CITY OF MANDURAH

Minutes of Council Meeting

held on

Tuesday 26 November 2024, 5.30PM

in the Council Chamber, 83 Mandurah Terrace Mandurah

confirmed

PRESENT:

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

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

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

The Mayor declared the meeting open at 5.30pm and announced that the Council Meeting is being recorded in accordance with the City's Recording of Council Meetings Policy. By being present at this meeting, members of the public consent to the City recording and subsequently publishing their voice on the City's website. The Mayor noted that members of the public are not subject to video recording and only their voice will be captured.

2. ACKNOWLEDGEMENT OF COUNTRY

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

3. APOLOGIES

Leave of Absence

Councillor Zilani

4. DISCLAIMER

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

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

5. ANSWERS TO QUESTIONS TAKEN ON NOTICE

Officers provided responses to questions from Jo Tomlinson taken on notice at the Council meeting held on Tuesday 22 October 2024.

Confirmed

Question 1

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

City of Mandurah Response

The Director Built and Natural Environment confirmed that with respect to the use of chemical herbicides, the City complies with the requirements of the Australian Pesticides and Veterinary Medicines Authority (APVMA). The APVMA is the Australian Government regulator of agricultural and veterinary chemical products and regulates agricultural and veterinary chemicals to manage the risks of pests and diseases for the Australian community and to protect Australia's trade and the health and safety of people, animals, and the environment.

The City's licenced contractor recently applied the chemical herbicide known as Spearhead Selective Herbicide, in a diluted form, at Bardoc Reserve in Greenfields. Spearhead Selective Herbicide is commonly used for the control of certain broadleaf weeds in turf and has been approved for use by the APVMA. The contractor holds a pesticide technician licence issued by the Department of Health WA and confirmed that the chemical herbicide was applied in accordance with the safety directions on the registered label approved by the APVMA and the product was carefully used to avoid contamination of the nearby water body. City officers will continue to monitor the performance of the relevant contractor, in relation to the proper application of chemical herbicides, as part of its normal contract management processes.

Question 2

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

City of Mandurah Response

The Director Built and Natural Environment responded that to be effective, the contractor applied the chemical herbicide during a period of active growth of the turf and weeds. The application of the product in accordance with the registered label protects the health and safety of wildlife and the environment during and after application.

Question 3

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

City of Mandurah Response

The Director Built and Natural Environment responded that the strict application of the chemical herbicide is in accordance with the registered label approved by the APVMA protects the health and safety of people, animals, and the environment. Full details on the chemical herbicide and its appropriate application are available through the APVMA.

confirmed

6. PUBLIC QUESTION TIME

6.1 DANIELA BUTERS: HERITAGE TOURISM

Question 1

Given that the City of Mandurah has been asked to remove Canopus from where the heritage vessel has been stored for the past eleven years, will the City of Mandurah come up with a concrete plan to permanently house Canopus at the Mandurah Museum site?

City of Mandurah Response

The question was taken on notice.

Question 2

In the recently endorsed Master Plan for the City Centre a Heritage Precinct was proposed incorporating the three heritage listed buildings owned by the City of Mandurah: the Schoolroom, the Agricultural Hall, and the Police Station. Two of these buildings already make up the Mandurah Museum. Is it not entirely logical that Mandurah's most important, and largest heritage object Canopus be housed on this site either in a new quality shed suitable for public display constructed behind the Museum, or under a roofed structure built between the Museum and the Agricultural Hall?

City of Mandurah Response

The question was taken on notice.

Question 3

In addition to Canopus the Mandurah Museum volunteers have collected and conserved a number of distinctive Peel/Harvey Estuary fishing vessels and associated fishing gear. These items provide an opportunity for an authentic heritage narrative. Where and when will the City of Mandurah display these vessels and tell residents and visitors the real story of the "fishing village at the heart of the city"?

City of Mandurah Response

The question was taken on notice.

Question 4

Would not the obvious solution be to display these items in a refurbished Agricultural Hall, also acknowledging this building's history as a schoolroom and Mandurah's first library? This would require the relocation of the present occupants, the Rangers, to a more appropriate site; something the City of Mandurah has long anticipated.

City of Mandurah Response

The question was taken on notice.

confirmed

Question 5

When will the City of Mandurah resolve the issue of licensing the Museum Boat? When it was licensed and operated regularly by museum volunteers it always attracted public attention, again telling the authentic story of the fishing village at the heart of the City of Mandurah.

City of Mandurah Response

The question was taken on notice.

Question 6

After it was fully restored the Friends of Mandurah Museum had no trouble licensing the boat under the ownership of City of Mandurah with the Dept of Transport. And it was twice renewed under this designation. Why has the boat remained unlicensed since the Friends of Mandurah Museum asked the City of Mandurah to take on financial responsibility for their own boat?

City of Mandurah Response

The question was taken on notice.

Question 7

When will the City of Mandurah become proactive in listing and maintaining its own heritage?

City of Mandurah Response

The question was taken on notice.

Question 8

Why does the City of Mandurah consider that their response "we are waiting for State Heritage Listing" is appropriate when you are Western Australia's second largest city, and claiming to be WA's top tourism destination?

City of Mandurah Response

The question was taken on notice.

Question 9

During construction of the new foreshore sea wall under Mayor Marina Vergone a number of heritage plaques were removed and placed into storage. Will these plaques, which helped residents and visitors learn of Mandurah's heritage, be replaced? If not does the City of Mandurah have a plan for a comprehensive new system of heritage identification once the current works on the foreshore are complete?

City of Mandurah Response

The question was taken on notice.

confirmed

Question 10

In response to previous questions the City of Mandurah has declared that certain artworks and heritage items have been lost, destroyed or damaged beyond repair; in particular the Three Vessels of Hope by artist Claire Bailey and the Wishing Well constructed by the Progress Association in 1955 as a tourist attraction.

Is the City of Mandurah willing to relinquish what remains of these items to the Mandurah Environment and Heritage Group for reconstruction on private property? The arch of the Wishing Well has been sighted in the Secure Compound up at the Transfer Station.

City of Mandurah Response

The question was taken on notice.

6.2 CHRIS WHALLEY: STREET LIGHTS AUDIT

Question 1

Could Mandurah Council order a full audit of the street lights not working within the Mandurah jurisdiction?

City of Mandurah Response

The CEO responded that the street lights in Mandurah can either be owned by Western Power, the City of Mandurah or Main Roads. The City does not have an allocation or a project to undertake a street light audit, however, the City does rely on people making a customer request identifying any street lights that aren't working and then will respond accordingly.

If you know the locations of the street lights, could you please raise a CRM with the City, to ensure they are back to working order.

6.3 PAUL AND CINDY ARLOTT: DAWESVILLE LITTER

Question 1

What actions are the City taking to combat litter from illegal dumping and construction workers in Dawesville?

City of Mandurah Response

The question was taken on notice.

Question 2

Can the City provide examples of fines imposed on developers in Dawesville and are these funds being used for local improvements?

City of Mandurah Response

The question was taken on notice.

confirmed

Question 3

How does the City plan to enforce the regulation requiring all refuse bins have secure lids to prevent litter dispersal during storms?

City of Mandurah Response

The question was taken on notice.

Question 4

Will the City increase the number of public refuse bins and approved waste pick up in the area to reduce litter?

City of Mandurah Response

The question was taken on notice.

Question 5

Will the City consider additional rubbish tip passes for volunteers who assist with local rubbish clean-up efforts?

City of Mandurah Response

The question was taken on notice.

Question 6

Are there plans for improvements to access the Tims Thickett refuse site?

City of Mandurah Response

The question was taken on notice.

Question 7

How are construction zones being monitored and is CCTV being utilized?

City of Mandurah Response

The question was taken on notice.

Question 8

How will the City measure success of current litter control strategies and what metrics will be used?

confirmed

City of Mandurah Response

The question was taken on notice.

Question 9

What measures does the City take in fining developers who neglect land, leading to illicit activity, illegal dumping and graffiti?

City of Mandurah Response

The question was taken on notice.

Question 10

How does the City enforce maintenance obligations on property owners/developers for unmanaged land, such as on Oceanic Drive, Melros?

City of Mandurah Response

The question was taken on notice.

Question 11

Please can the City provide clarification on the proper process for the disposal of mattresses, would the City consider a dedicated mattress pick up service?

City of Mandurah Response

The question was taken on notice.

confirmed

7. PUBLIC STATEMENT TIME

7.1 CITY OF MANDURAH JUNIOR COUNCIL: PROGRAM UPDATE AND PROJECT AGAINST RACISM

City of Mandurah Junior Councillors Jimmy Wong And Shelby Rahe represented the City of Mandurah Junior Council and gave the Council Meeting an update on the 2024 Junior Council program, their experience and their work on the project against racism.

8. LEAVE OF ABSENCE REQUESTS

G.1/11/24 LEAVE OF ABSENCE: COUNCILLOR J SMITH FROM 23 DECEMER 2024 UNTIL 20 JANUARY 2025 INCLUSIVE

MOTION
Moved: Councillor D Schumacher
Seconded: Councillor C Knight

That leave of absence be granted to Councillor J Smith from Monday 23 December 2024 until Monday 20 January 2025 inclusive.

CARRIED: 11/0

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

AGAINST: Nil

9. PETITIONS

Nil

10. PRESENTATIONS

Nil

11. DEPUTATIONS

Nil

Councillor P Rogers joined the meeting at 5.44pm

confirmed

12. CONFIRMATION OF MINUTES

G.2/11/24 CONFIRMATION OF COUNCIL MINUTES: TUESDAY 22 OCTOBER 2024

MOTION
Moved: Councillor P Rogers
Seconded: Councillor D Wilkins

That the Minutes of Council Meeting held on Tuesday 22 October 2024 be confirmed.

CARRIED: 12/0

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

AGAINST: Nil

G.3/11/24 CONFIRMATION OF SPECIAL COUNCIL MINUTES: MONDAY 11 NOVEMBER 2024

MOTION
Moved: Councillor D Schumacher
Seconded: Councillor B Pond

That the Minutes of Council Meeting held on Monday 11 November 2024 be confirmed.

CARRIED: 12/0

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

AGAINST: Nil

confirmed

13. ANNOUNCEMENTS BY THE PRESIDING MEMBER

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

13.1 Councillor C Knight – Zonta Founders Day

13.2 Councillor A Kearns – Naidoc Week Opening

13.3 Councillor J Smith - Strengthening Mandurah and WA's Aged Care Workforce: A Collaborative Approach

13.4 Councillor R Burns – The Mandurah Cut Run

13.5 Councillor B Pond – Alcoa Peel Business Awards

13.6 Councillor C Knight – 2024 Junior Council Graduation

13.7 Mayor R Williams – November Local Legend – Jan McGlinn

13.8 Mayor R Williams – Acknowledgement of Patty Doust's retirement from the City of Mandurah after nearly 52 years of service

14. DECLARATION OF INTERESTS

14.1 Councillor R Burns declared an impartiality interest in Minute Item G. 7/11/24 - Financial Report October 2024 because he is a past player, committee member and has an ongoing social connection with the Halls Head Cricket Club and by default has an association with the Peel Cricket Association.

14.2 Councillor S Wright declared a financial interest in Minute Item G. 7/11/24 - Financial Report October 2024 due to a request for additional funds in his training and development to participate in the Signature W.A. Program.

14.3 Councillor B Pond declared an impartiality interest in Minute Item G. 7/11/24 - Financial Report October 2024 due to the Department of Water and Environmental Regulation as he was involved with the licencing of the Novara Foreshore works.

14.4 Casey Mihovilovich, CEO declared an impartiality interest in Minute G. 9/11/24 - Confidential Item Waste Alliance Agreement 2017 extension of term attachment, due to being a member of the Waste Alliance Board through being an employee of the City of Mandurah.

14.5 Tahlia Jones, Director Business Services declared an impartiality interest in Minute G. 9/11/24 - Confidential Item Waste Alliance Agreement 2017 extension of term attachment, due to being a member of the Waste Alliance Board through being an employee of the City of Mandurah.

14.6 Matthew Hall, Director Built and Natural Environment declared an impartiality interest in Minute G. 9/11/24 - Confidential Item Waste Alliance Agreement 2017 extension of term attachment, due to being a member of the Waste Alliance Board through being an employee of the City of Mandurah.

14.7 Councillor J Smith declared an impartiality interest in Minute G. 10/11/24 – Confidential Item Community Citizen of the Year awards 2025 due to knowing some of the nominees.

14.8 Councillor A Kearns declared an impartiality interest in Minute G. 10/11/24 – Confidential Item Community Citizen of the Year awards 2025 due to knowing some of the nominees.

14.9 Councillor R Burns declared an impartiality interest in Minute G. 10/11/24 – Confidential Item Community Citizen of the Year awards 2025 due to an immediate family member being a part of an organisation that has been nominated.

Confirmed

15. QUESTIONS FROM ELECTED MEMBERS

Questions of which due notice has been given

15.2 COUNCILLOR R BURNS: GRANT FUNDING AUSTRALIA DAY

Question 1

Regarding the Australia Day 2025 Community Events Grant Program, while I appreciate the effort to promote inclusivity and understanding, I wonder if focusing on cultural differences on a day intended to bring us together as a nation might risk being seen as divisive by some. Could you please elaborate on how these activities are designed to highlight our shared values and commonalities, as well as celebrate our diversity, to ensure the day fosters unity across the entire community?

City of Mandurah Response

The question was taken on notice.

Question 2

Was the decision to allocate funds to "support interactive activities such as an Indigenous community art project and performances that engage diverse groups and promote understanding and unity within our community" a City staff decision, or a requirement, or condition, of the grant?

City of Mandurah Response

The question was taken on notice.

Question 3

Rather than increasing the funding for an extension of activities, why didn't City staff offset the expense for existing planned activities and therefore reduce the financial burden on ratepayers?

City of Mandurah Response

The question was taken on notice.

Questions of which notice has not been given

Nil

16. BUSINESS LEFT OVER FROM PREVIOUS MEETING

Nil

confirmed

17. REPORTS

G.4/11/24 PROPOSED SEABED LEASE – PORTION RESERVE 44745

Summary

The jetties and other associated infrastructure within the Mandurah Quays Boat Haven (currently being Lot 14 on Plan 20273 Part of Reserve 44745, Sticks Boulevard Erskine) were approved to be modified under Development Approvals 9855 and 9857 in August 2022. Progress on the development is now substantially commenced.

The construction of this infrastructure, including boat pens and a floating jetty has been undertaken by the Proponent (Gemplanet Pty Ltd) who has borne all costs associated with this project. The City of Mandurah (the City) is now required to enter into a seabed lease with the Proponent for the boat ramp and boat pen infrastructure and a non-exclusive licence to enable the Proponent to utilise the floating jetty which also serves as a Public Access Way (PAW) to enable the community to access this area.

The seabed lease will enable the City to charge an annual rental rate of $49,000 per annum, with structural maintenance, cleaning, rates and other charges being the responsibility of the Lessee (Gemplanet Pty Ltd). Additionally, the Lessee will be charged an additional Maintenance Contribution of $35,000 per annum through conditions of Development Approval 9857. The annual rental fee and the maintenance contribution will be allocated to the Mandurah Quay Seawall Reserve with the purposes of the marina operator contributing to the future maintenance/asset replacement of Mandurah Quay seawall. The non- exclusive licence will provide the Proponent with continued access to the floating jetty PAW which adjoins the boat pen infrastructure as well as the community.

Council is now requested to:

1. Approve the excision of current Lot 14 on Plan 20733 from Reserve 44745, to be created as a new reserve with a purpose of ‘Recreation & Marina Purposes’ with power to lease or licence for 21 years, subject to the Minister for Lands consent.

2. Approve the management order for Crown freehold Lot 55 on Plan 20733, with a purpose of ‘Public Access Way’ with power to lease or licence for 21 years, subject to the Minister for Lands consent.

3. Approve for the purposes of advertising:

    a. the disposal (seabed lease) for a portion of current Reserve 44745 on Plan 20733, Lot 14, Erskine to Gemplanet Pty Ltd for a term of 10 years, with one further term of 10 years and if no submissions are received, approve the Chief Executive Officer (CEO) to enter to the lease, subject to the key terms outlined in this report.

    b. the disposal (non-exclusive licence) for a portion of the PAW Lot 55 on Plan 20733 Gemplanet Pty Ltd for a term of 10 years, with one further terms of 10 years, and if no submissions are received, approve the CEO to enter into the lease, subject to the key terms outlined in this report.

4. Notes the encroachment infrastructure within PAW Lot 55 on Plan 20733 being permitted to remain.

Confirmed

Resolution of this encroachment is proposed to occur through the amalgamation of this section of the PAW with Lot 2002 on Deposited Plan 404283 (21 Marina Quay Drive, Erskine) subject to required Department of Planning, Lands and Heritage (DPLH) processes under section 87 of the Land Administration Act 1997.

The PAW is to be constructed and maintained through the floating walkway approved under DA9855 in accordance with Attachment 1.1 and subject to terms and conditions under the appropriate non-exclusive licence referred to above.

Officer Recommendation

That Council:

1. Approves the disposal of a seabed lease for 4,304.8sqm boat pen jetties and 307.4sqm boat ramp being a portion of Lot 14 Reserve 44745, Sticks Boulevard Erskine to Gemplanet Pty Ltd on the following terms:

    1.1. For a term of ten (10) years with an option for a further term of ten (10) years;
    1.2. Annual gross rent in line with the market valuation report, being $49,000 per annum (exclusive of GST);
    1.3 Maintenance contribution of $35,000 per annum;
    1.4. Annual CPI increases and Market Rent Review upon further term, applicable to the annual gross rent and maintenance contribution;
    1.5 Infrastructure constructed in accordance with Attachment 1.1;
    1.6. All legal costs associated with the preparation of the lease are to be borne by the lessee;
    1.7. Subject to the Minister for Lands section 18 of the *Land Administration Act 1997* consent; and
    1.8. Subject to the Department of Transport's section of the *Jetties Act 1926* consent.

2. Authorises the Chief Executive Officer to give local public notice of the proposed disposition (seabed lease) in accordance with Section 3.58(3)(a) of the *Local Government Act 1995.*

3. Delegates authority to the Chief Executive Officer to consider any submissions made in response to local public notice of the proposed disposition (seabed lease) and to agree to dispose of the property in accordance with Section 3.58(3)(b) of the *Local Government Act 1995.*

4. Subject to the Chief Executive Officer agreeing to dispose of the property in the exercise of authority delegated under Resolution Three, authorises the Chief Executive Officer to finalise the conditions of the seabed lease agreement.

5. Approves the disposal of a non-exclusive licence for 842.4 sqm portion of Lot 55, Plan 20733 Sticks Boulevard Erskine to Gemplanet Pty Ltd on the following terms:

    5.1. For a term of ten (10) years with an option for a further term of ten (10) years;
    5.2. $1 (peppercorn) rent;
    5.3 Infrastructure constructed in accordance with Attachment 1.1;
    5.4. All legal costs associated with the preparation of the lease are to be borne by the lessee;
    5.5. Subject to the Minister for Lands section 18 of the *Land Administration Act 1997* consent; and
    5.6. Subject to the Department of Transport's section 7 of the *Jetties Act 1926* consent.

Confirmed

6. Authorises the Chief Executive Officer to give local public notice of the proposed disposition (licence) in accordance with Section 3.58(3)(a) of the *Local Government Act 1995.*

7. Delegates authority to the Chief Executive Officer to consider any submissions made in response to local public notice of the proposed disposition (licence) and to agree to dispose of the property in accordance with Section 3.58(3)(b) of the *Local Government Act 1995.*

8. Subject to the Chief Executive Officer agreeing to dispose of the property in the exercise of authority delegated under Resolution Seven, authorises the Chief Executive Officer to finalise the conditions of the seabed lease agreement.

9. Approves the excision of Lot 14 on Plan 20733 from Reserve 44745, to be created as a new reserve with a purpose of 'Recreation & Marina Purposes' with power to lease or licence for 21 years, subject to the Minister for Lands consent, in accordance with section 51 of the *Land Administration Act 1997*.

10. Approve the management order for Crown freehold Lot 55 on Plan 20733, with a purpose of 'Public Access Way' with power to lease or licence for 21 years, subject to the Minister for Lands consent, in accordance with section 51 of the *Land Administration Act 1997*.

11. Notes the encroachment infrastructure within PAW Lot 55 on Plan 20733 being permitted to remain and that resolution of this encroachment is proposed to occur through the amalgamation of this section of the PAW with Lot 2002 on Deposited Plan 404283 (21 Marina Quay Drive, Erskine) subject to required Department of Planning, Lands and Heritage processes under section 87 of the *Land Administration Act 1997*.

12. Notes that the public access way is to be constructed and maintained through the floating walkway approved under DA9855 is to be in accordance with Attachment 1.1 and subject to terms and conditions under the appropriate non-exclusive licence referred to above.

Confirmed

Council Resolution

MOTION
Moved: Councillor S Wright
Seconded: Councillor D Wilkins

That Council:

1. Approves the disposal of a seabed lease for 4,304.8sqm boat pen jetties and 307.4sqm boat ramp being a portion of Lot 14 Reserve 44745, Sticks Boulevard Erskine to Gemplanet Pty Ltd on the following terms:

1.1. For a term of ten (10) years with an option for a further term of ten (10) years;
1.2. Annual gross rent in line with the market valuation report, being $49,000 per annum (exclusive of GST);
1.3 Maintenance contribution of $35,000 per annum;
1.4. Annual CPI increases and Market Rent Review upon further term, applicable to the annual gross rent and maintenance contribution;
1.5 Infrastructure constructed in accordance with Attachment 1.1;
1.6. All legal costs associated with the preparation of the lease are to be borne by the lessee;

1.7. Subject to the Minister for Lands section 18 of the *Land Administration Act 1997* consent; and
1.8. Subject to the Department of Transport's section of the *Jetties Act 1926* consent.

2. Authorises the Chief Executive Officer to give local public notice of the proposed disposition (seabed lease) in accordance with Section 3.58(3)(a) of the *Local Government Act 1995.*

3. Delegates authority to the Chief Executive Officer to consider any submissions made in response to local public notice of the proposed disposition (seabed lease) and to agree to dispose of the property in accordance with Section 3.58(3)(b) of the *Local Government Act 1995.*

4. Subject to the Chief Executive Officer agreeing to dispose of the property in the exercise of authority delegated under Resolution Three, authorises the Chief Executive Officer to finalise the conditions of the seabed lease agreement.

5. Approves the disposal of a non-exclusive licence for 842.4 sqm portion of Lot 55, Plan 20733 Sticks Boulevard Erskine to Gemplanet Pty Ltd on the following terms:

5.1. For a term of ten (10) years with an option for a further term of ten (10) years;
5.2. $1 (peppercorn) rent;
5.3 Infrastructure constructed in accordance with Attachment 1.1;
5.4. All legal costs associated with the preparation of the lease are to be borne by the lessee;
5.5. Subject to the Minister for Lands section 18 of the *Land Administration Act 1997* consent; and
5.6. Subject to the Department of Transport's section 7 of the *Jetties Act 1926* consent.

6. Authorises the Chief Executive Officer to give local public notice of the proposed disposition (licence) in accordance with Section 3.58(3)(a) of the *Local Government Act 1995.*

7. Delegates authority to the Chief Executive Officer to consider any submissions made in response to local public notice of the proposed disposition (licence) and to agree to dispose of the property in accordance with Section 3.58(3)(b) of the *Local Government Act 1995.*

8. Subject to the Chief Executive Officer agreeing to dispose of the property in the exercise of authority delegated under Resolution Seven, authorises the Chief Executive Officer to finalise the conditions of the seabed lease agreement.

9. Approves the excision of Lot 14 on Plan 20733 from Reserve 44745, to be created as a new reserve with a purpose of 'Recreation & Marina Purposes' with power to lease or licence for 21 years, subject to the Minister for Lands consent, in accordance with section 51 of the *Land Administration Act 1997*.

10. Approve the management order for Crown freehold Lot 55 on Plan 20733, with a purpose of 'Public Access Way' with power to lease or licence for 21 years, subject to the Minister for Lands consent, in accordance with section 51 of the *Land Administration Act 1997*.

Confirmed

11. Notes the encroachment infrastructure within PAW Lot 55 on Plan 20733 being permitted to remain and that resolution of this encroachment is proposed to occur through the amalgamation of this section of the PAW with Lot 2002 on Deposited Plan 404283 (21 Marina Quay Drive, Erskine) subject to required Department of Planning, Lands and Heritage processes under section 87 of the *Land Administration Act 1997*.

12. Notes that the public access way is to be constructed and maintained through the floating walkway approved under DA9855 is to be in accordance with Attachment 1.1 and subject to terms and conditions under the appropriate non-exclusive licence referred to above.

CARRIED: 12/0

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

AGAINST: Nil

confirmed

G.5/11/24 POLICY REVIEW – MEMORIALS

Summary

To improve consistency and decision making with respect to the management of memorials on City owned and managed land, a review of this function has been undertaken and this has led to the development of a new policy for memorial management. The proposed Council Memorials Policy is intended to supersede two existing policies, being the Council Memorial Seats and Plaques in Reserves and Council Public Open Spaces (POL-PKR 01), and Roadside Memorials POL-RDS 04.

Council is requested to consider and approve the new Council Memorial Policy POL-CMR 12 as outlined in Attachment 2.1 and rescind Council Memorial Seats and Plaques in Reserves and Public Open Spaces POL-PKR 01 (Attachment 2.2), and Council Roadside Memorials POL-RDS 04 (Attachment 2.3).

Officer Recommendation

That Council:

1. Approve the proposed Council Memorials Policy POL-CMR 12 as detailed in Attachment 2.1.

2. Rescind Memorial Seats and Plaques in Reserves and Public Open Spaces POL-PKR 01 as per Attachment 2.2 and Roadside Memorials POL-RDS 04 as per Attachment 2.3.

Amended Officer Recommendation

That Council:

1. Approve the proposed Council Memorials Policy POL-CMR 12 as detailed in Attachment 2.1 with the following amendments:

    - Section 2.1 The City will facilitate any requests for tree planting to commemorate a deceased person in accordance with the City's operating practices. Plaques will not be supported.
    - Section 2.5 Temporary Memorial: Changing the period of temporary memorials from 15 months to 18 months.

2. Rescind Memorial Seats and Plaques in Reserves and Public Open Spaces POL-PKR 01 as per Attachment 2.2 and Roadside Memorials POL-RDS 04 as per Attachment 2.3.

Council Resolution

MOTION
Moved: Councillor A Kearns
Seconded: Councillor C Knight

That Council:

1. **Approve the proposed Council Memorials Policy POL-CMR 12 as detailed in Attachment 2.1 with the following amendments:**

    - **Section 2.1 The City will facilitate any requests for tree planting to commemorate a deceased person in accordance with the City's operating practices. Plaques will not be supported.**
    - **Section 2.5 Temporary Memorial: Changing the period of temporary memorials from 15 months to 18 months.**

2. **Rescind Memorial Seats and Plaques in Reserves and Public Open Spaces POL-PKR 01 as per Attachment 2.2 and Roadside Memorials POL-RDS 04 as per Attachment 2.3.**

Comment: The period for temporary memorials has been extended from 15 months to 18 months. The note to section 2.1 has been included to document the City's current process and the options available to the community to commemorate a deceased person.

CARRIED: 12/0

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

AGAINST: Nil

Confirmed

G.6/11/24 STRUCTURE PLAN REVIEW (10 YEAR APPROVAL EXPIRY)

Summary

Under the *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations),* structure plans have an approval period of 10 years. As the LPS Regulations came into operation in October 2015, a number of existing plans will, in effect, expire in October 2025.

Following communication with the Department of Planning, Lands and Heritage (DPLH) and key landowners and their consultant teams, an audit has been undertaken of existing structure plans in operation within Mandurah. This follows extensive work undertaken in 2022 following the gazettal of Local Planning Scheme 12 (Scheme 12).

At the present time, there are 29 operative structure plans in Mandurah. 21 of these plans are to 'expire' on 19 October 2025.

Each structure plan that is due to expire has been reviewed with the following potential options:
- Normalise structure plans into Scheme 12, through 'basic' scheme amendments.
- Provide extensions to the approval period for structure plans that, following review, are determined to be suitable to remain in place.
- Allow structure plans to lapse, where the structure plan is either no longer suitable or is not required in the local planning framework.
- Note that several plans required further work that will be subject to further consideration by Council.

The outcome of the review results in recommendations being based on:
- Seven structure plans are to be 'normalised' via Amendment No 3 to Scheme 12.
- Nine are recommended for extensions of their approval period of further 10 years however, it is also recommended that developed parts of these areas are also included in Amendment No 3 as a 'part normalisation' via Amendment No 3 to Scheme 12.
- Five will have no action and therefore, unless landowners act on undertaking a review of the existing structure plans, they will lapse at their expiry date of 19 October 2025.

Primarily, the outcomes of this review and the recommendations of this report are procedural only and do not impact development outcomes or potential of existing development areas.

confirmed

Officer Recommendation

That Council:

1. Requests the Western Australian Planning Commission extend the period of approval for a further 10 years the following Structure Plans with Clause 28(2) of Schedule 2 to the *Planning and Development (Local Planning Schemes) Regulations 2015*:

    - Lakelands North (Ocean Hill)
    - Lakelands North-East
    - Lakelands East
    - Central Park
    - Frasers Mandurah
    - Newport Drive / Tuckey Cove
    - Melros Beach / Bailey Boulevard, Dawesville
    - Lot 7 Bailey Boulevard
    - Timbers Edge

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

"PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

CITY OF MANDURAH LOCAL PLANNING SCHEME – NO 12

AMENDMENT NO 3

Resolved that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amends Local Planning Scheme No 12 by:

- Rezoning areas (or parts of areas) from Urban Development as outlined in the following structure plan areas to the relevant zones or reserved land as shown in the Structure Plan:

Modification A	Madora Bay North
Modification B	Madora Bay East
Modification C	Lakelands North
Modification D	Lakelands North East
Modification E	Lakelands West
Modification F	Lakelands East
Modification G	Lot 6 Bortolo Drive
Modification H	Lot 12 Old Pinjarra Road and Lot 601 Old Pinjarra Road
Modification I	Bridgewater / Osprey Waters
Modification J	Florida and Florida Neighbourhood Centre

- Amending the Scheme Maps accordingly.

Dated 26 November 2024
Chief Executive Officer."

3. In accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, determines that Amendment No.3 of City of Mandurah Local Planning Scheme No. 12 is a basic amendment for the following reasons:

"is an amendment to the scheme map that is consistent with a structure plan that has been approved under the scheme for the land to which the amendment relates and the scheme currently includes zones of all the types that are outlined in the plan."

4. Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015,* the following statements are applicable to the Amendment No 3 to Local Planning Scheme 12:

(a) Upon the amendment taking effect, the approval of the following structure plans are to be revoked:

- Madora Bay East
- Lakelands West
- Lot 12 Old Pinjarra Road
- Lot 601 Old Pinjarra Road
- Bridgewater / Osprey Waters
- Florida
- Florida Neighbourhood Centre

Confirmed

(b) Upon the amendment taking effect the following structure plans are to be amended by including a notation that the contents of the Structure Plan only apply to areas zoned Urban Development in Local Planning Scheme 12:

- Madora Bay North
- Lakelands North
- Lakelands North East
- Lakelands East
- Lot 6 Bortolo Drive

Council Resolution

MOTION
Moved: Councillor C Knight
Seconded: Councillor S Wright

That Council:

1. **Requests the Western Australian Planning Commission extend the period of approval for a further 10 years the following Structure Plans with Clause 28(2) of Schedule 2 to the *Planning and Development (Local Planning Schemes) Regulations 2015*:**

   - **Lakelands North (Ocean Hill)**
   - **Lakelands North-East**
   - **Lakelands East**
   - **Central Park**
   - **Frasers Mandurah**
   - **Newport Drive / Tuckey Cove**
   - **Melros Beach / Bailey Boulevard, Dawesville**
   - **Lot 7 Bailey Boulevard**
   - **Timbers Edge**

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

"PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

CITY OF MANDURAH LOCAL PLANNING SCHEME – NO 12

AMENDMENT NO 3

Resolved that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amends Local Planning Scheme No 12 by:

- **Rezoning areas (or parts of areas) from Urban Development as outlined in the following structure plan areas to the relevant zones or reserved land as shown in the Structure Plan:**

  Modification A Madora Bay North
  Modification B Madora Bay East
  Modification C Lakelands North

Confirmed

Modification D	**Lakelands North East**
Modification E	**Lakelands West**
Modification F	**Lakelands East**
Modification G	**Lot 6 Bortolo Drive**
Modification H	**Lot 12 Old Pinjarra Road and Lot 601 Old Pinjarra Road**
Modification I	**Bridgewater / Osprey Waters**
Modification J	**Florida and Florida Neighbourhood Centre**

- **Amending the Scheme Maps accordingly.**

Dated 26 November 2024
Chief Executive Officer."

3. In accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, determines that Amendment No.3 of City of Mandurah Local Planning Scheme No. 12 is a basic amendment for the following reasons:

"is an amendment to the scheme map that is consistent with a structure plan that has been approved under the scheme for the land to which the amendment relates and the scheme currently includes zones of all the types that are outlined in the plan."

4. Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015,* the following statements are applicable to the Amendment No 3 to Local Planning Scheme 12:

(a) Upon the amendment taking effect, the approval of the following structure plans are to be revoked:

- **Madora Bay East**
- **Lakelands West**
- **Lot 12 Old Pinjarra Road**
- **Lot 601 Old Pinjarra Road**
- **Bridgewater / Osprey Waters**
- **Florida**
- **Florida Neighbourhood Centre**

(b) Upon the amendment taking effect the following structure plans are to be amended by including a notation that the contents of the Structure Plan only apply to areas zoned Urban Development in Local Planning Scheme 12:

- **Madora Bay North**
- **Lakelands North**
- **Lakelands North East**
- **Lakelands East**
- **Lot 6 Bortolo Drive**

CARRIED: 12/0

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

AGAINST: Nil

Confirmed

Councillor S Wright left the chambers at 6.27pm

G.7/11/24 FINANCIAL REPORT OCTOBER 2024

Summary

The Financial Report for October 2024 together with associated commentaries, notes on investments, balance sheet information and the schedule of accounts are presented for Elected Members' consideration. Council is requested to approve an additional allocation of $3,133.80 to the 2024/2025 training and development allocation for Councillor Shannon Wright in accordance with the Elected Member and CEO Training, Professional Development, Travel and Events Council Policy. In addition, Council is requested to approve the disposal of property in accordance with Confidential Attachment 4.3.

Officer Recommendation

That Council:

1. Receives the Financial Report for October 2024 as detailed in Attachment 4.1 of the report.

2. Receives the Schedule of Accounts for the following amounts as detailed in Attachment 4.2 of the report:

Total Municipal Fund	$ 16,526,631.29
Total Trust Fund	$ 0.00
	$ 16,526,631.29

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

   3.1 Increase in capital expenditure of $45,000* Novara Foreshore Erosion Protection
   - To be funded from Administration Bay Entrance Seawall Renewal capital project $45,000*

   3.2 Increase in capital expenditure of $73,142* for the Mandurah Terrace - Adonis Road Blackspot
   - To be funded from State Blackspot Grant $57,227*
   - To be funded from Regional Road Group grant $15,915*

   3.3 Increase in capital expenditure of $20,000* for the Meadow Springs Golf Course Fence
   - To be funded from East Mandurah Community Centre (Tuart Avenue Building) Pottery Place Ceiling Renewal capital project $20,000*
   -

   3.4 Increase in capital expenditure of $80,000* for the Works & Services Building Refurb
   - To be funded from East Mandurah Community Centre (Tuart Avenue Building) Pottery Place Ceiling Renewal $48,972*
   - To be funded from Falcon Family Centre Upgrade capital project $31,028 *

   3.5 New capital expenditure of $40,000* for Madora Bay Oval Fencing
   - To be funded new capital revenue of $40,000*

confirmed

3.6 Increase in capital expenditure of $33,500* for the New - Vehicle and Small Plant Program
- To be funded by transfer from Plant reserve of $33,500*

3.7 Increased operating expenditure of $32,669* for an additional 0.79 FTE (6 Month Temporary Contract)
- To be funded from:
  Increase Operational Grant Revenue: $15,000*
  Existing Age Friendly Project Budget (Materials and Contracts) $4,428*
  Existing Seniors Administration Project Budget (Materials and Contracts) $13,241*

3.8 Increased operating expenditure of $15,000* for Australia Day 2025 Community Events
- To be funded from new Grant Revenue $15,000*

4. Increase proceeds on sale revenue by $715,000 to account for the disposal of properties as per Confidential Attachment 4.3.
- To be offset by transfer to Building Reserve of $715,000*

5. Approves an additional allocation of $3,133.80 to the 2024/2024 training and development allocation for Councillor Shannon Wright in accordance with the Elected Member Entitlements Council Policy to be funded from the Elected Member Training Account.

