager Strategic Planning & Urban Design" to the Planning Review Group". These are administrative amendments and are required to add clarity to the proposed updated process and ensure efficiency .

The 5 Council Delegations below are proposed for minor administrative amendment only:

Delegation Title	Proposed Amendment/s and Reason
DA-BUI 05 Private Swimming Pool Safety Barriers	At Function 1 replace the word "compliance" with "compliant". Spelling error.
DA-EMS 01 Bush Fires Act 1954 - Variations to Burning Times	At Conditions: replace "Coordinator Ranger Services" with "Coordinator Ranger and Parking Services". Title change.
DA-EMS 03 Bush Fires Act 1954 - Prosecution	At Conditions: replace "Coordinator Ranger Services" with "Coordinator Ranger and Parking Services".

	Remove delegate "Coordinator Ranger Services" and add delegate. "Coordinator Ranger and Parking Services". Title change.
DA-LOC 02 Alfresco Dining Permits	At "Express power or duty delegated" and "Statutory framework" add "2016" following Local Government Property and Public Places Local Law. Grammatical error.
DA-LWE 01 Prosecutions/Recovery of Unpaid Rates, Service Charges, Fees and Charges	At Express Power to Delegate delete: "Building Act 2011: s. 127(6A)". Administrative error. Authorisation under the *Building Act 2011* were revoked by Council in 2022.

Delegations – No Change **(Attachment 10.2)**

There have been no improvements identified to the remaining delegations and Council is requested to consider re-adoption with no change.

- DA-BUI 01 Building and Demolition Permits
- DA-BUI 02 Occupancy Permits and Building Approval Certificates
- DA-BUI 03 Building Orders
- DA-BUI 04 Smoke Alarms - Alternative Solutions
- DA-CMS 03 Cat Act 2011
- DA-CMS 04 Dog Act 1976
- DA-CPM 02 Invite Expressions of Interests and Tenders
- DA-CPM 04 Rejecting and Accepting Expressions of Interests and Tenders; Variation Before Contract
- DA-CPM 05 Varying Contracts and Exercising Contract Extension Options
- DA-EMS 02 Bush Fires Act 1954 – General
- DA-FCM 02 Payments from Municipal Funds or Trust Funds
- DA-FCM 03 Investment of Funds
- DA-FCM 04 Non-Rateable Status for Land
- DA-FCM 06 Defer, Grant Concessions for, or Waive Fees or Write off Debts
- DA-FCM 07 Payment Arrangements for Unpaid Rates and Service Charges and Other Debtors
- DA-GVN 06 Revoking Suspension of Decisions under Objection
- DA-LOC 01 Trading Permits
- DA-LOC 03 City of Mandurah Local Laws - Administration
- DA-LUP 01 Private Works on, over or under Public Places
- DA LUP 02 Public Thoroughfare – Dangerous Excavations
- DA-LUP 03 Obstruction of Footpaths and Thoroughfares;
- DA-LUP 04 Crossing – Construction, Repair and Removal
- DA-LWE 02 Directions in Relation to Development Matters
- DA-LWE 03 Action, notices, proceedings, prosecutions and withdrawals – any other written law
- DA-LWE 06 Disposal of Impounded Goods/Vehicles
- DA-LWE 07 Authorised Officers/Persons
- DA-LWE 09 Graffiti Vandalism
- DA-LWE 10 Disposal of Sick or Injured Impounded Animals
- DA-PAD 03 Structure Plans
- DA-PAD 04 Local Development Plans

- DA-PBH 03 Food Act 2008
- DA-PBH 04 Food Act 2008 – Appointments
- DA-PBH 10 Public Health Act 2016 - Functions of an Enforcement Agency
- DA-PBH 11 Public Health Act 2016 - Reports by Enforcement Agency
- DA-PBH 12 Health (Asbestos) Regulations – Enforcement
- DA-TFT 01 Parking Administration
- DA-TFT 02 Closing of Certain Thoroughfares to Vehicles

Delegations – To be revoked

DA-PAD 01 Development Applications for Single Houses **(Attachment 10.3)**

Delegation to be revoked as at 1 July 2024, it is proposed that this matter will instead be subject of a City Policy.

Amendment to the *Planning and Development (Local Planning Schemes) Regulations 2015,* which comes into effect as of 1 July 2024, states that the development approval functions for single house developments (excluding heritage protected places) must be carried out by the CEO of the local government or employees authorised by the CEO, this function cannot be carried out by Council.

Delegations – New

DA-LWE 11 Authorised Persons to Perform Specified Functions Under the *Local Government Act 1995* **(Attachment 10.4)**

This delegation provides the CEO the power to authorise officers:
1) For the purposes of Part 3, Division 3, Subdivision 2 – Certain provisions about land – to exercise the Local Government's powers under s.3.25 to 3.27 inclusive, issue and administer notices requiring certain things to be one by owner or occupier of land [s.3.24];
2) To enter onto land, premises or thing, without consent of the owner / occupier, unless the owner / occupier objects [s.3.31(2)];
3) To remove and impound any goods that are involved in a contravention that can lead to impounding [s.3.39(1)]; and
4) To commence prosecutions for offences under the *Local Government Act 1995* and any Local Laws made under the *Local Government Act 1995* [s.9.24(1)(c) and (2)(b)].

These matters were previously managed via statutory authorisations however upon recent advice from the Department of Local Government Sport and Cultural Industries best practice requires an initial delegation from Council to the CEO prior to authorisation of employees.

Consultation

Department of Local Government, Sport and Cultural Industries
Western Australian Local Government Association

Statutory Environment

Local Government Act 1995;
- s5.42 Delegation of Powers to CEO;
- s5.44 permitting CEO to delegate to other employees;
- s5.46(1) and (2) CEO to keep a register and delegations to be reviewed by the delegator.

Policy Implications

All delegations make reference to relevant Council policies where applicable.

Financial Implications

Nil

Risk Analysis

The proposed adoptions will improve efficiency without creating undue or unacceptable risk to the City. The proposed changes will also lead to greater legal compliance with the *Local Government Act 1995* and administrative law principles.

Strategic Implications

The following strategy from the City of Mandurah Strategic Community Plan 2020 – 2040 is relevant to this report:

Organisational Excellence:
- Ensure the City has the capacity and capability to deliver quality services and facilities through accountable and transparent business practices, governance, risk and financial management.

Conclusion

The 2023-2024 review of Council's Register of Delegated Authority by Governance Services is complete and Council is requested to support the recommendations.

NOTE:

Refer
- ***Attachment 10.1*** ***Council Delegations – Proposed Amendments***
- ***Attachment 10.2*** ***Council Delegations – Remain unchanged***
- ***Attachment 10.3*** ***1 x Council Delegation PAD 01 – Proposed for Revocation***
- ***Attachment 10.4*** ***1 x Proposed New Council Delegation LWE 11*** **Authorised Persons to Perform Specified Functions Under the *Local Government Act 1995***

RECOMMENDATION

That Council:

1. Adopts the 2023-2024 Annual Review of Delegated Authority as its own review for the purposes of section 5.46 of the *Local Government Act 1995* for the 2023-2024 financial year.

2. Adopts the following delegations indefinitely, with proposed amendments, as per Attachment 10.1:

- **DA-BUI 05 Private Swimming Pool Safety Barriers**
- **DA-CNP 02 Disposing of Property**
- **DA-CPM 06 Tenders for Goods and Services – Exempt Procurement**
- **DA-EMS 01 Bush Fires Act 1954 - Variations to Burning Times**
- **DA-EMS 03 Bush Fires Act 1954 - Prosecution**
- **DA-LOC 02 Alfresco Dining Permits**
- **DA-LWE 01 Prosecutions/Recovery of Unpaid Rates, Service Charges, Fees and Charges**
- **DA-PAD 02 Development Application (excluding Single Houses)**

3. Readopts the remaining delegations indefinitely, with no amendments, as per Attachment 10.2:

- **DA-BUI 01 Building and Demolition Permits**
- **DA-BUI 02 Occupancy Permits and Building Approval Certificates**
- **DA-BUI 03 Building Orders**
- **DA-BUI 04 Smoke Alarms - Alternative Solutions**
- **DA-CMS 03 Cat Act 2011**
- **DA-CMS 04 Dog Act 1976**
- **DA-CPM 02 Invite Expressions of Interests and Tenders;**
- **DA-CPM 04 Rejecting and Accepting Expressions of Interests and Tenders; Variation Before Contract;**
- **DA-CPM 05 Varying Contracts and Exercising of Interests and Tenders; Variation Before Contract**
- **DA-EMS 02 Bush Fires Act 1954 – General**
- **DA-FCM 02 Payments from Municipal Funds or Trust Funds**
- **DA-FCM 03 Investment of Funds**
- **DA-FCM 04 Non-Rateable Status for Land**
- **DA-FCM 06 Defer, Grant Concessions for, or Waive Fees or Write off Debts**
- **DA-FCM 07 Payment Arrangements for Unpaid Rates and Service Charges and Other Debtors**
- **DA-GVN 06 Revoking Suspension of Decisions under Objection**
- **DA-LUP 01 Private Works on, over or under Public Places**
- **DA LUP 02 Public Thoroughfare – Dangerous Excavations**
- **DA-LUP 03 Obstruction of Footpaths and Thoroughfares;**
- **DA-LUP 04 Crossing – Construction, Repair and Removal**
- **DA-LWE 02 Directions in Relation to Development Matters**
- **DA-LWE 03 Action, notices, proceedings, prosecutions and withdrawals – any other written law**
- **DA-LWE 06 Disposal of Impounded Goods/Vehicles**
- **DA-LWE 07 Authorised Officers/Persons**
- **DA-LWE 09 Graffiti Vandalism**
- **DA-LWE 10 Disposal of Sick or Injured Impounded Animals**
- **DA-LOC 01 Trading Permits**
- **DA LOC 03 City of Mandurah Local Laws - Administration**
- **DA-PAD 03 Structure Plans**
- **DA-PAD 04 Local Development Plans**
- **DA-PBH 03 Food Act 2008**
- **DA-PBH 04 Food Act 2008 – Appointments**
- **DA-PBH 10 Public Health Act 2016 - Functions of an Enforcement Agency**
- **DA-PBH 11 Public Health Act 2016 - Reports by Enforcement Agency**
- **DA-PBH 12 Health (Asbestos) Regulations – Enforcement**
- **DA-TFT 01 Parking Administration**
- **DA-TFT 02 Closing of Certain Thoroughfares to Vehicles**

4. Revokes delegation DA PAD 01 Development Applications for Single Houses, as per Attachment 10.3 as at 1 July 2024.

5. Adopts new proposed delegation DA-LWE 11 Authorised Persons to Perform Specified Functions Under the *Local Government Act 1995* indefinitely, as per Attachment 10.4.

