Minutes of Council Meeting

held on

Tuesday 22 September 2026 at 5:30 pm

in the Council Chambers, 83 Mandurah Terrace, Mandurah

Present

Mayor	A Kearns	
Deputy Mayor	J Smith	Coastal Ward
Councillor	J Cumberworth	Coastal Ward
Councillor	O Mulder	Coastal Ward
Councillor	J Green	East Ward
Councillor	D Wilkins	East Ward
Councillor	P Jackson	North Ward
Councillor	C Knight	North Ward
Councillor	A Zilani	North Ward
Councillor	R Burns	Town Ward
Councillor	D Schumacher	Town Ward

City Officers in Attendance

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
Ms L Grieve	Minute Officer

Unconfirmed

TABLE OF CONTENTS

1 OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS 3
2 ACKNOWLEDGEMENT OF COUNTRY 3
3 APOLOGIES 3
4 DISCLAIMER 3
5 ANSWERS TO QUESTIONS TAKEN ON NOTICE 4
6 AMENDMENT TO STANDING ORDERS 4
7 PUBLIC QUESTION TIME 4
7.1 Public Questions 4
8 PUBLIC STATEMENT TIME 6
9 LEAVE OF ABSENCE REQUESTS 6
10 PETITIONS 6
11 PRESENTATIONS 6
12 DEPUTATIONS 6
13 CONFIRMATION OF MINUTES 7
13.1 Ordinary Council Meeting held on 25 August 2026 7
14 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION) 7
15 DECLARATIONS OF FINANCIAL, PROXIMITY AND IMPARTIALITY INTERESTS 7
16 QUESTIONS FROM ELECTED MEMBERS 8
16.1 Questions of Which Due Notice Has Been Given 8
16.2 Questions of Which Notice Has Not Been Given 8
17 BUSINESS LEFT OVER FROM PREVIOUS MEETING 11
18 RECOMMENDATIONS OF COMMITTEES 12
18.1 Lakelands Precinct Structure Plan - Amendment 2 13
18.2 Development Application - Place of Worship: 330-340 Lakes Road, Greenfields 36
19 REPORTS 49
19.1 Outcome of Local Law Review 49
19.2 Review of Consolidated Local Laws 50
19.3 Mandurah Performing Arts Centre - Funding Agreement 53
19.4 Monthly Financial Report - August 2026 57
20 MOTIONS OF WHICH NOTICE HAS BEEN GIVEN 66
21 NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING 66
22 LATE AND URGENT BUSINESS ITEMS 66
23 CONFIDENTIAL ITEMS 66
24 CLOSE OF MEETING 66

Unconfirmed

1 OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

The Mayor declared the meeting open at 5:30 pm and announced that the Council Meeting is being live streamed in accordance with the City's Council Meetings – Live Streaming, Recording and Electronic Attendance Policy. By being present at this meeting, members of the public consent to the City live streaming and publishing their voice on the City's website. The Mayor noted that members of the public are not subject to video live streaming and only their voice will be captured.

Attendance at this meeting may involve the collection of personal information, including an individual's image, voice, and any statements made. Recordings are made for the purpose of fulfilling legislative requirements, maintaining accurate records, and enabling transparency in decision making. Recordings may be published or made available to the public in accordance with applicable legislation. Personal information is managed in accordance with applicable privacy legislation and the City of Mandurah 's Privacy Policy.

By being present at this meeting, members of the public consent to the City live streaming and recording and subsequently publishing their voice on the City's website.

2 ACKNOWLEDGEMENT OF COUNTRY

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

George Walley kindly prepared this statement.

People have been here for a long time. I want to acknowledge the presence of people over that long time with firstly the Bindjareb Noongar people who continue to have an ongoing connection to this land. They have been here for over 50,000 years. This place Mandjoogoordap or Mandurah, acknowledges a beautiful name, full of intent of people living here and others visiting here. That intent gives us an idea of their ancestral land usage over that long period. Mandurah, the gathering place is unique because even today we still gather here in the most beautiful place for many important reasons. Let us embrace the notion of people being in this space as we move forward as one community.

3 APOLOGIES

Leave of Absence	Apologies
	Cr S Wright

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.