****ABSOLUTE MAJORITY REQUIRED****

Council Resolution

MOTION
Moved: Councillor B Pond
Seconded: Councillor C Knight

That Council:

1. Receives the Financial Report for October 2024 as detailed in Attachment 4.1 of the report.

2. Receives the Schedule of Accounts for the following amounts as detailed in Attachment 4.2 of the report:

Total Municipal Fund	**$ 16,526,631.29**
Total Trust Fund	**$ 0.00**
	$ 16,526,631.29

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

3.1 Increase in capital expenditure of $45,000* Novara Foreshore Erosion Protection
- **To be funded from Administration Bay Entrance Seawall Renewal capital project $45,000***

3.2 Increase in capital expenditure of $73,142* for the Mandurah Terrace - Adonis Road Blackspot

confirmed

- **To be funded from State Blackspot Grant $57,227***
- **To be funded from Regional Road Group grant $15,915***

3.3 Increase in capital expenditure of $20,000* for the Meadow Springs Golf Course Fence
- **To be funded from East Mandurah Community Centre (Tuart Avenue Building) Pottery Place Ceiling Renewal capital project $20,000***

3.4 Increase in capital expenditure of $80,000* for the Works & Services Building Refurb
- **To be funded from East Mandurah Community Centre (Tuart Avenue Building) Pottery Place Ceiling Renewal $48,972***
- **To be funded from Falcon Family Centre Upgrade capital project $31,028***

3.5 New capital expenditure of $40,000* for Madora Bay Oval Fencing
- **To be funded new capital revenue of $40,000***

3.6 Increase in capital expenditure of $33,500* for the New - Vehicle and Small Plant Program
- **To be funded by transfer from Plant reserve of $33,500***

3.7 Increased operating expenditure of $32,669* for an additional 0.79 FTE (6 Month Temporary Contract)
- **To be funded from:**
  Increase Operational Grant Revenue: $15,000*
  Existing Age Friendly Project Budget (Materials and Contracts) $4,428*
  Existing Seniors Administration Project Budget (Materials and Contracts) $13,241*

3.8 Increased operating expenditure of $15,000* for Australia Day 2025 Community Events
- **To be funded from new Grant Revenue $15,000***

4. Increase proceeds on sale revenue by $715,000 to account for the disposal of properties as per Confidential Attachment 4.3.
- **To be offset by transfer to Building Reserve of $715,000***

5. Approves an additional allocation of $3,133.80 to the 2024/2024 training and development allocation for Councillor Shannon Wright in accordance with the Elected Member Entitlements Council Policy to be funded from the Elected Member Training Account.

ABSOLUTE MAJORITY REQUIRED

CARRIED: 8/3

FOR: Cr B Pond, Cr C Knight, Mayor R Williams, Cr J Smith, Cr J Cumberworth, Cr D Wilkins, Cr P Jackson, Cr P Rogers

AGAINST: Cr R Burns, Cr A Kearns, Cr D Shumacher

Councillor S Wright re-entered the chambers at 6.30pm

confirmed

18. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

19. NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING

Nil

20. LATE AND URGENT BUSINESS ITEMS

Nil

21. CONFIDENTIAL ITEMS

G.8/11/24 CLOSE DOORS

MOTION
Moved: Councillor C Knight
Seconded: Councillor D Schumacher

That the meeting proceeds with closed doors at 6.30pm in accordance with Section 5.23(2)(b)(e) of the *Local Government Act 1995*, to allow for the confidential discussion of an item.

CARRIED: 12/0

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

AGAINST: Nil

Reasons:
(b) the personal affairs of any person
(e) it would reveal information with a commercial value to a person / information about the business, professional commercial or financial affairs of a person

Members of the media, non-senior employees and persons in the gallery left the meeting at this point. The Minute Officer remained with Senior Officers.

THE MEETING PROCEEDED WITH CLOSED DOORS AT 6.30PM

confirmed

G.9/11/24 CONFIDENTIAL ITEM: WASTE ALLIANCE AGREEMENT 2017 - EXTENSION OF TERM

Officer Recommendation

That Council That Council grants Cleanaway Pty Ltd a final one-year extension to the Waste Alliance Agreement 2017, pursuant to clause 3.2 of the Contract, extending the term of the contract to 30 June 2027.

Council Resolution

MOTION
Moved: Mayor R Williams
Seconded: Councillor C Knight

That Council grants Cleanaway Pty Ltd a final one-year extension to the Waste Alliance Agreement 2017, pursuant to clause 3.2 of the Contract, extending the term of the contract to 30 June 2027.

CARRIED: 12/0

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

AGAINST: Nil

G.10/11/24 CONFIDENTIAL ITEM: COMMUNITY CITIZEN OF THE YEAR AWARDS 2025

Officer Recommendation

That Council:

1. Endorses the 2025 Australia Day Community Citizen of the Year award winners, as per Confidential Attachment 1.2.

2. Notes that all those nominated for awards for their contribution to the community, will be recognised at the Australia Day ceremony on 26 January 2025 and that details of the winners remains confidential until this date.

3. Requests City officers to provide Selection Panel feedback to Auspire regarding the varying level of content and detail received in nominations, with suggestions of additional guidance for nominators and an earlier deadline for nominations.

confirmed

Council Resolution

MOTION
Moved: Councillor D Schumacher
Seconded: Councillor D Wilkins

That Council:

1. **Endorses the 2025 Australia Day Community Citizen of the Year award winners, as per Confidential Attachment 1.2.**

2. **Notes that all those nominated for awards for their contribution to the community, will be recognised at the Australia Day ceremony on 26 January 2025 and that details of the winners remains confidential until this date.**

3. **Requests City officers to provide Selection Panel feedback to Auspire regarding the varying level of content and detail received in nominations, with suggestions of additional guidance for nominators and an earlier deadline for nominations.**

CARRIED: 12/0

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

AGAINST: Nil

G.11/11/24 OPEN DOORS

MOTION
Moved: Councillor R Burns
Seconded: Councillor C Knight

That the meeting proceeds with open doors.

CARRIED: 12/0

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

AGAINST Nil

THE MEETING PROCEEDED WITH OPEN DOORS AT 6.34PM

confirmed

G.12/11/24 ENDORSE RESOLUTIONS

MOTION
Moved: Councillor C Knight
Seconded: Councillor B Pond

That Council endorses the resolutions taken with closed doors.

CARRIED: 12/0

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

AGAINST: Nil

22. CLOSE OF MEETING

There being no further business, the Mayor declared the meeting closed at 6.35pm.

CONFIRMED …….. (MAYOR)

Attachments to Council Minutes:
26 November 2024 Council Reports
26 November 2024 Confidential Reports and Attachments

confirmed

CITY OF MANDURAH

NOTICE OF MEETING

ORDINARY COUNCIL

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

Tuesday 26 November 2024 at 5.30pm

confirmed

CASEY MIHOVILOVICH
Chief Executive Officer
20 November 2024

AGENDA

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

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

2. ACKNOWLEDGEMENT OF COUNTRY

3. APOLOGIES

4. IMPORTANT NOTE

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

5. ANSWERS TO QUESTIONS TAKEN ON NOTICE

Questions from Jo Tomlinson taken on notice at the Council meeting on 22 October 2024:

Question 1

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

City of Mandurah Response

The Director Built and Natural Environment confirmed that with respect to the use of chemical herbicides, the City complies with the requirements of the Australian Pesticides and Veterinary Medicines Authority (APVMA). The APVMA is the Australian Government regulator of agricultural and veterinary chemical products and regulates agricultural and veterinary chemicals to manage the risks of pests and diseases for the Australian community and to protect Australia's trade and the health and safety of people, animals, and the environment.

The City's licenced contractor recently applied the chemical herbicide known as Spearhead Selective Herbicide, in a diluted form, at Bardoc Reserve in Greenfields. Spearhead Selective Herbicide is commonly used for the control of certain broadleaf weeds in turf and has been approved for use by the APVMA. The contractor holds a pesticide technician licence issued by the Department of Health WA and confirmed that the chemical herbicide was applied in accordance with the safety directions on the registered label approved by the APVMA and the product was carefully used to avoid contamination of the nearby water body. City officers will continue to monitor the performance of the relevant contractor, in relation to the proper application of chemical herbicides, as part of its normal contract management processes.

Confirmed

Question 2

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

City of Mandurah Response

The Director Built and Natural Environment responded that to be effective, the contractor applied the chemical herbicide during a period of active growth of the turf and weeds. The application of the product in accordance with the registered label protects the health and safety of wildlife and the environment during and after application.

Question 3

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

City of Mandurah Response

The Director Built and Natural Environment responded that the strict application of the chemical herbicide is in accordance with the registered label approved by the APVMA protects the health and safety of people, animals, and the environment. Full details on the chemical herbicide and its appropriate application are available through the APVMA.

confirmed

6. AMENDMENT TO STANDING ORDERS

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

7. PUBLIC QUESTION TIME

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

8. PUBLIC STATEMENT TIME

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

9. LEAVE OF ABSENCE REQUESTS

10. PETITIONS

11. PRESENTATIONS

12. DEPUTATIONS

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

13. CONFIRMATION OF MINUTES

13.1 Ordinary Council Meeting: 22 October 2024

13.2 Special Council Meeting: 11 November 2024

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

14. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

15. DECLARATIONS OF FINANCIAL, PROXIMITY AND IMPARTIALITY INTERESTS

16. QUESTIONS FROM ELECTED MEMBERS (WITHOUT DISCUSSION)

16.1 Questions of which due notice has been given

16.2 Questions of which notice has not been given

17. BUSINESS LEFT OVER FROM PREVIOUS MEETING

18. REPORTS

No.	*Item*	*Page No*	*Note*
1	Proposed Seabed Lease with Gemplanet and Reserve Excision, Erskine	5 - 17	
2	Policy Review - Memorials	18 – 27	
3	Structure Plan Review	28 – 52	
4	Finance Report October 2024	53 – 86	Absolute Majority Required Confidential Attachment 3

confirmed

19. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

20. NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING

21. LATE AND URGENT BUSINESS ITEMS

22. CONFIDENTIAL ITEMS

22.1 Waste Alliance Agreement 2017-Extension of Term

22.2 Community Citizen of the Year Awards 2025

23. CLOSE OF MEETING

confirmed

1	**SUBJECT:**	**Proposed Seabed Lease – Portion Reserve 44745**
	DIRECTOR:	**Director Business Services**
	MEETING:	**Council Meeting**
	MEETING DATE:	**26 November 2024**

Summary

The jetties and other associated infrastructure within the Mandurah Quays Boat Haven (currently being Lot 14 on Plan 20273 Part of Reserve 44745, Sticks Boulevard Erskine) were approved to be modified under Development Approvals 9855 and 9857 in August 2022. Progress on the development is now substantially commenced.

The construction of this infrastructure, including boat pens and a floating jetty has been undertaken by the Proponent (Gemplanet Pty Ltd) who has borne all costs associated with this project. The City of Mandurah (the City) is now required to enter into a seabed lease with the Proponent for the boat ramp and boat pen infrastructure and a non-exclusive licence to enable the Proponent to utilise the floating jetty which also serves as a Public Access Way (PAW) to enable the community to access this area.

The seabed lease will enable the City to charge an annual rental rate of $49,000 per annum, with structural maintenance, cleaning, rates and other charges being the responsibility of the Lessee (Gemplanet Pty Ltd). Additionally, the Lessee will be charged an additional Maintenance Contribution of $35,000 per annum through conditions of Development Approval 9857. The annual rental fee and the maintenance contribution will be allocated to the Mandurah Quay Seawall Reserve with the purposes of the marina operator contributing to the future maintenance/asset replacement of Mandurah Quay seawall. The non-exclusive licence will provide the Proponent with continued access to the floating jetty PAW which adjoins the boat pen infrastructure as well as the community.

Council is now requested to:

1. Approve the excision of current Lot 14 on Plan 20733 from Reserve 44745, to be created as a new reserve with a purpose of ‘Recreation & Marina Purposes’ with power to lease or licence for 21 years, subject to the Minister for Lands consent.
2. Approve the management order for Crown freehold Lot 55 on Plan 20733, with a purpose of ‘Public Access Way’ with power to lease or licence for 21 years, subject to the Minister for Lands consent.
3. Approve for the purposes of advertising:
    a. the disposal (seabed lease) for a portion of current Reserve 44745 on Plan 20733, Lot 14, Erskine to Gemplanet Pty Ltd for a term of 10 years, with one further term of 10 years and if no submissions are received, approve the Chief Executive Officer (CEO) to enter to the lease, subject to the key terms outlined in this report.
    b. the disposal (non-exclusive licence) for a portion of the PAW Lot 55 on Plan 20733 Gemplanet Pty Ltd for a term of 10 years, with one further terms of 10 years, and if no submissions are received, approve the CEO to enter into the lease, subject to the key terms outlined in this report.
4. Notes the encroachment infrastructure within PAW Lot 55 on Plan 20733 being permitted to remain.

Resolution of this encroachment is proposed to occur through the amalgamation of this section of the PAW with Lot 2002 on Deposited Plan 404283 (21 Marina Quay Drive, Erskine) subject to required Department of Planning, Lands and Heritage (DPLH) processes under section 87 of the *Land Administration Act 1997*.

The PAW is to be constructed and maintained through the floating walkway approved under DA9855 in accordance with Attachment 1.1 and subject to terms and conditions under the appropriate non-exclusive licence referred to above.

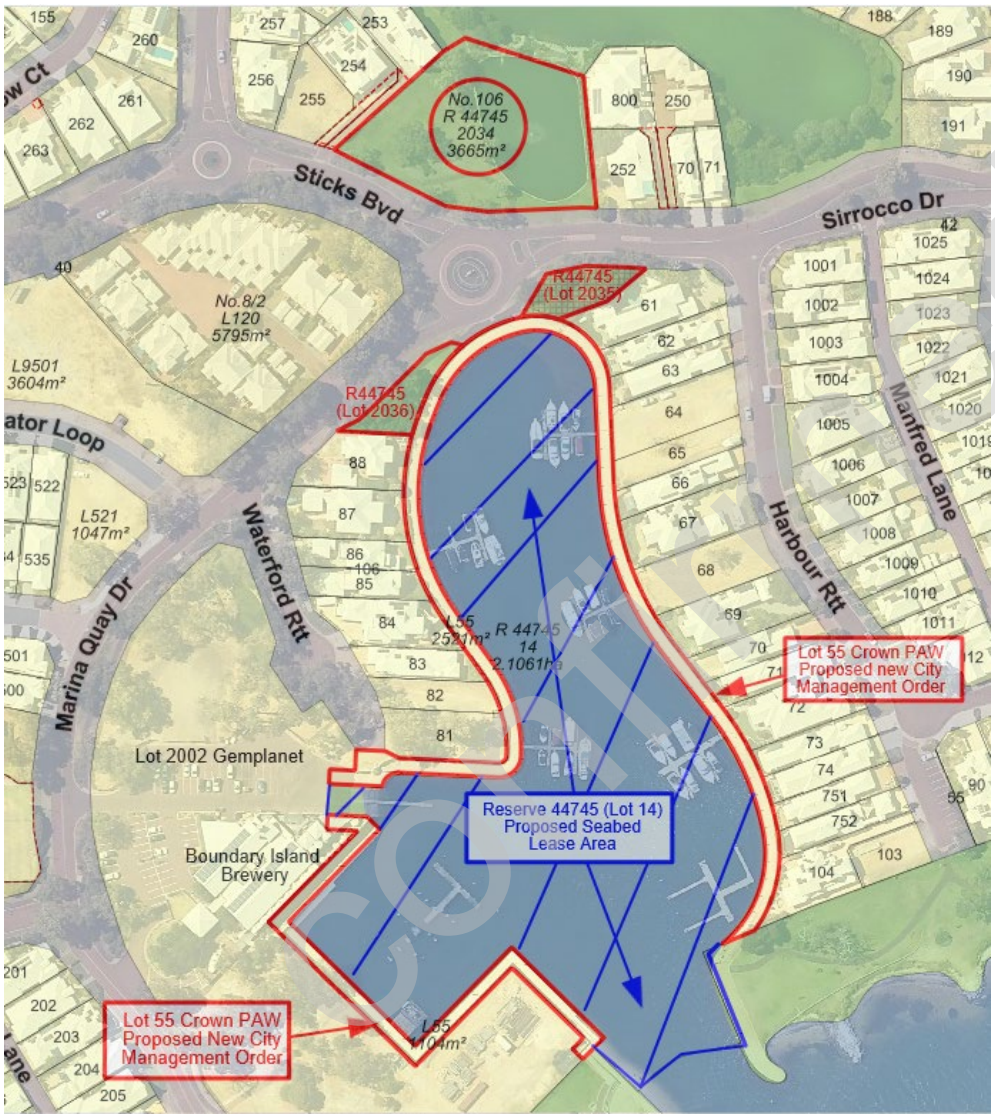
Confirmed

Disclosure of Interest

Gemplanet Pty Ltd

Location

- Lot 14 on Plan 20733 Portion of Reserve 44745, Sticks Boulevard Erskine
- Lot 55 on Plan 20733 Portion of Public Access Way, Sticks Boulevard Erskine



Previous Relevant Documentation

• G.24/7/23	25 July 2024	Budget Adoption: Creates a new reserve named Mandurah Quay Seawall Reserve for the purpose of the future maintenance and asset replacement of the Mandurah Quay seawall

Background

In 1995, Lot 14 on Deposited Plan 20733 was ceded to the State of WA pursuant to section 20A of the *Town Planning and Development Act 1928* for the purpose of Recreation. In 2007, Lot 14 was included in Reserve 44745. Reserve 44745 is set aside for the purpose of 'Public Recreation' under management order to the City and does not have Power to Lease provisions.

Reserves ceded through this process (now section 152 of the *Planning and Development Act 2005*) are given a higher level of protection as they are intended to be set aside for the public's use and should generally be retained for its original reserved purpose or agreed other public purpose. Generally leasing is not permitted over these types of reserves to avoid exclusive use over such land.

The original developer of Lot 2002 (No. 21) Marina Quay Drive, Erskine, installed the original jetty infrastructure at the same time the lots were created and entered a jetty licence with the Department of Transport (DoT). There is complex history associated with the tenure of the jetty licence however the landowner of Lot 2002 (No. 21) Marina Quay Drive, Erskine, Gemplanet Pty Ltd holds the current jetty licence.

The jetty licence places responsibility for maintenance of the infrastructure upon the licensee. After the transfer of the jetty licence by Mandurah Quays Home Owners Association (Association) the licensee should also have entered a tenure arrangement with the City as the land manager of the land. The Association requested the City to take over management of the infrastructure and agreed that a specified area rate be collected to incorporate whole of life elements for the infrastructure. To rectify this anomaly, City officers have conditioned the Development Approval 9857 (DA) to require a seabed lease and a maintenance contribution with the City over the reserve.

As part of these modifications, the Proponent also obtained approval under DA 9855 to install a new floating walkway over Public Access Way (PAW) Lot 55 (which sits between the waterway and the proponent's property) and the appropriate licence is also required over this area to enable access for the community and the boat pen hirers.

The jetties and other associated infrastructure within the Mandurah Quays Boat Haven (being Lot 14 Reserve 44745 on Plan 20733) were approved to be modified under DA 9857 in August 2022 and the new infrastructure has now substantially been installed.

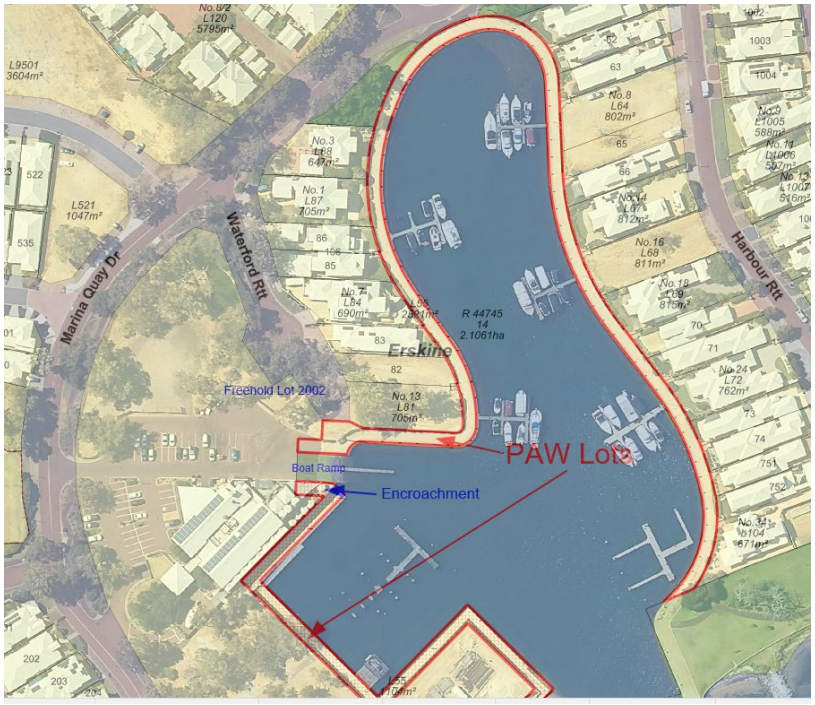
The Association previously were responsible for the management and accessibility of Boat Haven. The Association has continued to advocate for continued access to the waterway for the community and any fees and charges are applied appropriately, including a contribution to the maintenance of the seawall.

Comment

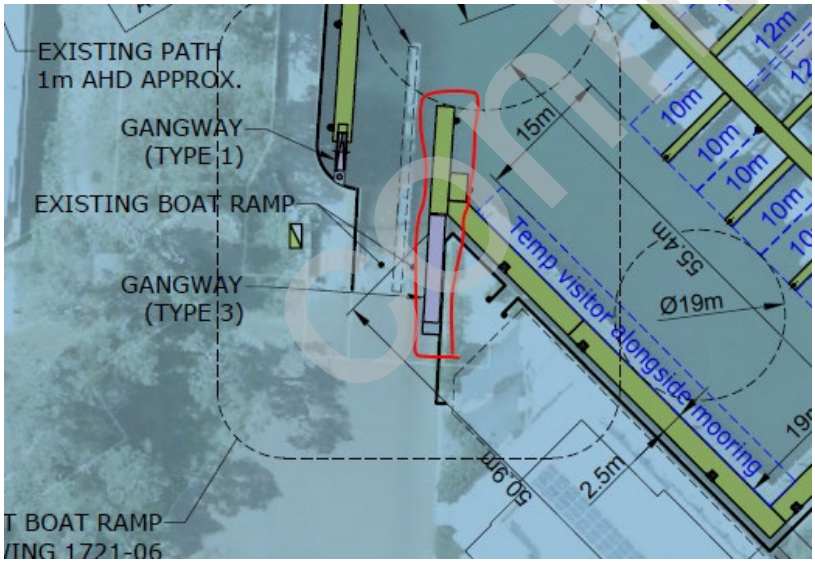
Development Approval (DA) 9857 approved the modification and upgrade of the existing jetty infrastructure over current Lot 14 Reserve 44745 (the Mandurah Quays Boat Haven waterway). Additionally, the Proponent obtained approval under DA 9855 to install a floating walkway in the Crown Reserve, which is located between the jetty/boat pen infrastructure and the Proponent's property. A section of the floating walkway has been designed to restore public access connecting to the boat ramp on Lot 14 Reserve 44745 which is currently compromised by a section of the Proponent's infrastructure associated with the operation of the Boundary Island Brewery.

Lot 55 on Plan 20733 is a PAW which is required to be accessible by the public at all times. The land is formed by 2 lots which are separated by the boat ramp that sits in the Crown Reserve (as shown on the aerial below). In 2018 the Proponent installed a high retaining wall along the north-east boundary of their restaurant (refer to image below) which effectively blocked public access to this section of the PAW.

confirmed



There is a risk that public access to the waterway will be restricted once the private property is developed. Temporary access has been arranged by the Proponent enabling the community to access the floating walkway as originally intended in the development. The Proponent has obtained approval under the DA 9587 to replace public access via the extension of the floating walkway (see red circled section in the aerial below).



The Proponent has borne the full cost of constructing the floating walkway, including the temporary visitor mooring (refer Attachment 1.1). This infrastructure will enable the public to have access around the perimeter of the waterway.

The City has actioned the public consultation and advertising required to satisfy the Department of Planning, Lands & Heritage (DPLH) requirements to create the new land tenure to facilitate the seabed lease and PAW licence, and has negotiated the terms and conditions of each, including around maintenance responsibilities and outgoing contributions, with the proponent.

Confirmed

The proponent holds Jetty Licence No. 1602 with the Department of Transport (DoT), renewed annually, to use and maintain a boat ramp, nine (9) jetties, three (3) berthing areas and a boardwalk, all of which sit within portions of current Lot 14 Reserve 44745 and current Lot 55 on Plan 20733.

Land Tenure

The subject land currently comprises:

- Lot 14 on Plan 20733 Marina Quay Dr, Erskine portion of Reserve 44745, with the existing reserve under management of the City. An excision of one of the lots from this reserve is now required to enable new reserve purpose.

- Lot 55 on Plan 20733 Marina Quay Dr, Erskine Public Access Way, with the existing PAW owned in freehold by the Crown, which is recommended to be vested to the City under a new management order.

As the Proponent's property does not immediately abut the waterway i.e. was separated by the PAW, the City was advised previously by DPLH that it was not able to enter a seabed lease. However, through consultation with DPLH, options are now available to enter into the required tenure arrangements for the PAW and facilitate the seabed lease. The Department have provided the following options:

Option 1: Close and amalgamate the portion of the PAW that abuts the reserve, with a purpose of Public Access to be added to the proposed new purpose. Area could then be included in the seabed lease area.

Officer comment: This is not the preferred option, as it is the City's preference that the Management Order for the PAW to be under the control of the City. Incorporating the PAW into the seabed lease will create a compliance obligation on the Proponent to manage public access and this would not be appropriate.

Option 2: Lot 55 to be vested to the City's management, with power to lease or licence for 21 years to enable a non-exclusive licence with the proponent over the floating boardwalk area.

Officer comment: this is the preferred approach as it enables the continued access to the waterways and permits the City to enter into a non-exclusive licence for the PAW and a seabed lease, with infrastructure maintenance obligations to be the responsibility of the Proponent. This option also enables the City to obtain an annual rental rate and a maintenance fee which will be reinvested into the maintenance/asset replacement of Mandurah Quay seawall.

Land Excision – Seabed Lease

As Public Recreation Reserve 44745 contains several lots within its designation, the DPLH advised that to enter a lease over just Lot 14 (the waterway) the City must excise that lot from R44745 and create it as a new reserve number and purpose of 'Recreation & Marina Purposes'.

The Department advised that the extensive public consultation process carried out by the City's Planning team for the development approval for the jetties would satisfy public consultation requirements for the excision, however, advertising of the reserve amendment was still required.

The City subsequently placed an advertisement in the Mandurah Times on 2 August 2023 and on City noticeboards and social media, for 30 days, and the reserve was sign posted in two places for the same period. One submission only was received, as follows:

confirmed

Name	Address	Comments	City Response
Graeme Leach	29 Navigator Loop, Erskine	1. Jetties and marina walls/walkways/light pillars being neglected over a long period of time. 2. Costs for the maintenance of the new infrastructure being passed onto residents thru their SARs. 3. Impacts on increased parking and traffic from the development, with issues already occurring.	1. As part of this lease implementation, City is reviewing maintenance requirements. Advised that residents can contact the City with any maintenance concerns. 2. The proposed seabed lease will ensure the proponent is paying the correct costs which should if anything reduce SARs for residents. 3. City is currently addressing this issue (new carpark approved and further enforcement of land use provisions and parking requirements to be actioned).

Disposal – Seabed Lease

In accordance with *Local Government Act 1995 (*Act) Section 3.58, Council cannot enter into a lease without first advertising its intent through a local public notice process. Council is now required to advertise the disposal and permit the CEO to consider submissions and dispose of a portion of seabed lease contained within portion of Reserve 44745 to Gemplanet Pty Ltd, in accordance with the key terms set out below:

Term	**Description**
Lessor	City of Mandurah
Lessee	Gemplanet Pty Ltd ACN: 097 464 072 ABN: 50 097 464 072
Permitted Purpose	Recreation & Marina Purposes
Land	Portion of Reserve 44745 Lot 14 on Plan 20733, Sticks Boulevard Erskine (noting the reserve number will be amended)
Infrastructure Plan	Must be constructed in accordance with Attachment *1.1* Approved Floating Jetty and Public Access Way Plan
Area	4,304.8sqm boat pen jetties 307.4sqm boat ramp
Term	10 years
Further Term	10 years
Rent	$49,000 per annum
Rent Reviews	The rent will be reviewed in accordance with an agreed formula contained in the lease reflecting CPI on each and every anniversary of the Commencement Date of the lease other than a Market Rent Review Date. The rent will be subject to market reviews on each Market Rent Review Date (with the first Market Rent Review Date being the 10th anniversary of the Commencement Date).
Commencement date	Approval granted from Minister for Lands
Maintenance Contribution	$35k per annum as conditioned within Development Approval 9857 as follows:

Confirmed

	"The proprietor of the marina shall enter into an agreement with the City of Mandurah to facilitate the annual payment a contribution to the maintenance costs incurred by the City. This contribution shall be $35,000 per year indexed to increase with CPI unless otherwise agreed."
Maintenance Contribution Review	The maintenance contribution will be reviewed in accordance with an agreed formula contained in the lease reflecting CPI on each and every anniversary of the Commencement Date of the lease other than a Market Rent Review Date.
Utilities	Included in the rent.
Rates and Taxes	The lessee must pay all rates, taxes, levies and charges.
Repairs, Maintenance and Insurance	The lessee is responsible for all repairs and maintenance to keep the Jetty and boat pen infrastructure in good and safe repair and condition including all structural and capital repairs. The lessee is responsible for Public Liability Insurance.
Structural Maintenance	The lessee is responsible for structural maintenance.
Access to Boat Ramp	All property owners that are within the Mandurah Quay subdivision (refer Attachment 1.2), are permitted access, at no charge, other than the key bond, to the boat ramp.
Conditions	Subject to Minister for Lands

Licence of PAW Boardwalk

In accordance with *Local Government Act 1995 (*Act) Section 3.58, Council cannot enter into a licence without first advertising its intent through a local public notice process. Council is now required to advertise and if no submissions are received, dispose of a portion of PAW contained within portion of, Lot 55 Plan 20733 to Gemplanet Pty Ltd, in accordance with the key terms set out below:

Term	**Description**
Lessor	City of Mandurah
Lessee	Gemplanet Pty Ltd ACN: 097 464 072 ABN: 50 097 464 072
Permitted Purpose	Public Boardwalk
Land	Portion of Lot 55 on Plan 20733, Sticks Boulevard Erskine (Public Access Way) (noting the reserve number will be amended)
Infrastructure Plan	Must be constructed in accordance with Attachment *1.1* Approved Floating Jetty and Public Access Way Plan
Area	842.4sqm
Term	10 years
Further Term	10 years
Rent	$1 per annum (Peppercorn)
Rent Reviews	Not applicable

Confirmed

Commencement date	Approval granted from Minister for Lands
Maintenance Contribution	Not applicable
Utilities	Not applicable
Rates and Taxes	The lessee must pay all rates, taxes, levies and charges.
Repairs and Maintenance	The lessee is responsible for all repairs and maintenance to keep the Jetty and boat pen infrastructure in good and safe repair and condition including all structural and capital repairs.
Structural Maintenance	The lessee is responsible for structural maintenance.
Maintenance Plan	The lessee is required to prepare a 10-year maintenance plan to maintain the infrastructure. The maintenance plan must be provided to the City at any time as a record of maintenance is undertaken.
Conditions	Subject to Minister for Lands

confirmed

Consultation

Consultation has been undertaken with the following stakeholders:

- Gemplanet Pty Ltd in the development of the lease terms.
- Department of Planning, Lands & Heritage
- Western Australian Planning Commission

Policy Implications

Nil.

Financial Implications

The rent payable over the full term of the lease (20 year) will equate to approximately $1.3m in revenue for the City. The rental rate has been determined through a market valuation submitted to the City on 7 November 2024. In addition to the rent, the lessee, must pay the City rates, taxes, levies, charges and outgoings that are attributable to the seabed lease area. Development Approval 9857 includes a condition that required the lessee to pay an annual maintenance contribution of $35,000 which will be indexed annually.

The annual rental fee and the maintenance contribution will be allocated to the Mandurah Quay Seawall Reserve, a reserve which was created on 25 July 2023 for the purposes of future maintenance/asset replacement of Mandurah Quay seawall.

Council at its meeting on 25 July 2023 approved the development for Mandurah Quay marina including a condition that the developer enter into a seabed lease with the City of Mandurah and pays an annual contribution for the future maintenance and asset replacement of the seawall. These funds sit outside the Specified Area Rate that is charged to landowners and will be paid to the City as a contribution. The funds received by the City for the seabed lease and the seawall contribution will be transferred into the Mandurah Quay Seawall Reserve for the purpose of the future maintenance and asset replacement of the Mandurah Quay seawall.

Economic Implications

Additional jetty and boat pen infrastructure provides additional tourism opportunities by improving access by making it easier for tourists to visit and enjoy water-based activities. This increased accessibility can drive higher visitor numbers, leading to more spending on accommodations, dining, and local experiences, benefiting the overall tourism economy.

The required expenditure on the Marina and Boat Haven infrastructure requires significant forward planning and recognition of the ongoing and increased use.

Environmental Implications

The construction of the jetty infrastructure has been undertaken in accordance with the DA. The construction of the jetty infrastructure is being undertaken in accordance with the approved Development Approvals. Disposal of waste materials from the jetty development is being monitored by the City.

Risk Analysis

The City is required to dispose of the land in accordance with the *Local Government Act 1995*.

Statutory Environment

- Section 46 of the *Land Administration Act 1997* – Care, control and management of reserves
- Section 51 of the Land Administration Act 1997 – Minister's powers to cancel, change purpose of or otherwise affect reserve
- Section 87 of the Land Administration Act 1997 Sale etc. of Crown land for amalgamation with adjoining land
- Section 3.58 of the *Local Government Act 1995*

Strategic Implications

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

Economy:
- Well-planned, sustainable urban development

Community:
- Access to support services that enhance opportunities for everyone
- Modern health facilities and services that are local, accessible, affordable, and fit for purpose

confirmed

Leadership:
- Sound decisions based on evidence and meaningful engagement
- Responsible, transparent, value for money delivery of well planned, sustainable, projects, programs and services

Conclusion

Council is requested to approve the excision of current Lot 14 on Plan 20733 from Reserve 44745, to be created as a new reserve with a purpose of 'Recreation & Marina Purposes' with power to lease or licence for 21 years, subject to the Minster for Lands consent. Additionally, Council is requested to commence the disposal of land process in accordance with section 3.58 of the *Local Government Act 1995.*

NOTE:

- Refer ***Attachment 1.1*** ***Approved Floating Jetty and Public Access Way Plan***
  Attachment 1.2 ***Mandurah Quay Subdivision***

RECOMMENDATION

That Council:

1. Approves the disposal of a seabed lease for 4,304.8sqm boat pen jetties and 307.4sqm boat ramp being a portion of Lot 14 Reserve 44745, Sticks Boulevard Erskine to Gemplanet Pty Ltd on the following terms:

1.1. For a term of ten (10) years with an option for a further term of ten (10) years;
1.2. Annual gross rent in line with the market valuation report, being $49,000 per annum (exclusive of GST);
1.3 Maintenance contribution of $35,000 per annum;
1.4. Annual CPI increases and Market Rent Review upon further term, applicable to the annual gross rent and maintenance contribution;
1.5 Infrastructure constructed in accordance with Attachment 1.1;
1.6. All legal costs associated with the preparation of the lease are to be borne by the lessee;
1.7. Subject to the Minister for Lands section 18 of the *Land Administration Act 1997* consent; and
1.8. Subject to the Department of Transport's section of the *Jetties Act 1926* consent.

2. Authorises the Chief Executive Officer to give local public notice of the proposed disposition (seabed lease) in accordance with Section 3.58(3)(a) of the *Local Government Act 1995.*

3. Delegates authority to the Chief Executive Officer to consider any submissions made in response to local public notice of the proposed disposition (seabed lease) and to agree to dispose of the property in accordance with Section 3.58(3)(b) of the *Local Government Act 1995.*

4. Subject to the Chief Executive Officer agreeing to dispose of the property in the exercise of authority delegated under Resolution Three, authorises the Chief Executive Officer to finalise the conditions of the seabed lease agreement.

5. Approves the disposal of a non-exclusive licence for 842.4 sqm portion of Lot 55, Plan 20733 Sticks Boulevard Erskine to Gemplanet Pty Ltd on the following terms:

Confirmed

5.1. For a term of ten (10) years with an option for a further term of ten (10) years;
5.2. $1 (peppercorn) rent;
5.3 Infrastructure constructed in accordance with Attachment 1.1;
5.4. All legal costs associated with the preparation of the lease are to be borne by the lessee;
5.5. Subject to the Minister for Lands section 18 of the *Land Administration Act 1997* consent; and
5.6. Subject to the Department of Transport's section 7 of the *Jetties Act 1926* consent.

6. Authorises the Chief Executive Officer to give local public notice of the proposed disposition (licence) in accordance with Section 3.58(3)(a) of the *Local Government Act 1995.*

7. Delegates authority to the Chief Executive Officer to consider any submissions made in response to local public notice of the proposed disposition (licence) and to agree to dispose of the property in accordance with Section 3.58(3)(b) of the *Local Government Act 1995.*

8. Subject to the Chief Executive Officer agreeing to dispose of the property in the exercise of authority delegated under Resolution Seven, authorises the Chief Executive Officer to finalise the conditions of the seabed lease agreement.

9. Approves the excision of Lot 14 on Plan 20733 from Reserve 44745, to be created as a new reserve with a purpose of 'Recreation & Marina Purposes' with power to lease or licence for 21 years, subject to the Minister for Lands consent, in accordance with section 51 of the *Land Administration Act 1997*.

10. Approve the management order for Crown freehold Lot 55 on Plan 20733, with a purpose of 'Public Access Way' with power to lease or licence for 21 years, subject to the Minister for Lands consent, in accordance with section 51 of the *Land Administration Act 1997*.