ABSOLUTE MAJORITY REQUIRED

ATTACHMENT 10.1

Delegation	**DA-BUI 05 Private Swimming Pool Safety Barriers [DRAFT]**
Category	Building Controls
Delegator	Council
Express power to delegate	*Building Act 2011:* s. 127(1) & (3) Delegation by local government
Express power or duty delegated	*Building Regulations 2012:* r. 51(2), (3), (5) Approvals by permit authority
Function	1. To approve requirements alternative to a fence, wall, gate or other component included in the barrier, if satisfied that the alternative requirements will restrict access by young children to the swimming pool as effectively as if there were ~~compliance~~compliant with Australian Standard (AS) 1926.1. 2. To approve a door for the purpose of compliance with AS 1926.1, where a fence or barrier would cause significant problem of a structural nature or a significant problem of any other nature the cause of which is not in the control of the owner/occupier, or the pool is totally enclosed by a building or in the opinion of the City a fence or barrier between the building and pool would create a significant access problem for a person with a disability. 3. To approve a performance solution to a Building Code pool barrier requirement if satisfied that the performance solution complies with the relevant performance requirement.
Delegates	
Conditions	Nil.
Statutory framework	*Building Act 2011* (Date of effect: 2 April 2012) *Building Regulations 2012* *Building and Construction Industry Training Levy Act 1990* *Building Services (Complaint Resolution and Administration) Act 2011* *Heritage of Western Australia Act 1990*

Delegation of authority

Delegation	**DA CNP 02 Disposing of Property [DRAFT]**
Category	Council Properties
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation by local government s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government Act 1995:* s. 3.58 Disposing of property under this section. s. 3.18(1) Disposing of property, not covered by s. 3.58, in order to perform the necessary functions under the *Local Government Act 1995*.
Function	1. Authority to determine the method of disposal and dispose of property to: a) the highest bidder at public auction s.3.58(2)(a); or b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender s.3.58(2)(b). 2. Authority to dispose of property by private treaty only in accordance with section 3.58(3) and where required prior to the disposal, to consider any submissions received following the giving of public notice s.3.58(3). 3. Negotiate the terms and conditions of a sale with the purchaser and enter into a contract of sale with the purchaser on behalf of the local government (s. 9.49B). 4. Dispose of local government property where the disposition of land is an exempt disposition in the circumstances prescribed by regulation 30(2)(a), (d), (e), (f) and (g) of the *Local Government (Functions and General) Regulations 1996* (s. 3.58(5)(d)).
Delegates	Chief Executive Officer
Conditions	**Disposal of the land (lease and license)** The following conditions relate to the disposition of land by lease or license: Approve and determine the appropriate method to dispose of property in accordance with s3.58 of the*Local Government Act 1995*. 1. Disposal of land is limited to: • Matters specified in the Annual Budget or in any other case, requires a specific resolution of Council; or • Disposal of land is limited to a maximum value of $150,000 (including options); and • Satisfies the conditions below:

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Lease & Licence – Reg *Local Government (Functions and General) Regulations 1996* r.30 Exempt Entities

- The term and options to extend the term does not exceed a total of 5 years;
- Cannot exceed the lease period that the City holds the head lease for, if applicable;
- No breach of the current agreement has occurred; and
- The conditions of the lease or licence is consistent with standard leasing practices of the City.

Licence - Commercial Entities

- The licence term is less than 3 2 years;
- Cannot exceed the licence period that the City holds the head licence for, if applicable;
- Rent aligns with current independent market valuation carried out no more than 2 years from the proposed licence commencement date; and
- The licence conditions are consistent with standard leasing and licencing practices with the City.

Note: This only applies to licences for commercial entities. All leases for commercial entities must be approved by Council.

Assignment of Leases/Licences

- The assignee continues to meet all terms and conditions of the current lease/licence;
- No extension nor variation of the lease/licence is available;
- Relevant checks are conducted confirming the new business has no bankruptcy listed against the directors, or any court action pending; and
- The lease/licence is currently not in breach.

Sublease/ Sublicence (where the City is the sublessor or sublicensor)

- The head lessee/licensee remains fully responsible for terms and conditions of head lease/licence,
- The purpose of the sublease/ sublicence is consistent with purpose or similar purpose of the head lease/licence; and
- Term of sublease/sublicence does not exceed head lease/licence.

Disposal of the land (public auction, tender or private treaty)
Approve and determine the appropriate method to dispose of property in accordance with s3.58 of the *Local Government Act 1995*.

- Disposal of land is limited to matters specified in the Annual Budget or in any other case, requires a specific resolution of Council; and
- Satisfies the conditions below:

When determining the method of disposal:

a. Where a public auction is determined as the method of disposal:
    - Reserve price has been set by independent valuation.

      Where the reserve price is not achieved at auction, negotiation may be undertaken to achieve the sale of no less than 90% of the set reserve price.

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b. Where a public tender is determined as the method of disposal and the tender does not achieve a reasonable price for the disposal of the property, then the CEO is to determine if better value could be achieved through another disposal method and if so, must determine not to accept any tender and use an alternative disposal method.

c. Where a private treaty is determined under section 3.58(3) as the method of disposal, authority to:
    - Negotiate the sale of the property up to no less than 90% of the valuation;
    - Consider any public submissions received and determine if to proceed with the disposal ensuring that the reasons for such a decision are recorded.

Disposition other than land

The following conditions relate to the disposition of property (other than land) may be undertaken:

- Where the market value of the property is determined as being less than $20,000 (F&G r.30(3) excluding disposal); or
- Its market value is less than $20 000; or the entire consideration received by the local government for the disposition is used to purchase other property, and where the total consideration for the other property is not more, or worth more, than $75 000; and
- Council has resolved to dispose of property via Council resolution or in the Adopted Budget; and
- In any case, be undertaken to ensure that the best value return is achieved however, where the property is determined as having a nil market value then, as a minimum, the disposal must ensure environmentally responsible disposal; and
- Must be in accordance with Council and City policies and procedures.

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Delegation	**DA-CPM 06 Tenders for Goods and Services – Exempt Procurement [DRAFT]**
Category	Corporate Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	Part 4 of the *Local Government (Functions and General) Regulations 1996:* r.11(2) When tenders have to be publicly invited (exemptions)
Function	1. Authority to undertake tender exempt procurement r.11(2). 2. Authority to, because of the unique nature of the goods or services or for any other reason it is unlikely that there is more than one supplier, determine to contract directly with a suitable supplier r.11(2)(f)
Delegates	Chief Executive Officer
Conditions	1. The power and duties of the CEO under regulation 11(2)(f), 11(2)(ia) and regulation 11 (2)(ja) cannot be subdelegated. 2. Tender exempt procurement under r.11(2)(f) may only be approved where a record is retained that evidences: i. a detailed specification; ii. the outcomes of market testing of the specification; iii. the reasons why market testing has not met the requirements of the specification; and iv. rationale for why the supply is unique and cannot be sourced through other suppliers. 3. Tender exempt procurement under r.11(2)(ja) may only be approved where a record is retained that evidences: i. a satisfactory performance review being undertaken; and ii. that the procurement is included in Council's annual Budget.
Statutory framework	Local Government Act 1995 s. 3.57 Local Government (Functions and General) Regulations 1996 Division 2
Policy	POL-CPM 02 Procurement POL-CPM 01 Regional Price Preference

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Delegation	**DA-EMS 01 Bush Fires Act 1954 - Variations to Burning Times [DRAFT]**
Category	Emergency Services
Delegator	Council
Express power to delegate	*Bush Fires Act 1954:* s. 17(10) and s. 18(5C) Delegation from local government to Mayor and Chief Bush Fire Control Officer
Express power or duty delegated	*Bush Fires Act 1954:* s. 17(7) and (8) Variation to prohibited burning times s. 18(5) and (5C) Variation to restricted burning times
Function	To carry out the powers and duties of the *Bush Fires Act 1954* with respect to variations of the restricted or prohibited burning times.
Delegates	Chief Bush Fire Control Officer Mayor
Conditions	** When the Mayor and the Chief Bush Fire Control Officer exercise this power and duty it is to be carried out jointly.* Delegates must request that the Executive Manager Development and Compliance and Coordinator Ranger and Parking Services report quarterly on any recommendations relevant to this delegation.
Statutory framework	*Bush Fires Act 1954:* s.48 Delegated power cannot be subdelegated s. 17 and s. 18 How variation made
Policy	Nil