Unconfirmed

5 ANSWERS TO QUESTIONS TAKEN ON NOTICE

5.1 Councillor J Cumberworth

Question 1: Southern Estuary Hall Demolition
Was a fauna survey of the roof cavity undertaken before demolition commenced?

City of Mandurah Response
A fauna survey of the roof cavity was not required prior to the commencement of demolition, however, the City engaged a specialist environmental services contractor to complete camera surveillance and cage trapping of fauna around the building. A number of brush tail possums were caught and then released in the surrounding area. The licensed demolition contractor then commenced staged roof demolition works to disassemble the roof using hand / power tools to remove the roof sheeting, eaves and ceiling. This methodology, combined with ongoing visual inspection, provides confidence that any remaining fauna has been able to leave the site before the next stage of demolition work commences, which includes the removal of the main building structure using heavy equipment.

Question 2: Port Bouvard Surf Lifesaving Club Repairs
Is there a timeline for repairs to the Port Bouvard Surf Life Saving Club?

City of Mandurah Response
The City's building contractor expects to commence the storm damage repairs to the Port Bouvard Surf Life Saving Club building in late September. These works should take around six weeks and be completed in mid to late October.

Question 3: Vandalised City Infrastructure
Does the City have an expected timeframe for repairing vandalised City infrastructure, specifically the beach access at Yeedong Road, which was vandalised and reported approximately six months ago?

City of Mandurah Response
The replacement of the beach access stairs at Yeedong Road is expected to commence mid-October and is expected to be completed by mid-December.

6 AMENDMENT TO STANDING ORDERS

Not required.

7 PUBLIC QUESTION TIME

The Mayor opened Public Question Time at 5:35 pm.

7.1 Public Questions

7.1.1 Mr Murray Cowper

Question 1
Has the City of Mandurah issued or authorised any policy, direction or instruction that prohibits or restricts registered Australian political parties from hiring City-owned, controlled, leased or managed facilities, and if so, under what Council resolution, policy or delegated authority?

City of Mandurah Response
The City of Mandurah has not issued or authorised any policy, direction or instruction that prohibits or restricts registered Australian political parties from hiring City-owned, controlled, leased or managed facilities. Accordingly, there is no Council resolution, policy or delegated authority imposing such a prohibition or restriction.

Unconfirmed

Question 2
If no such prohibition or restriction has been authorised by the City, why are persons managing City-owned or associated facilities advising prospective hirers that they have been instructed by the City of Mandurah not to accept bookings from political parties?

City of Mandurah Response
The City is not aware of this having occurred.

Question 3
Does the City of Mandurah consider a person's actual, previous or perceived political affiliation, or the political affiliation of a lawful organisation, to be a legitimate reason to refuse that person or organisation access to hire a City-owned or controlled public facility?

City of Mandurah Response
No. The City of Mandurah does not consider a person's actual, previous or perceived political affiliation, or the political affiliation of a lawful organisation, to be a legitimate reason to refuse access to hire a City-owned or controlled public facility. The City is not aware of this having occurred.

7.1.2 Ms J Tomlinson

Question 1
In the interest of transparency - could Council explain why this is a good planning application? More jobs, tourism, revenue? I'm genuinely curious why the views of many would be disregarded.

City of Mandurah Response
When the City receives an application for a planning application, it's usually from the proponent who owns the land. The City assesses the application against a set of guidelines that are within a planning framework. This includes considering areas such as traffic, use, zoning, vegetation and the environmental impacts. These are then set out for advertising. Planning decisions aren't based on community demands or opinions of what that use of that land or proposed use of that land should be. It does inform considerations but it's one of a number of factors that is considered.

Question 2
If a Councillor is a member of the Church in the planning application, should they not abstain from voting?

City of Mandurah Response
If you are referring to an Elected Member, there is an opportunity as the meeting progresses where a declaration of interest can be made. However, if those declarations relate to impartiality, the Elected Member must stay in the room and vote.

Question 3
The traffic survey assessed traffic on different roads Murdoch Drive was used instead of Lakes Road and the figures they used were up to December 2025. I just wanted to know what consideration has been given to the 6 storey new hospital and the 39 extra Emergency Room beds that are going to be there and also the palliative care cancer care unit, the mental health unit, it's going to also really increase the traffic so much.