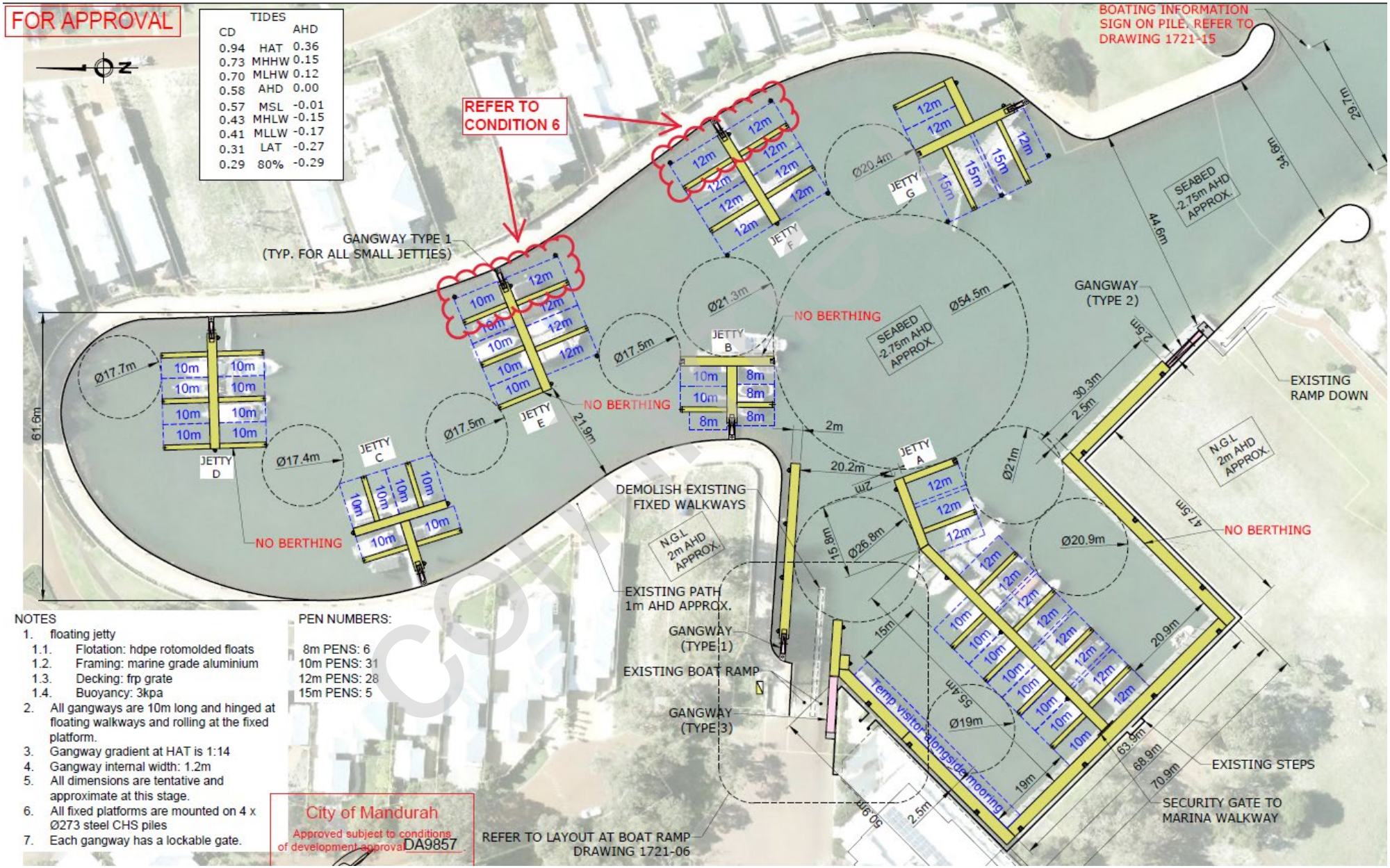
11. Notes the encroachment infrastructure within PAW Lot 55 on Plan 20733 being permitted to remain and that resolution of this encroachment is proposed to occur through the amalgamation of this section of the PAW with Lot 2002 on Deposited Plan 404283 (21 Marina Quay Drive, Erskine) subject to required Department of Planning, Lands and Heritage processes under section 87 of the *Land Administration Act 1997*.

12. Notes that the public access way is to be constructed and maintained through the floating walkway approved under DA9855 is to be in accordance with Attachment 1.1 and subject to terms and conditions under the appropriate non-exclusive licence referred to above.

confirmed

Approved Floating Jetty and Public Access Way Plan

ATTACHMENT 1.1



Mandurah Quay Subdivision



Confirmed

2	**SUBJECT:**	**Policy Review – Memorials**
	DIRECTOR:	Director Built and Natural Environment
	MEETING:	Council Meeting
	MEETING DATE:	26 November 2024

Summary

To improve consistency and decision making with respect to the management of memorials on City owned and managed land, a review of this function has been undertaken and this has led to the development of a new policy for memorial management. The proposed Council Memorials Policy is intended to supersede two existing policies, being the Council Memorial Seats and Plaques in Reserves and Council Public Open Spaces (POL-PKR 01), and Roadside Memorials POL-RDS 04.

Council is requested to consider and approve the new Council Memorial Policy POL-CMR 12 as outlined in Attachment 2.1 and rescind Council Memorial Seats and Plaques in Reserves and Public Open Spaces POL-PKR 01 (Attachment 2.2), and Council Roadside Memorials POL-RDS 04 (Attachment 2.3).

Disclosure of Interest

Nil

Previous Relevant Documentation

- G. 12/7/19 25 June 2019 Review of Council Policy Manual
- G. 35/2/15 24 February 2015 Review of City of Mandurah Policy Manual
- G. 57/2/12 28 February 2012 Review of Council Policy Manual

Background

Memorials perform an important function for communities by providing a physical place and presence to aid in remembering and honouring deceased individuals or commemorating a significant event. Memorials can also present some practical challenges and when placed in public spaces have potential to conflict with other functions of that space if not managed appropriately.

The City's management of memorials can be improved through providing clearer guidance for City officers and the community. There are currently two policies that deal with issues relating to memorials, the first being Memorial Seats and Plaques in Reserves and Public Open Spaces (POL-PKR 01), refer to Attachment 2.2 and the second being Roadside Memorials (POL-RDS 04), refer to Attachment 2.3. The new draft policy addresses the content of these policies in one guiding document.

Comment

A proposed Council Memorials Policy (refer Attachment 2.1), has been created intending to supersede the existing policies; Memorial Seats and Plaques in Reserves and Public Open Spaces (POL-PKR 01), and Roadside Memorials (POL-RDS 04).

Confirmed

Following extensive consultation with Elected Members, the proposed Memorials Policy includes:

- A clear definition of what is considered a memorial.
- A description of various types of memorials typically found in Mandurah and the City's preference for where these memorials should be located.
- An outline of the management and maintenance requirements for each permitted type of memorial, including basic consultation requirements and timeframes for relevant officers to follow.
- Guidance for officers when needing to decommission and engage with relevant stakeholders of memorials.

MEAG Comment

This item was considered by the Mandurah Environmental Advisory Group at its meeting on 25 October 2024 and the following recommendations were made:

MEAG is generally supportive of the draft Memorials policy. MEAG would also like to see the City investigate options for memorialisation of deceased individuals utilising trees planted in revegetation sites as an alternative to the bench seat memorials. This would provide for an alternative form of memorial to replace the bench seat memorials, particularly for people who have paid for these memorials with an expectation that they would be permanent.

City Officer Comment:
City officers can investigate an option to provide memorials through tree planting activities and are aware of other initiatives that provide a similar option. It would be important that such an initiative complements the objectives of the tree planting and does not compromise these objectives for the purpose of providing memorials.

Youth Advisory Group Comment

This item was considered by the Youth Advisory Group at its meeting on 6 November 2024 and the following recommendations were made:

YAG felt that the policy rules need to be clear and legalistic as this becomes the guiding document. As such it is supported by the YAG because on such a sensitive issue it was seen to provide clearly defined consistency. However, it needs balance, and when City staff are managing it needs to be from a humanistic mindset. The policy was supported and YAG commented it was well written, its application just needs to be empathic and balanced. The application of the completed policy needs to have community interpretation/information for the community to guide how to access the information and how to appropriately engage with the City on memorials.

City Officer Comment:
City officers involved with the management of memorials, particularly the stakeholder engagement activities, have previously undertaken training with regard to dealing with sensitive issues. The comments from YAG are acknowledged.

Statutory Environment

This draft policy considers and aligns with the Policy and Guidelines for Roadside Memorials by Main Roads Western Australia.

Confirmed

Policy Implications

This draft policy will combine and replace the previous versions of the policy Memorial Seats and Plaques in Reserves and Public Open Space (POL-PKR 01) and the policy Roadside Memorials (POL-RDS 04).

Financial Implications

The policy seeks to clearly delineate the responsibilities for the establishment, maintenance and decommissioning of memorials on City managed land. Financial obligations associated with the management of memorials are either placed with the applicant or identified stakeholder(s) or otherwise considered by Council on a case-by-case basis.

Economic Implications

Nil

Environmental Implications

Nil

Risk Analysis

The draft policy seeks to address the significant reputational risk to the City that results from poor management of memorials typically due to poor maintenance regimes and/or a lack of effective communication with relevant stakeholders.

Strategic Implications

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

Community:
- Inclusive and welcoming places, spaces and neighbourhoods.
- An enriched, creative, and empowered community that values culture, heritage and lifelong learning.

Leadership:
- Effective advocacy focused on the needs of the community and strong relationships with key stakeholders.
- Well-maintained assets and facilities that meet the needs of our community.

Conclusion

The proposed Council Memorials Policy recognises the important role memorials can play for the community and seeks to establish clear protocols for the management of memorials including requirements for stakeholder engagement to deal with issues in an effective, sensitive and compassionate manner.

confirmed

Council is requested to consider and approve the draft policy as outlined in **Attachment 2.1.**

NOTE:

- Refer ***Attachment 2.1*** ***Council Memorials Policy (Proposed) POL-CMR 12.***
  Attachment 2.2 ***Memorial Seats and Plaques in Reserves and Public Open Spaces Policy (POL-PKR 01).***
  Attachment 2.3 ***Roadside Memorials Policy (POL-RDS 04).***

RECOMMENDATION

That Council:

1. **Approve the proposed Council Memorials Policy POL-CMR 12 as detailed in Attachment 2.1.**

2. **Rescind Memorial Seats and Plaques in Reserves and Public Open Spaces POL-PKR 01 as per Attachment 2.2 and Roadside Memorials POL-RDS 04 as per Attachment 2.3.**

confirmed

Draft Memorials Policy
POL-CMR 12

CITY OF MANDURAH

Objective

The City of Mandurah (the City) acknowledges the use of memorials as a means for community members to reflect and remember loved ones or past events of significance. The purpose of the Memorials Policy (Policy) is to provide guidance for the approval, placement and ongoing management of existing and proposed new memorials on City owned or managed land.

Applicability

This Policy applies to all Elected Members and City officers and assists with decision making in relation to the approval and appropriate placement of physical structures or objects on City owned or managed land, including buildings and community facilities, road reserves, parks and public open spaces, to commemorate an individual or significant event.

Statement

Memorials perform an important function for communities by providing a physical place and presence to aid in remembering and honouring deceased individuals or commemorating a significant event. They can provide comfort to those grieving the loss of loved ones or pay tribute to the significant impact a person or group of people may have had within or for the community.

Memorials can also present some practical challenges and when placed in public spaces have the potential to conflict with other functions of that space if not managed appropriately. A management approach is required that ensures decisions regarding memorials are handled with consistency, fairness, and empathy, addressing both the emotional significance of memorials and the practical concerns associated with them.

1) Definition

Within the context of this policy, a memorial is defined as any temporary or permanent physical structure or object such as a statue, image, sculpture or plaque, that is designed to commemorate the memory of a person, a group of people or event.

2) Types of Memorials

The following outlines the various types of memorials and the City's position in relation to the provision for that type of memorial in public facilities, road reserves, parks and public open spaces:

2.1) <u>Commemorating a deceased person</u>

The City does not support the installation of permanent memorials in parks or public open space. The installation of memorials in parks and public open space to commemorate a deceased person should be limited to locations specifically designated for that purpose i.e. cemeteries.

Existing memorials, including plaques, that have been approved prior to December 2024, to commemorate a deceased person will be removed when the memorial has fallen into disrepair or when there are other circumstances under which City officers have reasonable grounds for removal as outlined in section 4 of this Policy. City officers will make reasonable efforts to contact the relevant stakeholder(s) prior to the removal of the memorial and arrange for the handover of any remaining property i.e. plaques, to the stakeholder.

Draft

2.2) Commemorating significant events or contributions from a person or a group of people

Memorials that commemorate a significant event or contribution from an individual person or group of people, for the benefit of the community, may be considered on an individual basis and will be approved by the Chief Executive Officer in accordance with conditions outlined in the Council Naming of Community Infrastructure and Public Places Policy (POL-PRK 04). These memorials are in the form of a public infrastructure donation such as tree planting, or artistically designed structure or sculpture, designed in consideration of the place, the needs of the community and the other functions of that space.

Public infrastructure donations would be managed under the Council Community Initiated Infrastructure Policy POL-CNP 08.

2.3) Mandurah and Dawesville War Memorials and Mandurah Missing Persons Memorial

The Mandurah and Dawesville War Memorials commemorate people who have served in or died in military service. The Mandurah Missing Persons Memorial is a place where those with missing friends and family can commemorate and find solace. The commemoration of individual people at these memorials is managed by the Mandurah and Dawesville Returned and Services League (RSL) and the Zonta Club of Peel, respectively.

2.4) Roadside Memorials

Memorials that commemorate a loved ones' memory by marking the location of a fatal crash site on or near a road will be permitted in accordance with the 'Main Roads Western Australia Policy and Guidelines for Roadside Memorials', noting that these guidelines apply to all roads within the City. City officers will work with applicants to ensure the safe placement of the memorials and that they do not present a hazard to people or property.

To ensure that a roadside memorial is safe for road users and to enable notification to family and friends of upcoming roadworks, the City will maintain a register of approved roadside memorials on local roads including contact details for stakeholders. Stakeholder contact details may be used for future contact regarding the relevant memorial and the stakeholder will be responsible for the maintenance and safety compliance of the memorial.

2.5) Temporary Memorial

Temporary memorials that commemorate a loved one through marking the location of a tragic incident may be permitted by City officers on a temporary basis, provided they do not present a hazard to people or property, according to the following conditions:

- The temporary memorial including items such as flowers, crosses, toys and written messages may be placed on a site for a period of up to 15 months, or a longer term if approved by the Chief Executive Officer.
- Alterations to the surrounding area must not be made.
- The temporary memorial must be placed or constructed in a way that it will not detract from amenity or compromise the functionality of the space for other users.
- The location of the temporary memorial should not detract from the amenity of the local area or impact on the quality of life of adjacent landowners, property occupiers or other members of the public.

confirmed

3) Maintenance and Management of Memorials

Memorials for deceased persons within designated cemetery sites shall be managed and maintained in accordance with the *Cemeteries Act 1986* and the *Cemeteries Local Law 2010* and subsequent amendments.

Management and maintenance of roadside memorials will be conducted in accordance with the 'Main Roads Western Australia Policy and Guidelines for Roadside Memorials'.

In all other cases the management and maintenance of memorials will be completed in accordance with the relevant City Infrastructure Asset Management Plan, which will determine the relevant inspection and maintenance requirements.

4) Decommissioning of Memorials

Memorials will be decommissioned and removed when the memorial has fallen into disrepair or when there are other circumstances under which City officers have reasonable grounds for removal including, but not limited to, where the memorial:

- is not approved,
- is considered to pose a hazard to people or property,
- is considered to be no longer appropriate for cultural, social or other reasons, or
- is located on a site that is to be redeveloped as part of an approved maintenance, renewal or upgrade program.

City officers will ensure these matters are handled sensitively and make reasonable efforts to contact the relevant stakeholder(s) prior to the removal of the memorial and arrange for the handover of any remaining property i.e. plaques, to the stakeholder(s).

Confirmed

Legislative Context

Cemeteries Act 1986
Cemeteries Local Law 2010
Local Government Act 1995
Local Government (Uniform Local Provisions) Regulations 1996 - Regulation 6
Public Places and Local Government Property Local Law 2018
Land Administration Act 1997

Review

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

Related Documents

These documents are mandatory and required to give effect to this policy:

Council Naming of Community Infrastructure and Public Places Policy POL-PRK 04
Council Community Initiated Infrastructure Policy POL-CNP 08
Buildings and Community Facilities Infrastructure Asset Management Plan
Roads and Transport Infrastructure Asset Management Plan
Parks and Open Space Infrastructure Asset Management Plan

Draft Memorials Policy
POL-CMR 12

CITY OF MANDURAH

Supporting Documents

The following documents inform this Policy (i.e. documents that are not mandatory to the implementation of this policy but may support the implementation of the Policy):

Main Roads Western Australia Policy and Guidelines for Roadside Memorials

Responsible Directorate: Built and Natural Environment

Responsible Department: Landscape Management

Reviewer: Executive Manager Natural Environment

Creation date and reference: "<Insert Date Here>" "<Insert Document Reference>"

Last Review: New Policy

Amendments			
Version #	**Council Approval Date, Reference**	**Date Document In force**	**Date Document Ceased**

confirmed

Memorial Seats and Plaques in Reserves and Public Open Space Policy

POL-PKR 01

CITY OF MANDURAH

Objective

To establish the criteria to be taken into consideration in relation to the assessment of applications, approval and placement of memorial seats and plaques within the City of Mandurah's (the 'City') reserves and Public Open Space.

Statement

1. The City will consider on its merits any application for a memorial seat or plaque to be included in a reserve or public open space under the care, control and management of the City.

2. Each application must be in accordance with the City's related procedure guide, taking into account the following criteria:

   - The existing or proposed infrastructure, vegetation and landscape treatments
   - The public use of the reserve or public open space
   - The number of memorial plaques which may already be located within the reserve or public open space.

3. Officers may refer to Council for its consideration any special or significant memorial which does not conform with this policy.

Related Documents

Procedure – Memorial Seats and Plaques in Reserves and Public Open Space

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Responsible Directorate: Built and Natural Environment

Responsible Department: Technical Services

Reviewer: Manager Technical Services

Creation date and reference: Minute G.38/12/06, 13 December 2006

Last Review: Minute G.12/7/19, 23 July 2019

Amendments			
Version #	**Council Approval Date, Reference**	**Date Document In force**	**Date Document Ceased**
2	Minute G.43/12/09	16/12/2009	28/02/2012
3	Minute G.57/2/12	29/02/2012	24/02/2015
4	Minute G.35/2/15	25/02/2015	23/07/2019
5	Minute G.12/7/19	24/07/2019	-

confirmed

Roadside Memorials Policy
POL-RDS 04

CITY OF MANDURAH

Objective

To determine how the City of Mandurah (the 'City') will deal with requests for roadside memorials and manage existing or recently installed roadside memorials.

Statement

A roadside memorial can be described as an object or image constructed, erected, planted, painted or placed on the road or within the road reserve in honour of family or friends whose lives have been lost on the road.

The City recognises and respects people's grief and their choice to honour the memories of their loved one/s by erecting some type of roadside memorial, however it also acknowledges the need to provide a safe and efficient road network for all road users.

In considering requests for a roadside memorial, the City will:

1) refer to Main Roads Western Australia (MRWA) all requests that relate to the National Route 1 sections of Fremantle Road, Mandurah Road, Old Coast Road and Dawesville Bypass as well as Pinjarra Road east of the National Route, to be dealt with in accordance with their "Roadside Memorials Policy and Guidelines" documentation

2) deal with all other requests, as well as the management of existing roadside memorials on all other roads within the City in accordance with City guidelines.

Related Documents

Policy POL-RDS 06 Urban Tree Management
Main Roads Australia Roadside Memorial Policy & Guidelines
City of Mandurah Roadside Memorials Management Guidelines

confirmed

Responsible Directorate: Built Environment

Responsible Department: Operations Service

Reviewer: Manager Operations Service

Creation date and reference: Minute G.53/11/04, 16 November 2004

Last Review: Minute G.12/7/19, 23 July 2019

Amendments			
Version #	**Council Approval Date, Reference**	**Date Document In force**	**Date Document Ceased**
2	Minute G.43/12/09	16/12/2009	28/02/2012
3	Minute G.57/2/12	29/02/2012	24/02/2015
4	Minute G.35/2/15	25/02/2015	23/07/2019
5	Policy Manual Review, Minute G.12/7/19	24/07/2019	-

3	**SUBJECT:**	Structure Plan Review (10 Year Approval Expiry)
	DIRECTOR:	Strategy and Economic Development
	MEETING:	Council
	MEETING DATE:	26 November 2024

Summary

Under the *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations),* structure plans have an approval period of 10 years. As the LPS Regulations came into operation in October 2015, a number of existing plans will, in effect, expire in October 2025.

Following communication with the Department of Planning, Lands and Heritage (DPLH) and key landowners and their consultant teams, an audit has been undertaken of existing structure plans in operation within Mandurah. This follows extensive work undertaken in 2022 following the gazettal of Local Planning Scheme 12 (Scheme 12).

At the present time, there are 29 operative structure plans in Mandurah. 21 of these plans are to 'expire' on 19 October 2025.

Each structure plan that is due to expire has been reviewed with the following potential options:

- Normalise structure plans into Scheme 12, through 'basic' scheme amendments.
- Provide extensions to the approval period for structure plans that, following review, are determined to be suitable to remain in place.
- Allow structure plans to lapse, where the structure plan is either no longer suitable or is not required in the local planning framework.
- Note that several plans required further work that will be subject to further consideration by Council.

The outcome of the review results in recommendations being based on:

- Seven structure plans are to be 'normalised' via Amendment No 3 to Scheme 12.
- Nine are recommended for extensions of their approval period of further 10 years however, it is also recommended that developed parts of these areas are also included in Amendment No 3 as a 'part normalisation' via Amendment No 3 to Scheme 12.
- Five will have no action and therefore, unless landowners act on undertaking a review of the existing structure plans, they will lapse at their expiry date of 19 October 2025.

Primarily, the outcomes of this review and the recommendations of this report are procedural only and do not impact development outcomes or potential of existing development areas.

Disclosure of Interest

Nil

Previous Relevant Documentation

• G.7/7/22	26 July 2022	Council adopted a range of actions arising from the gazettal of Local Planning Scheme 12, which included the revocation of 29 structure plans; modifications to 12 structure plans and a range of local development plan and local planning policy changes to align with Scheme 12.

Confirmed

- G.22/6/20 23 June 2020 — Council considered submissions received on draft Local Planning Scheme 12 and resolved to adopt the Local Planning Strategy and proceed Scheme 12 to final approval by the Western Australian Planning Commission and the Minister for Planning.
- G.18/4/19 30 April 2019 — Council adopted a modified Local Planning Scheme and Strategy which incorporated changes suggested by the Environmental Protection Authority.
- G.6/01/17 24 January 2017 — Council adopted draft Local Planning Scheme No 12 and a revised Local Planning Strategy for forwarding to the Western Australian Planning Commission and the Environmental Protection Authority for consent to advertise the Scheme.

Background

Progression and Implementation of Local Planning Scheme 12

In July 2013, Council resolved to prepare a new local planning scheme and in March 2014, Council adopted a draft Scheme (under the heading Mandurah Planning Scheme).

The following year, the LPS Regulations were prepared, advertised and gazetted and became operative in October 2015. The LPS Regulations resulted in significant changes to the format and operation of local planning schemes requiring the draft Scheme to be rewritten and reformatted. Council adopted a revised Local Planning Scheme – Local Planning Scheme No 12 (Scheme 12) and a revised Local Planning Strategy at its meeting of 24 January 2017 for the purposes of forwarding to the Western Australian Planning Commission for consent to advertise.

In September 2018, the City received advice that the Western Australian Planning Commission (WAPC) had examined the documents provided, and that subject to modifications, had determined Scheme 12 was suitable to be advertised in accordance with LPS Regulations. Prior to advertising, the documents were required to be referred to the Environmental Protection (EPA) for consideration pursuant to s82 of the *Planning and Development Act 2005 (*the Act*).*

Consent to advertise Scheme 12 and the Local Planning Strategy was subsequently granted by the WAPC in October 2019. The draft Scheme 12 was advertised between 28 November 2019 and 28 February 2020 and Council then considered all submissions in June 2020 and resolved to progress with Scheme 12 and forward it to the WAPC for approval.

The WAPC considered Scheme 12 in March 2021 and recommended to the Minister for Planning that a number of changes were required to the form and function of Scheme, with this approval being received in May 2021. Whilst some delays in progressing the modifications were experienced by City officers, the changes were completed and in February 2022, the WAPC advised that the Minister for Planning had approved Scheme 12 in accordance with section 87(3) of the Act.

Upon publishing in the Government Gazette in accordance with section 87(4) of the Act, Scheme 12 commenced operation on 11 April 2022.

Local Planning Strategy

Arising from the preparation of the Local Planning Strategy, the key theme that underpins the Strategy is that of consolidation, and the Strategy provides the following details in regard to the consolidation and simplification of the planning framework:

confirmed

"*The City's Town Planning Scheme No 3 was prepared approximately 24 years ago and came into operation approximately 18 years ago.*

It has served the expansive urban development of Mandurah; however, it now requires an update to simplify the planning framework, particularly with regard to the numerous forms of additional planning layers that the Scheme currently requires. As a result, Council has adopted a new local planning scheme – Local Planning Scheme 12.

A number of actions will assist in this regard:

- *Reducing the need for an Outline Development Plan (Structure Plans) for smaller parcels of land which introduces a layer of approval otherwise covered by the planning approval framework (i.e. development or subdivision);*
- *Rezoning areas currently zoned Urban Development that have already been developed and therefore reduce the areas covered by existing Outline Development Plans (Structure Plans);*
- *Integrating the various Outline Development Plans and Precinct Plans within the Mandurah Central area into one consolidated Precinct Structure Plan that integrates the land use control, built form outcomes and redevelopment potential in an integrated manner;*
- *Where areas are not identified for significant redevelopment or new development, providing specific zoning control to ensure future development requirements are well understood;*

Planning and Development (Local Planning Scheme) Regulations 2015 ('LPS Regulations')

Clause 28 of the Deemed Provisions (Schedule 2 of the LPS Regulations) outlines that the approval of a structure plan has effect for 10 years from the date that the Western Australian Planning Commission ('WAPC') approves the plan.

This clause was introduced in local planning schemes by the LPS Regulations in October 2015 and subclause (4) of Clause 28 provided that any existing structure plan's 10 year approval period was to commence from 19 October 2015. With October 2025 approaching, many structure plans in Western Australia will 'expire'. Structure plans are generally required for new urban development areas or identified precincts, prior to further development or subdivision. They generally provide for land uses and densities, road layouts and open spaces within a new development area, or for precincts, where built form controls apply in addition to the requirements of a planning scheme. However, their role in the planning framework was altered with the introduction of the LPS Regulations.

With the gazettal of Scheme 12 in April 2022, the areas that require a structure plan were reduced from 2,350 hectares to 724 hectares. As an outcome of a review of plans in July 2022, 30 operative structure plans were revoked by the WAPC in December 2022 and a further 11 were modified, due to the areas zoned Urban Development having been reduced from Scheme 3 to Scheme 12.

Subclause (2) of Clause 28 provides that the Commission "*may extend the period for which the approval of a structure plan has effect under subclause (1) if there are no changes to the terms of the plan".*

Given the range of structure plans in place in Mandurah, it is recommended that a centralised approach be taken, whereby the City makes the request to the WAPC on behalf of the proponents affected by the potential expiry of the structure plans, rather individual proponent making multiple requests. Current delegation arrangements do not cover City officers making these requests to the WAPC and a report to Council is therefore required.

Confirmed

Comment

At the present time, there are 29 operative structure plans in Mandurah. As well as the actions above, the introduction of the core administrative system provided an opportunity to review and update the plan numbering system used by the City.

Each structure plan has been reviewed with the following key outcomes:

1. Normalise structure plans into Scheme 12, through 'basic' scheme amendments ('***normalise***') or for parts of areas of existing structure plans that have been developed or subdivided ('***part normalise***').

   Areas to be normalised or part normalised covered by the structure plans are largely developed or subdivided and the existing provisions of Scheme 12 and the R-Codes deal with any further development issues. As a result, there is no reason to retain these structure plans and an Amendment to Scheme 12 is proposed to zones or reserved land in accordance with the corresponding designations in each structure plan.

   As a result of these actions, Amendment No 3 is recommended to be adopted by Council.

   This Amendment will be considered a 'Basic' amendment to Scheme 12 under the LPS Regulations. It is primarily administrative in nature, does not require advertising and can be forwarded to the WAPC with the Council resolution.

   This change will impact 184 hectares of land currently zoned Urban Development and continues the work that was undertaken as part of the preparation of Scheme 12. All of this land has been subdivided or developed and as shown on the Amendment Maps (***Attachment 3.1),*** the proposed zoning, density or reserved land are a direct reflection of the designations in the current Structure Plan. No changes to any future approvals or development will be impacted by the change other than removing the 'structure plan' layer to the current planning framework that applies to these areas.

2. Provide extensions for structure plans that, following review, are determined to be suitable to remain in place ('***extend 10 years***'). These are for areas where substantial progress has been made on the development of the area, maintain contemporary planning policy outcomes and allows for development projects to continue with certainty together with the Structure Plan's being aligned with current formats that are required to be followed.

   Clause 28 of the Deemed Provisions (Schedule 2 of the LPS Regulations) outlines that the approval of a structure plan has effect for 10 years from the date that the Western Australian Planning Commission ('WAPC') approves the plan.

   Subclause (2) of Clause 28 provides that the Commission "*may extend the period for which the approval of a structure plan has effect under subclause (1) if there are no changes to the terms of the plan."*

   To act on these extension, no formal approval of Council is required, however, the action is noted in the summary table and the recommendation to provide clarity to City officers, proponents and Department of Planning, Lands and Heritage that City officers have considered all relevant matters in the lodgement of requests to extend the relevant plans.

3. Allow structure plans to lapse, where the structure plan is either no longer suitable (and will require a future proponent to prepare a new plan or is not required in the local planning framework ('***no further action***: ***lapse***').

4. The existing structure plan requires review as there are current assessments or work underway to ensure the plans are updated or the plans have an approval date that currently extends well beyond the October 2025 timeframe ('***no further action at this time***')

Confirmed

It should be noted that some plans will have multiple actions depending on their stage of development or current project work underway.

In considering each Structure Plan, City officers and the DPLH are guided by the considerations set out in section 6.3 of the *WA Planning Manual – Guidance for Structure Plans*, as set out below:

- *the extent of subdivision and/or development uptake in the structure plan area, and whether the plan has been largely implemented.*
- *the plan's delivery progress based on its set purpose, vision, and objectives, and whether implementation of the plan is aligning with its set targets.*
- *government priorities, any applicable planning strategy and policy framework, and whether significant changes to these have occurred since the plan was approved.*
- *if consultation with the community and key stakeholders should be undertaken to confirm and adjust the direction and next stages of the plan; and*
- *whether important infrastructure has or will become available, and whether adjustments will need to be made to the plan as a result.*

In light of the above, the DPLH requested local governments to:

- *continue to, or commence, an audit of the status of structure plans within each local government area; and*
- *consider the options available in relation to each of these structure plans, having regard for the considerations set out in the WA Planning Manual –Guidance for Structure Plans; and*

City officers have audited the existing Structure Plans and the recommendations for each are as follows, noting that the plan numbering is a cross reference to the City's approvals and some plan numbers have been removed due to previous actions:

Confirmed

Plan No	Plan Name	Current Expiry Date	Action and Comment
1	Mandurah Strategic Centre Precinct Structure Plan	December 2034	**No Further Action at this Time** The MSC Structure Plan has been approved by the WAPC in June 2024 to replace the City Centre Precinct Plan, Inner Mandurah Precinct Plan, Mandurah Terrace Precinct Plan and the Structure Plans for Mandurah Junction and Mandurah Ocean Marina. It is noted that this is a 'stage 1' review only and that a 'strategic' review of the plan is committed for 2025.
2	Lakelands Town Centre Precinct Structure Plan	October 2032	**No Further Action at this Time** The Plan has a further 8 years of its approval time and development and subdivision is currently underway consistent with the Structure Plan. There will be a need in the future to consider 'normalisation' against the provisions of Scheme 12, particularly in regard to land use control – however this will require a separate amendment to Scheme 12 and beyond the scope of this current review.

Plan No	Plan Name	Current Expiry Date	Action and Comment
3	Halls Head Town Centre Precinct Plan	October 2025	**No Further Action at this Time** In completing Scheme 12 and the Local Planning Strategy, it has been acknowledged this Precinct Structure Plan requires review and update to align with Scheme 12, the WAPC's Structure Plan requirements and Deemed Provisions for Local Planning Schemes. This work will commence with staff resources allocated to progress and will be completed by the current October 2025 expiry date.
4	Falcon Town Centre Precinct Plan	October 2025	**No Further Action at this Time** In completing Scheme 12 and the Local Planning Strategy, it has been acknowledged this Precinct Structure Plan requires review and update to align with Scheme 12, the WAPC's Structure Plan requirements and Deemed Provisions for Local Planning Schemes. This work will commence with staff resources allocated to progress and will be completed by the current October 2025 expiry date.
5	Madora Bay North (accessible via this link)	September 2033	**Part Normalise** Existing lots created, houses constructed, school site developed and open space created will be rezoned to align with standard zones and reserves from Scheme 12 as shown on ***Attachment 3.1: Modification A.*** Remaining elements of the Structure Plan will continue to operate as per the Urban Development zone requirements of Scheme 12.
6	Madora Bay East (accessible via this link)	October 2025	**Normalise** All lots have been created, houses constructed, school site created and open space created meaning the Structure Plan is no longer required and land will be rezoned to align with standard zones and reserves from Scheme 12 as shown on ***Attachment 3.1: Modification B.***
7	Lakelands North (Ocean Hill) (accessible via this link)	February 2026	**Part Normalise and Extend 10 years** Existing lots created, houses constructed, school site developed and open space created will be rezoned to align with standard zones and reserves from Scheme 12 as shown on ***Attachment 3.1: Modification C.*** Remaining elements of the Structure Plan will continue to operate as per the Urban Development zone requirements of Scheme 12 with a recommended 10 year extension which is consistent with preliminary advice from DPLH officers and proponent consultant team.
8	Lakelands North-East (accessible via this link)	April 2028	**Part Normalise and Extend 10 years** Existing lots created, houses constructed, and open space created will be rezoned to align with standard zones and reserves from Scheme 12 as shown on ***Attachment 3.1: Modification D.*** Remaining elements of the Structure Plan will continue to operate as per the Urban Development zone requirements of Scheme 12 with a recommended 10 year extension which is consistent with preliminary advice from DPLH officers and proponent consultant team.

confirmed

Plan No	Plan Name	Current Expiry Date	Action and Comment
9	Lakelands West (accessible via this link)	October 2025	**Normalise** Substantial progress to 'normalise' this structure plan area was undertaken with Scheme 12, however the last stage of the development (located off Formby Road) remained zoned Urban Development All lots have now been created, houses constructed and open space created meaning the Structure Plan is no longer required and land will be rezoned to align with standard zones and reserves from Scheme 12 as shown on ***Attachment 3.1: Modification E.*** The existing Structure Plan also has some Tree Preservation Areas shown – being large 1500 to 2000 square lots on the eastern part of the Structure Area and are zoned Residential R10 in Scheme 12. The provisions of Scheme 12 (Schedule A; Clause 61(1); Part 26) require approval for the removal of trees for lots zoned Residential with a R-Code less than R15.
10	Lakelands East (accessible via this link)	October 2025	**Part Normalise and Extend 10 years** Existing lots created, houses constructed, and open space created will be rezoned to align with standard zones and reserves from Scheme 12 as shown on ***Attachment 3.1: Modification F.*** Lots where the full street block have been created as proposed to be rezoned to assist with future mapping. Remaining elements of the Structure Plan will continue to operate as per the Urban Development zone requirements of Scheme 12 with a recommended 10 year extension which is consistent with preliminary advice from DPLH officers and proponent consultant team. It is noted that given current development and sales projections, the estate will likely have been fully developed within this timeframe and structure plan is likely to have been normalised prior to this extended timeframe. Of significance is Black Swan Lake being reserved as Public Open Space as during the preparation of Scheme 12, the site was not created and ceded as part of the subdivision process. This is now complete, so the Urban Development zone is no longer relevant to the site.
11	Lot 6 Bortolo Drive (accessible via this link)	October 2025	**Part Normalise** Existing residential lots created, houses constructed, and open space created will be rezoned to align with standard zones and reserves from Scheme 12 as shown on ***Attachment 3.1: Modification G.*** The existing Structure Plan also has some Tree Preservation Areas shown – being large 1500 to 2000 square lots on the eastern part of the Structure Area and are zoned Residential R10 in Scheme 12. The provisions of Scheme 12 (Schedule A; Clause 61(1); Part 26) require approval for the removal of trees for lots zoned Residential with a R-Code less than R15. Non-residential component of the plan to be considered as future consideration as there is some complex planning restrictions that apply to this area that require consideration as to how they will align with Scheme 12 requirements – this will need to be a separate amendment to Scheme 12 and to be presented to Council in due course.