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Delegation	**DA-EMS 03 Bush Fires Act 1954 - Prosecution [DRAFT]**
Category	Emergency Services
Delegator	Council
Express power to delegate	*Bush Fires Act 1954:* s 59(3) Prosecution of offences
Express power or duty delegated	*Bush Fires Act 1954:* s 59 Prosecution of offences s 59A(2), (3) and (5) Alternative Procedure – infringement notices
Function	Undertake the performance of any of the functions under s59 and certain functions under s59A of the Bush Fires Act 1954 including but not limited to: • Institute proceedings under the Act. • Issue infringement notices under the Act. • Withdraw infringement notices under the Act.
Delegates	Chief Executive Officer Coordinator Ranger and Parking Services Director Business Services Executive Manager Development and Compliance Ranger Senior Ranger
Conditions	Director Business Services, Executive Manager Development and Compliance and Coordinator Ranger and Parking Services are authorised for the purposes of s59 and s59A(5) only. Senior Ranger and Ranger are authorised for the purposes of s59(3) and s59A(2) only with the written approval of the Chief Executive Officer.
Statutory framework	*Bush Fires Act 1954* *Bush Fires Regulations 1954*

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Delegation	**DA-LOC 02 Alfresco Dining Permits [DRAFT]**
Category	Local Laws
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local Government Property and Public Places Local Law 2016:* All powers and duties of the local government under Part 11 and Part 12 in relation to Alfresco Dining Permits.
Function	To approve or refuse alfresco dining permits.
Delegates	Chief Executive Officer
Conditions	In accordance with the relevant provisions of the City's local laws and any associated policy or guidelines that support the assessment of alfresco permits.
Statutory framework	*Local Government Act 1995* *Local Government Property and Public Places Local Law 2016*

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Delegation	**DA-LWE 01 Prosecutions/Recovery of Unpaid Rates, Service Charges, Fees and Charges [DRAFT]**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO ~~*Building Act 2011:*~~ ~~s. 127(6A)~~
Express power or duty delegated	*Local Government Act 1995:* s. 6.56 and 6.64 Rates and Service Charges Unpaid
Function	Serve a notice, or undertake legal proceedings or prosecutions for any breach, offence or claim for which it is the duty of the local government to enforce in relation to: • unpaid rates or service charges, or other fees and charges under the *Local Government Act 1995* and associated Regulations Lodge or remove a caveat in relation to land for which rates and service charges are unpaid. Delegates will use best endeavours to resolve specific issues through mediation and other means. Legal proceedings will only be initiated where necessary to resolve each specific matter dependant on the nature of the breach, offence or claim.
Delegates	Chief Executive Officer
Conditions	1. If in the opinion of the CEO or a subdelegated officer, the situation warrants it, the initiation of the prosecution will be referred to Council for approval. 2. For legal proceedings relating to recovery of rates or services charges unpaid, the conditions are in accordance with the Council Policy.
Statutory framework	*Local Government Act 1995*
Policy	POL-FCM 08 Collection of Overdue Debts

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Delegation	**DA-PAD 02 Development Application (excluding Single Houses) [DRAFT]**
Category	Planning and Development
Delegator	Council
Express power to delegate	*Local Planning Scheme No 12* Clause 82 of the 'Deemed Provisions' (Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*)
Express power or duty delegated	All powers and duties of the local government under the *Local Planning Scheme No 12*, necessary to fulfil the Functions as set out below.
Function	To undertake the functions, including consultation, and to determine development applications as required for applications for development approval.
Delegates	Chief Executive Officer
Conditions	This delegation is subject to the following conditions: 1. ~~where~~Where an application is required to be advertised, due to the proposed development seeking to vary the development standards required under Local Planning Scheme No 12, a structure plan, a precinct structure plan, local development plan or local planning policy, and no submission(s) have been received objecting the proposal in relation to relevant matters ~~except for proposals for Grouped or Multiple Dwelling~~. 2. ~~where~~Where consultation has been undertaken for Grouped or Multiple Dwelling, any person who has made a submission objecting to the application being notified in writing of the City's intention to approve the application and be provided with a further 7 days in which to provide further comment. 3. ~~all~~Any development application where the City receives submissions objecting to the proposal, other than Grouped or Multiple Dwellings, can only be determined by the CEO. Elected Members will be consulted prior to determination and will have the option of requesting the application be the subject of a Council report. 4. All applications that require discretionary provisions of a Local Planning Scheme No 12, a structure plan, precinct structure plan, local development plan or local planning policy to be applied are to be reviewed by a Planning Review Group consisting of at least 2 of the following: • Director Business Services; • Executive Manager Development and Compliance; • Coordinator Statutory Planning and Lands; • Senior Planner • Manager Strategic Planning and Urban Design.
Statutory framework	*Planning and Development (Local Planning Schemes) Regulations 2015* *Local Planning Scheme No 12*

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Delegation	**DA-BUI 01 Building and Demolition Permits**
Category	Building Controls
Delegator	Council
Express power to delegate	*Building Act 2011:* s. 127(1) & (3) Delegation by local government
Express power or duty delegated	*Building Act 2011:* s. 17 Uncertified applications to be considered by building surveyor s. 18 Further information s. 20 Grant of building permit s. 21 Grant of demolition permit s. 22 Further grounds for not granting an application s. 23 Time for deciding application for building or demolition permit s. 24 Notice of decision not to grant building or demolition permit s. 27 Conditions imposed by permit authority s. 88 Finishes of walls close to boundaries *Building Regulations 2012:* r. 23 Application to extend time during which a permit has effect (s.32(3)) r. 24 Extension of time during which permit has effect (s.32(3)) r. 26 Approval of new responsible person (s.35(c))
Function	To effectively deal with applications for Building and Demolition Permits as provided by: 1. Part 2, Divisions 1-4 and Part 6 Division 4 of the *Building Act 2011*; and 2. Part 3 of the *Building Regulations 2012*.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Building Act 2011* (Date of effect: 2 April 2012) *Building Regulations 2012* *Building and Construction Industry Training Levy Act 1990* *Building Services (Complaint Resolution and Administration) Act 2011* *Heritage of Western Australia Act 1990*
Date adopted	27 September 2011
Adoption references	Minute G.35/9/11, 27 September 2011 (Date of effect : 2 April 2012 - Proclamation of Building Act 2011)

Delegation	**DA-BUI 02 Occupancy Permits and Building Approval Certificates**
Category	Building Controls
Delegator	Council
Express power to delegate	*Building Act 2011:* s. 127(1) & (3) Delegation by local government
Express power or duty delegated	*Building Act 2011:* s. 55 Further Information s. 58 Grant of occupancy permit, building approval certificate s. 59 Time for granting occupancy permit or building approval certificate s. 60 Notice of decision not to grant occupancy permit or grant building approval certificate s. 62 Conditions imposed by permit authority s. 65 Extension of period of duration *Building Regulations 2012:* r. 40 Extension of period of duration of time limited occupancy permit or building approval certificate (s.65)
Function	To effectively deal with applications for Occupancy Certificate Permit and Building Approval Certificate as required under Part 4, Division 3 of the Building Act 2011 and Regulation 40 of the Building Regulations 2012.
Delegates	Chief Executive Officer
Conditions	Nil
Statutory framework	*Building Act 2011* (Date of effect: 2 April 2012*)* *Building Regulations 2012* *Building and Construction Industry Training Levy Act 1990* *Building Services (Complaint Resolution and Administration) Act 2011* *Heritage of Western Australia Act 1990*
Policy	Nil
Date adopted	27 September 2011
Adoption references	Minute G.35/9/11, 27 September 2011 (Date of effect : 2 April 2012 - Proclamation of Building Act 2011)

Delegation	**DA-BUI 03 Building Orders**
Category	Building Controls
Delegator	Council
Express power to delegate	*Building Act 2011:* s. 127(1) & (3) Delegation by local government
Express power or duty delegated	*Building Act 2011:* s. 88 Finishes of walls close to boundaries s. 110 Building Orders s. 111 Notice of proposed building order other than building order (emergency) s. 114 Service of building order s. 117 Revocation of building order s. 118 Permit authority may give effect to building order if non-compliance
Function	1. Effectively deal with building orders pursuant to Part 8, Division 5 of the *Building Act 2011* in relation to: • Building work • Demolition work • An existing building or incidental structure • Dangerous and neglected buildings 2. Specify the way an outward facing side of a close wall must be finished pursuant to section 88 of the *Building Act 2011*.
Delegates	Chief Executive Officer
Conditions	Council to be notified of Building Orders when it is considered appropriate.
Statutory framework	*Building Act 2011* (Date of effect: 2 April 2012) *Building Regulations 2012* *Building and Construction Industry Training Levy Act 1990* *Building Services (Complaint Resolution and Administration) Act 2011* *Heritage of Western Australia Act 1990*
Policy	Nil
Date adopted	27 September 2011
Adoption references	Minute G.35/9/11, 27 September 2011 (Date of effect : 2 April 2012 - Proclamation of Building Act 2011)

Delegation	**DA-BUI 04 Smoke Alarms - Alternative Solutions**
Category	Building Controls
Delegator	Council
Express power to delegate	*Building Act 2011:* s. 127(1) & (3) Delegation by local government
Express power or duty delegated	*Building Regulations 2012:* r. 55 Terms used (alternative building solution approval) r. 61 Local government approval of battery powered smoke alarms
Function	1. To approve alternative building solutions which meet the performance requirements of the Building Code relating to fire detection and early warning. 2. To approve or refuse to approve a battery powered smoke alarm and to determine the form of an application for such approval.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Building Act 2011* (Date of effect: 2 April 2012) *Building Regulations 2012* *Building and Construction Industry Training Levy Act 1990* *Building Services (Complaint Resolution and Administration) Act 2011* *Heritage of Western Australia Act 1990*
Policy	N/A
Date adopted	22 May 2018
Adoption references	Minute G.18/5/18, 22 May 2018