City of Mandurah Response
City officers were comfortable that those percentages did account reasonably for commercial traffic on that particular road. In regards to the traffic analysis that has been provided, City officers are also comfortable that provides for the growth that is expected in that precinct. The traffic assessments will be ongoing and we will continue to consider the predicted traffic volumes and also consider the actual traffic volumes going forward and continue to review growth factors as well.

The Mayor closed Public Question Time at 5:43 pm.

Unconfirmed

8 PUBLIC STATEMENT TIME

8.1 Junior Council 2026 Project

The Junior Council delivered a Public Statement seeking support to help launch the student-led community project in partnership with Bridge Builders and their Backpack Buddies program.

9 LEAVE OF ABSENCE REQUESTS

Nil

10 PETITIONS

Deputy Mayor Smith presented to Council a petition that contains the signatures of 32 residents, all of whom are verified, who are requesting that Council consider the increased speed and volume of traffic along Wattleglen Avenue, Erskine.

OCM26/85 Council Resolution

MOTION
Moved: **Cr D Schumacher**
Seconded: **Cr A Zilani**

That the petition be received and referred to relevant officers.
CARRIED: 11/0
For: Mayor A Kearns, Deputy Mayor J Smith, Cr J Cumberworth, Cr J Green, Cr D Wilkins, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr O Mulder and Cr R Burns
Against: Nil

11 PRESENTATIONS

Nil

12 DEPUTATIONS

Mayor A Kearns declared a financial interest and left the meeting at 5:49 pm.

12.1 Mr K Nolan: 18.1 Lakelands Precinct Structure Plan - Amendment 2

Mr K Nolan and Mr C Lai presented a deputation in support of item 18.1 Lakelands Precinct Structure Plan - Amendment 2.

12.2 Mr L Shugar: 18.1 Lakelands Precinct Structure Plan - Amendment 2

Mr L Shugar presented a deputation in opposition of item 18.1 Lakelands Precinct Structure Plan - Amendment 2.

Mayor A Kearns returned to the meeting at 6:02 pm.

12.3 Mrs S Allen & Mr S Allen: 18.2 Development Application Place of Worship: 330-340 Lakes Road, Greenfields

Mr & Mrs S Allen presented a deputation in opposition to item 18.2 Development Application Place of Worship: 330-340 Lakes Road, Greenfields.

Unconfirmed

13 CONFIRMATION OF MINUTES

13.1 Ordinary Council Meeting held on 25 August 2026

OCM26/86 Council Resolution

MOTION
Moved: **Cr R Burns**
Seconded: **Cr D Schumacher**

That the Minutes of the Ordinary Council Meeting held on 25 August 2026 be confirmed.

CARRIED: 11/0
For: Mayor A Kearns, Deputy Mayor J Smith, Cr J Cumberworth, Cr J Green, Cr D Wilkins, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr O Mulder and Cr R Burns
Against: Nil

14 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

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

14.1 **Deputy Mayor J Smith: Launch of City of Mandurah Disability Access and Inclusion Plan**

Cr R Burns left the meeting at 6:10 pm.
Cr R Burns returned to the meeting at 6:11 pm.

14.2 **Cr J Green: National Police Remembrance Day Ceremony**

Cr J Green left the meeting at 6:15 pm.

14.3 **Mayor A Kearns: September Local Legend Award - Rob Fitzsimons**

Cr J Green returned to the meeting at 6:18 pm.

15 DECLARATIONS OF FINANCIAL, PROXIMITY AND IMPARTIALITY INTERESTS

15.1 Mayor A Kearns declared a financial interest in Item 18.1 Lakelands Precinct Structure Plan Amendment 2 due to ownership interest in the land adjacent to subject site and will leave the Chambers during the discussion.

15.2 Cr O Mulder declared an impartiality interest in Item 18.2 Development Application - Place of Worship: 330 - 340 Lakes Road, Greenfields due to being a member of the Church Group that is seeking development approval and will remain in the Chambers during the discussion.