confirmed

Plan No	Plan Name	Current Expiry Date	Action and Comment
14	Central Park (accessible via this link)	October 2025	**Extend 10 years** Small elements of this plan were rezoned to Residential and Neighbourhood Centre in the preparation of Scheme 12 and there has been no further completed subdivisions in this structure plan area since this time. There is an active subdivision proposal in the north-eastern part of the Structure Plan area (south of Kirkpatrick Drive) and construction of housing to align with this subdivision in accordance with the Structure Plan will be required after the current expiry date. It is likely that western portion (adjacent to Mandurah Road) will be subject to a future review from a proponent given the ambitious development outcomes proposed
15	Lakes Road (accessible via this link)	October 2025	**No Further Action at this Time** These plans will be included with the Mandurah Health Precinct Structure Plan that is currently being prepared and will be completed by the end of the current approval period for each plan.
16	Lakes Road / Pinjarra Road (accessible via this link)	October 2025	
17	Lot 12 Old Pinjarra Road (accessible via this link)	October 2025	**Normalise** This site has been developed as a stand alone lot (reception centre and funeral home) and can be rezoned to Service Commercial to align with Scheme 12 as shown on ***Attachment 3.1: Modification H.***
18	Teranca/Tuart Road (accessible via this link)	October 2025	**No Further Action: Lapse** This structure plan was approved by Council in May 2008 and the WAPC in December of that year. The plan covers Lot 500 and 501 Tuart Road and Lots 121 and 24 Teranca Road in Greenfields with a total area of 5.264 hectares. The plan appears to have been prepared on behalf of the owner of Lot 21 (based on the details shown on the plan) and no progress has been made to undertake further subdivision or development since this time. The land has retained its Urban Development zone from Scheme 3 into Scheme 12 which means a structure plan is required prior to further development or subdivision. Substantial changes in the planning framework have occurred since the approval of the plan in 2008, primarily related to bushfire planning and water management and will require consideration prior to further subdivision or development of these sites. City officers will consider including these lots within the Mandurah Health Precinct Structure Plan that is currently being prepared and will be completed by the end of the current approval period for this plan.
19	Lot 601 Old Pinjarra Road (accessible via this link)	July 2026	**Normalise** This site has been developed as a stand alone residential lot (currently under construction) and can be rezoned to Residential to align with Scheme 12 as shown on ***Attachment 3.1: Modification H.***

confirmed

Plan No	Plan Name	Current Expiry Date	Action and Comment
20	Frasers Mandurah (accessible via this link)	October 2025	**Extend 10 years** Small elements of this plan were rezoned to Residential and Local Centre in the preparation of Scheme 12. A number of stages of development have been progressed since Scheme 12, however the Structure Plan has some design and density requirements that require further consideration. It is noted that given current development and sales projections, the estate will likely have been fully developed within this 10 year extension and structure plan is likely to have been normalised prior to this extended timeframe.
21	Newport Drive / Tuckey Cove (accessible via this link)	October 2025	**Extend 10 years** Small elements of this plan were rezoned to Residential in the preparation of Scheme 12. A number of stages of development have been progressed since Scheme 12, however the Structure Plan lots that are still being subdivided and developed which means that 'normalisation' process will be easier to undertaken in one complete amendment rather than a staged approach. It is noted that given current development and sales projections, the estate will likely have been fully developed within this 10 year extension and structure plan is likely to have been normalised prior to this extended timeframe.
22	Lot 100 Nairn Road (accessible via this link)	October 2025	**No Further Action: Lapse** This structure plan was approved by Council in February 2014 and the WAPC in June 2014. The lot is located at the southern end of 'Nairns' – a small area of Coodanup, where the Serpentine River joins the Peel-Harvey Estuary. There are a number of flood prone and coastal hazard matters that were addressed at the time of plan's approval, including the requirement to construct a sea wall (which after a 5 year period would be the ongoing responsibility of the City of Mandurah) in order to ensure there is public foreshore abutting the Serpentine River. Given the changing nature of Coastal Hazard Risk Management and Adaptation (CHRMAP) plans and policies, these requirements should be subject to further review together with the type and form of development. It is recommended that this plan's approval lapses, to ensure that all current plans and policies can be addressed as part of a new structure plan for the site. This outcome is the key reason that structure plans now have a time limited approval. The site will be retained within the Urban Development zone of Scheme 12 and therefore, will require a new Structure Plan prior to any subdivision or development.
23	Bridgewater / Osprey Waters (accessible via this link)	October 2025	**Normalise** All lots have been created, houses constructed and open space created meaning the Structure Plan is no longer required and land will be rezoned to align with standard zones and reserves from Scheme 12 as shown on ***Attachment 3.1: Modification I.***

confirmed

Plan No	Plan Name	Current Expiry Date	Action and Comment
24	Pleasant Grove South (accessible via this link)	October 2025	**No Further Action: Lapse** In the 2022 review undertaken, this plan was retained due to a number of tree preservation requirements provided on the structure plan, despite the lots having been 'normalised' into standard zones and densities in the completion of Scheme 12. The tree approval requirements of Scheme 12 (Schedule A; Clause 61(1); Part 26) require approval for the removal of trees for lots zoned Residential with a R-Code less than R15 which is consistent with approval requirements applicable to the structure plan so its provisions can lapse at the end of the 10 year approval period.
25 26	Florida (accessible via this link) and Florida Neighbourhood Centre (accessible via this link)	October 2025	**Normalise** All lots have been created, houses constructed and open space created meaning the Structure Plan is no longer required and land will be rezoned to align with standard zones and reserves from Scheme 12 as shown on ***Attachment 3.1: Modification J.***
27 28	Melros Beach / Bailey Boulevard (accessible via this link) and Lot 7 Bailey Boulevard (accessible via this link)	October 2025	**Extend 10 years** Small elements of this plan were rezoned to Residential in the preparation of Scheme 12. A number of stages of development have been progressed since Scheme 12, however the Structure Plan lots that are still being subdivided and developed which means that 'normalisation' process will be easier to undertaken in one complete amendment rather than a staged approach. It is noted that given current development and sales projections, the estate will likely have been fully developed within this 10 year extension and structure plan is likely to have been normalised prior to this extended timeframe.
29	Timbers Edge (accessible via this link)	October 2025	**Extend 10 years** This land was 'normalised' to the Residential zone of Scheme 12, however, the Structure Plan allocates this site as a 'Tree Preservation Area' and Scheme 12 requirements for tree approval requirements apply to areas shown as Tree Preservation Areas on a Structure Plan (Schedule A; Clause 61(1); Part 26 (d)). Based on the current provisions of Scheme 12 for Tree Approvals, allowing this Structure Plan to expire (or lapse) will mean these requirements can no longer be applied. A future review of Scheme 12 requirements will need to consider amending the Tree Approval requirements to provide for locations such as this one. Until such time, the Structure Plan should continue to operate.
30 31	Lot 285 Estuary Road (accessible via this link) and Dawesville South (accessible via this link)	October 2025	**No Further Action: Lapse** The structure plan for Lot 285 was approved in 2006 resulting in four lots ranging in size from 1785 square metres to 2980 square metres (Lots 101 – 104). Lots 102 – 104 were rezoned to Residential R5 in Scheme 12, whilst Lot 101 (1785 square metres) is owned by the same owner as the adjoining Lot 13 (8.9 hectares) and remains vacant.

confirmed

Plan No	Plan Name	Current Expiry Date	Action and Comment
			The structure plan has little relevance to the current planning framework given three of the four lots have been rezoned to Residential R5 in Scheme 12 and should lapse. The landowner can make this decision to integrate any further structure planning within Lot 13, or leave it remaining as a single residential lot in due course. The Dawesville South plan was approved in July 1999 and covers 88 hectares of land in Dawesville over 5 lots. The plan pre-dates the current planning framework, contemporary planning design outcomes and environmental considerations. The Local Planning Strategy contains the following description regarding three of the five lots within the structure plan that were required to be included by the Environmental Protection Authority in the formulation of Scheme 12: *Lots 2 Old Coast Road, and Lots 20 and 21 Estuary Road, Bouvard form the 'Panorama Development' site totalling 88ha of 'Urban Development' zoned land under both Scheme 3 and draft Scheme 12.* *The sites are zoned 'Urban' under the Peel Region Scheme. When the Peel Region Scheme was assessed by the EPA and found to meet the EPA's objectives, a number of environmental factors were 'deferred' to ensure that the EPA had the opportunity to assess future amendments, subdivisions or development proposals in more detail at a later date.* *Deferred factors included vegetation on the Panorama Development Site.* *As vegetation on the Panorama Development site has been listed as a deferred factor, any future amendment, subdivision or development proposal will require referral to the EPA. In assessing Scheme 12, the EPA has sought assurance that a structure plan will be required under the Scheme and referral to the EPA will occur. The Panorama Development site is zoned 'Urban Development' under proposed Local Planning Scheme No. 12. The objective of this zone is to provide a basis for more detailed structure planning in accordance with the provisions of the Scheme.* No significant work has progressed in this structure plan area since a design review of the plan in 2009, however in recent times, several potential development proposals have been subject to initial enquiries. At the present time, the multiple landowner group is reviewing options over next steps and in this instance, no further action is proposed. Should the landowners wish to progress further planning over the site the structure plan will require review based on the Local Planning Strategy requirements regardless of the approval period.

Note: Plan No 12 (Mandurah Junction) and 13 (Mandurah Ocean Marina) have been replaced by Plan No 1 (Mandurah Strategic Centre)

confirmed

Consultation

Informal discussion with planning consultants representing the major land developments has been undertaken in the formulation of the report – primarily to receive development updates and advise that the City will be undertaking this review in lieu of each proponent submitted proposals to the City and WAPC separately.

Statutory Environment

Relevant provisions of the LPS Regulations have been highlighted earlier, in particular:

Clause 28 of the Deemed Provisions (Schedule 2 of the LPS Regulations) outlines that the approval of a structure plan has effect for 10 years from the date that the Western Australian Planning Commission ('WAPC') approves the plan. Subclause (2) of Clause 28 provides that the Commission "*may extend the period for which the approval of a structure plan has effect under subclause (1) if there are no changes to the terms of the plan".*

Policy Implications

No policies are directly relevant to the review and update of the existing structure plans.

Financial Implications

Not applicable.

Economic Implications

Ensuring existing projects that are underway can continue with certainty is the primary consideration in the preparation of this report and the review of existing plans.

Environmental Implications

The key environmental implications have been highlighted in respect to a number of existing structure plans, naming Lot 100 Nairn Road and Dawesville South.

The plan for Lot 100 will require updated references to the updated State Planning Policy 2.6 (Coastal Planning) and is a key reason for allowing this plan to lapse – which is a key reason for the introduction of time limited Structure Plans in the planning framework since 2015.

The Structure Plan Area for Dawesville South will require assessment at next stage of planning by the Environmental Protection Authority (as referenced in the Local Planning Strategy – as outlined in the table) irrespective of whether the Structure Plan continues to function or not.

Structure Plan provisions relating to Tree Approval requirements have been referenced where relevant in the table.

confirmed

Risk Analysis

The key risk is not acting on each of the plans and allowing them to expire without action – resulting in significant resource issues in October 2025 and uncertainty for the planning and development industry in progressing projects – resulting in a significant reputational risk for the City in regard to managing planning and development proposals.

Strategic Implications

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

Economy:
- Well-planned, sustainable urban development

Community:
- Safe and connected communities

Leadership:
- Sound decisions based on evidence and meaningful engagement

Conclusion

At the present time, there are 29 operative structure plans in Mandurah. 21 of these plans are to 'expire' on 19 October 2025.

The outcome of the review results in:

- Seven structure plans are to be 'normalised' via Amendment No 3 to Scheme 12.
- Nine are recommended for extensions of their approval period of further 10 years however, it is also recommended that developed parts of these areas are also included in Amendment No 3 as a 'part normalisation' via Amendment No 3 to Scheme 12.
- Five will have no action and therefore, unless landowners act on undertaking a review of the existing structure plans, they will lapse at their expiry date of 19 October 2025.

It is recommended that Council undertake the relevant actions required by the LPS Regulations as a result of the review.

NOTE:

- Refer ***Attachment 3.1*** ***Amendment No 3 Maps***

confirmed

RECOMMENDATION

That Council:

1. **Requests the Western Australian Planning Commission extend the period of approval for a further 10 years the following Structure Plans with Clause 28(2) of Schedule 2 to the *Planning and Development (Local Planning Schemes) Regulations 2015*:**

   - **Lakelands North (Ocean Hill)**
   - **Lakelands North-East**
   - **Lakelands East**
   - **Central Park**
   - **Frasers Mandurah**
   - **Newport Drive / Tuckey Cove**
   - **Melros Beach / Bailey Boulevard, Dawesville**
   - **Lot 7 Bailey Boulevard**
   - **Timbers Edge**

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

"PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

CITY OF MANDURAH LOCAL PLANNING SCHEME – NO 12

AMENDMENT NO 3

Resolved that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amends Local Planning Scheme No 12 by:

- **Rezoning areas (or parts of areas) from Urban Development as outlined in the following structure plan areas to the relevant zones or reserved land as shown in the Structure Plan:**

Modification A	**Madora Bay North**
Modification B	**Madora Bay East**
Modification C	**Lakelands North**
Modification D	**Lakelands North East**
Modification E	**Lakelands West**
Modification F	**Lakelands East**
Modification G	**Lot 6 Bortolo Drive**
Modification H	**Lot 12 Old Pinjarra Road and Lot 601 Old Pinjarra Road**
Modification I	**Bridgewater / Osprey Waters**
Modification J	**Florida and Florida Neighbourhood Centre**

- **Amending the Scheme Maps accordingly.**

Dated 26 November 2024
Chief Executive Officer."

confirmed

3. In accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, determines that Amendment No.3 of City of Mandurah Local Planning Scheme No. 12 is a basic amendment for the following reasons:

"is an amendment to the scheme map that is consistent with a structure plan that has been approved under the scheme for the land to which the amendment relates and the scheme currently includes zones of all the types that are outlined in the plan."

4. Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015,* the following statements are applicable to the Amendment No 3 to Local Planning Scheme 12:

(a) Upon the amendment taking effect, the approval of the following structure plans are to be revoked:

- **Madora Bay East**
- **Lakelands West**
- **Lot 12 Old Pinjarra Road**
- **Lot 601 Old Pinjarra Road**
- **Bridgewater / Osprey Waters**
- **Florida**
- **Florida Neighbourhood Centre**

(b) Upon the amendment taking effect the following structure plans are to be amended by including a notation that the contents of the Structure Plan only apply to areas zoned Urban Development in Local Planning Scheme 12:

- **Madora Bay North**
- **Lakelands North**
- **Lakelands North East**
- **Lakelands East**
- **Lot 6 Bortolo Drive**

confirmed

Peel Region Reserved Land

- Regional Open Space
- Primary Regional Roads
- Other Regional Roads
- Waterways
- Railways
- Public Purposes

Local Reserved Land

- Public Open Space
- Environmental Conservation
- Public Purposes
- Local Distributor Road

Abbreviations Used

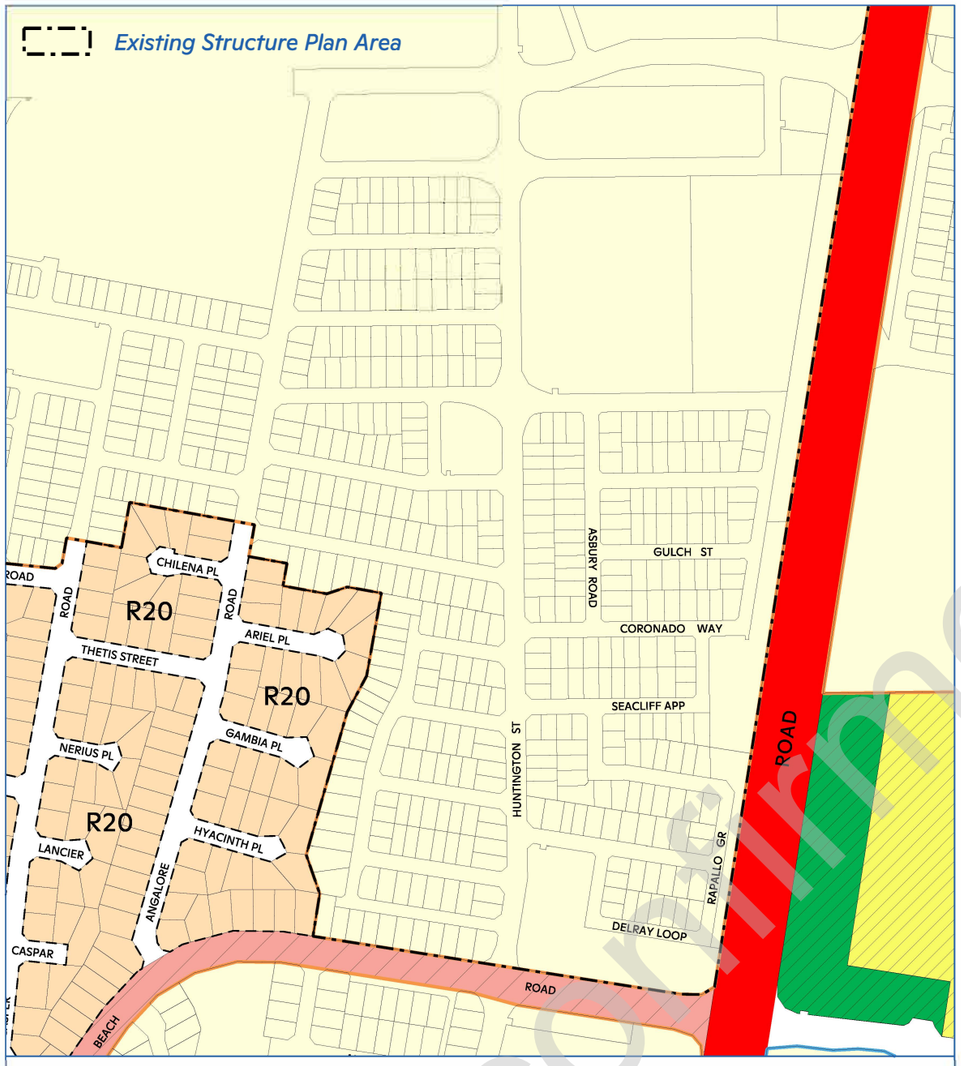
HS High School · PU Public Utility · CE Cemetary
H Hospital · U University · E Education
SU Special Uses

Zones

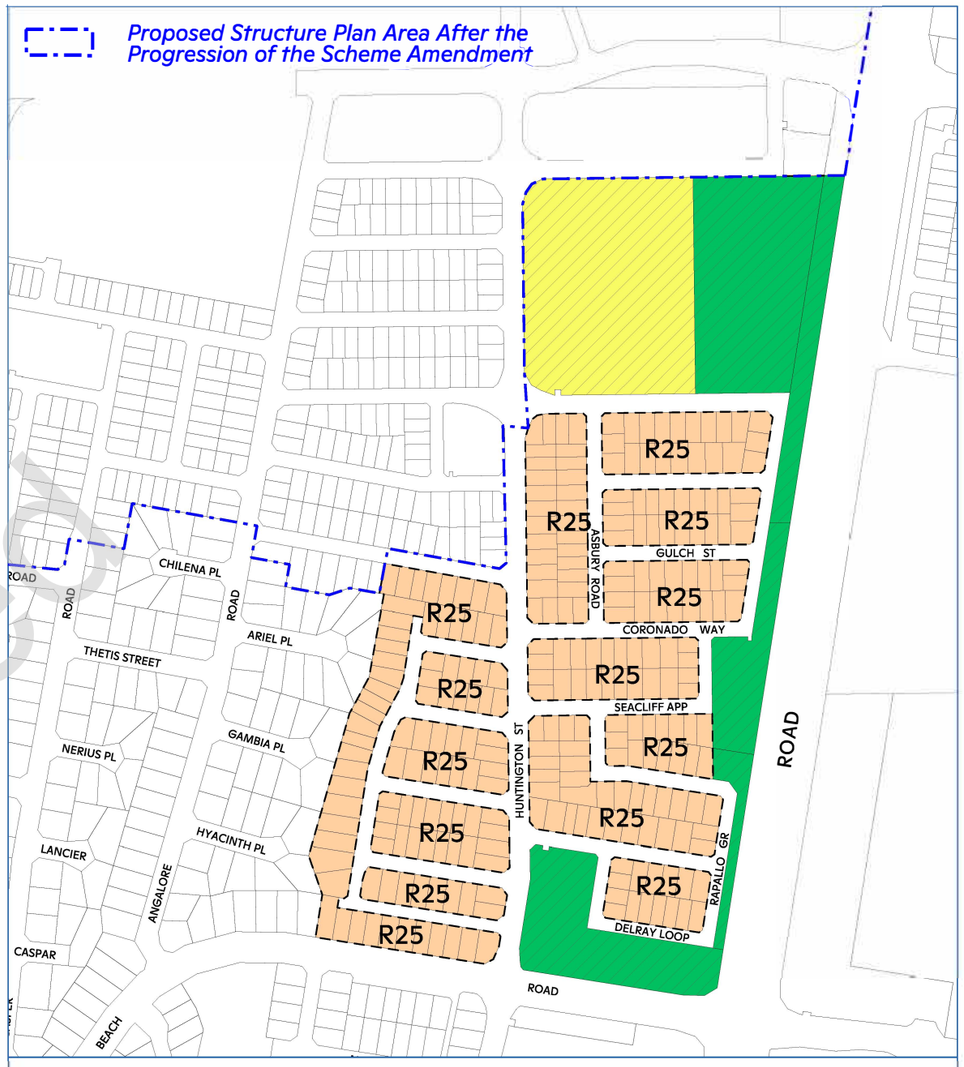
- SC Strategic Centre
- DC District Centre
- NC Neighbourhood Centre
- LC Local Centre
- Service Commercial
- General Industry
- Mixed Use
- Residential
- Urban Development
- Tourism
- Rural Residential
- Rural Smallholdings
- Rural
- Private Community Uses
- SU Special Use
- A Additional Use
- R Restricted Use
- No Zone

Additional Information

- R20 Residential Density Code
- EC Environmental Conditions
- RL Rural Lot Size Code
- 1 Specific Site Requirements
- SCA1: Flood Hazard Areas
- SCA2: Odour Buffer to WWTP



EXISTING ZONING (SCALE: 1:6000 @ A3)



SCHEME AMENDMENT MAP (SCALE: 1:6000 @ A3)

Confirmed

APPROVAL

1. ADOPTED FOR FINAL APPROVAL OF THE CITY OF MANDURAH AT THE ORDINARY MEETING OF COUNCIL HELD ON THE 26th DAY OF OCTOBER 2024

   THE COMMON SEAL OF THE CITY OF MANDURAH WAS HEREUNTO AFFIXED BY AUTHORITY OF A RESOLUTION OF THE COUNCIL IN THE PRESENCE OF:

   MAYOR _____ CHIEF EXECUTIVE OFFICER _____

2. RECOMMENDED / SUBMITTED FOR FINAL APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION

   DELEGATED UNDER S.16 OF THE P&D ACT 2005 _____ DATE _____

3. FINAL APPROVAL GRANTED

   MINISTER FOR PLANNING _____ DATE _____

SEAL

PLANNING AND DEVELOPMENT ACT 2005

CITY OF MANDURAH

LOCAL PLANNING SCHEME NO 12

AMENDMENT NO 3
Modification A

Madora Bay North Structure Plan Area

CITY OF MANDURAH
Local Planning Scheme No 12

LEGEND

Peel Region Reserved Land

- Regional Open Space
- Primary Regional Roads
- Other Regional Roads
- Waterways
- Railways
- Public Purposes

Local Reserved Land

- Public Open Space
- Environmental Conservation
- Public Purposes
- Local Distributor Road

Abbreviations Used

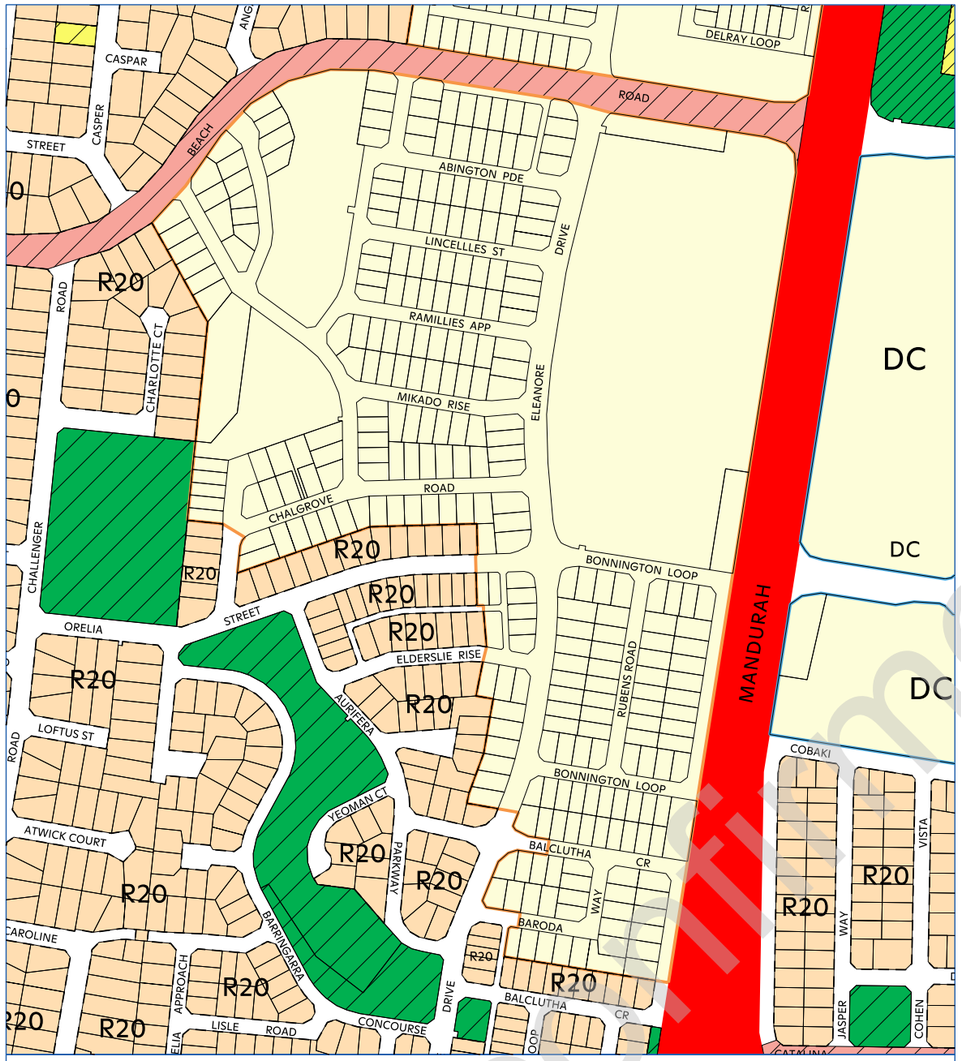
HS High School · PU Public Utility · CE Cemetary
H Hospital · U University · E Education
SU Special Uses

Zones

- SC Strategic Centre
- DC District Centre
- NC Neighbourhood Centre
- LC Local Centre
- Service Commercial
- General Industry
- Mixed Use
- Residential
- Urban Development
- Tourism
- Rural Residential
- Rural Smallholdings
- Rural
- Private Community Uses
- SU Special Use
- A Additional Use
- R Restrictive Use
- No Zone

Additional Information

- R20 Residential Density Code
- EC Environmental Conditions
- RL Rural Lot Size Code
- 1 Specific Site Requirements
- SCA1: Flood Hazard Areas
- SCA2: Odour Buffer to WWTP



EXISTING ZONING (SCALE: 1:6000 @ A3)



SCHEME AMENDMENT MAP (SCALE: 1:6000 @ A3)

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   _____ DATE

3. FINAL APPROVAL GRANTED

   _____ MINISTER FOR PLANNING

   _____ DATE

SEAL

PLANNING AND DEVELOPMENT ACT 2005

CITY OF MANDURAH

LOCAL PLANNING SCHEME NO 12

AMENDMENT NO 3
Modification B

Madora Bay East Structure Plan Area

CITY OF MANDURAH

Confirmed

LEGEND

Peel Region Reserved Land

- Regional Open Space
- Primary Regional Roads
- Other Regional Roads
- Waterways
- Railways
- Public Purposes

Local Reserved Land

- Public Open Space
- Environmental Conservation
- Public Purposes
- Local Distributor Road

Abbreviations Used

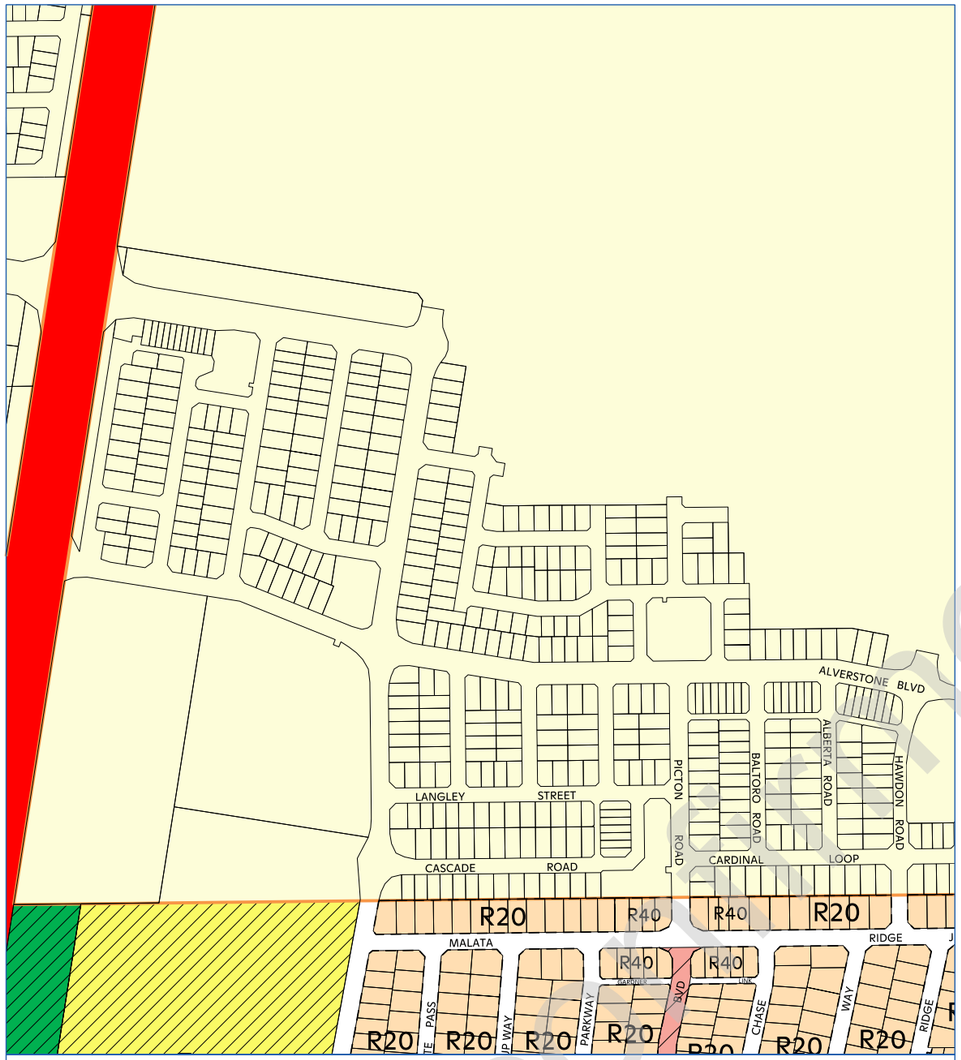
HS High School
H Hospital
PU Public Utility
U University
SU Special Uses
CE Cemetary
E Education

Zones

- SC Strategic Centre
- DC District Centre
- NC Neighbourhood Centre
- LC Local Centre
- Service Commercial
- General Industry
- Mixed Use
- Residential
- Urban Development
- Tourism
- Rural Residential
- Rural Smallholdings
- Rural
- Private Community Uses
- SU Special Use
- A Additional Use
- R Restricted Use
- No Zone

Additional Information

- R20 Residential Density Code
- EC Environmental Conditions
- RL Rural Lot Size Code
- 1 Specific Site Requirements
- SCA1: Flood Hazard Areas
- SCA2: Odour Buffer to WWTP



EXISTING ZONING (SCALE: 1:6000 @ A3)



SCHEME AMENDMENT MAP (SCALE: 1:6000 @ A3)

APPROVAL

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SEAL

PLANNING AND DEVELOPMENT ACT 2005

CITY OF MANDURAH

LOCAL PLANNING SCHEME NO 12

AMENDMENT NO 3
Modification C

Lakelands North Structure Plan Area

CITY OF MANDURAH

Council Meeting
26 November 2024

LEGEND

Peel Region Reserved Land

- Regional Open Space
- Primary Regional Roads
- Other Regional Roads
- Waterways
- Railways
- Public Purposes

Local Reserved Land

- Public Open Space
- Environmental Conservation
- Public Purposes
- Local Distributor Road

Abbreviations Used

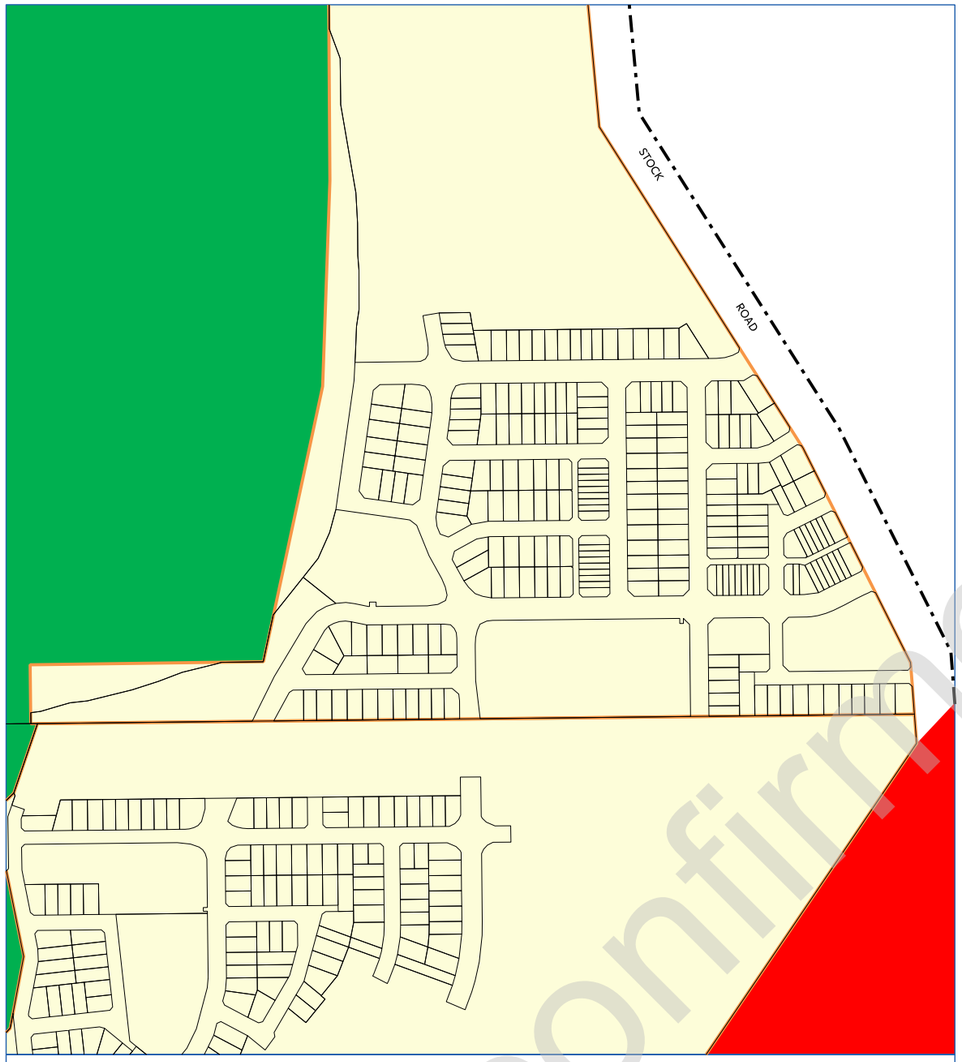
HS High School
H Hospital
PU Public Utility
U University
SU Special Uses
CE Cemetary
E Education

Zones

- SC Strategic Centre
- DC District Centre
- NC Neighbourhood Centre
- LC Local Centre
- Service Commercial
- General Industry
- Mixed Use
- Residential
- Urban Development
- Tourism
- Rural Residential
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- Rural
- Private Community Uses
- SU Special Use
- A Additional Use
- R Restricted Use
- No Zone

Additional Information

- R20 Residential Density Code
- EC Environmental Conditions
- RL Rural Lot Size Code
- 1 Specific Site Requirements
- SCA1: Flood Hazard Areas
- SCA2: Odour Buffer to WWTP



EXISTING ZONING (SCALE: 1:6000 @ A3)



SCHEME AMENDMENT MAP (SCALE: 1:6000 @ A3)

confirmed

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SEAL

PLANNING AND DEVELOPMENT ACT 2005

CITY OF MANDURAH

LOCAL PLANNING SCHEME NO 12

AMENDMENT NO 3
Modification D

Lakelands North-East Structure Plan Area

CITY OF MANDURAH

LEGEND

Peel Region Reserved Land

- Regional Open Space
- Primary Regional Roads
- Other Regional Roads
- Waterways
- Railways
- Public Purposes

Local Reserved Land

- Public Open Space
- Environmental Conservation
- Public Purposes
- Local Distributor Road

Abbreviations Used

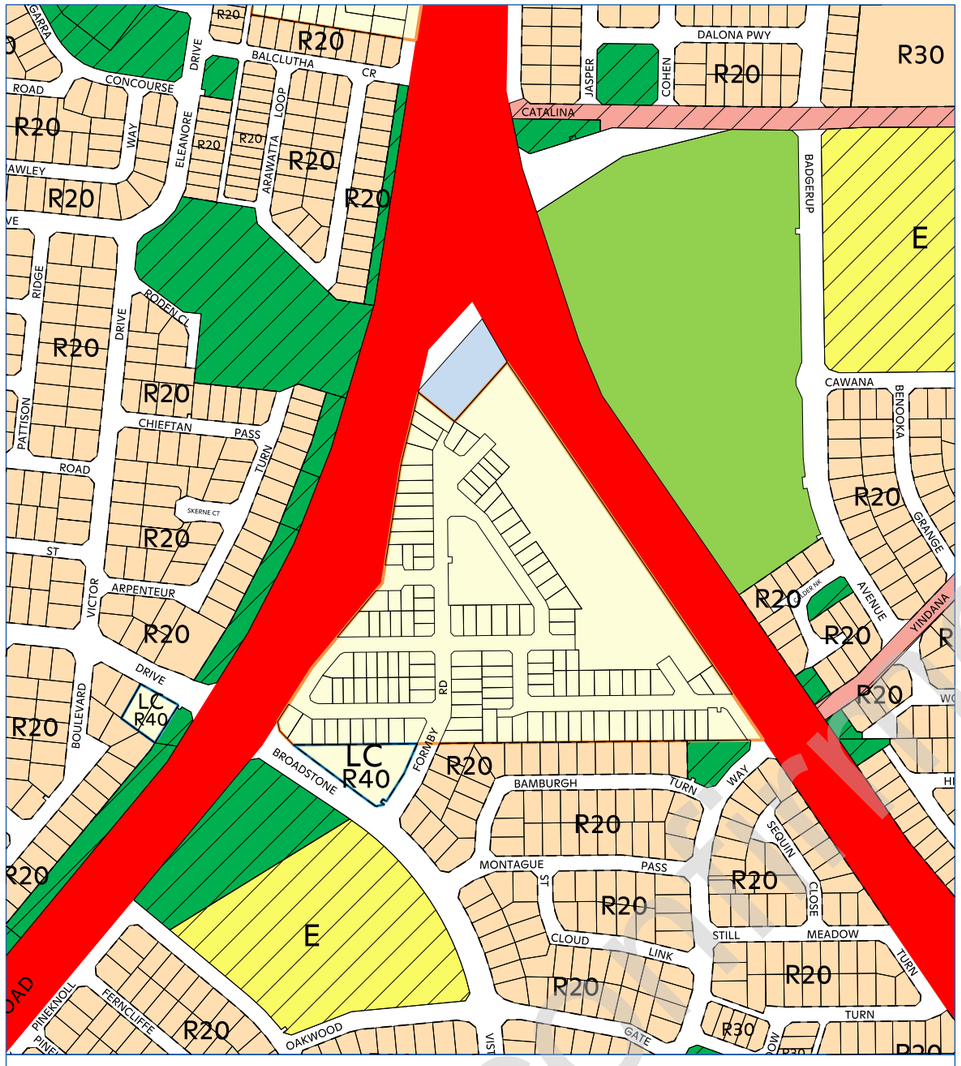
HS High School
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SU Special Uses
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E Education