Delegation	**DA-CMS 03 Cat Act 2011**
Category	Community Services
Delegator	Council
Express power to delegate	*Cat Act 2011:* s. 44 Delegation by local government
Express power or duty delegated	*Cat Act 2011:* s. 9 Registration s. 10 Cancellation of registration s. 11 Registration numbers, certificates and tags s. 13 Notice to be given of certain decisions under Part 2, Division 1, Subdivision 2 s. 26 Cat control notice may be given to cat owner s. 37 Approval to breed cats s. 38 Cancellation of approval to breed cats s. 40 Notice to be given of certain decisions made under Part 3, Division 4, Subdivision 2 s. 64 Extension of time s. 65 Withdrawal of notice *Cat Regulations 2012:* Schedule 3, cl. 1(4) Reduce or Waive Fees *Cat (Uniform Local Provisions) Regulations 2013:* r. 8 Application to keep additional number of cats r. 9 Grant or Refuse application to keep additional number of cats
Function	To carry out the powers or discharge of any of the duties of Council pursuant to the *Cat Act 2011*, *Cat Regulations 2012* and the *Cat (Uniform Local Provisions) Regulations 2013* including but not limited to: 1. Grant, refuse to grant, or renew, or refuse to renew the registration of a cat. 2. Cancel the registration of a cat. 3. Allot a registration number to a cat, provide cat registration certificate and registration tag. 4. Providing notice of decisions relating to the refusal to grant or renew the registration of a cat, or cancel the registration of a cat. 5. Granting approval to breed cats. 6. Cancelling the approval to breed cats. 7. Providing notice of decisions relating to the refusal to approve, renew the approval or cancel the approval of a person to breed cats. 8. Extending the period a modified penalty is to be paid. 9. Withdrawing an infringement notice. 10. Reducing or waiving the registration fees in respect or any individual cat or any class of cat within the district. 11. Granting or refusing an application to keep additional number of cats.
Delegates	Chief Executive Officer
Conditions	1. Functions under s 64 or s 65 of the Act cannot be sub-delegated.

Statutory framework	*Cat Act 2011* *Cat Regulations 2012* *Cat (Uniform Local Provisions) Regulations 2013* *Cat Act 2011:* s.79 – This delegation does not permit any of the delegates to perform the function of making local laws. s.80 – This delegation does not permit any of the delegates to perform the function of seeking the Governor's approval to make a local law under the Cat Act 2011 that applies outside its district.
Date adopted	24 September 2013
Adoption references	Minute G.30/9/13

Delegation	**DA-CMS 04 Dog Act 1976**
Category	Community Services
Delegator	Council
Express power to delegate	*Dog Act 1976:* s. 10AA Delegation of local government powers and duties
Express power or duty delegated	*Dog Act 1976:* s. 10A Payments to veterinary surgeon – cost of sterilisation s. 11(1) Staff and services – dog management facility s. 15(4A) and (4B) Registration periods and fees s. 16(3) Registration procedure s. 17(4) and (6) Refusal or cancellation of registration s. 17A Notice if no application for registration made s. 19 Refund of fee on cancellation s. 26 Keeping of dogs – Limitation as to numbers s. 27 Licensing of approved kennel establishments s. 29(11) Seized dogs -Power of disposal and sale s. 33E Individual dog may be declared to be dangerous dog (declared) s. 33F Owner to be notified of making a declaration - consider objections s. 33G(4) Seizure and destruction s. 33H Local government may revoke declaration to destroy s. 33M Local government expenses to be recoverable

Function	To carry out the powers or discharge of any of the duties of the *Dog Act 1976* including but not limited to: a.) Making payments to registered veterinary surgeons towards the cost of sterilisation of a dog owned by an eligible person where the eligible person is the registered owner of the dog and is suffering financial hardship. b.) Establishing and maintaining a dog management facility. c.) Directing registration officers to refuse or cancel the registration of a dog for one or any of the following reasons; • The owner has been convicted, or has paid a modified penalty, within the previous 3 years in respect of 2 or more offences against the *Dog Act 1976*, the *Cat Act 2011* or the *Animal Welfare Act 2002*; or • The dog in question has been shown to the satisfaction of the local government to be destructive, unduly mischievous, or to be suffering from a contagious or infectious disease; or • The local government is not satisfied that the dog is, or will be, effectively confined in or at premises where the dog is, or will be, ordinarily kept; or • The dog is required to be micro-chipped but is not micro-chipped; or • The dog is a dangerous dog. d.) Giving notice that a dog cannot be registered e.) Discounting or waiving the registration fees for any individual dog or any class of dogs within the district under prescribed conditions. This option does not apply to dangerous dogs. f.) Refunding proportionate registration fees of a dog that has had its registration cancelled. g.) Making application to a Justice of the Peace for an order to seize a dog that has had its registration refused or cancelled. h.) Determining an application to keep more than the prescribed 2 dogs over 3 months of age. i.) Grant, refuse to grant or cancel a licence to operate an approved kennel establishment. j.) Dispose of or sell dogs which are liable to be destroyed. k.) Consider objections. l.) Recover expenses. m.) Declaring a dog dangerous as a result of its aggressive behaviour. n.) Receiving a request from an owner to review a seizure and destruction notice of a dangerous dog. o.) Revoking a declaration of a dangerous dog or proposal to destroy a dangerous dog.
Delegates	Chief Executive Officer
Conditions	1. The Chief Executive Officer (CEO) has authority to sub delegate all the powers and duties in this delegation to any person who the CEO determines is suitably capable of exercising the relevant powers and duties. 2. Proceeds from the sale of dogs sold under s. 29(11) are to be paid into the City of Mandurah Municipal Fund. 3. Under s. 11(1) the establishment of a dog management facility is limited to the CEO and must not delegated.
Statutory framework	*Dog Act 1976:* s. 10AA – The Council must give express authority to sub delegate any power under the Act s. 31 – This delegation does not permit the delegate to designate dog prohibited areas, dog exercise area, dog on leash area s. 49 – This delegation does not permit the delegate to perform the function of making local laws
Date adopted	28 October 2014

Adoption references	Minute G.31/10/14

Delegation	**DA-CPM 02 Invite Expressions of Interests and Tenders**
Category	Corporate Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government Act 1995:* • s.3.57 Tenders for providing goods and services *Local Government (Functions and General) Regulations 1996:* Expressions of interest: r.21 Limiting who can tender, procedure for Tenders: r.11(1) When tenders have to be publicly invited r.13 Requirements when local government invites tenders though not required to do so r.14 Publicly inviting tenders, requirements for excluding 14(5)
Function	Authority to: 1. Determine when to seek Expressions of Interest and to invite Expressions of Interest for the supply of goods or services r.21 2. Call tenders r.11(1). 3. Invite tenders although not required to do so r.13. 4. Determine in writing, before tenders are called, the criteria for acceptance of tenders r.14(2a).
Delegates	Chief Executive Officer
Conditions	Tenders may only be called where there is an adopted budget for the proposed goods or services, with the exception being in the financial year prior to the adoption of a new Annual Budget where: I. the proposed goods or services are required to fulfil a routine contract related to the day to day operations of the City; or II. a current supply contract expiry is imminent; and III. the value of the proposed new contract has been included in the Long-Term Financial Plan; and IV. the tender specification includes a provision that the tender will only be awarded subject to the budget adoption by the Council.
Statutory framework	*Local Government Act 1995* s. 3.57 *Local Government (Functions and General) Regulations 1996* Division 2

Policy	POL-CPM 02 Procurement POL-CPM 01 Regional Price Preference
Date adopted	29 January 2008
Adoption references	Minute G.33/1/08,

Delegation	**DA-CPM 04 Rejecting and Accepting Expressions of Interests and Tenders; Variation Before Contract**
Category	Corporate Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	Part 4 of the *Local Government (Functions and General) Regulations 1996:* • Regulation 18 Rejecting and accepting tenders • Regulation 23 Rejecting and accepting expressions of interest to be an acceptable tenderer • Regulation 20(1), (2), (3) Variation of requirements before entry into contract
Function	1. To determine whether or not to reject tenders that do not comply with requirements as specified in the invitation to tender r.18(2). 2. To evaluate tenders, by written evaluation, and decide which is the most advantageous r.18(4). 3. To decline to accept any tender r.18(5). 4. To accept another tender where within 6-months of either accepting a tender, a contract has not been entered into OR the successful tenderer agrees to terminate the contract r.18(6) & (7). 5. To consider Expressions of Interest which have not been rejected and determine those capable of satisfactorily supplying the goods and services for listing as acceptable tenders r.23. 6. To determine whether variations in goods and services required are minor variations, and to negotiate with the successful tenderer to make minor variations before entering into a contract r.20(1) and (3).
Delegates	Chief Executive Officer
Conditions	1. The following functions are delegated to the CEO only and must not be sub delegated: • To evaluate tenders, by written evaluation, and decide which is the most advantageous. • To decline to accept any tender. • To accept another tender where within 6-months of either accepting a tender, a contract has not been entered into OR the successful tenderer agrees to terminate the contract. • To consider Expressions of Interest which have not been rejected and determine those capable of satisfactorily supplying the goods and services for listing as acceptable tenders. 2. CEO is delegated to accept or decline to accept any tenders where the consideration is, or is expected to be, $3,000,000 (GST exclusive) or less
Statutory framework	*Local Government Act 1995* s. 3.57 *Local Government (Functions and General) Regulations 1996* Division 2

Policy	POL-CPM 02 Procurement POL-CPM 01 Regional Price Preference
Date adopted	29 January 2008
Adoption references	Minute G.33/1/08