15.3 Cr D Wilkins declared an impartiality interest in Item 19.3 Mandurah Performing Arts Centre - Funding Agreement due to being the Council representative on ManPac Board and will remain in the Chambers during the discussion.

15.4 Cr J Cumberworth declared a financial interest in Item 19.4 Monthly Financial Report August 2026 Part B and will leave the Chambers during the discussion.

Unconfirmed

15.5 Deputy Mayor Smith declared a financial interest in Item 19.4 Monthly Financial Report August 2026 Part C and will leave the Chambers during the discussion.

15.6 The Director of Place and Community declared an impartiality interest in Item 19.3 Mandurah Performing Arts Centre - Funding Agreement and will remain in the Chambers during the discussion.

16 QUESTIONS FROM ELECTED MEMBERS

16.1 Questions of Which Due Notice Has Been Given

Nil

16.2 Questions of Which Notice Has Not Been Given

16.2.1 Cr R Burns

Question 1: Automatic Number Plate Recognition (ANPR)
With respect to the 2026 CCTV grant program election commitment, was Automatic Number Plate Recognition (ANPR) a condition of the grant or was it a choice made in developing the City's application? And what specific justification was provided for extending the project beyond conventional CCTV?

City of Mandurah Response
The City's grant application was for dual CCTV and ANPR and the City is of the understanding when the funding body was contacted, their preference was to have both. The awarding of that grant was on the basis that it covered both and the conditions for that grant are that they are for both.

Question 2: Automatic Number Plate Recognition (ANPR)
Can officers confirm consistent with recent written responses to my queries that the ANPR component was developed in consultation with WA Police and that the ANPR system is operated by WA Police? That the ANPR data is available to Police and not City Officers and that the City itself has no operational use of or access to the ANPR platform?

City of Mandurah Response
It was confirmed that is accurate for each statement made.

Question 3 Draft Funding Agreement, previous MOU and lease documentation
As this is significant long-term funding arrangement involving ratepayers' money, I'd like the key financial and governance matters clearly placed on the public record. First is regarding the lease position. I understand from recent responses to my queries that the ManPAC lease itself has not expired and that the only first term has expired with further terms potentially extending to 2041.

Can officers confirm the correct lease position for the public record and whether the report has been formally corrected before Council makes its decision?

City of Mandurah Response
The lease has not expired. It is the first term of the lease that has expired, with the option for the second term being exercised by the lessee shortly. As it is not forming part of the officer recommendation, there is no need to amend the recommendation. However, we will be putting a note on the agenda for a correction in the summary section where it is outlined that the lease has expired.

Question 4: Basis and reassessment of the $844,295 contribution
The city's contribution increases from $78,518 in 2025/26 to $84,4295. Can officers explain specifically what accounts for that increase and how the $844,000 approximate figure was derived?

Unconfirmed

City of Mandurah Response
The 19% increase has occurred because during the term of the previous agreement, the City reduced the lump sum agreement by $100,000 annually for a period of three years out of the five-year term. This was undertaken in consultation with the Mandurah Performing Arts Centre and in writing, with Council endorsing adjustments in the Long Term Financial Plan. Accordingly, the financial reduction was undertaken at a time when the City was facing unexpected financial pressures, and the Mandurah Performing Arts Centre was generating a stronger financial position than expected. These were unusual circumstances and were unlikely to be ongoing. It was agreed that after the three years the $100,000 would be reinstated back into the lump sum. That is 2026/27 and it was also going to be subject to review. That review has been undertaken and a new figure of $844,295 has been calculated. This was based on the previous baseline that has increased by CPI each year. There is a material change in the new funding agreement with the establishment of three reserves, which are outlined in the report and the recommendation. This ensures that the Mandurah Performing Arts Centre is not disincentivised to financially perform well because any surplus flows back into operating and capital reserves for ManPAC.

Question 5: ManPAC
I understand that the Peel Development Commission assisted ManPAC with the economic modelling referred to in the report. Can officers confirm that involvement? Explain whether the city has independently reviewed and is satisfied with the methodology and confirm whether the $25 million figure represents a gross economic impact rather than a net or marginal economic benefit after allowing for spending by Mandurah residents that may otherwise have occurred elsewhere in the local community.