Zones

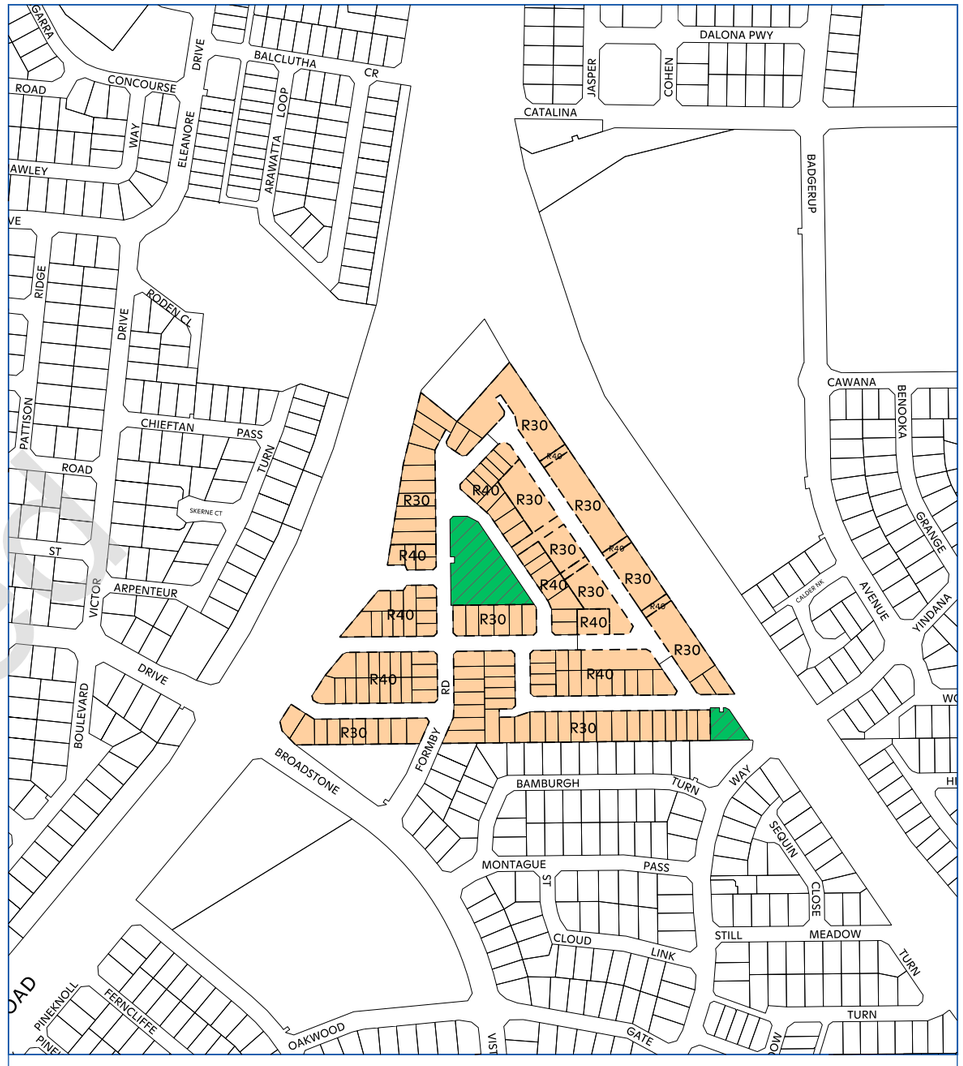
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- Residential
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- Rural Smallholdings
- Rural
- Private Community Uses
- SU Special Use
- A Additional Use
- R Restricted Use
- No Zone

Additional Information

- R20 Residential Density Code
- EC Environmental Conditions
- RL Rural Lot Size Code
- 1 Specific Site Requirements
- SCA1: Flood Hazard Areas
- SCA2: Odour Buffer to WWTP



EXISTING ZONING (SCALE: 1:6000 @ A3)



SCHEME AMENDMENT MAP (SCALE: 1:6000 @ A3)

APPROVAL

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SEAL

PLANNING AND DEVELOPMENT ACT 2005

CITY OF MANDURAH

LOCAL PLANNING SCHEME NO 12

AMENDMENT NO 3
Modification E

Lakelands West Structure Plan Area

CITY OF MANDURAH

Copyright

LEGEND

Peel Region Reserved Land

- Regional Open Space
- Primary Regional Roads
- Other Regional Roads
- Waterways
- Railways
- Public Purposes

Local Reserved Land

- Public Open Space
- Environmental Conservation
- Public Purposes
- Local Distributor Road

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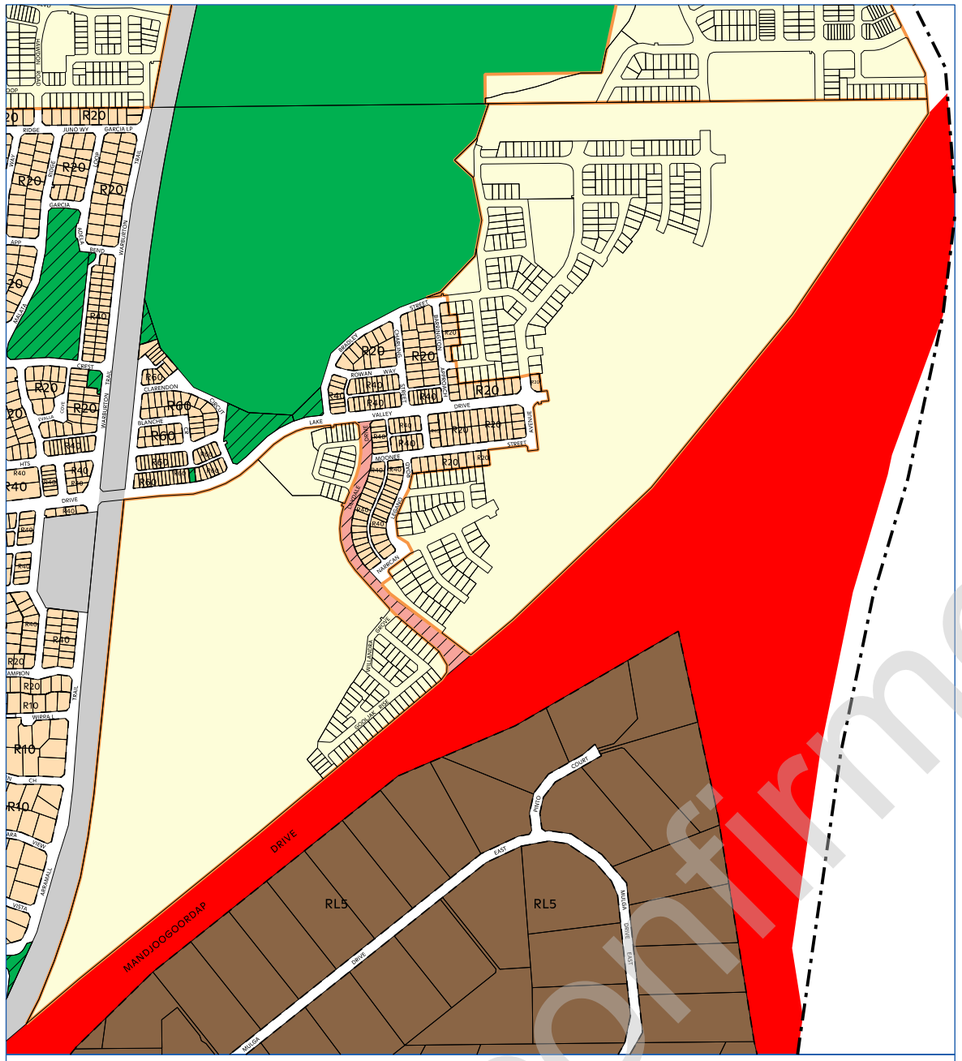
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Zones

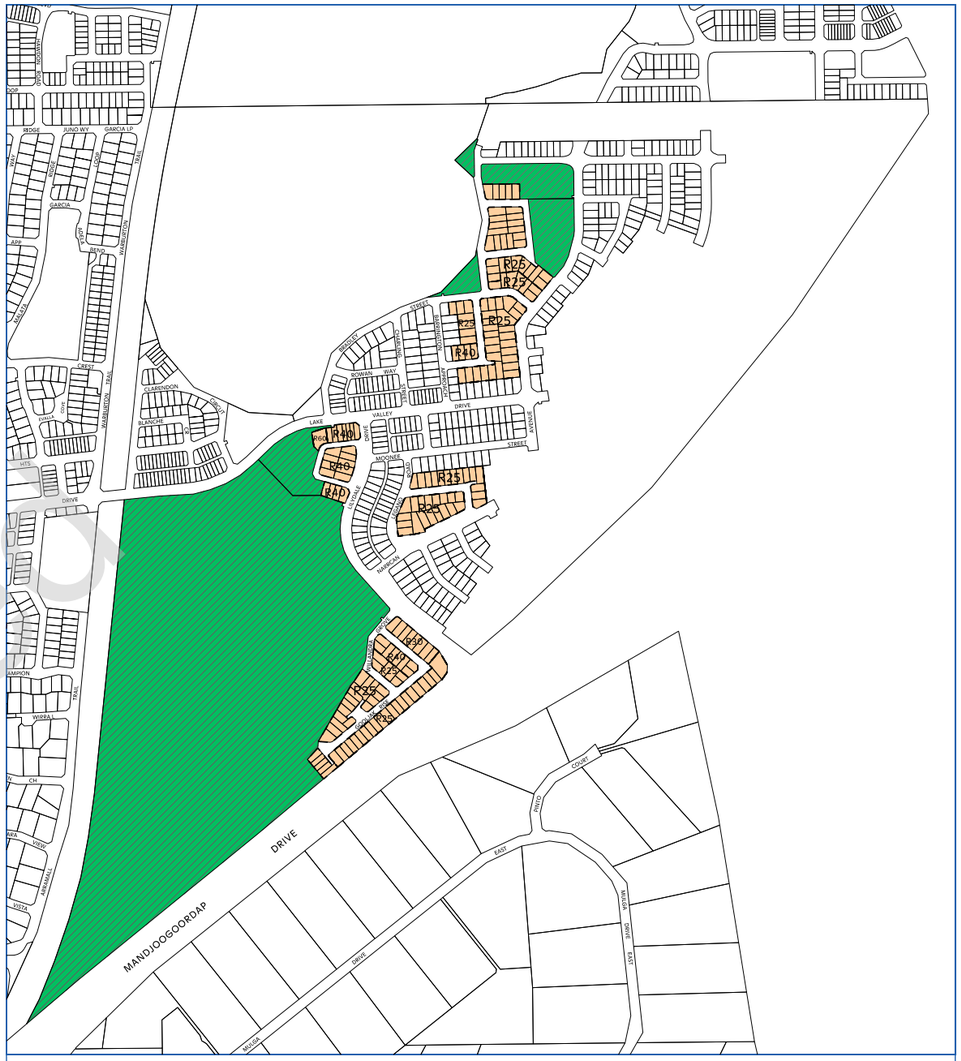
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- General Industry
- Mixed Use
- Residential
- Urban Development
- Tourism
- Rural Residential
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- Rural
- Private Community Uses
- SU Special Use
- A Additional Use
- R Restricted Use
- No Zone

Additional Information

- R20 Residential Density Code
- EC Environmental Conditions
- RL Rural Lot Size Code
- 1 Specific Site Requirements
- SCA1: Flood Hazard Areas
- SCA2: Odour Buffer to WWTP



EXISTING ZONING (SCALE: 1:12000@ A3)



SCHEME AMENDMENT MAP (SCALE: 1:12000 @ A3)

Confirmed

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3. FINAL APPROVAL GRANTED

   MINISTER FOR PLANNING _____ DATE _____

SEAL

PLANNING AND DEVELOPMENT ACT 2005

CITY OF MANDURAH

LOCAL PLANNING SCHEME NO 12

AMENDMENT NO 3
Modification F

Lakelands East Structure Plan Area

CITY OF MANDURAH

LEGEND

Peel Region Reserved Land

- Regional Open Space
- Primary Regional Roads
- Other Regional Roads
- Waterways
- Railways
- Public Purposes

Local Reserved Land

- Public Open Space
- Environmental Conservation
- Public Purposes
- Local Distributor Road

Abbreviations Used

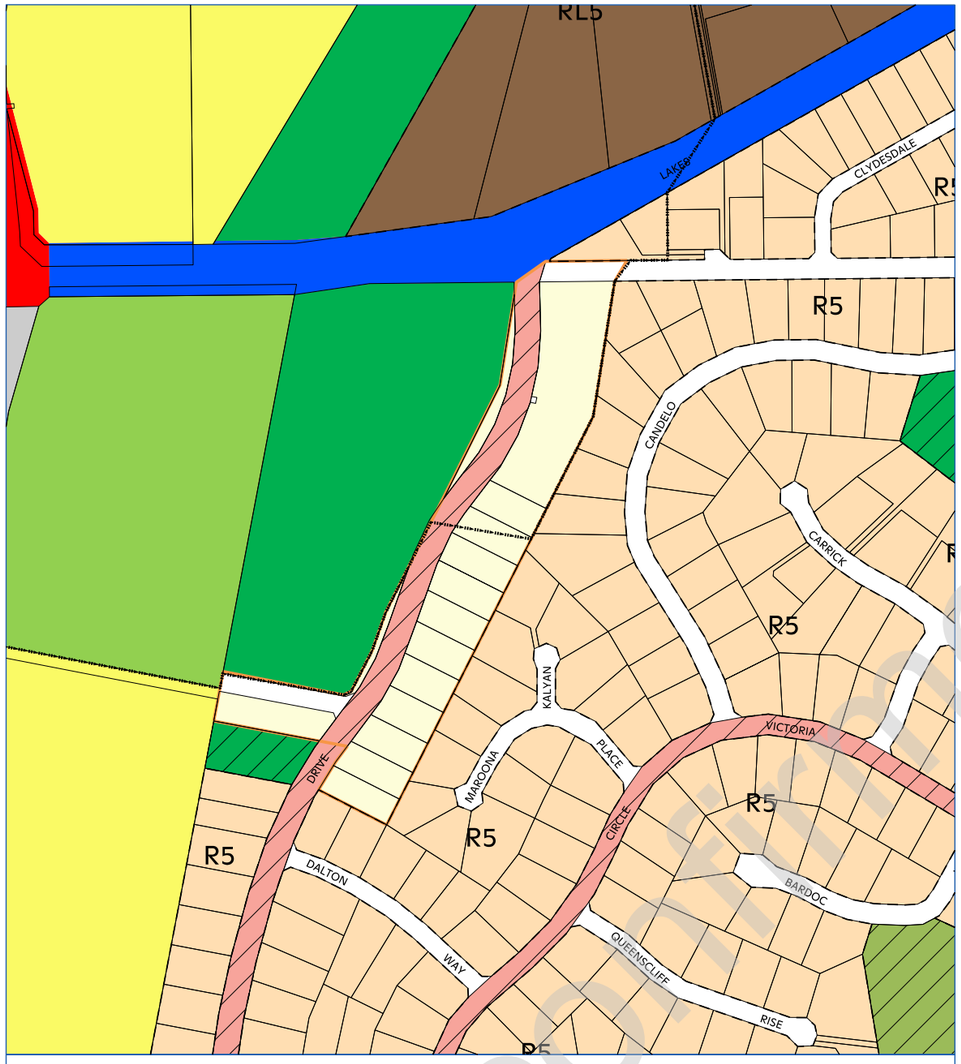
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H Hospital
PU Public Utility
U University
SU Special Uses
CE Cemetary
E Education

Zones

- SC Strategic Centre
- DC District Centre
- NC Neighbourhood Centre
- LC Local Centre
- Service Commercial
- General Industry
- Mixed Use
- Residential
- Urban Development
- Tourism
- Rural Residential
- Rural Smallholdings
- Rural
- Private Community Uses
- SU Special Use
- A Additional Use
- R Restricted Use
- No Zone

Additional Information

- R20 Residential Density Code
- EC Environmental Conditions
- RL Rural Lot Size Code
- 1 Specific Site Requirements
- SCA1: Flood Hazard Areas
- SCA2: Odour Buffer to WWTP



EXISTING ZONING (SCALE: 1:6000@ A3)



SCHEME AMENDMENT MAP (SCALE: 1:6000 @ A3)

Confirmed

APPROVAL

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   _____ _____
   MAYOR CHIEF EXECUTIVE OFFICER

2. RECOMMENDED / SUBMITTED FOR FINAL APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION

   _____ _____
   DELEGATED UNDER S.16 OF THE P&D ACT 2005 DATE

3. FINAL APPROVAL GRANTED

   _____ _____
   MINISTER FOR PLANNING DATE

SEAL

PLANNING AND DEVELOPMENT ACT 2005

CITY OF MANDURAH

LOCAL PLANNING SCHEME NO 12

AMENDMENT NO 3
Modification G

Lot 6 Bortolo Drive Structure Plan Area

CITY OF MANDURAH

LEGEND

Peel Region Reserved Land

- Regional Open Space
- Primary Regional Roads
- Other Regional Roads
- Waterways
- Railways
- Public Purposes

Local Reserved Land

- Public Open Space
- Environmental Conservation
- Public Purposes
- Local Distributor Road

Abbreviations Used

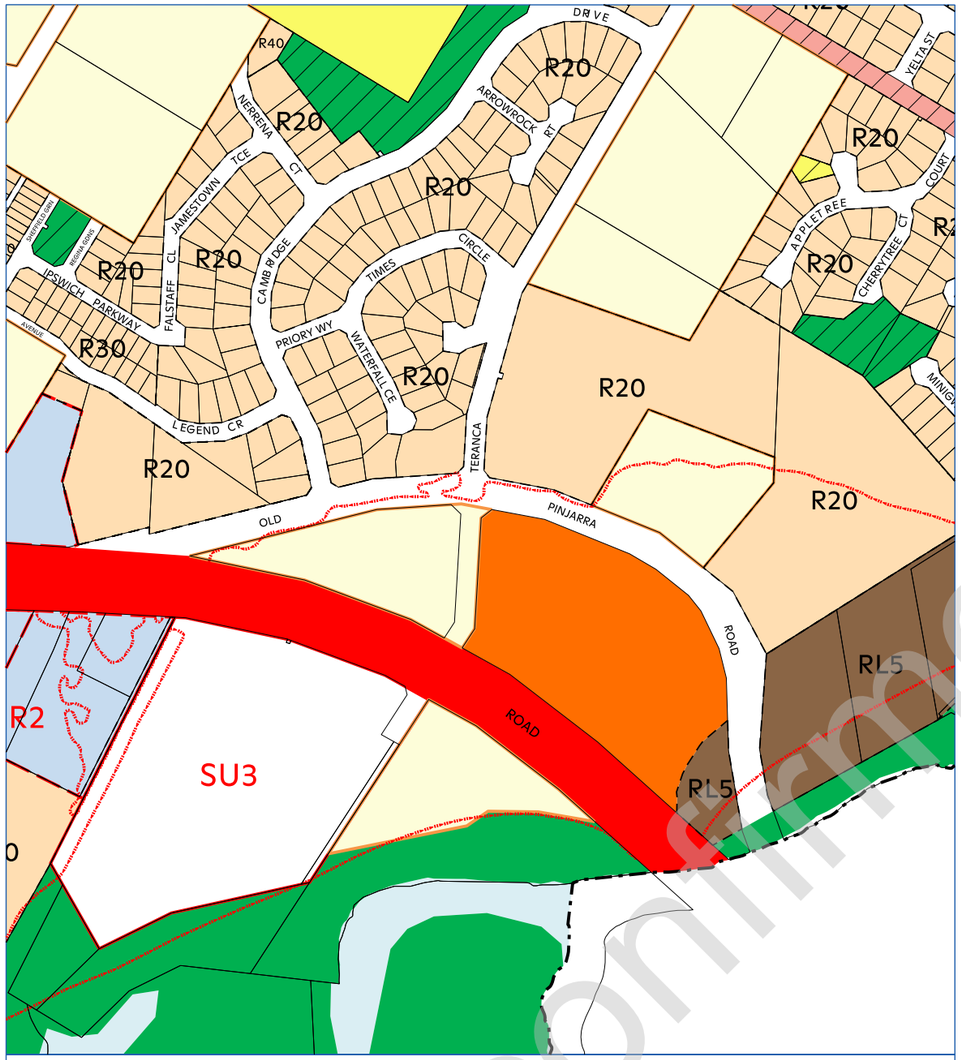
HS High School
H Hospital
PU Public Utility
U University
SU Special Uses
CE Cemetary
E Education

Zones

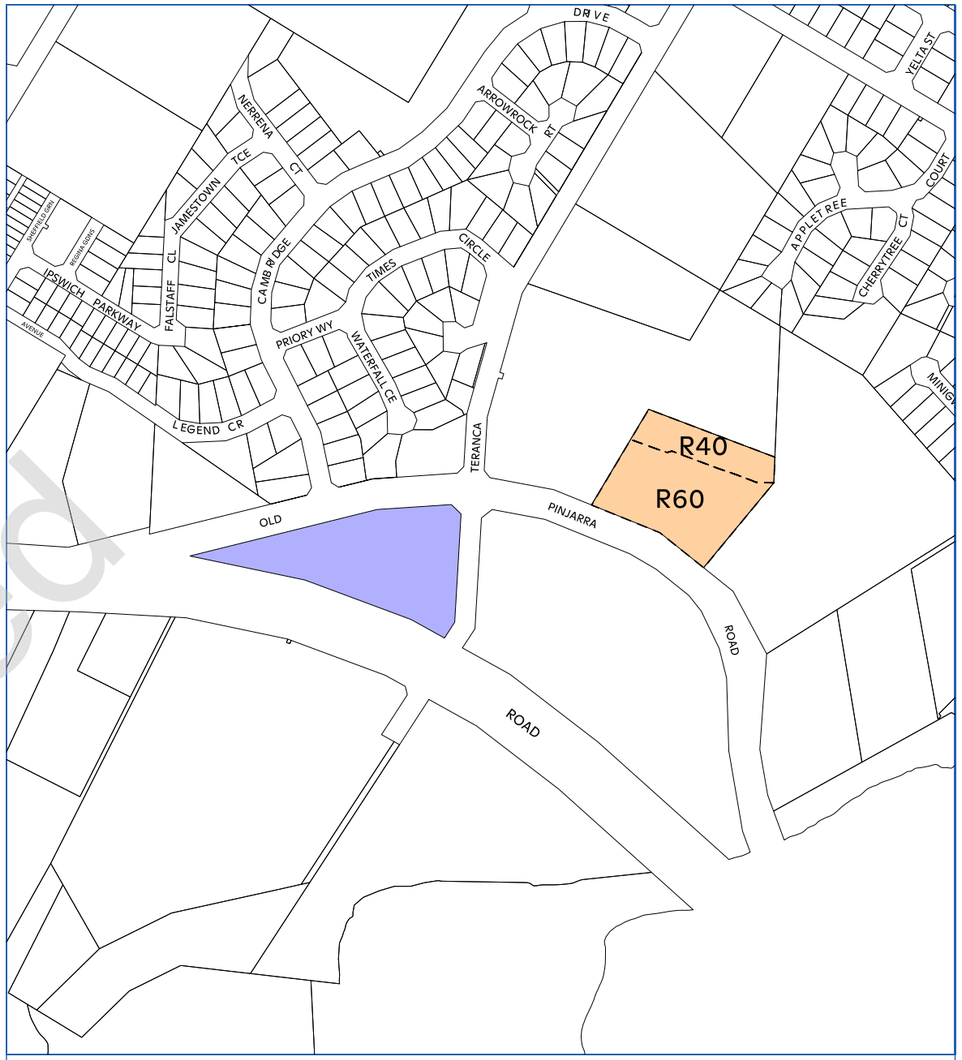
- SC Strategic Centre
- DC District Centre
- NC Neighbourhood Centre
- LC Local Centre
- Service Commercial
- General Industry
- Mixed Use
- Residential
- Urban Development
- Tourism
- Rural Residential
- Rural Smallholdings
- Rural
- Private Community Uses
- SU Special Use
- A Additional Use
- R Restricted Use
- No Zone

Additional Information

- R20 Residential Density Code
- EC Environmental Conditions
- RL Rural Lot Size Code
- 1 Specific Site Requirements
- SCA1: Flood Hazard Areas
- SCA2: Odour Buffer to WWTP



EXISTING ZONING (SCALE: 1:6000 @ A3)



SCHEME AMENDMENT MAP (SCALE: 1:6000 @ A3)

Confirmed

APPROVAL

1. ADOPTED FOR FINAL APPROVAL OF THE CITY OF MANDURAH AT THE ORDINARY MEETING OF COUNCIL HELD ON THE 26th DAY OF OCTOBER 2024

   THE COMMON SEAL OF THE CITY OF MANDURAH WAS HEREUNTO AFFIXED BY AUTHORITY OF A RESOLUTION OF THE COUNCIL IN THE PRESENCE OF:

   _____ MAYOR

   _____ CHIEF EXECUTIVE OFFICER

2. RECOMMENDED / SUBMITTED FOR FINAL APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION

   _____ DELEGATED UNDER S.16 OF THE P&D ACT 2005

   _____ DATE

3. FINAL APPROVAL GRANTED

   _____ MINISTER FOR PLANNING

   _____ DATE

SEAL

PLANNING AND DEVELOPMENT ACT 2005

CITY OF MANDURAH

LOCAL PLANNING SCHEME NO 12

AMENDMENT NO 3
Modification H

Lot 12 Old Pinjarra Road and Lot 601 Old Pinjarra Road Structure Plan Areas

CITY OF MANDURAH

LEGEND

Peel Region Reserved Land

- Regional Open Space
- Primary Regional Roads
- Other Regional Roads
- Waterways
- Railways
- Public Purposes

Local Reserved Land

- Public Open Space
- Environmental Conservation
- Public Purposes
- Local Distributor Road

Abbreviations Used

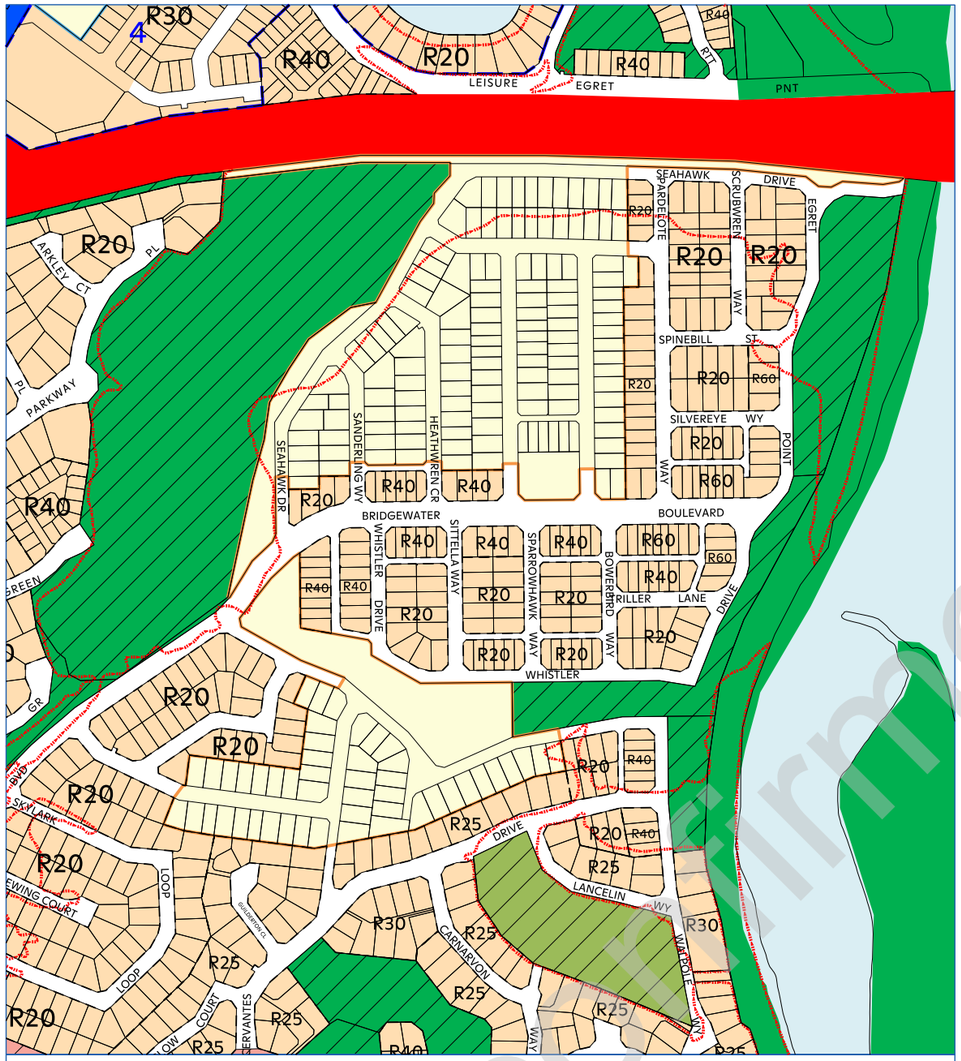
HS High School
H Hospital
PU Public Utility
U University
SU Special Uses
CE Cemetary
E Education

Zones

- SC Strategic Centre
- DC District Centre
- NC Neighbourhood Centre
- LC Local Centre
- Service Commercial
- General Industry
- Mixed Use
- Residential
- Urban Development
- Tourism
- Rural Residential
- Rural Smallholdings
- Rural
- Private Community Uses
- SU Special Use
- A Additional Use
- R Restricted Use
- No Zone

Additional Information

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- EC Environmental Conditions
- RL Rural Lot Size Code
- 1 Specific Site Requirements
- SCA1: Flood Hazard Areas
- SCA2: Odour Buffer to WWTP



EXISTING ZONING (SCALE: 1:6000 @ A3)



SCHEME AMENDMENT MAP (SCALE: 1:6000 @ A3)

Confirmed

APPROVAL

1. ADOPTED FOR FINAL APPROVAL OF THE CITY OF MANDURAH AT THE ORDINARY MEETING OF COUNCIL HELD ON THE 26th DAY OF OCTOBER 2024

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   _____ MAYOR

   _____ CHIEF EXECUTIVE OFFICER

2. RECOMMENDED / SUBMITTED FOR FINAL APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION

   _____ DELEGATED UNDER S.16 OF THE P&D ACT 2005

   _____ DATE

3. FINAL APPROVAL GRANTED

   _____ MINISTER FOR PLANNING

   _____ DATE

SEAL

PLANNING AND DEVELOPMENT ACT 2005

CITY OF MANDURAH

LOCAL PLANNING SCHEME NO 12

AMENDMENT NO 3
Modification I

Bridgewater North / Osprey Waters Structure Plan Area

CITY OF MANDURAH

LEGEND

Peel Region Reserved Land

- Regional Open Space
- Primary Regional Roads
- Other Regional Roads
- Waterways
- Railways
- Public Purposes

Local Reserved Land

- Public Open Space
- Environmental Conservation
- Public Purposes
- Local Distributor Road

Abbreviations Used

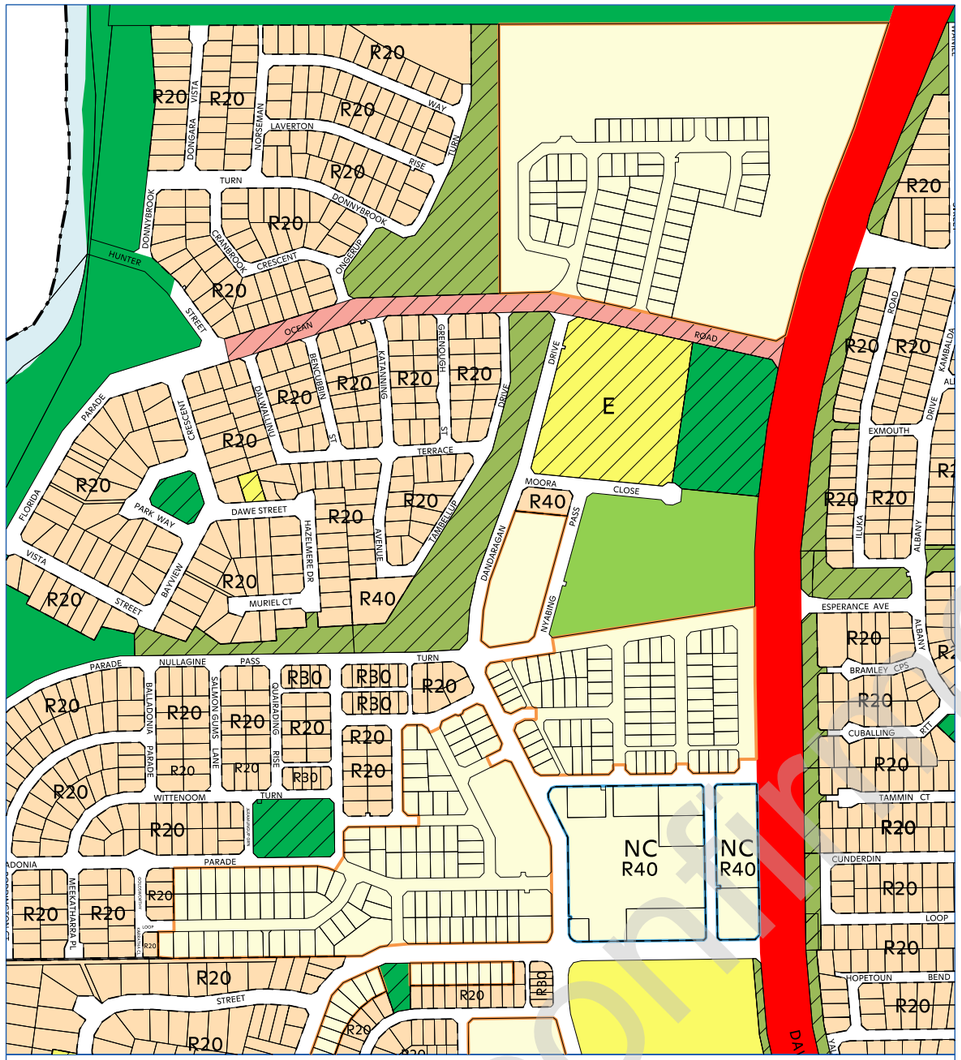
HS High School
H Hospital
PU Public Utility
U University
SU Special Uses
CE Cemetary
E Education

Zones

- SC Strategic Centre
- DC District Centre
- NC Neighbourhood Centre
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- Tourism
- Rural Residential
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- A Additional Use
- R Restricted Use
- No Zone

Additional Information

- R20 Residential Density Code
- EC Environmental Conditions
- RL Rural Lot Size Code
- 1 Specific Site Requirements
- SCA1: Flood Hazard Areas
- SCA2: Odour Buffer to WWTP



EXISTING ZONING (SCALE: 1:8000 @ A3)



SCHEME AMENDMENT MAP (SCALE: 1:8000 @ A3)

APPROVAL

1. ADOPTED FOR FINAL APPROVAL OF THE CITY OF MANDURAH AT THE ORDINARY MEETING OF COUNCIL HELD ON THE 26th DAY OF OCTOBER 2024

   THE COMMON SEAL OF THE CITY OF MANDURAH WAS HEREUNTO AFFIXED BY AUTHORITY OF A RESOLUTION OF THE COUNCIL IN THE PRESENCE OF:

   _____ _____
   MAYOR CHIEF EXECUTIVE OFFICER

2. RECOMMENDED / SUBMITTED FOR FINAL APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION

   _____ _____
   DELEGATED UNDER S.16 OF THE P&D ACT 2005 DATE

3. FINAL APPROVAL GRANTED

   _____ _____
   MINISTER FOR PLANNING DATE

SEAL

PLANNING AND DEVELOPMENT ACT 2005

CITY OF MANDURAH

LOCAL PLANNING SCHEME NO 12

AMENDMENT NO 3
Modification J

Florida / Florida Neighbourhood Centre Structure Plan Area

CITY OF MANDURAH

Council Meeting
26 November 2024

Council Report Attachment

4	**SUBJECT:**	Financial Report October 2024
	DIRECTOR:	Business Services
	MEETING:	Council Meeting
	MEETING DATE:	26 November 2024

Summary

The Financial Report for October 2024 together with associated commentaries, notes on investments, balance sheet information and the schedule of accounts are presented for Elected Members' consideration. Council is requested to approve an additional allocation of $3,133.80 to the 2024/2025 training and development allocation for Councillor Shannon Wright in accordance with the Elected Member and CEO Training, Professional Development, Travel and Events Council Policy. In addition, Council is requested to approve the disposal of property in accordance with Confidential Attachment 4.3.

Disclosure of Interest

Nil

Previous Relevant Documentation

• G.11/10/24	22 October 2024	Financial Report September 2024
• G.5/6/24	25 June 2022	Budget Adoption 2024/2025
• G.16/11/22	22 November 2022	Council adopted the Property Strategy (Strategy Report) as a guide to the future land use, management, and disposal of freehold land assets.