Delegation	**DA-CPM 05 Varying Contracts and Exercising Contract Extension Options**
Category	Corporate Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	Part 4 of the Local Government (Functions and General) Regulations 1996: r.11(2)(j) Exercising contract extension options r.21A Varying a contract for the supply of goods or services
Function	1. Authority to exercise a contract extension option that was included in the original tender specification and contract in accordance with r.11(2)(j). 2. Authority to vary a tendered contract, after it has been entered into in accordance with r. 21A
Delegates	Chief Executive Officer
Conditions	The following condition relates to r.21A: • where a price increase is requested for a schedule of rates contract, price increases in excess of contract provisions must in be accordance with the Annual Budget and must only be approved by the CEO.
Statutory framework	*Local Government Act 1995* s. 3.57 *Local Government (Functions and General) Regulations 1996* Division 2
Policy	POL-CPM 02 Procurement POL-CPM 01 Regional Price Preference
Date adopted	24 May 2022
Adoption references	Minute G.9/5/22

Delegation	**DA-EMS 02 Bush Fires Act 1954 - General**
Category	Emergency Services
Delegator	Council
Express power to delegate	*Bush Fires Act 1954:* s. 48 Delegation by local government to CEO
Express power or duty delegated	All powers and duties of the local government under the *Bush Fires Act 1954* and the *Bush Fires Regulations 1954*, except as set out in the conditions of this delegation.
Function	Undertake the performance of any of the functions under the Bush Fires Act 1954, including but not limited to: 1. Insuring certain persons for injury caused while engaged in normal brigade activities. 2. Appointing bush fire control officers. 3. Issuing directions to a bush fire control officer to burn bush on, or at the margins of, streets, roads, and ways, under the care, control and management of the City of Mandurah. 4. Placing further restrictions on the burning of garden refuse.
Delegates	Chief Executive Officer
Conditions	This delegation excludes any powers or duties under the *Bush Fires Act 1954* that require a resolution by Council including the power to make local laws under section 62. This delegation must be exercised in accordance with any relevant Council Policy, that may be in force from time to time.
Statutory framework	*Bush Fires Act 1954* *Bush Fires Regulations 1954* *Bush Fires (Infringement) Regulations 1978*
Policy	POL-EMS 01 Bush Fire Prevention and Control Policy
Date adopted	29 January 2008
Adoption references	Minute G.33/1/08

Delegation	**DA-FCM 02 Payments from Municipal Funds or Trust Funds**
Category	Financial Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to the CEO
Express power or duty delegated	*Local Government Act 1995:* s.6.10(d) Financial management regulations *Local Government (Financial Management) Regulations 1996:* r.12(1)(a) Payments from municipal fund or trust fund
Function	To make payments from the Municipal Fund or the Trust Funds in accordance with Regulation 12 of the Local Government (Financial Management) Regulations 1996.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	Regulation 12 of the *Local Government (Financial Management) Regulations 1996* *Sections 5.42, 5.44 and 6.10(d) of the Local Government Act 1995*
Policy	Nil
Date adopted	21 August 2001
Adoption references	Minute: G.46/8/01

Delegation	**DA-FCM 03 Investment of Funds**
Category	Financial Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation by local government
Express power or duty delegated	*Local Government Act 1995:* s. 6.14 Power to invest
Function	Invest funds in accordance with Section 6.14 of the *Local Government Act 1995* and the policies and guidelines established from time to time by Council.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Local Government Act 1995:* s. 6.14
Policy	POL-FCM 02 - Finance Investment
Date adopted	19 September 2006
Adoption references	Minute G.40/9/06

Delegation	**DA-FCM 04 Non-Rateable Status for Land**
Category	Financial Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local Government Act 1995:* s. 6.76(4) and (5) Grounds of objections
Function	To consider an objection to a rate record and either allow or disallow it, wholly or in part, providing the decision and reasons for the decision in a notice promptly served upon the person to whom made the objection. To extend the time for a person to make an objection to a rate record.
Delegates	Chief Executive Officer
Conditions	Where the delegation is exercised in respect of a new application for land used in accordance with section 6.26(2)(g), non- rateable status may only be granted where the annual value of general rates does not exceed $20,000. Where the delegation is exercised in respect of a renewal of non-rateable status, there are no conditions or financial limits imposed on the delegate.
Statutory framework	*Local Government Act 1995:* s. 6.26 Rateable Land s. 6.76 Grounds of objections
Policy	Nil
Date adopted	15 January 2013
Adoption references	Minute G.15/1/13

Delegation	**DA-FCM 06 Defer, Grant Concessions for, or Waive Fees or Write off Debts**
Category	Financial Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local Government Act 1995:* s. 6.12 Power to defer, grant concessions, waive or write off debts
Function	Defer, waive or grant concessions in relation to fees, or write off debts in relation to the following matters: • Abandoned Vehicles • Food Premises • Impounded Animals • Impounded/Seized Trolleys and Signs • Hire Fees for Community Halls, Pavilions, Public Open Space, Sports Flood Lighting and other hire fees including serviced recreation facilities and libraries. • Planning, Health and Building Service and Application Fees • General Debts
Delegates	Chief Executive Officer
Conditions	This delegation is subject to section 6.12(2) of the *Local Government Act 1995*, which specifies that a local government cannot grant a waiver or concession for a rate or service charge. The suspension of interest of rates may only be waived for a maximum term of 12 months and in accordance with Council and CEO policies, and procedures. A waiver, write off, deferment or concession given under this delegation may only be granted to a maximum value of $100,000 per occurrence, except where the decision is due to an administrative error having been made by the City of Mandurah.
Statutory framework	*Local Government Act 1995:* s. 6.12 *Local Government (Financial Management) Regulations 1996:* 19AA cannot waive or grant concession in relation to amounts owed under the *Local Government (Administration) Regulations 1996*, r. 34AE.
Policy	POL-FCM 08 Collection of Overdue Debts
Date adopted	25 June 2019
Adoption references	Minute G.18/6/19,

Delegation	**DA-FCM 07 Payment Arrangements for Unpaid Rates and Service Charges and Other Debtors**
Category	Financial Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local Government Act 1995:* s6.49. Agreement as to payment of rates and service charges
Function	Accept an alternative payment of a rate or service charge or other debtor due and payable by a person, in accordance with an agreement made with the person.
Delegates	Chief Executive Officer
Conditions	The conditions are in accordance with the relevant and current Council Policies and work procedures.
Statutory framework	*Local Government Act 1995*
Policy	POL-FCM 08 Collection of Overdue Debts
Date adopted	25 February 2020
Adoption references	G.14/2/20

Delegation	**DA-GVN 06 Revoking Suspension of Decisions under Objection**
Category	Governance
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local Government Act 1995:* s 9.9(1)(b) Decision not to suspend the effect of a decision the subject of an objection under Part 9 of the Act
Function	To decide that the effect of a decision the subject of an objection should not be suspended.
Delegates	Chief Executive Officer
Conditions	The CEO can only exercise this power if they consider that: (a) there are urgent reasons why the effect of the decision should not be suspended; or (b) suspension of the effect of the decision is reasonably likely to endanger the safety of any person, cause damage to property, or to create a serious public nuisance.
Statutory framework	*Local Government Act 1995*, Part 9 Objections
Date adopted	25 May 2021
Adoption references	Council Minute G.6/5/21 - 25 May 2021

Delegation	**DA-LOC 01 Trading Permits**
Category	Local Laws
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to the CEO
Express power or duty delegated	*Local Government Property and Public Places Local Law 2016:* All powers and duties under Part 12 – Permits, in relation to Trading Permits
Function	1. To determine a Trading Permit application; or 2. Cancel, suspend or vary an approved Permit;
Delegates	Chief Executive Officer
Conditions	In accordance with the relevant Council Local Law and associated policy or guidelines.
Statutory framework	*Local Government Property and Public Places Local Law 2016*
Policy	Trading Permit Guidelines
Date adopted	12 December 2001
Adoption references	Minute G.23/12/01,

Delegation	**DA-LOC 03 City of Mandurah Local Laws – Administration**
Category	Local Laws
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to the CEO
Express power or duty delegated	*Local Government Act 1995* Section 3.18 – Performing executive functions under: *City of Mandurah Environment and Nuisance Local Law 2010* *City of Mandurah Cat Local Law 2019* *City of Mandurah Dog Local Law 2010* *City of Mandurah Health Local Law 1996* *City of Mandurah Local Government Property and Public Places Local Law 2016* *City of Mandurah Bush Fire Brigades Local Law 2010* *City of Mandurah Cemeteries Local Law 2010* *City of Mandurah Fencing Local Law 2015* *Jetties Waterways and Marina Local Law 2010* *Parking and Parking Facilities Local Law 2015* *Waste Management Local Law 2010* *City of Mandurah Blasting, Quarry and Excavations Consolidated Local Low* *City of Mandurah Enforcement of Local Laws Consolidated Local Law* *City of Mandurah Objections and Appeals and Miscellaneous Consolidated Local Law* *City of Mandurah Buildings Consolidated Local Law*
Function	Authority to: Administer and enforce the City's Local Laws and to do all other things that are necessary or convenient to be done for, or in connection with, performing the functions of the local government under the City's Local Laws and the authority to subdelegate this function.
Delegates	Chief Executive Officer
Conditions	The delegation may only be exercised in accordance with the relevant Council Local Law and associated policy or guidelines in force at the time
Statutory framework	*Local Government Act 1995:* Section 3.18(1)
Date adopted	24 May 2022
Adoption references	Council Minute G.9/5/22