City of Mandurah Response
In terms of methodology, the Peel Development Commission (PDC) uses independent economic modelling tools developed by independent consultants. These tools are based on an input-output matrix, which is a standard way for assessing the impact of an investment within the economy.

In terms of the review and level of satisfaction, this is a standard approach for calculating economic benefit and was undertaken at arm's length by the PDC. PDC provided the City with a detailed overview of the methodology. There were four separate assessment exercises completed, each of which was quite complex. The City took the individual results and tested them using the City's internal assessment tool. The outcomes were broadly consistent, with the estimated economic impact being of a similar order of magnitude.

In terms of whether the figure represents a net or gross impact, the $25 million is a gross impact. This reflects the monetised value of economic activity, including things such as wages and cash expenditure. It does not necessarily capture the broader social and community value that may be associated with improved access to arts and cultural activities within the City.

Of that $25 million, approximately $8 million is attributed to tourism-related impacts. It could be argued that a significant portion of this expenditure would not otherwise have occurred locally and, therefore, represents a genuine addition to the Mandurah economy. The remaining expenditure is generated within the City itself. While some of this may represent spending that might otherwise have occurred elsewhere, it is unlikely to be entirely displaced, given that the expenditure is spread across a range of activities and alternatives.

When assessing projects of this nature, we generally consider the impact relative to the alternative option. In this case, the alternative option may be not proceeding with the project. The estimated $25 million benefit is therefore considered against the potential savings that may be realised by not committing the agreed funding over the five-year period.

Unconfirmed

Question 6: ManPAC
When the funding contribution is reviewed every 3 years, who has authority to determine the outcome of that review? Will any material change to the contribution return to Council for approval or can that decision be made administratively?

City of Mandurah Response
The review would be undertaken by City officers and any changes outside the methodology listed in the key terms of the agreement. Either an increase or a decrease would be a decision of Council through budget adoption.

16.1.2 Cr J Cumberworth

Question 1: Beach shower at Town Beach
Regarding the reinstatement of the beach shower at Town Beach on Breakwater parade. Will the shower be reinstated and are all construction activities that would prevent its reinstatement completed?

City of Mandurah Response
The beach shower was damaged and has been temporarily decommissioned. The damage and the reinstatement of the beach shower are not related to the seawall construction activities at Town Beach.

Question 2: Beach shower at Town Beach
Is the reinstatement of the shower currently scheduled and if so when is the shower expected to be operational?

City of Mandurah Response
Replacement parts have been ordered, and the beach shower is expected to be reopened in mid-October.

Question 3: Beach stairs at Town Beach
When are the adjacent beach stairs expected to be installed?

City of Mandurah Response
The construction of the beach stairs has commenced and is expected to be completed by mid to late November 2026.

16.1.3 Mayor A Kearns

Question: Lakes Road and Gordon Road
Can City officers undertake a review of the lane configuration at and around the intersection of Lakes Road and Gordon Road, as per the deputation, and can I also ask if there will be a timeframe on that as well please?

City of Mandurah Response
City officers will undertake an investigation of that intersection and I would ask that the Mayor allows City officers a period of up to three months. It was confirmed that the City would contact Mr & Mrs Allen once this has been carried out.

16.1.4 Councillor D Schumacher

Question 1: Landscaping
In relation to the deputation that the owners spoke about the green belt to hide the carpark as much as possible. Do we have a landscaping plan in place and if we do is it adequate to hide the car park and building if need be?

Unconfirmed

City of Mandurah Response
The position of the car park and the church itself was proposed after careful consideration to identify the most suitable location while minimising tree loss. While the church could potentially have been located further back within the lot, as is currently the case, the approved location was considered the most appropriate outcome.

The development approval includes landscaping conditions requiring a Landscape Management Plan to be prepared and approved by the City. This plan will incorporate tree replanting and the provision of shade trees throughout the car parking area.

It should also be noted that the plans were subsequently amended to retain some of the more significant existing trees, with a number of larger trees being incorporated into the car parking design.

16.1.5 Councillor D Wilkins

Question 1
In regard to the same item, the development application for the place of worship, given many residents in Greenfields feel that the tree retention commitments for the past developments hasn't matched what's remained in the ground, can I ask officers what is the actual consequence of a tree conditioned for retention if removed or damaged and how is this monitored during and after the development has taken place?