Background

Nil

Comment

The Financial Report for October 2024 shows an actual surplus for this period of $84.7 million. This is considered a reasonable surplus at the current point in time and is sufficient to meet the City's obligations up to 30 June 2025.

The City's draft Financial Statements for the year ended 30 June 2024 are currently with the City's auditors for review. The opening surplus of $734,102 is expected to closely align with the final figure in these Financial Statements, however, this estimate remains subject to the completion of standard audit procedures. The final audited results will provide a definitive confirmation of the surplus amount which will form the opening surplus for the 2024/25 financial year. City officers estimated in the 2024/25 Budget an opening surplus of $600,000. Once the Financial Statements have been finalised and audited, City officers will present the remaining surplus recommendation to Council.

In the month of July, the City issues invoices for Rates and Refuse, leading to a substantial surplus at the beginning of the financial year. However, as the year progresses, this surplus gradually diminishes due to the City's budgetary expenditures.

confirmed

A summary of the financial position for October 2024 is detailed in the table below:

	Current Budget	YTD Budget (a)	YTD Actual (b)	Var. (b)-(a)	Var.% (b)-(a)/(a)
	$ 000s	$ 000s	$ 000s	$ 000s	%
Opening Funding Surplus / (Deficit)	**600**	**600**	**734**	**134**	**22%**
Revenue					
Revenue from operating activities	144,271	125,023	125,169	147	0%
Capital revenue, grants and Contribution	27,373	9,124	4,363	(4,761)	-52%
	171,643	**134,147**	**129,533**	**(4,614)**	
Expenditure					
Operating Expenditure	(165,311)	(53,364)	(48,708)	4,656	-9%
Capital Expenditure	(55,462)	(19,761)	(9,439)	10,322	-52%
	(220,774)	**(73,125)**	**(58,147)**	**14,977**	
Non-cash amounts excluded from operating activities	35,443	11,795	11,608	(186)	-2%
Non-cash amounts excluded from investing activities	(2,326)	(2,326)	(1,634)	692	-30%
Other Capital Movements	14,934	3,059	2,604	(455)	-15%
Closing Funding Surplus / (Deficit)	**(479)**	**74,150**	**84,698**	**10,548**	**14%**

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

Project	2024/25 Actuals Incl. CMT $`000s	2024/25 Annual Budget $`000s	On Time / On Budget	Asset Classification	Comment
Waterfront Project	8,744	9,474	Additional funds have been approved. The project completion date is expected to be March 2025	*Parks*	Project status: **Estuary Pool** Completed **Eastern Foreshore South** – Reserve Area Completed **Toilet Block** Completed except for the public art component. Public Artist selection has been completed. **Eastern Foreshore North and Central** Works commenced on 4 June 2024 and are expected to be completed by March 2025. The project is progressing well and is on schedule.

confirmed

Dawesville Channel SE Foreshore Upgrade	387	1,965	The project is expected to commence in January.	*Parks*	Project status: Design completed. Construction planning underway. The project is expected to commence in January.
Coodanup Foreshore	224	1,230	Stages 1 and 2 are complete. Stage 3 completion is expected to commence in March 2025. Current budget is sufficient for project deliverables.	*Parks*	Project status: Stages 1 and 2 were completed in December 2023. Stage 3 -Traditional owner's approval has been granted for works along the foreshore. Landscape construction works expected to commence in March 2025.
RC Peel Street Stage 4	1,624	2,666	Peel Street opened for traffic on the 6th of September. The project is tracking on budget.	*Roads*	Project status: Construction has been completed. Peel street was fully opened to traffic on 6 September 2024.
Dawesville Community Centre	5,815	7,747	An increase in State Government project funding has been approved. It is noted that the committed funds include the full contract value and the necessary budgeted funds to complete the project will be allocated under the 2024/2025 budget. The project completion date is expected to be mid-2025.	*Buildings*	Project status: The concrete slab and steel fabrication is complete, and roof construction works have commenced. The expected project completion date is mid-2025.
Pinjarra Road (Foulkes Pl to Sutton St)	592	3,168	The project is expected to commence late September.	*Roads*	Project status: Project planning and design are completed, and construction has commenced. The expected project completion date is June 2025.

confirmed

Yalgorup National Park	112	2,053	The Yalgorup National Park project is a 10-year economic and tourism initiative. The Quail Road extension construction is planned to commence in March 2025.	*Roads*	Project status: Quail road design is being finalised following DBCA and adjacent landowner consultation. Environmental applications to be submitted following completion of the road design.

2024/25 Budget Variations

Novara Foreshore Erosion Protection

A quote was received for filling and laying approximately 34 x GSCs (Geofabric Sandfield Containers) and spreading approximately 500m3 of sand from the City's plant and machinery wet hire contractor. The quote was higher than expected and as a result It is anticipated that additional budget of $45,000 is required to complete this project.

It is proposed that this additional funding be sourced from projected underspending in the Administration Bay Entrance Seawall Renewal capital project.

Mandurah Terrace - Adonis Road Blackspot

City officers have completed detailed design and cost estimates following the submission made in 2021. The cost to deliver the project has increased due to general construction unit rate rises of material contracts, increases in mobilisation and traffic management, and labour and internal costs. An additional $73,142 is required to deliver the Mandurah Terrace & Adonis Road Blackspot project. The City has secured an extra $57,227 in grant funding from the South West Regional Road Group and therefore requires an additional $15,915 in municipal funding to deliver the project.

The City has received notification that the direct grant funding from the Regional Road group will be $166,955 higher than budgeted. It proposed that the increase of $15,915 be funded from this unbudgeted revenue with the balance of $151,040 to be allocated to projects in the City’s budget review process.

Meadow Springs Golf Course Fence

Construction planning to complete safety barrier works has identified additional works required due to the proximity to gas pipeline infrastructure. An additional $20,000 is required to complete the project.

It proposed that the increase of $20,000 be funded from savings from East Mandurah Community Centre (Tuart Avenue Building) Pottery Place Ceiling Renewal, which was completed in the 2023/24 financial year.

Works & Services Building Refurbishment

City officers have identified additional works required to complete the office accommodation works for the Built and Natural Environment building. An additional $80,000 is needed to complete works which include upgrades to office spaces and kitchen facilities.

Confirmed

It proposed that the increase of $48,972 to be funded from savings from East Mandurah Community Centre (Tuart Avenue Building) Pottery Place Ceiling Renewal, which was completed in the 2023/24 financial year. The City has journalled internal overhead costs to this project of $8,972 which will be reallocated to the Works and Services Building Refurbishment project and this is included in the proposed additional amount of $80,000.

It is further proposed that the remaining $31,028 to be funded via the deferral of the Falcon Family Centre Upgrade project to increase storage for user groups. A detailed building assessment has identified that the proposed building modifications to achieve the required outcome is not achievable without significant building upgrades and this will need to be assessed amongst other building storage requirements across the City in future years.

Madora Bay Oval Fencing

The Department of Education has requested the City to install fencing around the perimeter of the Madora Bay Oval to improve the safety of children during school hours. City officers have reviewed the request and are supportive. The Department of Education has proposed to fully fund the project with the City project managing the works. The total project value totals $40,000.

New - Vehicle and Small Plant Program

A new vehicle for the Supervisor City Build - Electrical and Mechanical position was not included within the adopted 2024/25 budget. The vehicle is needed to support the operational requirements of this position.

The increase in expenditure will be funded from the Plant Reserve. It has been identified that the City will receive more in proceeds from sale of its vehicles than budgeted. This increase will be reconciled at Budget Review and transferred back to the Plant Reserve to offset this transfer.

Age Friendly Communities – Additional 0.79 FTE (Full-Time Equivalent) 6 Month Temporary Contract

The City has been advised that it has been successful in securing a $15,000 grant for the purpose of conducting an assessment of the community's current age-friendly activities and services to identify what is working well and to reveal any existing gaps. The overall aim is to prepare for an application for membership of the WHO Global Network of Age-Friendly Cities and Communities (GNAFCC).

An additional 0.79 FTE (Full-Time Equivalent) 6 Month temporary contract is required to facilitate the requirements of the partially grant funded project.

It is proposed to Increase Employee costs by $32,669, to be funded from the below sources:

- Grant Funding: $15,000.
- Existing Age Friendly Project Budget (Materials and Contracts) $4,428
- Existing Seniors Administration Project Budget (Materials and Contracts) $13,241

Australia Day 2025 Community Events Grant Program

The City has been advised that it has been successful in securing a $15,000 grant for the extension of Australia Day Activities. The Auspire local government community grant for Australia Day will be allocated to inclusive, community-focused events that celebrate cultural diversity, connection, and acknowledge First Nations history and heritage. Funds will be used to support interactive activities such as an Indigenous community art project and performances that engage diverse groups and promote understanding and unity within our community.

confirmed

It is proposed to increase Materials and Contracts expense by $15,000 to be funded from new grant revenue.

Property Disposal

At the Council Meeting of 22 November 2022, Council approved the City of Mandurah Property Strategy (Strategy) as a guide to the future land use, management, and disposal of freehold land assets. Within the Strategy there were a number of actions that supported the Council's approach to optimise the City's freehold land assets with consideration of the highest land use and investment value.

At the Council Meeting of 22 October 2024, Council approved the disposal of a number of properties. Valuations have now been obtained for an additional property (refer Confidential A 4.3) which were listed in the Strategy to dispose (sell) when market conditions are favourable. Prior to commencing the disposal of properties in accordance with Section 3.58 of the *Local Government Act 1995*, Council is required to approve the disposal of additional properties.

The Annual Budget 2024/2025 incorporated $7 million in revenue which is to be transferred into the Building Reserve, however due to the additional properties recommended that the revenue is increased by $715,000. It is recommended that the proceeds of sale be distributed to the Building Reserve which is for the purposes of future new building capital requirements. There is currently $1,512,891 in this reserve.

Additional Allocation for Training and Professional Development

Councillor Shannon Wright has proposed to use his 2023/2024 and 2024/2025 training and professional development allocation to undertake the Signature WA Leadership Program commencing this financial year. In accordance with clause 3(c) of the Elected Member and CEO Training, Professional Development, Travel and Events Council Policy, a resolution of Council is required to approve Elected Members to attend training and professional development where the estimated event expenses exceed the available balance of the Elected Member's two-year expense allocation, which is $9,000. The total cost of the course is $14,940 exclusive of GST.

It is proposed that Council approve an additional amount of $3,133.80 for course fees with Councillor Shannon Wright to pay the balance. There are sufficient funds in the Elected Member training budget to cover this additional amount.

Statutory Environment

Local Government Act 1995 Section 6.4 Financial Report
Local Government (Financial Management) Regulations 1996 Part 4 Financial Reports
Section 6.11 (2)(b) of the *Local Government Act 1995* – A local government must give one month's local public notice of any use of money from a reserve fund for another purpose.
Regulation 8A of the *Local Government (Functions and General) Regulations 1996*
Local Government Act 1995 Section 3.58

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 4.1.

continued

Economic Implications

Nil

Environmental Implications

Nil

Risk Analysis

Decisions relating to the disposal and acquisition of property must be undertaken in accordance with the *Local Government Act 1995* and *Local Government (Functions and General) Regulations 1996*. Failure to manage disposal and transactions in accordance with the Act and Regulations would result in a breach.

Strategic Implications

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

Leadership:

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

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 the budget variations and approve the additional allocation of $3,133.80 for Councillor Shannon Wright to undertake the Signature WA Leadership Program. Additionally, Council is requested to consider the disposal of properties and approve the Chief Executive Officer to progress the process as outlined in the Report and Confidential Attachment 4.3.

NOTE:

- Refer ***Attachment 4.1*** ***Monthly Financial Report***
  Attachment 4.2 ***Schedule of Accounts (electronic only)***
  Confidential Attachment 4.3 ***Property Strategy – Disposal***

RECOMMENDATION

That Council:

1. Receives the Financial Report for October 2024 as detailed in Attachment 4.1 of the report.

2. Receives the Schedule of Accounts for the following amounts as detailed in Attachment 4.2 of the report:

Total Municipal Fund	**$**	**16,526,631.29**
Total Trust Fund	**$**	**0.00**
	$	**16,526,631.29**

Confirmed

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

3.1 Increase in capital expenditure of $45,000* Novara Foreshore Erosion Protection
- **To be funded from Administration Bay Entrance Seawall Renewal capital project $45,000***

3.2 Increase in capital expenditure of $73,142* for the Mandurah Terrace - Adonis Road Blackspot
- **To be funded from State Blackspot Grant $57,227***
- **To be funded from Regional Road Group grant $15,915***

3.3 Increase in capital expenditure of $20,000* for the Meadow Springs Golf Course Fence
- **To be funded from East Mandurah Community Centre (Tuart Avenue Building) Pottery Place Ceiling Renewal capital project $20,000***

3.4 Increase in capital expenditure of $80,000* for the Works & Services Building Refurb
- **To be funded from East Mandurah Community Centre (Tuart Avenue Building) Pottery Place Ceiling Renewal $48,972***
- **To be funded from Falcon Family Centre Upgrade capital project $31,028 ***

3.5 New capital expenditure of $40,000* for Madora Bay Oval Fencing
- **To be funded new capital revenue of $40,000***

3.6 Increase in capital expenditure of $33,500* for the New - Vehicle and Small Plant Program
- **To be funded by transfer from Plant reserve of $33,500***

3.7 Increased operating expenditure of $32,669* for an additional 0.79 FTE (6 Month Temporary Contract)
- **To be funded from:**
  Increase Operational Grant Revenue: $15,000*
  Existing Age Friendly Project Budget (Materials and Contracts) $4,428*
  Existing Seniors Administration Project Budget (Materials and Contracts) $13,241*

3.8 Increased operating expenditure of $15,000* for Australia Day 2025 Community Events
- **To be funded from new Grant Revenue $15,000***

4. Increase proceeds on sale revenue by $715,000 to account for the disposal of properties as per Confidential Attachment 4.3.
- **To be offset by transfer to Building Reserve of $715,000***

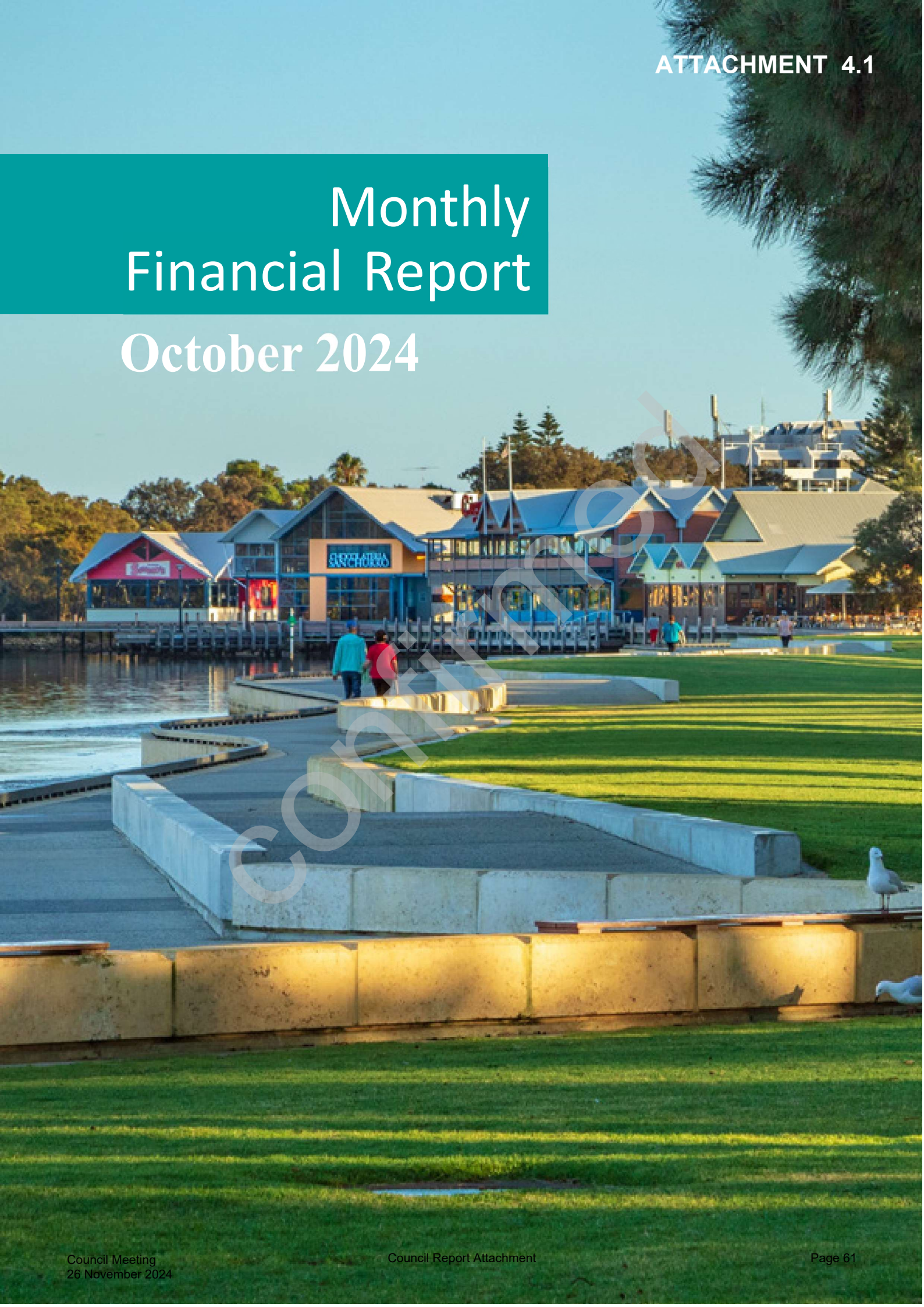
5. Approves an additional allocation of $3,133.80 to the 2024/2024 training and development allocation for Councillor Shannon Wright in accordance with the Elected Member Entitlements Council Policy to be funded from the Elected Member Training Account.

ABSOLUTE MAJORITY REQUIRED

Confirmed

Monthly Financial Report

October 2024



confirmed

City of Mandurah
October 2024

$479K ▼

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

$84.7M ▼

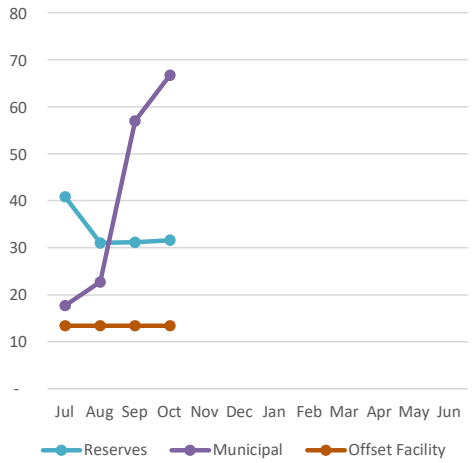
Year to Date Actual Surplus

Executive Summary

- Actual Rates Raised $97.2M
- Actual Rates Received $57.7M (57.2% collected)
- Actual Operating Revenue $125.2M
- Actual Capital Revenue $3.8M
- Actual Operating Expenditure $48.7M
- Actual Capital Expenditure $9.4M
- Actual Proceeds from Sale of Assets $515K

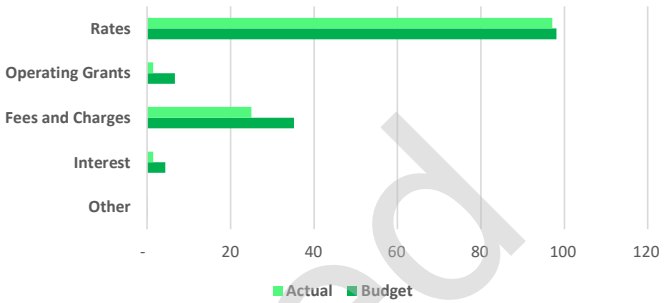
Investments

$ Millions



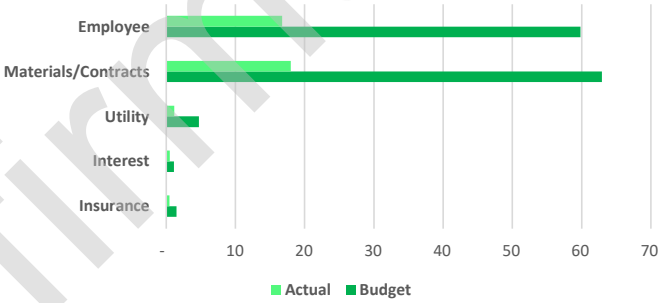
Year to Date Revenue Actuals Compared to Annual Budget

$ Millions

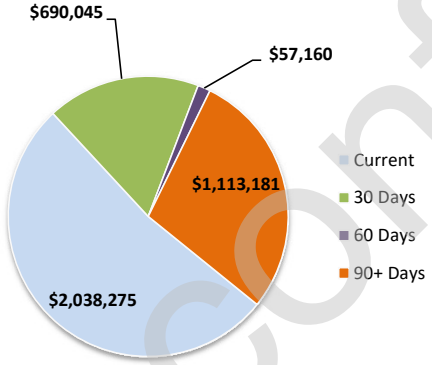


Year to Date Expenditure Actuals Compared to Annual Budget

$ Millions



Sundry Debtors Outstanding



Rates Outstanding

172	Properties with >$10K outstanding ▼
1139	Properties $3K to $10K outstanding ▼
0	Properties commenced legal action in 24/25 =
$2.24M	Estimated Value of Rates Exemptions =

Grants Received in 24/25 year

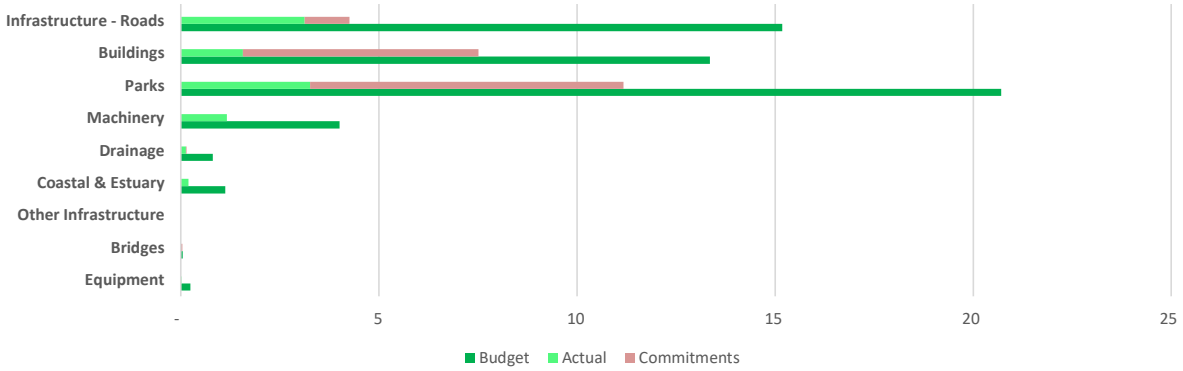
20.03% Grants received - Accrual Basis

Tenders - October 2024

1 Tenders accepted/rejected during the month through CEO delegation

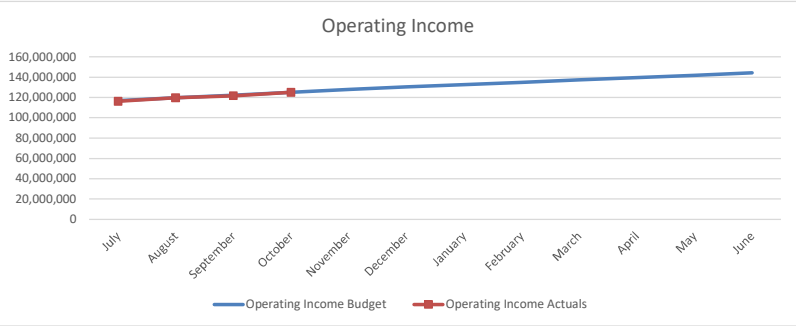
Year to Date Capital Actuals Compared to Annual Budget*

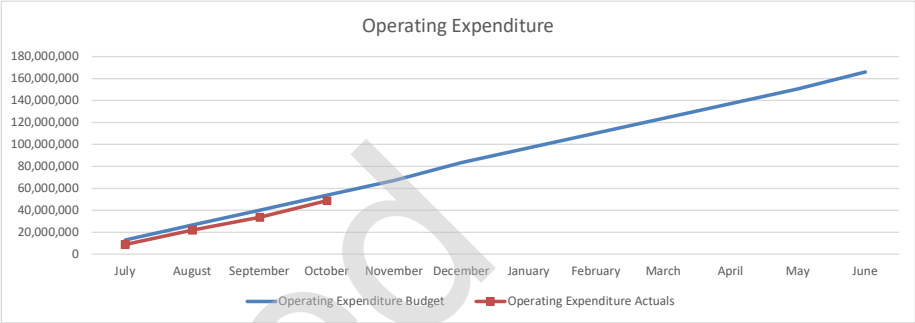
$ Millions

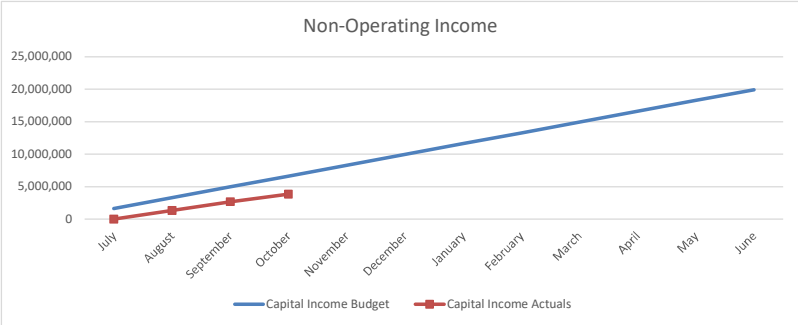


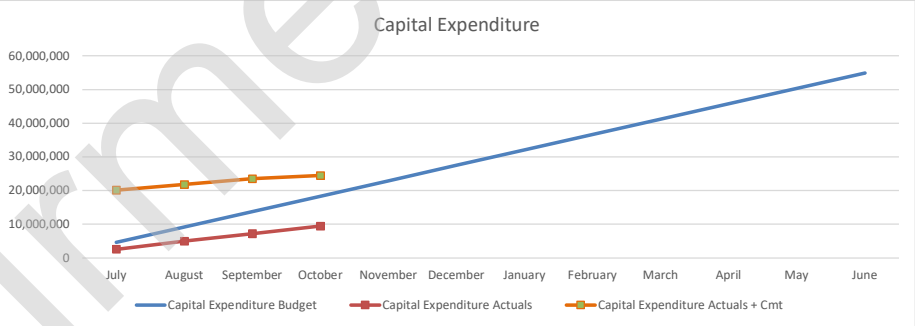
*Commitments are raised based on contract amounts. Contracts may span multiple financial years causing commitments to display over the total budget for the year.

Confirmed


Operating Income
160,000,000
140,000,000
120,000,000
100,000,000
80,000,000
60,000,000
40,000,000
20,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Operating Income Budget
Operating Income Actuals


Operating Expenditure
180,000,000
160,000,000
140,000,000
120,000,000
100,000,000
80,000,000
60,000,000
40,000,000
20,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Operating Expenditure Budget
Operating Expenditure Actuals


Non-Operating Income
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Capital Income Budget
Capital Income Actuals


Capital Expenditure
60,000,000
50,000,000
40,000,000
30,000,000
20,000,000
10,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Capital Expenditure Budget
Capital Expenditure Actuals
Capital Expenditure Actuals + Cmt

confirmed

CITY OF MANDURAH

MONTHLY FINANCIAL REPORT
For the Period Ended 31 October 2024

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confirmed

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2024

BY NATURE OR TYPE

	Ref Note	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		$	$	$	$	%	
Opening Funding Surplus / (Deficit)		600,000	600,000	**734,102**	134,102	22.35%	
Revenue from operating activities							
Rates		98,083,897	97,483,897	**97,159,205**	(324,692)	(0.33%)	
Operating grants, subsidies and contributions		6,614,043	2,206,014	**1,385,276**	(820,738)	(37.20%)	▼
Fees and charges		35,192,243	23,872,447	**24,998,290**	1,125,843	4.72%	
Interest earnings		4,301,430	1,433,810	**1,440,399**	6,589	0.46%	
Other revenue		79,170	26,390	**85,004**	58,614	222.11%	▲
Profit on disposal of assets		-	-	**101,009**	101,009	100.00%	▲
		144,270,783	**125,022,558**	**125,169,183**	146,625	0.12%	
Expenditure from operating activities							
Employee costs		(59,836,331)	(17,381,694)	**(16,790,341)**	591,353	3.40%	
Materials and contracts		(62,929,386)	(21,800,375)	**(17,990,600)**	3,809,775	17.48%	▲
Utility charges		(4,740,088)	(1,580,028)	**(1,198,606)**	381,422	24.14%	▲
Depreciation on non-current assets		(35,205,988)	(11,735,330)	**(11,622,786)**	112,544	0.96%	
Interest expenses		(1,122,702)	(374,234)	**(498,779)**	(124,545)	(33.28%)	▼
Insurance expenses		(1,476,656)	(492,218)	**(456,438)**	35,780	7.27%	
Loss on disposal of assets	1(a) & 4	-	-	**(150,656)**	(150,656)	100.00%	▼
		(165,311,151)	**(53,363,879)**	**(48,708,206)**	4,655,673	8.72%	
Non-cash amounts excluded from operating activities	1(a)	35,443,133	11,794,616	**11,608,332**	(186,285)	(1.58%)	
Amount attributable to operating activities		**14,402,765**	**83,453,295**	**88,069,309**	4,616,014	(5.53%)	
Investing activities							
Non-operating grants, subsidies and contributions		19,514,271	6,504,757	**3,847,991**	(2,656,766)	(40.84%)	▼
Proceeds from disposal of assets	4	7,858,390	2,619,463	**515,333**	(2,104,130)	(80.33%)	▼
Payments for property, plant and equipment	6	(55,462,361)	(19,760,854)	**(9,439,194)**	10,321,660	52.23%	▲
Amount attributable to investing activities		**(28,089,700)**	**(10,636,633)**	**(5,075,870)**	5,560,764	52.28%	
Non-cash amounts excluded from investing activities	1(b)	(2,325,976)	(2,325,976)	**(1,634,125)**	691,851	(29.74%)	
Amount attributable to investing activities		**(30,415,676)**	**(12,962,609)**	**(6,709,995)**	6,252,615	48.24%	
Financing Activities							
Proceeds from new debentures	7	4,650,000	-	-	0	0.00%	
Unspent Loans Utilised		1,749,059	-	-	0	0.00%	
Repayment of debentures	7	(4,332,703)	(1,444,234)	**(1,651,663)**	(207,429)	(14.36%)	▼
Payment of lease liability		(576,642)	(192,214)	**(147,934)**	44,280	23.04%	▲
Proceeds from new interest earning liability		461,000	153,667	-	(153,667)	(100.00%)	▼
Principal elements of interest earning liability		(949,701)	(316,567)	**(454,876)**	(138,309)	(43.69%)	▼
Transfer from reserves	8	21,598,902	5,104,682	**5,104,682**	0	0.00%	
Transfer to reserves	8	(7,666,347)	(245,879)	**(245,879)**	0	0.00%	
Amount attributable to financing activities		**14,933,568**	**3,059,455**	**2,604,330**	(455,124)	14.88%	
Closing Funding Surplus / (Deficit)	1(d)	**(479,344)**	**74,150,140**	**84,697,747**	10,547,607	14.22%	

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.

confirmed

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		-	-	(101,009)
Movement in liabilities associated with restricted cash		237,145	59,286	83,284
Movement in employee benefit provisions (non-current)		-	-	(147,385)
Add: Loss on asset disposals	4	-	-	150,656
Add: Depreciation on assets		35,205,988	11,735,330	11,622,786
Total non-cash items excluded from operating activities		**35,443,133**	**11,794,616**	**11,608,332**

(b) Non-cash items excluded from investing activities

The following non-cash revenue and expenditure has been excluded from investing activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.

Adjustments to investing activities				
Movement in non current liabilities for transfers to acquire or construct non-financial assets to be controlled by the entity				
Movement in current liabilities for transfers to acquire or construct non-financial assets to be controlled by the entity associated with restricted cash		(2,325,976)	(581,494)	(1,634,125)
Total non-cash amounts excluded from investing activities		**(2,325,976)**	**(581,494)**	**(1,634,125)**

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

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

		Actual Closing 30 Jun 2024	Budget Closing 30 Jun 2025	Year to Date 31 Oct 2024
Adjustments to net current assets				
Less: Reserves - restricted cash		(69,472,383)	(62,300,778)	(64,613,580)
Less: - Financial assets at amortised cost - self supporting loans	4	(10,000)	-	(5,000)
Less: Unspent loans		(2,109,715)	(2,124,066)	(2,109,715)
Less: Inventory		(445,000)	-	(445,000)
Less: Clearing accounts			-	34,355
Add: Borrowings	7	5,317,216	4,082,703	4,082,302
Add: Other liabilities		5,985,994	1,115,424	3,904,293
Add: Lease liability		254,514	1,731,395	147,491
Add: Provisions - employee		4,886,946	1,818,111	4,585,774
Add: Loan Facility offset		-	-	13,400,000
Total adjustments to net current assets		**(55,592,428)**	**(55,677,212)**	**(41,019,079)**

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

Current assets				
Cash and cash equivalents	2	74,477,069	84,294,753	96,953,208
Rates receivables	3	3,642,570	2,368,839	45,020,059
Receivables	3	3,661,964	2,025,523	10,593,772
Other current assets		14,112,307	1,690,059	4,365,340
Less: Current liabilities				
Payables		(17,971,322)	(12,037,496)	(13,172,561)
Borrowings	7	(5,317,216)	(4,082,703)	(4,082,302)
Interest earning liabilities		(920,018)	-	(465,141)
Unspent non-operating grant, subsidies and contributions liability		(5,065,976)	(7,823,334)	(3,515,136)
Lease liabilities		(254,514)	(1,731,395)	(147,491)
Provisions		(10,038,334)	(9,506,379)	(9,832,921)
Less: Total adjustments to net current assets	1(c)	(55,592,428)	(55,677,212)	(41,019,079)
Closing Funding Surplus / (Deficit)		**734,102**	**(479,344)**	**84,697,747**

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

confirmed

OPERATING ACTIVITIES
NOTE 2
CASH AND INVESTMENTS

	Total Amount	Interest rate	Total Interest Earnings at Maturity Date	Institution	S&P rating	Deposit Date	Maturity Date	Term days
	$	$	$	$				
Cash on hand								
Westpac Municipal Bank Account (inc. Bonds Investments & Notice Savers)	21,000,904	Variable		Westpac	AA-	NA	NA	
	21,000,904							
Municipal Investments								
WBC TD 100	3,038,867	5.14%	38,867	Westpac	AA-	21/08/2024	21/11/2024	92
WBC TD 101	3,038,867	5.14%	38,867	Westpac	AA-	21/08/2024	21/11/2024	92
WBC TD 102	3,038,867	5.14%	38,867	Westpac	AA-	21/08/2024	21/11/2024	92
NAB TD 103	3,036,616	4.95%	36,616	NAB	AA-	13/09/2024	12/12/2024	90
NAB TD 104	3,048,822	4.95%	48,822	NAB	AA-	13/09/2024	11/01/2025	120
NAB TD 105	3,062,055	5.00%	62,055	NAB	AA-	19/09/2024	17/02/2025	151
WBC TD 106	3,037,921	5.07%	37,921	Westpac	AA-	19/09/2024	19/12/2024	91
WBC TD 107	3,038,338	5.07%	38,338	Westpac	AA-	26/09/2024	27/12/2024	92
NAB TD 108	3,049,315	5.00%	49,315	NAB	AA-	26/09/2024	24/01/2025	120
NAB TD 109	3,075,542	5.05%	75,542	NAB	AA-	3/10/2024	3/04/2025	182
WBC TD 110	3,038,338	5.07%	38,338	Westpac	AA-	3/10/2024	3/01/2025	92
WBC TD 111	3,038,338	5.07%	38,338	Westpac	AA-	10/10/2024	10/01/2025	92
WBC TD 112	3,038,338	5.07%	38,338	Westpac	AA-	10/10/2024	10/01/2025	92
NAB TD 113	3,075,542	5.05%	75,542	NAB	AA-	10/10/2024	10/04/2025	182
NAB TD 114	3,075,542	5.05%	75,542	NAB	AA-	10/10/2024	10/04/2025	182
	45,731,307							
Reserve Investments								
Muni 10 (reclassified)	31,616	3.50%	276	ANZ	AA-	1/10/2024	1/01/2025	92
Reserve 42 - 36-976-7906	3,368,289	5.10%	83,979	NAB	AA-	17/06/2024	17/12/2024	183
Reserve 44 - 70-586-3025	3,382,683	5.00%	68,108	NAB	AA-	24/09/2024	21/02/2025	150
Reserve 45 - 70-568-6989	3,377,828	5.00%	68,010	NAB	AA-	24/09/2024	21/02/2025	150
Reserve 47 - B33713404.106	4,517,427	4.84%	106,453	CBA	AA-	14/10/2024	14/04/2025	182
Reserve 48 - B33713404.106	6,754,239	4.84%	159,164	CBA	AA-	14/10/2024	14/04/2025	182
Reserve TD WBC 1 - 032-108 267862	3,599,871	5.15%	61,409	Westpac	AA-	18/10/2024	18/02/2025	123
Reserve TD WBC 2 - 032-108 267897	3,289,999	5.15%	56,123	Westpac	AA-	18/10/2024	18/02/2025	123
Reserve TD WBC 3 - 032-108 267926	3,289,999	5.15%	56,123	Westpac	AA-	18/10/2024	18/02/2025	123
	31,611,950							
Total Municipal and Reserve Funds	**98,344,161**		1,390,953.05					

Interest revenue	
Investment Interest Accrued	395,079
Investment Interest Matured	654,953
Rates Interest	390,367
	1,440,399

Interest Earned
$1,440,399

Loan Offset Facility	Amount	Interest rate on loans	Interest Saved	YTD Interest Saved
Westpac	13,400,000	6.18%	7,799	78,506