Delegation	**DA-LUP 01 Private Works on, over or under Public Places**
Category	Land Use and Planning
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government (Uniform Local Provisions) Regulations 1996:* Regulation 17 (3) and (5) Private works on, over, or under public places – Sch.9.1 cl.
Function	1. Grant permission or refuse permission to construct a specified thing on, over, or under a specified public thoroughfare or public place that is local government property r.17(3). 2. Impose conditions on permission including those prescribed in r.17(5) and (6)
Delegates	Chief Executive Officer
Conditions	1. Actions under this Delegation must comply with procedural requirements detailed in the Local Government (Uniform Local Provisions) Regulations 1996. 2. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from or entered into a legal agreement with, each owner of adjoining or adjacent property which may be impacted by the proposed private works. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good the public place at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity. v. Where appropriate, a dilapidation survey may be requested.
Statutory framework	*Local Government (Uniform Local Provisions) Regulations 1996* – prescribe applicable statutory procedures
Date adopted	24 May 2022
Adoption references	Council Minute G.9/5/22

Delegation	**DA-LUP 02 Public Thoroughfare – Dangerous Excavations**
Category	Land Use and Planning
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government (Uniform Local Provisions) Regulations 1996:* r.11(1), (4), (6) & (8) Dangerous excavation in or near public thoroughfare – Sch.9.1 cl.6
Function	1. Determine if an excavation in or on land adjoining a public thoroughfare is dangerous and take action to fill it in or fence it or request the owner / occupier in writing to fill in or securely fence the excavation r.11(1). 2. Determine to give permission or refuse to give permission to make or make and leave an excavation in a public thoroughfare or land adjoining a public thoroughfare r.11(4). 3. Impose conditions on granting permission r.11(6). 4. Renew a permission granted or vary at any time, any condition imposed on a permission granted r.11(8).
Delegates	Chief Executive Officer
Conditions	1. Actions under this Delegation must comply with procedural requirements detailed in the Local Government (Uniform Local Provisions) Regulations 1996. 2. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from or entered into a legal agreement with, each owner of adjoining or adjacent property which may be impacted by the proposed works. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good the public assets at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.
Statutory framework	Determination of Bond Value and Conditions - refer to CEO Delegation 1.3.3 – Determine and Manage Conditions on Permission for Dangerous Excavations on or on land adjoining Public Thoroughfares *Local Government (Uniform Local Provisions) Regulations 1996* – prescribe applicable statutory procedures Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the *Local Government Act 1995*
Date adopted	24 May 2022
Adoption references	Council Minute G.9/5/22

Delegation	**DA-LUP 03 Obstruction of Footpaths and Thoroughfares**
Category	Land Use and Planning
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government (Uniform Local Provisions) Regulations 1996:* r.5(2) Interfering with, or taking from, local government land r.6 Obstruction of public thoroughfare by things placed and left - Sch. 9.1 cl. 3(1)(a) r.7A Obstruction of public thoroughfare by fallen things – Sch.9.1 cl.3(1)(b) r.7 Encroaching on public thoroughfare – Sch.9.1. cl.3(2)
Function	1. Authority to determine, by written notice served on a person who is carrying out plastering, painting or decorating operations (the work) over or near a footpath on land that is local government property, to require the person to cover the footpath during the period specified in the notice so as to: a. prevent damage to the footpath; or b. prevent inconvenience to the public or danger from falling materials r.5(2). 2. Authority to provide permission including imposing appropriate conditions or to refuse to provide permission, for a person to place on a specified part of a public thoroughfare one or more specified things that may obstruct the public thoroughfare r.6(2) and (4). 3. Authority to renew permission to obstruct a thoroughfare and to vary any condition imposed on the permission effective at the time written notice is given to the person to whom permission is granted [ULP r.6(6)]. 4. Authority to require an owner or occupier of land to remove any thing that has fallen from the land or from anything on the land, which is obstructing a public thoroughfare r.7A. 5. Authority to require an owner occupier of land to remove any part of a structure, tree or plant that is encroaching, without lawful authority on a public thoroughfare r.7.
Delegates	Chief Executive Officer
Conditions	1. Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996.* 2. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from each owner of adjoining or adjacent property which may be impacted by the proposed obstruction. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good public assets damaged by the obstruction at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.

Statutory framework	*Local Government (Uniform Local Provisions) Regulations 1996* Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the *Local Government Act 1995* *Local Government Property and Public Places Local Law 2016*
Date adopted	24 May 2022
Adoption references	Council Minute G.9/5/22

Delegation	**DA-LUP 04 Crossing – Construction, Repair and Removal**
Category	Land Use and Planning
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government (Uniform Local Provisions) Regulations 1996:* r.12(1) Crossing from public thoroughfare to private land or private thoroughfare – Sch.9.1 cl.7 (2) r.13(1) Requirement to construct or repair crossing – Sch.9.1 cl.7(3)
Function	1. Authority to approve or refuse to approve, applications for the construction of a crossing giving access from a public thoroughfare to land or private thoroughfare serving land - r12(1). 2. Authority to determine the specifications for construction of crossings to the satisfaction of the Local Government - r12(1)(a). 3. Authority to give notice to an owner or occupier of land requiring the person to construct or repair a crossing - r.13(1). 4. Authority to initiate works to construct a crossing where the person fails to comply with a notice requiring them to construct or repair the crossing and recover 50% of the cost of doing so as a debt due from the person - r.13(2).
Delegates	Chief Executive Officer
Conditions	Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*
Statutory framework	*Local Government Act 1995* *Local Government (Uniform Local Provisions) Regulations 1996* *Local Government Property and Public Places Local Law 2016*
Date adopted	24 May 2022
Adoption references	Council Minute G.9/5/22

Delegation	**DA-LWE 02 Directions in Relation to Development Matters**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Planning and Development Act 2005:* s. 214 (2), (3) and (5) Illegal development, responsible authority's powers
Function	To issue a direction to a person contravening section 214 of the *Planning and Development Act 2005*.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Planning and Development Act 2005*
Date adopted	5 January 2010
Adoption references	Council Approval - 5 January 2010

Delegation	**DA-LWE 03 Action, notices, proceedings, prosecutions and withdrawals – any other written law**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	Local Government Act 1995: s.5.42 Delegation of some powers and duties to CEO As determined by the Act under which the function to be performed.
Express power or duty delegated	The exercise of any powers, the enforcement of any statutory provisions or the protection of any legal interests under any other written law which includes any Council Local Law but does not include the Local Government Act 1995 or its subsidiary legislation.
Function	The taking of any action, serving or withdrawal of a notice or otherwise, commencement of legal proceedings or prosecutions on behalf of the City of Mandurah.
Delegates	Chief Executive Officer
Conditions	The Act under which the function is to be performed has express power to delegate the function. Any conditions or requirements of performing the function are as determined by the Act under which the function is to be performed.
Statutory framework	Local Government Act 1995 City of Mandurah Local Laws
Policy	City of Mandurah Prosecution Guidelines
Date adopted	23 August 2022
Adoption references	G.7/8/22 New delegation adopted by Council

Delegation	**DA-LWE 06 Disposal of Impounded Goods/Vehicles**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local Government Act 1995*: s. 3.46 Goods may be held until costs paid s. 3.47 Confiscated or uncollected goods, disposal of s. 3.40A (4) Abandoned vehicle wreck may be taken 3.48 Impounding expenses, recovery of
Function	1. Authority to sell or otherwise dispose of impounded goods that have not been collected within the period specified in section 3.47(2b) of the date a notice is given under sections 3.42(1)(b) or 3.44. 2. Authority declare an impounded vehicle an abandoned vehicle wreck in accordance with the provision of section 3.40A. 3. Authority to sell or otherwise dispose of any vehicle that has not been collected within two (2) months of a notice having been given under section 3.40(3) or 7 days of a declaration being made that a vehicle is an abandoned wreck. 4. Authority to refuse to allow impounded goods to be collected until the costs of removing, impounding and keeping them have been paid to the local government. 5. Authority to recover expenses incurred from removing, impounding, and disposing of confiscated or uncollected goods in accordance with section 3.48.
Delegates	Chief Executive Officer
Conditions	Money received under 3.47(5) must be credited to the City of Mandurah Municipal Fund.
Statutory framework	*Local Government Act 1995* *Local Government (Functions and General) Regulations 1996:* r. 29A
Date adopted	20 June 2002
Adoption references	Origin - SD 5.2 - 20 June 2002

Delegation	**DA-LWE 07 Authorised Officers / Persons**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO *Building Act 2011:* s. 127(1) Delegation by local government
Express power or duty delegated	*Local Government (Miscellaneous Provisions) Act 1960:* s. 449 Appoint Pound Keeper and Ranger *Building Act 2011:* s. 96(3) Designate authorised person *Building Regulations 2012:* r. 70 (1) and (2) Appoint authorised officer and approved officer
Function	Appointing persons/officers or classes of persons/officers as authorised for the purpose of fulfilling prescribed functions under the *Local Government (Miscellaneous Provisions) Act 1960, Building Act 2011* and *Building Regulations 2012*.
Delegates	Chief Executive Officer
Conditions	The power to appoint authorised persons, under all legislation referred to in this delegation, cannot be sub delegated.
Statutory framework	*Building Regulations 2012:* r. 70. Only certain people may be appointed as authorised officer or approved officer – see regulation.
Date adopted	15 July 2008
Adoption references	Council Minute G.30/7/08