City of Mandurah Response
The construction management plan would be required to be submitted which will detail measures to protect trees as part of the application. Penalties for breaching conditions can be up to $200,000. The City has had success previously for illegal tree clearing either through required revelation or prosecutions. In this case given the sensitivity, compliance officers will be monitoring those conditions as part of the development.

17 BUSINESS LEFT OVER FROM PREVIOUS MEETING

Nil

Unconfirmed

18 RECOMMENDATIONS OF COMMITTEES

Adoption of Recommendations of the Planning and Community Consultation Committee held on 8 September 2026

Minute	Item	Additional Information
PCC26/6	14.1 Lakelands Town Centre Precinct Structure Plan: Amendment 2 (Lot 2102 Lake Valley Drive, Lakelands)	Amended Officer Recommendation
PCC26/7	Development Application – Place of Worship 330-340 Lakes Road, Greenfields	Additional wording for condition 7 from Committee Recommendation

Unconfirmed

Mayor A Kearns declared a financial interest and left the meeting at 6:38 pm.

Subject: 18.1 Lakelands Town Centre Precinct Structure Plan: Amendment 2 (Lot 2102 Lake Valley Drive, Lakelands)

Summary

Council is requested to consider a proposed amendment to the Lakelands Town Centre Precinct Structure Plan which has been proposed by the landowner of Lot 2102 Lake Valley Drive, Lakelands. The amendment to the Precinct Structure Plan primarily seeks to facilitate the development of a Woolworths supermarket and smaller supporting tenancies in the precinct.

The proposed amendment was advertised for a period of 42 days, with five submissions received. Two submissions in support of the proposal, and three submissions in objection.

This report forms the basis of the 'local government report' on the proposal and responses to submissions for forwarding to the Western Australian Planning Commission, who will make a determination on the proposal.

It is considered that the proposed amendment to the Precinct Structure Plan is consistent with the intent of the Lakelands Town Centre Precinct Structure Plan and the provisions of *State Planning Policy 4.2 – Activity Centres in Perth and Peel* with regard to the proposed location of the additional retail provision within the precinct.

City officers, however, have concerns regarding whether the indicative concept plan that has been provided with the proposal, in respect to its ability to deliver an integrated, walkable and high-quality town centre outcome. In particular, concerns relate to the positioning of built form, the dominance of car parking, pedestrian connectivity through and across the site, safe vehicle access arrangements, the residential interface with Cobaki Brace, and the extent to which the current Precinct Structure Plan provisions provide sufficient guidance for a future development application.

For this reason, City officers recommend that the amendment be supported subject to modifications to the Precinct Structure Plan as submitted, to improve the site-specific planning controls for Lot 2102 Lake Valley Drive.

*This report reflects the original report presented to the Planning and Community Consultation Committee on 8 September however the committee recommended that the item be deferred to the Ordinary Council meeting of 22 September 2026 following the further comments submitted by the applicant. Additional Information is contained after the Committee Recommendation together with an Amended Officer Recommendation***.**

Officer Recommendation

That the Planning and Community Consultation Committee recommend that Council:

1. In accordance with Clause 20(2) of the Scheme 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions for Local Planning Schemes)*, provides this report as the Local Government Report to the Western Australian Planning Commission required for a proposed structure plan; and

    1.1 notes the schedule of submissions and officer responses as required by sub-clause (a), (b) and (c) of Clause 20(2);

    1.2 notes the contents of this report outline the assessment of the proposal based on appropriate planning principles as required by sub-clause (d) of Clause 20(2); and

Unconfirmed

1.3 supports the proposed structure plan being approved by the Western Australian Planning Commission as required by sub-clause (e) of Clause 20(2); and

1.4 recommends the following modifications to the proposed Structure Plan as submitted by the Proponent as required by sub-clause (e) of Clause 20(2):

a. *Note 6 on Plan 1 being modified to read*

"Core Retail Precinct provided with vehicular access from the existing roundabout on Lake Valley Drive, designed with an entry boulevard, as a continuation and completion of the town centre, with appropriate built form, landscape and pedestrian integration and to minimise impact on the adjacent residential."