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
$111.74 M	$80.13 M

confirmed

OPERATING ACTIVITIES
NOTE 3
RECEIVABLES

Rates Receivable	30-Jun-24	31-Oct-23	31 Oct 24
	$		$
Opening Arrears Previous Years	1,925,935	1,925,935	3,721,461
Rates levied	93,175,787	92,773,434	97,159,205
Less - Collections to date	(91,380,262)	(55,257,850)	(57,680,313)
Equals Current Outstanding	**3,721,461**	**39,441,519**	**43,200,353**
Net Rates Collectable	**3,721,461**	**39,441,519**	**43,200,353**
% Collected	96.1%	58.4%	57.2%

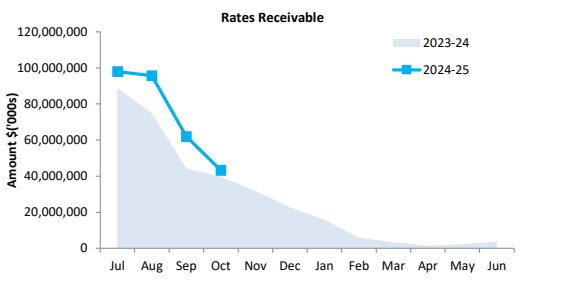
	31 Oct 23	31 Oct 24
- No. of Legal Proceedings Commenced for the financial year	0	0
- No. of properties > $10,000 outstanding	140	172
- No. of properties between $3,000 and $10,000 outstanding	671	1,139
- Value of Rates Concession	49,775	49,247
- Estimated Value of Rates Exemptions	2,222,551	2,243,551

Receivables - General	31-Oct-23	Current	30 Days	60 Days	90+ Days	31 Oct 24
	$	$	$	$	$	$
Balance per Trial Balance						
Sundry receivable	519,547	1,071,498	345,150	17,414	272,420	1,706,482
Recreation Centres	137,452	41,339	1,768	1,472	31,287	75,866
Mandurah Ocean Marina	(121,242)	107,160	311,424	0	0	418,584
GST receivable	514,174	760,637	0	0	0	760,637
Allowance for impairment of receivables	(192,969)	0	0	0	(215,611)	(215,611)
Infringements	868,853	57,641	31,702	38,274	1,025,085	1,152,702
Total Receivables General Outstanding	**1,725,815**	**2,038,275**	**690,045**	**57,160**	**1,113,181**	**3,898,661**
Percentage		52.3%	17.7%	1.5%	28.6%	

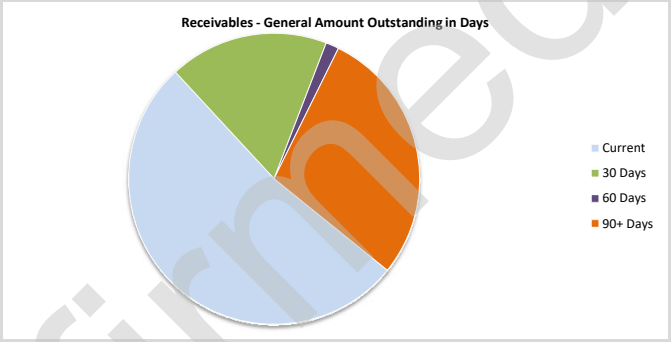
Other Receivables	31-Oct-23	Current	30 Days	60 Days	90+ Days	31 Oct 24
	$	$	$	$	$	$
Balance per Trial Balance						
Pensioners rates and ESL deferred	4,278,508	0	0	0	6,807,874	6,807,874
Other Receivables	2,011,642	0	0	0	1,855,126	1,855,126
Total Other Receivables Outstanding	**6,290,150**	**0**	**0**	**0**	**8,663,000**	**8,663,000**
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
57.2%	$43,200,353



Debtors Due
$3,898,661

Over 30 Days
48%

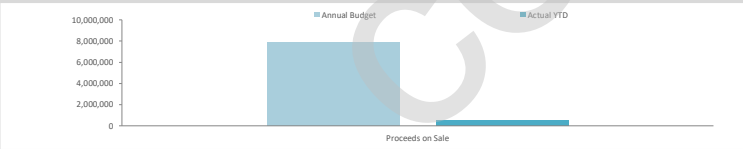
Over 90 Days
29%

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OPERATING ACTIVITIES
NOTE 4
DISPOSAL OF ASSETS

			Budget				YTD Actual			
Asset	Asset ID	Asset Owner	Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
			$	$	$	$	$	$	$	$
Land										
Land			7,000,000	7,000,000	0	0	0	0	0	0
Light Passenger Vehicles - Replacement										
MH9326A - TOYOTA RAV4 CV	C06818		0	0	0	0	14,285	18,896	4,611	0
Light Commercial Vehicles - Replacement										
MH2485B - FORD RANGER CC XL	U05419		0	0	0	0	19,415	25,941	6,526	0
MH0619B - FORD RANGER PU MK11	U07719		0	0	0	0	21,555	21,169	0	(386)
MH2014B - FORD RANGER PU XL	U08120		0	0	0	0	21,585	23,222	1,637	0
MH8958A - HOLDEN COLORADO LS	U04018		0	0	0	0	14,877	17,574	2,697	0
Trucks & Buses Replacements										
MITSUBISHI CANTER MH380Y	T017	Parks Central	26,320	26,320	0	0	0	0	0	0
HINO 917 MH958Y	T036	Parks North	29,606	29,606	0	0	0	0	0	0
ISUZU FVR 1000 MH954Y	T009	Civil Construction	65,907	65,907	0	0	0	0	0	0
HINO 1426 MH200W	T022	Civil Maintenance	36,504	36,504	0	0	0	0	0	0
HINO GH1728 MH637Y	T038	Civil Construction	68,383	68,383	0	0	0	0	0	0
TOYOTA HIACE MH381Z	T042	Youth Development	12,699	12,699	0	0	0	0	0	0
MITSUBISHI ROSA MH319W	T046	Place & Community	49,655	49,655	0	0	0	0	0	0
1GKM974 - JCB - BACKHOE LOADER	P62517		0	0	0	0	75,124	0	0	(75,124)
MH929Q - HINO-300-716-KEVREK-1000	T005		0	0	0	0	33,406	26,164	0	(7,243)
MH930Q - HINO-300-716-KEVREK-1500	T007		0	0	0	0	33,348	20,389	0	(12,959)
Trailers										
PARK BODY BOXTOP MH76936	V039	Parks Central	2,876	2,876	0	0	0	0	0	0
SOUTHWEST MOWING MH74395	V007	Parks Central	784	784	0	0	0	0	0	0
BARTCO VMS TRAILER	V102	City traffic	4,910	4,910	0	0	0	0	0	0
Parks & Mowers										
NEW HOLLAND 3050 TRACTOR MH761X	P602	Parks Assets	17,116	17,116	0	0	0	0	0	0
KUBOTA TRACTOR L5740 MH403Y	P603	Parks South	25,461	25,461	0	0	0	0	0	0
KUBOTA RTV UTILITY MH0708B	U10519	Parks South	5,010	5,010	0	0	0	0	0	0
KUBOTA RTV UTILITY MH0709B	U10619	Parks Assets	5,010	5,010	0	0	0	0	0	0
MH3272B - TORO - ZERO TURN 72	M01119		0	0	0	0	15,716	8,067	0	(7,649)
MH8763A KUBOTA-OUTFRONT MOWER 72	M02118		0	0	0	0	8,000	9,821	1,821	0
MH8762A KUBOTA OUTFRONT MOWER 60	M03018		0	0	0	0	8,000	11,151	3,151	0
MH9813A KUBOTA OUTFRONT MOWER 60	M03119		0	0	0	0	9,295	8,499	0	(796)
MH1957B - TORO - ZERO TURN 7210	M03219		0	0	0	0	20,300	7,185	0	(13,115)
MH8772A KUBOTA OUTFRONT MOWER 72	M03618		0	0	0	0	8,000	6,744	0	(1,256)
Minor Equipment >$5000										
Miscellaneous Equipment										
GENELITE GENERATOR PLG-CM550S	P63820	Recreation Services	91,287	91,287	0	0	0	0	0	0
COLUMBUS ARA66	P63218	Recreation Services	8,040	8,040	0	0	0	0	0	0
Carryovers - Light Passenger Vehicles										
MH9971A - SUBARU - XV	C00219		32,153	11,624	0	(20,529)	11,096	21,769	10,673	0
MH1502B - SUBARU - XV	C01420		0	0	0	0	11,752	16,396	4,644	0
MH7641A - HYUNDAI - SANTE FE	C01718		0	0	0	0	15,836	14,123	0	(1,713)
MH2651B - TOYOTA - COROLLA	C02320		0	0	0	0	12,840	18,951	6,111	0
MH1084B - TOYOTA - RAV4	C04419		0	0	0	0	12,078	20,487	8,409	0
MH1224B - KIA - SPORTAGE	C05619		0	0	0	0	12,118	14,578	2,460	0
MH1056B - HYUNDAI - TUSCON	C07919		0	0	0	0	12,335	12,305	0	(30)
MH0363B - SUBARU - XV	C08019		0	0	0	0	14,241	15,259	1,018	0
TOYOTA PRIUS-C	C07019		33,282	12,400	0	(20,882)	0	0	0	0
Carryovers - Light Commercial Vehicles										
MH2737B - FORD - RANGER	U03220		42,027	24,053	0	(17,974)	21,775	18,571	0	(3,204)
MH1075B - TOYOTA - HIACE	U03919		0	0	0	0	14,904	34,951	20,047	0
MH2301B - HOLDEN - COLORADO	U06919		0	0	0	0	17,815	22,298	4,483	0
Carryovers - Trucks and Buses										
MH252U - Hino - T003 - MH252U-HINO - 917 300	T003		120,000	26,912	0	(93,088)	0	0	0	0
Hino - 917 3	T008		120,000	26,674	0	(93,326)	0	0	0	0
Hino - 917 3	T021		120,000	26,912	0	(93,088)	0	0	0	0
Hino - 300-917-KEVREK-1500	T024		140,000	25,804	0	(114,196)	0	0	0	0
Hino - 917 3	T033		120,000	26,674	0	(93,326)	0	0	0	0
MERCEDES SPRINTER	C00718		63,500	45,500	0	(18,000)	0	0	0	0
HINO - FG1628 5	T006		219,975	44,376	0	(175,600)	42,629	65,349	22,720	0
HINO-500-FG1628-HIAB-088	T026		301,045	48,954	0	(252,092)	0	0	0	0
NISSAN - PK16 28	T002		216,975	44,443	0	(172,533)	0	0	0	0
Carryovers - Parks and Mowers										
Kubota - OUTFRONT MOWER 72 F369	M00219		46,350	7,500	0	(38,850)	18,870	7,185	0	(11,685)
Kubota - OUTFRONT MOWER 72 F369	M03416		46,350	7,500	0	(38,850)	7,500	6,744	0	(756)
Kubota - OUTFRONT MOWER 60 F369	M01619		45,530	7,500	0	(38,030)	18,580	6,303	0	(12,277)
Kubota - OUTFRONT MOWER 60 F369	M01019		45,530	7,500	0	(38,030)	9,295	7,617	0	(1,678)
Kubota - OUTFRONT MOWER 72 F369	M02419		46,350	7,500	0	(38,850)	8,411	7,626	0	(785)
KUBOTA - OUTFRONT MOWER 72 CAB	M01419		75,340	7,000	0	(68,340)	0	0	0	0
			9,283,975	**7,858,390**	**0**	**(1,425,585)**	**564,981**	**515,333**	**101,009**	**(150,656)**

KEY INFORMATION



Proceeds on Sale		
Annual Budget	YTD Actual	%
$7,858,390	$515,333	7%

confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 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
T11-2024	Christmas Decorations Installation, Removal & Maintenance Services	Murray District Electrical Propriety Limited as the Trustee for the Badenhorst Family Trust T/A MDE Electrical	One (1) year with three (3) options to extend for an additional one (1) year for a total term of four (4) years.	$1,259,063

confirmed

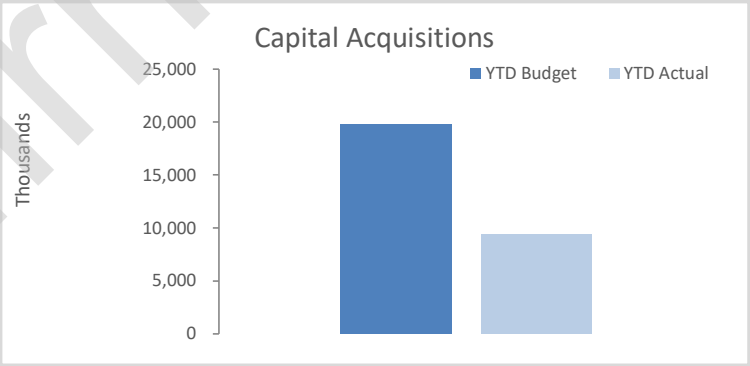
INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS

Capital Acquisitions	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	YTD Actual Variance
	$		$	$	$
Buildings	9,903,028	13,355,118	4,776,305	1,570,342	(3,205,963)
Equipment	200,500	239,666	85,999	9,166	(76,833)
Machinery	1,800,631	4,004,240	1,355,749	1,159,211	(196,537)
Infrastructure - Roads	10,659,968	15,184,468	5,445,238	3,127,710	(2,317,528)
Bridges	-	46,839	15,613	-	(15,613)
Parks	13,663,708	20,705,650	7,304,153	3,260,260	(4,043,893)
Drainage	675,720	806,594	289,010	124,539	(164,471)
Coastal & Estuary	946,500	1,119,788	488,788	187,966	(300,821)
Capital Expenditure Totals	**37,850,055**	**55,462,361**	**19,760,854**	**9,439,194**	**(10,321,660)**
Capital Acquisitions Funded By:					
	$		$	$	$
City of Mandurah Contribution	**12,978,686**	**15,000,809**	**13,053,301**	**3,424,207**	(9,629,094)
Capital grants and contributions	**14,108,173**	**19,514,271**	**6,421,423**	**3,847,991**	(2,573,432)
Borrowings	**4,650,000**	**6,399,060**	**-**	**1,651,663**	1,651,663
Other (Disposals & C/Fwd)	**449,567**	**858,391**	**286,130**	**515,333**	229,203
Cash Backed Reserves					
Asset Management Reserve	**5,083,629**	**11,246,106**	**-**	**-**	-
Sanitation Reserve	**580,000**	**972,141**	**-**	**-**	-
Plant Reserve	**-**	**1,471,584**	**-**	**-**	-
Capital Funding Total	**37,850,055**	**55,462,361**	**19,760,854**	**9,439,194**	**(10,321,660)**

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



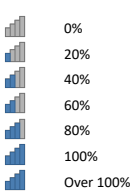
Acquisitions	Annual Budget	YTD Actual	% Spent
	$55.46 M	$9.44 M	17%

Capital Grant	Annual Budget	YTD Actual	% Received
	$19.51 M	$3.85 M	20%

confirmed

Capital Expenditure Total

Level of Completion Indicators



Level of completion indicator, please see table at the end of this note for further detail.

		Account Description	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
		Land						
		Buildings						
	750695	Waste Management Centre Upgrade Fire Fighting Infrastructure	375,000	529,929	190,329	27,129	502,800	Construction to commence Q4
	750660	Waste Management Centre Tipping Shed	155,000	328,933	122,974	20,894	308,039	Construction to commence Q4
	750761	Administration Centre Facade Renewal	250,000	281,922	115,256	31,922	250,000	Construction to commence Q3
	750762	Administration Centre Refurbishment	50,000	0	0	0	0	Construction to commence Q3
	750763	Asbestos Removal Program	30,000	31,298	11,298	1,298	30,000	Construction to commence Q3
	750741	Avalon Foreshore Ablution Renewal	500,000	535,750	202,417	35,750	500,000	Construction to commence Q3
	750764	Billy Dower Youth Centre Grandstand Stair Demolition	100,000	112,782	46,116	13,592	99,190	Construction to commence Q3
	750765	EMCC Pottery Place Ceiling Renewal	60,000	68,972	28,972	8,972	60,000	Project completed in the 2023/2024 financial year
	750643	Falcon Family Centre Upgrade	50,000	68,159	34,826	18,159	50,000	Construction to commence Q3
	750766	Falcon Pavilion Storage Upgrade	20,000	38,159	24,826	18,159	20,000	Construction to commence Q3
	750767	Mandurah Seniors Dining Kitchen Separation Wall New	30,000	37,058	17,058	7,058	30,000	Construction to commence Q4
	750768	Merlin Street Reserve Shed Demolition	30,000	31,316	11,316	1,316	30,000	Construction to commence Q2
	750769	MPAC Access and Operational Safety Upgrades	240,000	275,768	115,768	35,768	240,000	Construction to commence Q3
	750770	MPAC Entry Door Renewal	25,000	32,849	16,183	7,849	25,000	Design Only
	750771	MPAC Fire Detection and Protection System Upgrade	350,000	401,153	167,819	51,153	350,000	Construction to commence Q3
	750772	MPAC Roof & External Cladding Renewal	150,000	324,278	117,611	122,464	201,814	Design Only
	750773	Rushton Park Kiosk Lower Level Tiling Repairs	50,000	62,800	29,467	12,800	50,000	Construction to commence Q3
	750774	Thomson Street Pavillion Office Upgrades	25,000	26,316	9,650	1,316	25,000	Construction to commence Q3
	750733	Cinema HVAC Renewal	1,300,000	1,331,922	465,256	41,442	1,290,480	Construction to commence Q2
	750732	Dawesville Community Centre	5,307,198	7,747,310	2,622,442	964,244	6,783,066	Refer to Financial Report, Key Capital Projects table
	750775	Sporting Reserve Changerooms Enhancements	100,000	100,193	33,527	193	100,000	Design Only
	750687	LED Buildings Plan	57,500	64,558	26,225	7,058	57,500	Construction to Commence Q3
	750776	Minor City Maintenance Capital Renewals	98,330	99,646	34,093	21,336	78,310	Ongoing Program
	750736	Operations Centre Redevelopment	200,000	264,300	130,966	64,300	200,000	Design Only
	750753	Facilities Switchboard Renewal Program	50,000	51,316	17,983	1,316	50,000	Construction to commence Q3
	750689	Works & Services Building Refurb	300,000	300,000	100,000	6,621	293,379	Design Only
	750712	Refurbishment of Billy Dower Youth Centre	0	12,000	4,000	11,602	398	Construction complete. Finances to be finalised
	750754	Administration Centre Refurbishment	0	133,077	52,144	33,627	99,450	Design Only
	750681	MARC Roof Repairs	0	22,060	7,353	1,500	20,560	Completed
	750756	23-24 MPAC HVAC Renewal (Design)	0	31,290	10,430	1,500	29,790	Design Only
	750782	CASM Front Counter	0	10,000	10,000	0	10,000	Construction to commence Q2
	750735	23-24 MPAC Minor Renewal & Upgrade Works	0	0	0	0	0	Ongoing Program

confirmed

Level of completion indicator, please see table at the end of this note for further detail.

		Account Description	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
	Bridges							
	880012	Lakelands-Madora Bay Pedestrian Bridge	0	46,839	15,613	0	46,839	Design Only
	Parks							
	700478	Meadow Springs Golf Course Fence	0	48,178	16,059	1,588	46,590	Construction 20% complete
	700577	Merlin Street Reserve Activation Plan	0	759,801	279,802	39,802	719,999	Construction to commence Q2
	700589	23-24 FR Rushton Park - Tennis Centre	0	90,000	30,000	0	90,000	Construction to commence Q2
	700619	Dawesville SE Foreshore	1,023,685	1,964,783	691,561	63,051	1,901,732	Refer to Financial Report, Key Capital Projects table
	700582	Bin Enclosure Renewals	50,000	53,431	20,098	3,431	50,000	Construction to commence Q2
	700626	Lavender Gardens BMX Pump Track Renewal	138,849	154,030	61,464	15,180	138,849	Construction to commence Q2
	700627	Roy Tuckey Reserve BMX Pump Track Renewal	10,000	17,242	10,575	7,242	10,000	Design Only
	700628	Boardwalk and Beach Access Renewal Program	667,000	726,410	281,744	59,410	667,000	Construction 10% complete
	700629	Eastern Foreshore Boardwalk Renewal	200,000	270,377	137,044	83,309	187,068	Design Only
	700586	Warrungup Spring Reserve Boardwalk Renewal	650,000	717,676	284,342	75,576	642,100	Construction to commence Q3
	930044	CSRFF Small Grants Program	150,000	105,453	35,280	193	105,260	Ongoing Program 2024/25
	700575	Coodanup Foreshore Park Upgrade	862,178	1,230,363	460,545	137,443	1,092,920	Refer to Financial Report, Key Capital Projects table
	700630	Hexham Close and Bells Block Natural Areas Fencing Renewal	54,178	55,956	19,837	10,804	45,153	Construction to commence Q2
	700631	Mandurah to Madora Bay Coastal Fencing Renewal	90,678	92,711	32,259	5,623	87,088	Construction 20% complete
	700632	Minor Fencing Renewal Program	115,014	118,062	41,386	24,412	93,650	Construction 70% complete
	930045	Major Public Artworks Major Public Artworks	90,000	90,193	30,193	80,203	9,990	Ongoing Program 2024/25
	700633	MARC Outdoor Shade Structures New	75,000	75,193	25,193	193	75,000	Construction to commence Q3
	700634	MARC Double Sided Digital Sign Renewal	140,000	156,779	63,445	16,779	140,000	Construction to commence Q2
	700583	North Mandurah Irrigation Water Supply	165,000	350,427	130,971	21,243	329,184	Construction to commence Q2
	700635	Norwich Reserve Upgrade	10,000	17,181	10,514	7,181	10,000	Design Only
	700613	Parks and Reserves Signage New Program	40,000	45,908	19,242	6,719	39,190	Construction to commence Q2
	700593	Irrigation Renewal Program	43,521	0	0	0	0	Construction 90% complete
	700636	Parks Furniture Renewal Program	159,925	189,334	82,718	30,435	158,899	Construction to commence Q2
	700637	Shade Structures Renewal Program	108,171	113,825	41,711	5,654	108,171	Construction 20% complete
	700638	Synthetic Turf Cricket Wicket Renewal Program	59,178	62,226	22,774	3,048	59,178	Construction 40% complete
	700640	Playground Renewal Program	355,342	393,961	157,066	38,618	355,342	Construction to commence Q2
	700614	Reserve Meter Renewal Program	50,000	53,048	19,715	3,048	50,000	Construction to commence Q3
	700623	Thomson Street Netball Courts Repairs	200,000	201,460	68,127	1,460	200,000	Construction to commence Q2
	700641	Peter Street Reserve Shade Sails New	40,000	44,066	17,400	4,066	40,000	Construction 20% complete
	700642	Signage Renewal Program	40,000	46,224	19,557	6,224	40,000	Construction to commence Q2
	700643	Playground Rubber Softfall Renewal Program	54,342	62,154	25,926	55,369	6,785	Construction 90% complete
	700625	EV Charging Stations	0	175,000	58,333	21,011	153,989	Construction to commence Q2
	700599	23-24 PR Rushton Park	0	65,668	21,889	0	65,668	Construction 60% complete
	700514	Bortolo Fire Track Water Infrastructure	0	41,681	13,894	0	41,681	Construction to commence Q2
	700580	23-24 Blythwood Reserve	0	3,375	1,125	5,062	(1,687)	Construction complete. Finances to be finalised
	700581	23-24 Wilderness Reserve	0	3,531	1,177	3,531	0	Completed
	700646	23-24 Dawesville Foreshore Reserve Bollards	0	25,000	8,333	0	25,000	Construction to commence Q2
	700648	City Admin Irrigation Renewal	0	155,299	51,766	4,814	150,485	Construction to commence Q3
	700649	MBRC - Upgrade Indoor C Bowling Green Surface - CSRFF	0	44,740	44,740	0	44,740	Construction to commence Q2
	700650	Lakes Lawn Cemetary Recovery	0	250,000	0	0	250,000	Design Only
	Roads							
	501131	Dawesville Channel SE Foreshore Upgrade	0	0	0	0	0	Refer to Financial Report, Key Capital Projects table
	501129	Trails Project	350,000	434,981	145,071	9,112	425,869	Ongoing project
	500016	Smart Street Mall Upgrade	0	0	0	0	0	Refer to Financial Report, Key Capital Projects table
	501193	23-24 TM Clarice St	0	217,037	72,346	0	217,037	Construction to commence Q4

confidential

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
	501194	23-24 TM Mandurah Tce/Adonis Rd	0	70,356	23,452	0	70,356	Construction to commence Q4
	501196	23-24 TM Wanjeep St	0	391,545	130,515	0	391,545	Construction to commence Q4
	501199	23-24 RR Guillardon Tce/Karringa Rd	0	405,719	135,240	222,694	183,025	Construction complete. Finances to be finalised
	501235	23-24 RC Peel Street Stage 4	0	2,665,908	888,636	1,204,260	1,461,648	Refer to Financial Report, Key Capital Projects table
	501239	23-24 SP Guillardon Tce/Karinga Rd	0	21,999	7,333	0	21,999	Completed
	501258	23-24 Tims Thicket Waste Facility - Upgrade CCTV	0	11,100	3,700	10,509	591	Completed
	501260	Mewburn Centre Carpark Upgrade	17,000	42,794	31,461	25,794	17,000	Design Only
	501192	Falcon Coastal Shared Path	60,000	86,273	46,273	26,273	60,000	Design Only
	501263	Lake Valley Drive and Badgerup Avenue Blackspot	15,000	42,498	32,498	27,498	15,000	Design Only
	501264	Lakes Road - Murdoch Drive Blackspot	15,000	43,133	33,133	29,451	13,683	Design Only
	501265	Lynda Street and Baroy Street Blackspot	20,000	38,555	25,221	18,555	20,000	Design Only
	501266	Mercedes Avenue Blackspot	18,000	43,955	31,955	25,955	18,000	Design Only
	501267	Wanjeep Street Blackspot	15,000	40,955	30,955	25,955	15,000	Design Only
	501268	Yindana Blvd and Lake Valley Drive Blackspot	15,000	41,272	31,272	26,272	15,000	Design Only
	501269	Merlin Activation Plan	350,000	0	0	0	0	Construction to commence Q2
	501296	Caddadup Reserve Lookout Renewal	34,955	48,487	25,184	13,532	34,955	Construction to commence Q3
	501272	Tarragon Way Road Renewal	496,262	502,303	171,462	6,041	496,262	Construction to commence Q3
	501273	Banyon Close Road Resurface	67,000	72,023	27,357	25,150	46,873	Construction to commence Q2
	501274	Bolton Street Road Resurface	67,000	72,023	27,357	8,719	63,305	Construction to commence Q2
	501217	Everlasting Retreat Road Resurface	235,000	240,023	83,357	184,487	55,536	Construction 90% complete
	501275	Gamol Place Road Resurface	138,000	143,023	51,023	12,865	130,159	Construction to commence Q2
	501276	Haze Road Road Resurface	117,000	122,023	44,023	39,200	82,823	Construction 90% complete
	501277	Hennessey Place Road Resurface	234,000	239,023	83,023	5,783	233,240	Construction to commence Q3
	501220	Hibiscuss Rise Road Resurface	52,000	57,023	22,357	37,749	19,274	Construction complete. Finances to be finalised
	501223	Maria Place Road Resurface	120,000	125,023	45,023	7,826	117,198	Construction to commence Q4
	501278	Misty Meander Road Resurface	295,000	300,023	103,357	5,863	294,160	Construction to commence Q3
	501279	Moat Street Road Resurface	45,000	50,023	20,023	5,703	44,320	Construction to commence Q2
	501280	Monang Street Road Resurface	84,000	89,023	33,023	5,023	84,000	Construction to commence Q2
	501281	Olive Road Road Resurface	250,000	255,023	88,357	5,863	249,160	Construction to commence Q3
	501282	Ormsby Terrace Road Resurface	130,000	135,023	48,357	16,552	118,471	Construction to commence Q2
	501201	Quarry Way Road Resurface	251,000	255,097	87,764	4,857	250,240	Construction to commence Q3
	501226	Rakoa Street Road Resurface	182,000	186,097	64,764	180,518	5,580	Construction complete. Finances to be finalised
	501283	Renison Drive Road Resurface	135,000	140,023	50,023	5,943	134,080	Construction to commence Q3
	501227	Rouse Rd Road Resurface	160,000	165,023	58,357	5,863	159,160	Construction to commence Q3
	501284	Soldiers Cove Terrace Resurface	90,000	95,023	35,023	31,357	63,666	Construction to commence Q3
	600014	Spinaway Parade Road Resurface	30,000	34,097	14,097	24,327	9,771	Construction complete. Finances to be finalised
	501285	Stirling Grove Road Resurface	70,000	75,023	28,357	5,623	69,400	Construction to commence Q3
	501233	Thomson St Road Resurface	273,000	278,023	96,023	6,023	272,000	Construction to commence Q3
	501286	Touchstone Drive Road Resurface	670,000	675,889	229,222	112,598	563,291	Construction 20% complete
	501287	Wattle Bird Way Road Resurface	340,000	345,191	118,525	6,111	339,080	Construction to commence Q3
	501288	Yukon Close Road Resurface	50,000	55,023	21,690	5,703	49,320	Construction to commence Q3
	501289	Pinjarra Road Upgrade Stage 5	1,485,646	0	0	0	0	Refer to Financial Report, Key Capital Projects table
	501290	Pinjarra Road Upgrade Stage 6	1,485,646	0	0	0	0	Refer to Financial Report, Key Capital Projects table
	501291	Pinjarra Road	90,000	3,167,702	1,126,840	285,014	2,882,688	Refer to Financial Report, Key Capital Projects table
	501292	New Street Furniture and Minor Works	50,000	55,049	21,716	5,049	50,000	Construction to Commence Q2
	501293	Shared Path Renewal Program	703,505	725,908	256,904	37,855	688,053	Construction to commence Q3
	501241	New Street Lighting Program	75,000	79,715	29,715	6,412	73,303	Ongoing Program
	501249	23-24 SP Caspar Road	100,000	251,600	83,944	227,384	24,216	Construction complete. Finances to be finalised
	501294	Decorative Streetlighting Renewal Project Design	250,000	279,128	112,461	29,128	250,000	Design Only
	501248	Sutton Farm Carpark City Contribution	770,000	772,863	259,530	2,863	770,000	Contribution Only
	501175	Traffic Management Minor Works	148,953	161,801	62,499	12,848	148,953	Construction to commence Q3

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Level of completion indicator, please see table at the end of this note for further detail.

	Account	Account Description	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
	501295	Western Foreshore Skatepark Carpark New	10,000	59,157	52,490	49,157	10,000	Design Only
	700516	Yalgorup National Park	1,635,646	2,052,804	718,272	51,006	2,001,799	Refer to Financial Report, Key Capital Projects table
	501197	23-24 TM White Hill Road	0	112,562	37,521	9,558	103,004	Construction to commence Q2
	501113	SP Halls Head PSP	0	154,382	51,461	28,707	125,675	Construction to commence Q2
	501242	23-24 SL Street Lighting Renewal Program	0	10,884	3,628	11,096	(212)	Completed
	501240	23-24 Signage Renewal Program	0	1,034	345	1,034	(0)	Completed
		Drainage						
	600195	DR Hopetoun Bend Drainage Upgrade	0	62,150	20,717	56,596	5,554	Construction complete. Finances to be finalised
	600199	Drainage Minor Works	49,402	58,886	25,951	23,348	35,538	Construction 30% complete
	600200	Harvey View Drive Drainage Upgrade	124,103	132,043	49,308	25,760	106,283	Construction 50% complete
	600198	Mary Street Drainage Renewal	353,113	359,509	124,101	6,397	353,113	Construction to commence Q3
	600201	Oversby Street Drainage Upgrade	149,103	155,500	56,098	8,797	146,703	Construction to commence Q3
	600192	DR Cervantes Drive	0	28,005	9,335	3,641	24,364	Construction to commence Q4
	600189	DR 130 Mandurah Terrace	0	10,500	3,500	0	10,500	Construction to commence Q4
		Coastal & Estuary						
	911011	Sutton Farm Public Jetty New	364,000	364,116	121,449	116	364,000	Contribution Only
	911006	Administration Bay Entrance Seawall Renewal	107,000	125,290	53,957	18,290	107,000	Construction to commence Q2
	911007	Donnelly Gardens Seawall Repair	215,000	277,650	134,316	65,215	212,435	Construction to commence Q3
	911008	Mandurah Quay Seawall Repair	150,000	215,848	115,848	77,962	137,886	Design Only
	911009	Novara Foreshore Boat Ramp Apron Renewal	55,000	68,200	31,534	13,200	55,000	Construction to commence Q3
	911010	Novara Foreshore Erosion Protection	55,500	68,683	31,683	13,183	55,500	Construction to commence Q2
		Equipment						
	930043	Christmas Decorations Program	150,000	150,193	50,193	193	150,000	Ongoing Program 2024/25
	820195	Furniture & Equipment	50,500	89,472	35,806	8,972	80,500	Ongoing Program 2024/25
		Plant & Machinery						
	770001	Replacement Light Passenger Vehicles	0	65,434	21,811	69,144	(3,710)	Ongoing Program 2024/25
	770002	Replacement Light Commercial Vehicles	0	42,026	14,009	42,027	(1)	Ongoing Program 2024/25
	770006	Trucks and Buses	1,099,631	2,552,072	871,321	549,950	2,002,121	Ongoing Program 2024/25
	770009	Parks and Mowers	168,800	719,365	239,866	233,743	485,622	Ongoing Program 2024/25
	770010	New - Heavy Vehicles Plant and Equipment	0	0	0	0	0	Ongoing Program 2024/25
	770020	Tim's Thicket Weighbridge	0	92,701	30,900	92,775	(74)	Completed
	770011	Miscellaneous Equipment	293,000	293,143	97,810	143	293,000	Ongoing Program 2024/25
	770007	Trailers	80,200	80,316	26,849	116	80,200	Ongoing Program 2024/25
	770012	New - Vehicle and Small Plant Program	159,000	159,183	53,183	171,313	(12,130)	Ongoing Program 2024/25
		Other Infrastructure						
	700053	Lakelands DOS Sports Specific Infrastructure	0	108,293	36,098	106,072	2,221	Construction complete. Finances to be finalised
	700055	Waterfront Project	0	9,473,805	3,211,978	2,261,457	7,212,348	Refer to Financial Report, Key Capital Projects table
	700056	Western Foreshore Recreation Precinct	0	0	0	0	0	Refer to Financial Report, Key Capital Projects table
	700576	Eastern Foreshore North and Centeral Waterfront Project	6,386,000	0	0	0	0	Refer to Financial Report, Key Capital Projects table
	Grand Total		**37,850,056**	**55,462,361**	**19,760,854**	**9,439,194**	**46,023,167**	

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NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2024

OPERATING ACTIVITIES
NOTE 8
CASH RESERVES

Cash Backed Reserve

Reserve Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	$	$	$	$	$	$	$	$	$
Building	1,512,891	0	0	7,000,000	0	0	0	8,512,891	1,512,891
Parking	503,320	0	0	0	0	0	0	503,320	503,320
Asset Management	32,076,141	0	0	0	0	(11,857,096)	0	20,219,045	32,076,141
Cultural Centre	2,480	0	0	0	0	0	0	2,480	2,480
Sustainability	282,900	0	0	0	0	0	0	282,900	282,900
Waste Facilities Reserve Fund	7,936,741	0	0	0	0	(3,421,777)	0	4,514,964	7,936,741
Interest Free Loans	191,704	0	0	0	0	0	0	191,704	191,704
CLAG	20,974	0	0	0	0	0	0	20,974	20,974
Mandurah Ocean Marina	186,087	0	0	0	0	0	0	186,087	186,087
Waterways	941,563	0	0	0	0	0	0	941,563	941,563
Port Mandurah Canals Stage 2 Maintenance	97,344	0	0	0	0	0	0	97,344	97,344
Mariners Cove Canals	88,693	0	0	0	0	0	0	88,693	88,693
Port Bouvard Canal Maintenance Contributions	279,167	0	0	0	0	0	0	279,167	279,167
Unspent Grants & Contributions	6,044,887	0	0	0	0	(2,404,749)	(2,404,749)	3,640,138	3,640,138
Long Service Leave	2,297,295	0	0	420,468	0	(1,160,498)	0	1,557,265	2,297,295
Bushland and Environmental Protection	1,776,093	0	0	0	0	0	0	1,776,093	1,776,093
Coastal Storm Contingency	270,242	0	0	0	0	0	0	270,242	270,242
Digital Futures	59,455	0	0	0	0	0	0	59,455	59,455
Decked Carparking	1,054,465	0	0	0	0	0	0	1,054,465	1,054,465
Specified Area Rates - Waterside Canals	112,732	0	0	0	0	(2,942)	(2,942)	109,790	109,790
Specified Area Rates - Port Mandurah Canals	145,661	0	0	64,900	64,900	(1,860)	(1,860)	208,701	208,701
Specified Area Rates - Mandurah Quay Canals	271,632	0	0	26,861	26,861	0	0	298,493	298,493
Specified Area Rates - Mandurah Ocean Marina	892,459	0	0	149,147	149,147	0	0	1,041,606	1,041,606
Specified Area Rate - Port Bouvard Canals	156,606	0	0	4,118	4,118	0	0	160,724	160,724
Specified Area Rate - Mariners Cove	5,715	0	0	0	0	0	0	5,715	5,715
Specified Area Rate - Eastport	54,494	0	0	853	853	0	0	55,347	55,347
Sportclubs Maintenance Levy	322,802	0	0	0	0	0	0	322,802	322,802
City Centre Land Acquisition Reserve	1,074,940	0	0	0	0	0	0	1,074,940	1,074,940
Lakelands Community Infrastructure Reserve	1,152,215	0	0	0	0	0	0	1,152,215	1,152,215
Plant Reserve	487,561	0	0	0	0	(1,471,584)	(1,471,584)	(984,023)	(984,023)
Workers Compensation Reserve	567,334	0	0	0	0	0	0	567,334	567,334
Restricted Cash Reserve	2,822,955	0	0	0	0	(1,223,547)	(1,223,547)	1,599,408	1,599,408
Transform Mandurah Funding Program Reserve	925,969	0	0	0	0	0	0	925,969	925,969
Community Safety	510,653	0	0	0	0	(54,848)	0	455,805	510,653
Public Art Reserve	311,498	0	0	0	0	0	0	311,498	311,498
	65,437,670	**0**	**0**	**7,666,347**	**245,879**	**(21,598,902)**	**(5,104,682)**	**51,505,116**	**60,578,867**