Delegation	**DA-LWE 09 Graffiti Vandalism**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Graffiti Vandalism Act 2016:* s. 16 Delegation by local government s. 17 Delegation by CEO of local government
Express power or duty delegated	*Graffiti Vandalism Act 2016:* s. 18 Notice requiring removal of graffiti s. 19 Additional powers when notice is given s. 24 (1)(b) Decision that notice should not be suspended s. 25 local government graffiti powers on land not local government property s. 28 Notice of entry
Function	To carry out the powers or discharge of any of the duties of the Graffiti Vandalism Act 2016 including but not limited to: 1. Issuing notices requiring removal of graffiti. 2. Recover costs for removal of graffiti. 3. Removal of graffiti on land not local government property. 4. Issuing notices of an intended entry onto private land as requested by Council.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Graffiti Vandalism Act 2016*
Policy	POL-CNP 02 Graffiti Vandalism
Date adopted	14 February 2017
Adoption references	Council Minute G.12/2/17

Delegation	**DA-LWE 10 Disposal of Sick or Injured Impounded Animals**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO s. 5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government Act 1995:* s. 3.47A Sick or injured animals, disposal of s 3.48 Impounding expenses, recovery of
Function	1. Authority to determine when an impounded animal is ill or injured, that treating is not practicable, and to humanely destroy the animal and dispose of the carcass (s3.47A(1)) 2. Authority to recover expenses incurred from removing, impounding, and disposing of confiscated or uncollected goods in accordance with section 3.48.
Delegates	Chief Executive Officer
Conditions	Delegation may only be used where the Delegate's reasonable efforts to identify and contact an owner have failed.
Statutory framework	*Local Government Act 1995*
Date adopted	24 May 2022
Adoption references	Council Minute G.9/5/22

Delegation	**DA-PAD 03 Structure Plans**
Category	Planning and Development
Delegator	Council
Express power to delegate	*Local Planning Scheme No 12* Clause 82 of the 'Deemed Provisions' (Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*)
Express power or duty delegated	All the powers and duties of the local government under Part 4 (Structure Plans) of the Deemed Provisions.
Function	1. To prepare a Structure Plan; 2. Where an application is made for a Structure Plan determine that the information provided is in accordance with clause 17 of the Deemed Provisions and is satisfactory for the purposes of advertising; 3. Determine that an amendment to a Structure Plan is of a minor nature and does not require advertising in accordance with clause 29 of the Deemed Provisions; 4. Provide the Local Government Report to the Western Australian Planning Commission for amendments to an approved Structure Plan for: (a) administrative or clarification purposes; or (b) where additional details are required by the approved Structure Plan; or (c) where the amendments do not alter the overall intent and design of the approved Structure Plan; or (d) where amendments are advertised and no relevant submissions are received during the advertising process, unless otherwise 'called in' by two or more Elected Members; in accordance with clause 20 of the Deemed Provisions.
Delegates	Chief Executive Officer
Conditions	Elected Members must be provided with an update.
Statutory framework	*Planning and Development (Local Planning Schemes) Regulations 2015:* Schedule 2 (Deemed Provisions for Local Planning Schemes) - Part 4 and Part 5
Date adopted	12 December 2001
Adoption references	Council Minute G.23/12/01

Delegation	**DA-PAD 04 Local Development Plans**
Category	Planning and Development
Delegator	Council
Express power to delegate	*Operative Local Planning Scheme* Clause 82 of the' Deemed Provisions' (Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*)
Express power or duty delegated	All powers and duties of the local government under Part 6 of the Deemed Provisions (Local Development Plans).
Function	1. To prepare Local Development Plans, where appropriate. 2. Where an application is made, determine that the information provided is satisfactory for the purposes of advertising in accordance with clause 49 of the Deemed Provisions; 3. Where an application is made, determine that a Local Development Plan does not require advertising in accordance with clause 50(3) of the Deemed Provisions; 4. Where an application is made, 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; 5. To extend the period of approval for a Local Development Plan in accordance with clause 57 (3) of the Deemed Provisions; 6. Determine that an amendment is of a minor nature and does not require advertising in accordance with clauses 59(4) of the Deemed Provisions. 7. To extend the period of approval of the Local Development Plan in accordance with clause 59(5) of the Deemed Provisions.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Planning and Development)Local Planning Schemes) Regulations 2015:* Schedule 2 (Deemed Provisions for Local Planning Schemes) Part 6
Date adopted	27 June 2017
Adoption references	Council Minute G.51/6/17

Delegation	**DA-PBH 03 Food Act 2008**
Category	Public Health
Delegator	Council
Express power to delegate	*Food Act 2008:* s. 118 Functions of enforcement agencies and delegations
Express power or duty delegated	*Food Act 2008:* s. 65 Prohibition Orders s. 66 Certificate of clearance to be given in certain circumstances s. 67 Request for re-inspection s. 110 Registration of food businesses s. 112 Variation of conditions or cancellation of registration of food business
Function	1. Issue prohibition orders. 2. Clear and remove a prohibition order. 3. Provide written notification not to issue a certificate of clearance. 4. Grant, apply conditions, refuse, vary or cancel registration of a food business.
Delegates	Coordinator Health Services Executive Manager Development and Compliance
Conditions	Nil.
Statutory framework	*Food Act 2008*
Date adopted	15 December 2009
Adoption references	Council Minute G.45/12/09

Delegation	**DA-PBH 04 Food Act 2008 - Appointments**
Category	Public Health
Delegator	Council
Express power to delegate	*Food Act 2008:* s. 118 Functions of enforcement agencies and delegation
Express power or duty delegated	*Food Act 2008:* s. 122 Appointment of authorised officers s. 126(2), (6) and (7) Infringement notices
Function	1. Appoint authorised officers. 2. Appoint designated officers to issue infringement notices. 3. Appoint designated officers to extend payment period for infringement notices or withdraw infringement notices.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Food Act 2008*
Date adopted	15 December 2009
Adoption references	Council Minute G.45/12/09,

Delegation	**DA-PBH 10 Public Health Act 2016 - Functions of an Enforcement Agency**
Category	Public Health
Delegator	Council
Express power to delegate	*Public Health Act 2016:* s. 21 Enforcement agency may delegate
Express power or duty delegated	*Public Health Act 2016:* s. 24 Designation of Authorised Officers s. 280 Commencing proceedings
Function	To exercise the powers or duties conferred or imposed on a local government, as an enforcement agency, under the *Public Health Act 2016*, relating to: 1. Designating Authorised Officers; 2. Commencing legal proceedings
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Public Health Act 2016* s. 21 Limits delegations to either CEO or an authorised officer Division 4 – Authorised Officers
Date adopted	20 December 2016
Adoption references	Minute G.26/12/16 (Date of effect: 24 January 2017 – Implementation of Stage 3)

Delegation	**DA-PBH 11 Public Health Act 2016 - Reports by Enforcement Agency**
Category	Public Health
Delegator	Council
Express power to delegate	*Public Health Act 2016:* s. 21 Enforcement agency may delegate
Express power or duty delegated	*Public Health Act 2016:* s. 22 Reports by and about enforcement agencies
Function	To exercise the powers or duties conferred or imposed on a local government, as an enforcement agency, under the *Public Health Act 2016*, relating to: 1. Preparing and providing to the Chief Health Officer, the local government's report on the performance of its functions, or a report detailing any proceedings for an offence under the Act.
Delegates	Coordinator Health Services Executive Manager Development and Compliance
Conditions	Nil.
Statutory framework	*Public Health Act 2016:* s. 21 Limits delegations to either CEO or an authorised officer
Date adopted	23 June 2020
Adoption references	Council Minute G.21/6/20

Delegation	**DA-PBH-12 Health (Asbestos) Regulations - Enforcement**
Category	Public Health
Delegator	Council
Express power to delegate	*Health (Asbestos) Regulations 1992:* r 15D(7)
Express power or duty delegated	*Health (Asbestos) Regulations 1992:* r 15D(5)
Function	Appoint authorised officers and approved officers.
Delegates	Chief Executive Officer
Conditions	The power to appoint authorised officers and approved officers cannot be sub-delegated.
Statutory framework	*Health (Asbestos) Regulations 1992*
Date adopted	25 May 2021
Adoption references	Council Minute G.6/5/21 - 25 May 2021

Delegation	**DA-TFT 01 Parking Administration**
Category	Traffic and Transport
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 local government may delegate some powers and duties to the CEO
Express power or duty delegated	*City of Mandurah Parking and Parking Facilities Local Law 2015:* cl. 3.1 Determination of parking bays and parking stations cl. 4.3 Event parking
Function	1. To constitute, determine or vary parking bays, parking stations and parking areas, including the introduction of parking restrictions, including but not limited to: • No Parking; • No Stopping; • Loading Zones; • Accessible parking; • Authorised only parking; • Revoke a parking permit. 2. To authorise temporary variations to parking to facilitate events or other required use of a carparking area.
Delegates	Chief Executive Officer
Conditions	▪ This delegation does not include: o the introduction or varying of metered zones; and o the introduction of permanent timed parking restrictions in excess of 10 bays. ▪ Delegates must maintain an appropriate register to record all parking restrictions implemented as well as the standard delegated authority reporting which will be made available to Elected Members
Statutory framework	*Local Government Act 1995* *City of Mandurah Parking and Parking Facilities Local Law 2015*
Date adopted	17 February 2004
Adoption references	Council Minute G.39/2/04,

Delegation	**DA-TFT 02 Closing of Certain Thoroughfares to Vehicles**
Category	Traffic and Transport
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 local government may delegate some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government Act 1995:* s. 3.50 Closing certain thoroughfares to vehicles s. 3.50A Partial closure of thoroughfare for repairs or maintenance s. 3.51 Affected owners to be notified of certain proposals
Function	1. To close any thoroughfare that the City manages for the passage of vehicles, wholly or partially, for a period **not exceeding** four (4) weeks; 2. To close any thoroughfare that the City manages for the passage of vehicles, wholly or partially, for a period **exceeding** four (4) weeks. 3. To revoke an order to close a thoroughfare; 4. To partially and temporarily close a thoroughfare without public notice for repairs or maintenance, where it is unlikely to have a significant adverse effect on users of the thoroughfare; 5. To notify affected owners and give public notice that allows reasonable time for submissions to be made and consider any submissions made before determining to fix or alter the level or alignment of a thoroughfare or draining water from a thoroughfare to private land.
Delegates	Chief Executive Officer
Conditions	In respect of Function 1) above: Where practicable to do so, any proposal to close a thoroughfare should be advertised in advance of the closure. Where a thoroughfare is closed without advance public notice, local public notice of the closure is to occur as soon as practicable. In respect of Function 2) above: Prior to a decision being made to close a thoroughfare, local public notice of the intentions and reasons for the closure should be undertaken. In addition, consideration of any submissions received should take place.
Statutory framework	*Local Government Act 1995* s. 3.50 – 3.51 set out the procedure and legislative requirements which must be followed when closing thoroughfares.
Date adopted	25 May 2010
Adoption references	Council Minute G.28/5/10

Delegation	**DA-PAD 01 Development Applications for Single Houses**
Category	Planning and Development
Delegator	Council
Express power to delegate	Local Planning Scheme No 12 Clause 82 of the 'Deemed Provisions' (Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*)
Express power or duty delegated	All powers and duties of the local government under Part 7, 8 and 9 of the Deemed Provisions and State Planning Policy 7.3 (Residential Design Codes Volume 1) ('R-Codes') in respect to Single Houses (*) **Note: includes the erection or extension to a single house, including all the matters outlined in items 6 and 7 in the Table found in Schedule 2 clause 61(1) of the Deemed Provisions and items 6A and 7A in Schedule A and clause 61(1) of Local Planning Scheme No 12 which includes an ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool.*
Function	To undertake the functions including consultation and determination of development applications as required for applications for development approval for single houses, which includes the assessment of proposals against the 'design principles' of the Residential Design Codes as described in the relevant provisions of the R-Codes.
Delegates	Chief Executive Officer
Conditions	1. In making an exercise of judgement under the relevant provisions of the R-Codes, the assessment is to be reviewed by the R-Code Review Group, consisting of no less than 2 of the following officers the: • Director Business Services; • Executive Manager Development and Compliance; • Coordinator Statutory Planning and Lands or a Senior Planner; and • Coordinator Building and Compliance or a Senior Building Surveyor. 2. Where consultation has been undertaken under the relevant provisions of the R-Codes, any person who has made a submission objecting to the application being notified in writing of the City's intention to approve the application and be provided with a further 7 days in which to provide further comment.
Statutory framework	*Local Planning Scheme No 12*
Date adopted	12 December 2001
Adoption references	Council Minute G.23/12/01

TO BE REVOKED

Delegation	**DA-LWE 11 Authorised Persons to Perform Specified Functions Under the Local Government Act 1995 [DRAFT]**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local Government Act 1995*: s.3.24 Authorising persons under this Subdivision s.3.31(2) General Procedure for entering property s.3.39(1) Power to remove and impound s.9.24(1)(c) and (2)(b) Prosecutions, commencing
Function	Authority to authorise persons for the purposes of Part 3, Division 3, Subdivision 2 – Certain provisions about land - to exercise the Local Government's powers under s.3.25 to 3.27 inclusive, to issue and administer notices requiring certain things to be one by owner or occupier of land [s.3.24] Authority to authorise persons to enter onto land, premises or thing, without consent of the owner / occupier, unless the owner / occupier objects [s.3.31(2)] Authority to authorise an employee to remove and impound any goods that are involved in a contravention that can lead to impounding [s.3.39(1)]. Authority to authorise persons to commence prosecutions for offences under the *Local Government Act 1995* and any Local Laws made under the *Local Government Act 1995* [s.9.24(1)(c) and (2)(b)].
Delegates	Chief Executive Officer
Conditions	Authorisations are to be provided in writing by issuing a Certificate of Authorisation.

DRAFT

11	**SUBJECT:**	Tender T03-2024 – Minor Building Works
	DIRECTOR:	Built and Natural Environment
	MEETING:	Council Meeting
	MEETING DATE:	28 May 2024

Summary

The City of Mandurah (the City) sought a suitably qualified and experienced Contractor to perform minor building works. The scope of work is limited to minor new building works, maintenance and refurbishments not exceeding $500,000.00 ex GST.

Disclosure of Interest

The **Confidential Attachment 11.1** sets out the management of conflicts of interest.

Background

The previous contract for Minor Building Maintenance was awarded to Hoskins Investments Pty Ltd ATF M R Hoskins Family Trust T/A A E Hoskins Building Services for a period of two years commencing on 8 March 2022 and expiring 7 March 2024. The scope of work delivered under the previous contract included some work of a capital nature, and it was considered appropriate to revise the specific requirements of contract and advertise the new contract under the title 'Minor Building Works'.

The scope of works include minor new building works, maintenance and refurbishments that do not exceed $500,000 exclusive of GST. The works primarily relate to minor new building construction and renovation, roof replacement, recladding of existing structures, the renewal of boardwalks and beach stairs, construction and repair of shade shelters and gazebos, and other similar requirements.

Comment

The Request for Tender (RFT) for T03-2024 was advertised in 13 March 2024 edition of the West Australian and the Coastal Times newspapers, on the Tenderlink tender portal and the Public Notice section of the City of Mandurah website.

The RFT sought tenders for Minor Building Works for a period of two years with one option to extend for an additional two years for a total possible term of four years.

The RFT closed at 2:00pm on 4 April 2024. Three submissions were received. No submissions were received after the closing deadline. Compliant submissions were received from the following respondents:

Entity Name	Suburb	ABN Number	ACN Number
Hoskins Investments Pty Ltd ATF M R Hoskins Family Trust T/A A E Hoskins Building Services (**A E Hoskins**)	Bunbury WA 6230	14 941 679 801	078 593 950
DNW Solutions Pty Ltd T/A Kineticon Group (**Kineticon Group**)	Malaga WA 6090	62 623 787 173	623 787 173
Oban Group Pty Ltd (**Oban Group**)	Applecross WA 6153	11 602 100 210	602 100 210

The weighted qualitative criteria which is contained in the Confidential Attachment 11.1 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 price submitted was entered into the Evaluation Matrix as shown in Confidential Attachment 11.1 where a final analysis considering competitiveness and combined qualitative and price ranking was conducted in order to determine whether the submission represented best overall value for money for the City.

Recommended Tenderer

Hoskins Investments Pty Ltd ATF M R Hoskins Family Trust T/A A E Hoskins Building Services is recommended as the successful Respondent.

A E Hoskins submitted a compliant response that was demonstrated outstanding capability, capacity and experience relevant to, or understanding of, the requirements. A E Hoskins provided the best value for money of all the offers evaluated.

Project Scope

The scope of works for this contract is for minor new building works, maintenance and refurbishments that do not exceed $500,000 ex GST. The works to be carried out consist of the following general activities:

Minor new works
- Minor new building construction
- Extension construction
- Roof replacement work
- Recladding works
- Beach stair construction, maintenance and replacement
- Ceiling repairs and replacements
- Boardwalk and footbridge constructions, maintenance and replacement
- Gazebo and shade construction, maintenance and replacement.

Refurbishments and maintenance
- Internal office reconfiguration
- Toilet upgrade for Universal Accessible Access
- Window and door replacement
- Scheduled maintenance
- Reactive maintenance

Major electrical, plumbing, and air conditioning/HVAC services are not included in this contract.

Statutory Environment

Part 4 of the *Local Government (Functions and 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 subregulation (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 Implications

Policy POL-CPM 02 – Procurement
Policy POL-COM 01 – Regional Price Preference
City of Mandurah Instrument of Delegations

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

Financial Implications
The budgets for the works under this contract are project specific and draw from many different available budgets.

Risk Analysis

The overall risk of appointing the preferred tenderer is considered low, A E Hoskins demonstrates capacity to deliver the services.

Further commentary on Contract Management risk and controls are contained in Confidential Attachment 11.1

Strategic Implications

The following strategies from the City of Mandurah Strategic Community Plan 2020 – 2040 are relevant to this report:

Social:
- Promote a positive identity and image of Mandurah based on its unique lifestyle offering.
- Facilitate opportunities that promote community led initiatives by building resilience, local capacity and the contributions of young people.
- Promote and encourage community connection to create social interaction and a strong sense of belonging.
- Provide a range of social, recreational and cultural experiences for our residents and visitors to enjoy and take pride in.
- Provide diverse and sustainable places and spaces that enable people to lead an active lifestyle.

Health:
- Provide and facilitate quality community infrastructure that is accessible, and conducive to a healthy, active community.
- Facilitate community health and wellbeing outcomes that target whole of life health from infants to seniors.
- Promote the importance of healthy choices, an active lifestyle and the role the natural environment plays in achieving health outcomes.

Organisational Excellence:
- Ensure the City has the capacity and capability to deliver quality services and facilities through accountable and transparent business practices.

Conclusion

The City recently invited tenders for Minor Building Works. As a result of the evaluation of tendered submissions, Council is now requested to accept or decline to accept the tender.

NOTE:

- Refer ***Confidential Attachment 11.1 Evaluation Report Tender T03-2024***

RECOMMENDATION

That Council:

1. **Accepts Hoskins Investments Pty Ltd ATF M R Hoskins Family Trust T/A A E Hoskins Building Services as the preferred tenderer for Tender T03-2024 for Minor Building Works for a period of two years with one option to extend at the Principal's discretion for an additional two years to a total possible term of four years for the estimated total spend of $9,837,857.04 exclusive of GST offered as the most advantageous.**

2. **Approves the Chief Executive Officer to undertake contract negotiations prior to contract entry.**