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NOTE 9

OPERATING GRANTS AND CONTRIBUTIONS

Provider	Unspent Operating Grant, Subsidies and Contributions Liability				Operating Grants, Subsidies and Contributions Revenue			
	Liability 1-Jul	Increase in Liability	Liability Reduction (As revenue)	Liability 30-Jun	Adopted Budget	Budget Variations	Annual Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Operating Grants and Subsidies								
General purpose funding								
2024-25 Financial Assistance Grant - Local Roads	0	0	0	0	1,586,904		1,586,904	38,876
2024-25 Financial Assistance Grant - General Roads	0	0	0	0	2,098,089		2,098,089	95,102
Law, order, public safety								
Southern Districts Bush Fire Brigade LGGS: DFES	0	0	0	0	39,254	0	39,254	24,650
Stronger Suburbs Cocooning Project	0	28,284	0	28,284	0	84,851	84,851	0
SES LGGS: 2024/25 DFES	0	0	0	0	60,559	0	60,559	17,405
Education and welfare								
Waterwise Verge Grant: Water Corp	0	0	0	0	10,000	0	10,000	0
Paint Manjoogoordup REaD: Department of Communities	99,811	0	0	99,811	99,811	0	99,811	0
Community amenities		0	0					
Streets Alive Place Enrichment Mandurah South	0	5,000	0	5,000	0	0	0	0
Bus Shelter Maintenance Assistance Scheme: PTA	0	0	0	0	18,186	0	18,186	0
Recreation and culture		0	0					
Crabfest: Tourism WA 2025	0	10,000	0	10,000	140,000	0	140,000	0
Every Club Funding 2024: DLGSC	38,930	0	0	38,930	0	0	38,930	0
Every Club Funding 2025: DLGSC		0	0	0	37,908	0	37,908	0
Gnoonie Youth Football Cup: Healthway	0	0	0	0	3,000	0	3,000	0
CHRMAP: DPLH	98,000	0	0	98,000	0	140,000	140,000	0
Community Action Plan: Alcohol and Drug Foundation	16,687	0	0	16,687	16,528	0	33,215	0
2023 Crabfest: Tourism WA	0	0	0	0	0	0	0	0
National Volunteer Week	0	0	0	0	0	0	0	0
Coastal Adaption and Protection: Department of Transport	0	0	0	0	0	0	0	0
Other property and services				0				
Urban Greening Round Two Funding		40,000		40,000	0	40,000	40,000	0
	253,428	**83,284**	**0**	**336,712**	**4,110,239**	**264,851**	**4,430,707**	**176,033**
TOTALS	**253,428**	**83,284**	**0**	**336,712**	**4,110,239**	**264,851**	**4,430,707**	**176,033**

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

confirmed

Repayments - Borrowings

Information on Borrowings		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	1 July 2024	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	$	$	$	$	$	$	$	$	$
Law, order, public safety									
Bortolo Fire Track Water Infrastructure	37,191	-	-	1,602	685	35,589	38,651	190	1,764
Community amenities					-	0	-		0
Compactor Waste Trailers and Dolly [336]	4,515	-	-	4,515	-	0	-	19	0
Waste Water Reuse [349]	57,020	-	-	7,419	18,053	49,600	42,504	1,121	2,845
Halls Head Ablution Block [350]	38,058	-	-	4,944	12,027	33,114	28,387	748	1,898
Halls Head Recycled Water 2019/20	132,570	-	-	5,950	10,431	126,620	126,015	2,685	5,726
Ablutions 2020/21	-	-	-	-	-	0		-	
Ablutions 2021/22	203,103	-	-	9,946	29,885	193,157	169,088	1,371	1,388
Recreation and culture					-	0	-		0
Rushton Park Redevelopment [318(ii)]	-0	-	-	-	-	-0	(0)	0	0
Meadow Springs Recreation Facility [318(iii)]	-0	-	-	-	-	-0	(0)	0	0
Mandurah Football & Sporting Club [324]	-0	-	-	-	-	-0	-	0	0
Mandurah Rugby Club [325]	-0	-	-	-	-	-0	-	0	0
Halls Head Bowling Club upgrade [331]	169,574	-	-	14,224	26,369	155,350	149,379	1,485	7,646
Parks - Falcon Bay Reserve [333(i)]	-0	-	-	-	-	-0	-	0	0
MARC Redevelopment [338]	102,920	-	-	55,340	112,912	47,580	0	1,760	4,823
MARC Redevelopment Stage 1 [340]	179,255	-	-	30,305	70,416	148,951	116,348	1,538	9,144
MARC Redevelopment Stage 2 [341]	392,054	-	-	75,420	178,583	316,633	239,807	2,676	20,944
Eastern Foreshore Wall [344]	273,833	-	-	48,184	113,550	225,648	178,274	2,384	14,345
MARC Stage 2 [345]	412,420	-	-	70,563	161,425	341,857	277,756	2,185	21,363
Falcon Bay Seawall [351]	95,681	-	-	13,365	30,140	82,316	71,479	911	4,771
MARC Solar Plan [353]	95,664	-	-	7,861	14,800	87,803	83,959	962	4,296
Novara Foreshore Development [355]	186,152	-	-	17,140	39,545	169,012	148,505	858	5,198
Falcon Bay Foreshore Upgrades [356]	191,235	-	-	17,468	30,592	173,768	165,876	561	8,579
Mandjar Square Development [358]	233,241	-	-	21,048	40,867	212,193	198,908	828	9,098
Lakelands DOS [360]	1,120,403	-	-	108,036	205,103	1,012,367	977,492	4,116	49,387
Mandjar Square Stage 3 and 4	291,739	-	-	15,936	31,005	275,802	266,434	5,883	12,686
Falcon Seawall	545,397	-	-	38,872	58,787	506,525	503,257	2,357	23,969
Novara Foreshore Stage 3	117,823	-	-	6,431	22,671	111,391	87,249	2,376	5,061
Smart Street Mall Upgrade 2019/20	293,040	-	-	14,710	54,724	278,330	240,706	5,920	2,622
Falcon Bay Foreshore Stage 3 of 4	187,265	-	-	9,103	34,446	178,162	150,122	3,787	1,461
Mandjar Square Final Stage	188,384	-	-	9,092	32,386	179,293	154,229	3,810	2,246
Falcon Skate Park Upgrade	76,034	-	-	3,519	6,475	72,515	73,174	1,539	3,233
Westbury Way North side POS Stage 3	132,586	-	-	5,942	10,411	126,644	126,069	2,686	5,726
Eastern/ Western Foreshore 2020/21	792,747	-	-	46,182	133,183	746,565	646,385	2,077	3,854
Smart Street Mall 2020/21	799,967	-	-	44,966	130,320	755,000	644,793	2,810	4,319
Novara Foreshore Stage 4	76,766	-	-	2,870	6,426	73,896	71,699	1,561	2,518
Bortolo Reserve - Shared Use Parking and Fire Track Facility	217,117	-	-	11,579	35,624	205,538	177,140	1,529	1,233
Falcon Bay Upgrade - Stage 4 of 5	202,305	-	-	11,323	32,367	190,982	166,746	654	1,240
Enclosed Dog Park	15,822	-	-	572	861	15,250	15,343	322	672
South Harbour Paving Upgrade Stage 2	38,913	-	-	1,424	2,494	37,489	37,299	792	1,530
Falcon Skate Park Upgrade 2020/21	58,055	-	-	2,147	3,621	55,908	55,835	1,181	2,347
Eastern/ Western Foreshore 2021/22	1,218,066	-	-	65,335	186,611	1,152,731	1,004,577	2,872	6,016
Smart Street Mall 2021/22	502,703	-	-	26,410	75,913	476,293	416,298	1,711	2,858
Enclosed Dog Park 2021/22	147,130	-	-	7,000	21,262	140,130	123,204	1,179	1,121
Novara Foreshore Stage 4 2021/22	186,217	-	-	9,334	27,195	176,883	155,655	991	1,308
Falcon Bay Upgrade - Stage 4 of 5 2021/22	58,893	-	-	3,012	7,802	55,881	50,584	259	708
Parks and Reserves Upgrades 2021/22	395,567	-	-	20,666	59,391	374,901	328,001	1,434	2,343
Mandurah Library Re Roofing Project	94,194	-	-	4,181	13,630	90,013	79,004	1,054	709
Falcon Reserve Activation Plan Stage 3	348,823	-	-	16,546	49,565	332,277	301,080	1,366	1,568
Pleasant Grove Foreshore	51,623	-	-	2,346	6,162	49,276	46,708	298	914
Kangaroo Paw Park	268,553	-	-	13,125	37,287	255,428	232,997	639	1,506
Falcon Bay Stage 5 of 5	126,597	-	-	5,803	17,734	120,793	109,609	689	655
2022/23 South Harbour Upgrades	89,027	-	-	3,642	12,435	85,384	77,183	926	477
Upgrade of Playing Surface Peelwood Parade	-	-	-		-	0	-	-	0
Bruce Cresswell Reserve	171,169	-	-	8,166	23,914	163,003	148,275	610	908
Seascapes Boardwalk	174,495	-	-	8,271	24,616	166,224	150,873	685	9,118
Mandurah Community Museum Roof and Gutters	113,391	-	-	5,434	16,077	107,957	97,914	390	524
Stage 2 of Upgrades to Peelwood Reserve	-	-	-	-	-	0	-	-	0
Smart Street Mall Upgrade	51,356	-	-	2,340	6,951	49,016	44,846	292	355
Eastern Foreshore South Precinct	-	-	-	-	-	0	-	-	0
Western Foreshore Recreation Precinct	-	-	-	-	-	0	-	-	0
2022/23 Parks and Reserves Upgrades	340,175	-	-	16,293	48,206	323,882	293,794	1,171	1,574
Parks & Reserves Program	3,440,409	-	1,080,000	83,832	366,102	3,356,577	4,163,395	66,432	84,716
Transport					-	0	-		0

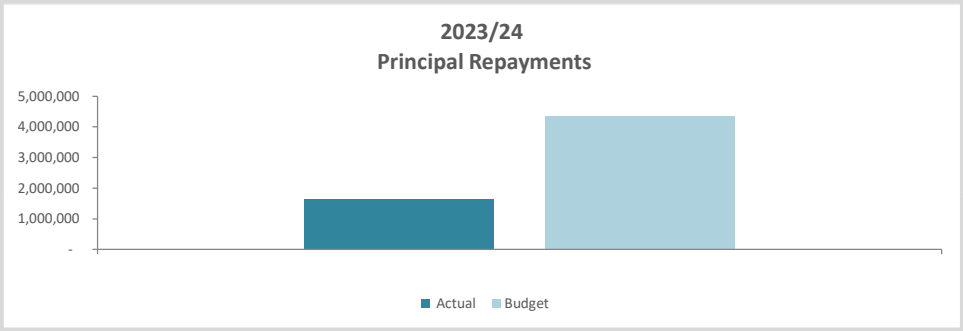
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Repayments - Borrowings

Information on Borrowings		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	1 July 2024	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Drainage [318(iv)]	-0	-	-	-	-	-0	-	0	0
Road Construction [318(v)]	-0	-	-	-	-	-0	-	0	0
Road Construction [333(ii)]	-0	-	-	-	-	-0	-	0	0
New Pedestrian Bridge Construction [335]	3,026	-	-	3,026	-	0	-	13	0
New Road Construction [339]	89,978	-	-	39,040	97,843	50,938	(0)	1,632	4,373
New Road Construction [342]	219,081	-	-	38,461	88,802	180,621	142,653	1,332	11,356
WMC Tims Thicket [343]	37,154	-	-	5,738	14,266	31,415	23,581	722	1,854
Road Construction [346]	149,996	-	-	21,476	47,540	128,520	111,781	1,008	7,487
MARC Carpark [347]	113,993	-	-	15,809	36,109	98,184	84,969	1,271	5,689
MPAC Forecourt [348]	47,545	-	-	6,181	15,039	41,364	35,453	935	2,372
Mandurah Marina [352]	95,655	-	-	7,873	14,832	87,782	83,889	962	4,296
MARC Carpark [354]	143,480	-	-	12,295	22,247	131,186	125,832	958	6,443
Mandurah Foreshore Boardwalk Renewal [357]	212,282	-	-	19,298	36,875	192,984	180,644	791	8,532
New Road Construction [359]	589,350	-	-	54,495	103,169	534,856	517,627	2,181	25,138
Smoke Bush Retreat Footpath [361]	47,828	-	-	3,445	7,400	44,383	41,976	966	2,148
New Boardwalks 18/19	294,025	-	-	16,017	41,307	278,008	248,148	5,930	12,717
Coodanup Drive - Road Rehabilitation	58,862	-	-	3,213	16,402	55,649	33,516	1,187	2,501
Pinjarra Road Carpark	117,823	-	-	6,431	22,671	111,391	87,249	2,376	5,061
New Road Construction 2018/19	901,894	-	-	65,325	97,166	836,569	831,922	2,825	39,622
New Road Construction 2019/20	499,226	-	-	34,052	101,251	465,174	401,623	2,396	3,043
South Harbour Upgrade 2019/20	152,580	-	-	6,847	32,291	145,732	104,741	3,090	6,480
New Roads 2020/21	420,334	-	-	23,655	67,411	396,679	347,136	1,814	3,120
Carryover Roads 2020/21	405,571	-	-	20,940	61,213	384,630	334,653	1,660	2,200
Roads 2021/22	204,309	-	-	9,952	30,244	194,356	169,126	1,399	1,287
SP Halls Head PSP	174,495	-	-	8,271	24,616	166,224	150,873	685	847
Carparks 2021/22	135,191	-	-	6,613	19,707	128,577	113,020	910	977
RC Peel Street	96,920	-	-	3,868	13,597	93,052	83,864	1,104	496
Cambria Island Abutment Wall	48,598	-	-	2,459	7,019	46,139	40,912	240	366
Senior Citizens Carpark	11,154	-	-	288	213	10,867	11,580	252	529
Torcello Mews Canal PAW Renewal	87,331	-	-	3,593	12,223	83,739	75,606	887	457
MARC Carpark Additional and overflow	-	-	-	-	-	0	-	0	0
Halls Head Parade Car Park Stage 2a	45,343	-	-	2,083	2,484	43,260	45,058	157	1,593
RC Pinjarra Road Stage 4	436,464	-	-	21,213	61,129	415,250	378,006	1,175	2,269
Cambria Island Abutment Walls Repair	233,947	-	-	11,078	33,473	222,869	201,593	942	973
RC Pinjarra Road Stage 3	436,450	-	-	21,214	61,129	415,236	378,006	1,174	2,269
Halls Head Pde Beach Central CP Stage 2	85,207	-	-	3,517	11,173	81,690	74,915	839	712
Cambria Island Abutment Walls Repair	-	-	-	-	-	0	-	-	0
Roads & Drainage Program	2,365,222	-	2,700,000	57,633	234,993	2,307,588	4,819,781	45,671	58,241
Economic services						0	-	-	0
Mandurah Ocean Marina Chalets Refurbishment	121,889	-	-	6,191	18,123	115,698	101,464	610	769
Other property and services						0	-		0
IT Communications Equipment [318(i)]	-0	-	-	-	-	-0	-	0	0
Civic Building - Tuckey Room Extension	293,582	-	-	15,998	41,270	277,584	247,803	5,921	12,700
Building Renewal & Upgrades Program	1,408,979	-	720,000	34,334	145,438	1,374,645	1,982,768	27,206	34,695
Mandurah Quay Seawall Repair	0	-	150,000	-	-	0	150,000	0	0
	26,522,000	0	4,650,000	1,651,663	4,332,703	24,870,336	27,014,667	271,902	638,922
Total	26,522,000	0	4,650,000	1,651,663	4,332,703	24,870,336	27,014,667	271,902	638,922
Current borrowings	4,332,703		4,650,000	1,651,663	4,332,703	4,082,302	4,332,703	271,902	638,922
Non-current borrowings	22,189,297					20,788,034	22,681,964		
	26,522,000					24,870,336	27,014,667		

All debenture repayments were financed by general purpose revenue.

KEY INFORMATION
All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.



Principal Repayments
$1,651,663

Interest Expense
$271,902

Loans Due
$24.87 M

Confirmed

		Unspent Non Operating Grants, Subsidies and Contributions Liability				Non Operating Grants, Subsidies and Contributions Revenue			
	Provider	Liability 1-Jul	Increase in Liability	Liability Reduction (As revenue)	Liability 30-Jun	Adopted Budget Revenue	Budget Variations	Annual Budget	YTD Revenue Actual (b)
		$	$	$	$	$	$	$	$
Non-Operating Grants and Subsidies					0				
700055	Waterfront Project- DoH	2,500,000	0	(2,076,518)	423,482	2,500,000	0	2,500,000	2,076,517
700055	Waterfront Project - DoH 22-23	184,940	0	(184,940)	0	0	184,940	184,940	184,940
700055	Waterfront Project - RfR		0	0	0	0	0	0	0
750688	22-23 MPAC Internal Refurb	0	0	0	0	0	0	0	0
700516	Yalgorup National Park	89,108	0	0	89,108	825,000	114,108	939,108	0
501113	SP Halls Head PSP - WABN	0	0	0	0	0	29,725	29,725	0
501113	SP Halls Head PSP - DPIRD	0	0	0	0	0	0	0	0
501129	Trails Project	74,158	0	(9,112)	65,046	350,000	(90,000)	260,000	9,112
750732	Dawesville Community Centre - DPIRD	1,832,843	0	(964,244)	868,599	0	1,740,103	1,740,103	964,244
750732	Dawesville Community Centre - Department of Communities	0	0	0	0	5,307,198	0	5,307,198	0
750732	Dawesville Community Centre - Lotterywest	0	0	0	0	0	640,000	640,000	0
750740	23-24 MPAC Flytower Roof and Cladding Renewal	0	0	0	0	0	0	0	0
700577	Merlin Street Reserve Activation Plan	150,000	0	0	150,000	0	102,766	102,766	0
501084	Peel Street - Power Relocation	0	0	0	0	0	0	0	0
501182	SL Old Coast Road/McLarty Road/Leeward Road Ent	8,920	(8,920)	0	0	0	0	0	(9,723)
501235	23-24 RC Peel Street Stage 4 - RRG	0	0	0	0	0	666,868	666,868	0
501235	23-24 RC Peel Street Stage 4 - LRCI	0	0	0	0	0	506,175	506,175	0
501192	23-24 SP Falcon Coastal Shared Path - Stage 1	0	0	0	0	30,000	0	30,000	0
501193	23-24 TM Clarice St	31,034	0	0	31,034	0	119,033	119,033	0
501194	23-24 TM Mandurah Tce/Adonis Rd	15,376	0	0	15,376	0	38,440	38,440	0
501196	23-24 TM Wanjeep St	74,265	0	0	74,265	0	232,264	232,264	0
501197	23-24 TM White Hill Road - Blackspot Funding	0	0	0	0	0	86,666	86,666	0
501198	23-24 TM White Hill Road - Direct Grant	0	0	0	0	0	0	0	0
501200	23-24 RR Mayfair Mews	0	0	0	0	0	0	0	0
501201	Quarry Way Road Resurface	0	0	0	0	0	0	0	0
501202	23-24 RR Tara St	0	0	0	0	0	0	0	0
501205	23-24 RS Dalby St	0	0	0	0	0	0	0	0
501206	23-24 RS Leyburn Drv	0	0	0	0	0	0	0	0
501213	23-24 RS Charon Rd	0	0	0	0	0	0	0	0
501209	23-24 RS Thisbe Drv	0	0	0	0	0	0	0	0
501216	23-24 RS Dior Place - Direct Grant	0	0	0	0	0	0	0	0
501216	23-24 RS Dior Place - Roads to Recovery	0	0	0	0	0	0	0	0
501239	23-24 SP Guillardon Tce/Karinga Rd	0	0	0	0	0	0	0	0
501211	23-24 RS Cambridge Drv	0	0	0	0	0	0	0	0
501222	23-24 RS Littleton St	0	0	0	0	0	0	0	0
700625	EV Charging Stations	0	35,000	(21,011)	13,989	0	175,000	175,000	21,011
501212	23-24 RR Carter St	0	0	0	0	0	0	0	0
501234	23-24 RS Wilkins St	0	0	0	0	0	0	0	0
501219	23-24 RS Harvey View Drv	0	0	0	0	0	0	0	0
501230	23-24 RS Skud St	0	0	0	0	0	0	0	0
501228	23-24 RS Sandalwood Pde	0	0	0	0	0	0	0	0
501208	23-24 RS Tara St	0	0	0	0	0	0	0	0
501213	23-24 RS Charon Rd	1,906	0	0	1,906	0	0	0	0
750769	MPAC Access and Operational Safety Upgrades	0	0	0	0	180,000	0	180,000	0
750771	MPAC Fire Detection and Protection System Upgrade	0	0	0	0	262,500	0	262,500	0
501263	Lake Valley Drive and Badgerup Avenue Blackspot	0	0	0	0	10,000	0	10,000	0
501264	Lakes Road - Murdoch Drive Blackspot	0	64,000	(29,451)	34,549	10,000	0	10,000	29,451
501265	Lynda Street and Baroy Street Blackspot	0	106,533	0	106,533	13,300	0	13,300	0
501266	Mercedes Avenue Blackspot	0	0	0	0	12,000	0	12,000	0
501267	Wanjeep Street Blackspot	0	0	0	0	10,000	0	10,000	0
501268	Yindana Blvd and Lake Valley Drive Blackspot	0	0	0	0	10,000	0	10,000	0
501272	Tarragon Way Road Renewal - LRCI	0	171,010	0	171,010	50,000	0	50,000	0
501272	Tarragon Way Road Renewal - DG	0	50,000	0	50,000	0	0	0	0
501273	Banyon Close Road Resurface	0	0	0	0	50,000	0	50,000	0
501274	Bolton Street Road Resurface	0	0	0	0	50,000	0	50,000	0
501217	Everlasting Retreat Road Resurface	0	0	0	0	205,000	0	205,000	0
501275	Gamol Place Road Resurface	0	30,000	0	30,000	0	0	0	0
501278	Misty Meander Road Resurface	0	40,000	0	40,000	0	0	0	0
501279	Moat Street Road Resurface	0	30,000	0	30,000	0	0	0	0
501287	Wattle Bird Way Road Resurface	0	0	0	0	0	0	0	0
501277	Hennessey Place Road Resurface	0	60,000	(5,783)	54,217	150,000	0	150,000	5,783
501220	Hibiscuss Rise Road Resurface	0	0	0	0	50,000	0	50,000	0
501280	Monang Street Road Resurface	0	75,000	0	75,000	75,000	0	75,000	0
501281	Olive Road Road Resurface	0	100,000	(5,863)	94,137	100,000	0	100,000	5,863
501226	Rakoa Street Road Resurface	0	60,000	(60,000)	0	150,000	0	150,000	60,000
501283	Renison Drive Road Resurface	0	116,995	(5,943)	111,052	100,000	0	100,000	5,943
501227	Rouse Rd Road Resurface	0	60,000	(5,863)	54,137	150,000	0	150,000	5,863
501284	Soldiers Cove Terrace Resurface	0	22,470	(22,470)	0	56,175	0	56,175	22,470
501285	Stirling Grove Road Resurface	0	0	0	0	50,000	0	50,000	0
501233	Thomson St Road Resurface	0	50,000	0	50,000	220,000	0	220,000	0
501286	Touchstone Drive Road Resurface	0	0	0	0	400,000	0	400,000	0
501288	Yukon Close Road Resurface	0	0	0	0	50,000	0	50,000	0
501289	Pinjarra Road Upgrade Stage 5	0	0	0	0	1,000,000	(1,000,000)	0	0
501290	Pinjarra Road Upgrade Stage 6	0	0	0	0	1,000,000	(1,000,000)	0	0
501291	Pinjarra Road	0	800,000	(285,014)	514,986	0	2,000,000	2,000,000	285,014
501293	Shared Path Renewal Program	0	0	0	0	500,000	0	500,000	0
750741	Avalon Foreshore Ablution Renewal	0	180,000	0	180,000	0	0	0	0
911011	Sutton Farm Public Jetty New	0	0	0	0	182,000	0	182,000	0
									0
		4,962,549	**2,042,087**	**(3,676,212)**	**3,328,424**	**14,108,173**	**4,546,086**	**18,654,259**	**3,666,489**
Non-Operating Contributions									
	PEET - Cash in Lieu Contribution	1,065,909	0	0	1,065,909	0	0	0	0
700518	Eastport Foreshore Upgrade	0	0	0	0	0	0	0	66,541
501131	Dawesville Channel SE Foreshore Upgrade	0	0	0	0	0	411,012	411,012	0
700619	Dawesville SE Foreshore	0	0	0	0	0	0	0	680
770009	Parks and Mowers	0	0	0	0	0	199,000	199,000	99,000
700650	Lakes Lawn Cemetary Recovery	0	0	0	0	0	250,000	250,000	0
104055	SES Building Education Drive	0	0	0	0	0	0	0	15,280
		1,065,909	**0**	**0**	**1,065,909**	**0**	**860,012**	**860,012**	**181,501**
Total Non-operating grants, subsidies and contributions		**6,028,458**	**2,042,087**	**(3,676,212)**	**4,394,333**	**14,108,173**	**5,406,098**	**19,514,271**	**3,847,991**

confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 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
				$	$	$	$
							(479,344)
911010-6400-1001-61129	Novara Foreshore Erosion Protection		Capital Expenses			(45,000)	(524,344)
911006-6400-1001-61129	Administration Bay Entrance Seawall Renewal		Capital Expenses		45,000		(479,344)
101007-4580-1263-60100	Age Friendly Mandurah		Operating Expenses			(32,669)	(512,013)
101007-4580-1263-41400	Age Friendly Mandurah		Operating Revenue		15,000		(497,013)
101007-4500 -1263-61001	Age Friendly - Community Development - General Operations - Materials		Operating Expenses		4,428		(492,585)
100010-4580-1169-61001	Administration - Seniors - Corporate Project - Materials		Operating Expenses		5,511		(487,074)
100010-4580-1375-61001	Administration - Seniors - Marketing - Advertising Costs General - Materials		Operating Expenses		7,730		(479,344)
501194-6250-1263-41403	23-24 TM Mandurah Tce/Adonis Rd - Blackspot Grant Funding		Capital Revenue		57,227		(422,117)
501194-6250-1001-41403	23-24 TM Mandurah Tce/Adonis Rd - Regional Road Group Grant Funding		Capital Revenue		15,915		(406,202)
501194-6250-1001-61129	23-24 TM Mandurah Tce/Adonis Rd		Capital Expenses			(73,142)	(479,344)
700478-6600-1001-61129	Meadow Springs Golf Course Fence		Capital Expenses			(20,000)	(499,344)
750765-6100-1001-61129	East Mandurah Community Centre (Tuart Avenue Building) Pottery Place Ceiling Renewal		Capital Expenses		20,000		(479,344)
750689-6100-1001-61129	Works & Services Building Refurb		Capital Expenses			(80,000)	(559,344)
750765-6100-1001-61129	East Mandurah Community Centre (Tuart Avenue Building) Pottery Place Ceiling Renewal		Capital Expenses		48,972		(510,372)
750643-6100-1001-61129	Falcon Family Centre Upgrade		Capital Expenses		31,028		(479,344)
XXXXXX-6100-1001-61129	Madora Bay Oval Fencing		Capital Expenses			(40,000)	(519,344)
XXXXXX-6100-1001-41452	Madora Bay Oval Fencing		Capital Revenue		40,000		(479,344)
	Plant Reserve		Other: Transfer Out of Reserve		33,500		(445,844)
770012-6300-1001-61001	New - Vehicle and Small Plant Program		Capital Expenses			(33,500)	(479,344)
XXXXXX-3410-1263-41400	Australia Day 2025 Community Events Grant Program		Operating Revenue		15,000		(464,344)
XXXXXX-3410-1263-61001	Australia Day 2025 Community Events Grant Program		Operating Expenses			(15,000)	(479,344)
100002-4120-1263-41008	Proceeds on sale revenue - Disposal of Properties		Capital Revenue		715,000		235,656
	Building Reserve		Other: Transfer Into Reserve			(715,000)	(479,344)
				0	**1,054,311**	**(1,054,311)**	

confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2024

NOTE 12
BUDGET AMENDMENTS APPROVED

Amendments to original budget since budget adoption. Surplus/(Deficit)
A positive number in the amended budget running balance represents an estimated closing surplus.
A negative number in the amended budget running balance represents an estimated closing deficit

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				$	$	$	$
							(449,343)
	Operating Carryovers - Increase in Materials	**Jun OCM G.10/06/24**	Operating Expenses			(1,394,672)	(1,844,015)
	Operating Carryovers - Restricted Cash Reserve	**Jun OCM G.10/06/24**	Other: Transfer Out of Reserve		1,050,902		(793,113)
	Operating Carryovers - Unspent Grant Reserve	**Jun OCM G.10/06/24**	Other: Transfer Out of Reserve		273,770		(519,343)
	Operating Carryovers - Increase in Operating Revenue	**Jun OCM G.10/06/24**	Operating Revenue		70,000		(449,343)
	Capital Carryover - Capital adjustment	**Jun OCM G.10/06/24**	Capital Expenses			(12,949,325)	(13,398,668)
	Capital Carryover - Loan adjustment	**Jun OCM G.10/06/24**	Other: Unutilised Loans		1,847,554		(11,551,114)
	Capital Carryover - Reserve adjustment	**Jun OCM G.10/06/24**	Other: Transfer into Reserve		3,622,819		(7,928,295)
	Capital Carryover - Proceeds adjustment	**Jun OCM G.10/06/24**	Capital Revenue		706,464		(7,221,831)
	Capital Carryover - Transfer from reserve	**Jun OCM G.10/06/24**	Other: Transfer Out of Reserve		2,033,698		(5,188,133)
	Capital Carryover - Grants adjustments	**Jun OCM G.10/06/24**	Capital Revenue		1,482,481		(3,705,652)
	Capital Carryover - Grants and contributions adjustments	**Jun OCM G.10/06/24**	Other: Transfer into Reserve		3,256,309		(449,343)
163046-4000-1263-61001	Place and Community Projects - Director Place and Community	**Aug OCM G.16/08/24**	Operating Expenses		2,000		(447,343)
163047-4000-1263-61001	Start Up Fund - Director Place and Community	**Aug OCM G.16/08/24**	Operating Expenses			(2,000)	(449,343)
163046-4000-1263-61001	Place and Community Projects - Director Place and Community	**Aug OCM G.16/08/24**	Operating Expenses		2,000		(447,343)
163048-4000-1263-61001	Milestone Celebration Fund - Director Place and Community	**Aug OCM G.16/08/24**	Operating Expenses			(2,000)	(449,343)
750782-6100-1001-61001	CASM Front Counter	**Aug OCM G.16/08/24**	Capital Expenses			(10,000)	(459,343)
102711-4200-1263-61001	CASM - Cultural Development	**Aug OCM G.16/08/24**	Operating Expenses		10,000		(449,343)
750732-6100-1001-41403	Dawesville Community Centre	**Sept OCM G.9/09/24**	Capital Revenue		640,000		190,657
750732-6100-1001-61129	Dawesville Community Centre	**Sept OCM G.9/09/24**	Capital Expenses			(640,000)	(449,343)
	Operating Carryovers - Increase in Materials	**Sept OCM G.9/09/24**	Operating Expenses			(14,277)	(463,620)
	Operating Carryovers - Restricted Cash Reserve	**Sept OCM G.9/09/24**	Other: Transfer Out of Reserve		172,645		(290,975)
	Operating Carryovers - Unspent Grant Reserve	**Sept OCM G.9/09/24**	Other: Transfer Out of Reserve			(130,368)	(421,343)
	Operating Carryovers - Decrease in Operating Revenue	**Sept OCM G.9/09/24**	Operating Revenue		125,617		(295,726)
	Operating Carryovers - Contract Liability	**Sept OCM G.9/09/24**	Non Cash Item	(153,617)			(449,343)
	Capital Carryover - Capital adjustment	**Sept OCM G.9/09/24**	Capital Expenses			(1,505,858)	(1,955,201)
	Capital Carryover - Loan adjustment	**Sept OCM G.9/09/24**	Other: Unutilised Loans			(98,495)	(2,053,696)
	Capital Carryover - Asset Management Reserve adjustment	**Sept OCM G.9/09/24**	Other: Transfer Out of Reserve			(1,760,307)	(3,814,003)
	Capital Carryover - Proceeds adjustment	**Sept OCM G.9/09/24**	Capital Revenue			(297,640)	(4,111,643)
	Capital Carryover - Transfer from reserve	**Sept OCM G.9/09/24**	Other: Transfer Out of Reserve		4,083,992		(27,651)
	Capital Carryover - Grants adjustments	**Sept OCM G.9/09/24**	Capital Revenue		2,423,605		2,395,954
	Capital Carryover - Grants and contributions adjustments	**Sept OCM G.9/09/24**	Other: Transfer Out of Reserve			(994,962)	1,400,992
	Capital Carryover - Transfer from Cash In Lieu Reserve	**Sept OCM G.9/09/24**	Other: Transfer Out of Reserve		411,012		1,812,004
	Capital Carryover - Contributions adjustments	**Sept OCM G.9/09/24**	Capital Revenue		411,012		2,223,016
	Capital Carryovers - Contract Liability	**Sept OCM G.9/09/24**	Non Cash Item	(2,261,347)			(38,331)
	Capital Carryovers - Cash In Lieu	**Sept OCM G.9/09/24**	Non Cash Item	(411,012)			(449,343)

confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 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
163049-5440-1263-41400	Reinviting nature back in DAWESVILLE – Urban greening grant program round 2	**Oct OCM TBA**	Operating Revenue		40,000		(409,343)
163049-5440-1263-61001	Reinviting nature back in DAWESVILLE – Urban greening grant program round 2	**Oct OCM TBA**	Operating Expenses			(40,000)	(449,343)
820195-6700-1001-61001	Two New Dedicated Document Scanners - Information Management	**Oct OCM TBA**	Capital Expenses			(30,000)	(479,343)
163050-4500-1263-41400	Stronger Suburbs Cocoon Project - As part of the Community Safety Strategy	**Oct OCM TBA**	Operating Revenue		84,851		(394,492)
163050-4500-1263-60100	Stronger Suburbs Cocoon Project - As part of the Community Safety Strategy	**Oct OCM TBA**	Operating Expenses			(84,851)	(479,343)
102600-4500-1263-60100	Additional CDO - Community Safety	**Oct OCM TBA**	Operating Expenses			(54,848)	(534,191)
	Additional CDO - Community Safety - Transfer out of reserve	**Oct OCM TBA**	Other: Transfer Out of Reserve		54,848		(479,343)
XXXXX-6600-1001-61129	Lake Lawns Cemetery Fire Damage Building	**Oct OCM TBA**	Capital Expenses			(250,000)	(729,343)
770009-6300-1001-61001	Lake Lawns Cemetery Fire Damage Fleet Replacement	**Oct OCM TBA**	Capital Expenses			(245,000)	(974,343)
770009-6300-1305-41452 XXXXX-6600-1001-41452	Lake Lawns Cemetery Fire Damage Building and Fleet Replacement - Insurance proceeds	**Oct OCM TBA**	Capital Revenue		449,000		(525,343)
	Lake Lawns Cemetery Fire Damage Building and Fleet Replacement - Fleet Reserve	**Oct OCM TBA**	Other: Transfer Out of Reserve		46,000		(479,343)
				(2,825,976)	**23,300,579**	**(20,504,603)**	**(479,343)**

confirmed

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 OCTOBER 2024

NOTE 13
EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.
The material variance adopted by Council for the 2024-25 year is 10.00%

Reporting Program	Var. $	Var. %		Timing/ Permanent	Explanation of Variance
	$	%			
Revenue from operating activities					
Operating grants, subsidies and contributions	(820,738)	(37.20%)	▼	Timing	Variance primarily due to budgeted grants/contributions not yet received. Will be monitored throughout the remainder of the year.
Other revenue	58,614	222.11%	▲	Timing	Variance primarily due to CDS rebate received.
Profit on disposal of assets	101,009	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	3,809,775	17.48%	▲	Timing	Variance in expenditure due to timing of projects
Utility charges	381,422	24.14%	▲	Timing	Variance mainly for Street Lighting Maintenance invoicing, to be monitored during the year.
Interest expenses	(124,545)	(33.28%)	▼	Timing	Variance in line with repayment of debentures will be monitored throughout the year
Loss on disposal of assets	(150,656)	100.00%	▼	Permanent	Non-cash variance due to assets sales. Process usually performed as part of the year end financials preparation. Refer to note 4 for details.
Investing Activities					
Non-operating Grants, Subsidies and Contributions	(2,656,766)	(40.84%)	▼	Timing	Capital grants are recognised in line with capital expenditure.
Proceeds from Disposal of Assets	(2,104,130)	(80.33%)	▼	Timing	Refer to note 4.
Capital Acquisitions	10,321,660	52.23%	▲	Timing	Refer to note 6.
Financing Activities					
Payment of lease liability	44,280	23.04%	▲	Timing	Varying repayment terms on lease agreements. Will be monitored throughout the remainder of the year.
Proceeds from new interest earning liability	(153,667)	(100.00%)	▼	Timing	Proceeds received from leasing company as dependent on timing of new lease take ups.
Principal elements of interest earning liability	(138,309)	(43.69%)	▼	Timing	Timing of take up of new liability agreements with leasing company.
Repayment of debentures	(207,429)	(14.36%)	▼	Timing	Will be monitored throughout the year.

Confirmed