b. Delete the last dot point of Section 2 (Objectives) that currently states:

"To facilitate development of large format retail in accordance with the role of a district centre"

c. Section 5.7 (a) being modified to read:

"No pylon signs are to be permitted within the Lakelands Activity Centre, unless architecturally designed as part of the built form."

d. Section 5.7 (e) being modified to read:

"The proposed locations for signs in the Core Retail precinct on Lot 2102 Lake Valley Drive shall be nominated at the time of application for development approval."

e. Section 5.8 (Pedestrian Access) being modified to include the following provisions:

- *"A safe, direct, legible and universally accessible north-south pedestrian connection shall be provided through the site between Cobaki Brace and Lake Valley Drive, connecting to the existing Lakelands Town Centre.*
- *The north-south pedestrian connections shall be a minimum 3 metres in width, open to view, well-lit, shaded through trees or structures, and designed as a meaningful public realm element with appropriate wayfinding, rather than a residual pathway through car parking areas.*
- *Pedestrian routes shall be clearly separated from vehicle circulation areas through grade separation, paving treatment, landscaping, bollards, raised plateaus/crossings or other appropriate measures.*
- *All other pedestrian linkages around a site are to be provided as shown on the Plan 1 and 2 at the proponent's cost."*

f. Section 5.11 Landscape Design of the Precinct Structure Plan being modified to include the following provisions:

- *Water Sensitive Urban Design principles shall be incorporated into the site layout, car parking areas and landscape design, including stormwater infiltration, shade, permeable surfaces and waterwise planting where practicable.*

Unconfirmed

- *Landscape species shall be waterwise, durable and suited to the local climate, with preference for species that contribute to shade, biodiversity and long-term canopy cover.*

- *A landscape concept plan is to be submitted at development application stage and shall demonstrate how landscaping contributes to pedestrian comfort, urban heat reduction, residential interface treatment, public realm quality and visual amenity.'*

g. New Section 5.14 being added to detail the following for all development within the Core Retail Precinct:

- *"A Sustainability Report shall accompany any development application and shall demonstrate how the development incorporates passive design, energy efficiency, water efficiency, waste minimisation, sustainable materials, urban heat reduction and active transport support.*

- *Development shall investigate and, where practicable, incorporate photovoltaic panels, including opportunities for solar shade structures over car parking areas.*

- *Electric vehicle charging infrastructure shall be provided or provision made for future installation in convenient and appropriately located car parking areas.*

- *Development shall demonstrate how building orientation, shading, glazing, materials and roof design assist in reducing energy demand and improving user comfort."*

h. Proposed Section 5.14 Site Specific Requirements for Lot 2102 being modified to new Section 7 – Site Specific Requirements and sub-heading for Lot 2102 and shall read:

"Development on Lot 2102 Lake Valley Drive shall be designed and assessed in accordance with the following site-specific requirements, in addition to the other applicable provisions of this Precinct Structure Plan. Where there is any inconsistency between this section and the general provisions of the Precinct Structure Plan, the provisions of this section shall prevail to the extent of that inconsistency."

i. The table proposed for Site Specific Requirements for Lot 2102 shall be modified to read as follows:

Item	Control *(as submitted and officer recommended changes shown in italics)*
Height	• 'Development within the site shall have a *minimum* two-storey built form appearance when viewed from Lake Valley Drive. Architectural features, screening elements, parapets and roof projections may extend above the maximum building height *and shall reflect the architectural form of the existing District Centre buildings.* *The corner of Lake Valley Drive and Mandurah Road shall be designed with a similar architectural form as the shopping centre to the north, to read as an integrated and cohesive built form. The internalised continuation of the 'main street' shall*

Unconfirmed

	reflect the design of the existing main street precinct at a more human scale using elements such as frontage glazing, weather protection, on-street parking, landscaping and articulation.'
Frontages	• 'Development along the Lake Valley Drive frontage shall be designed to provide visual interest, including the provision of landscaping, building articulation and use of a variety of materials. *Development shall be arranged to present as an integrated extension of the Lakelands Town Centre Main Street, as per Plan 2 and shall avoid a layout where buildings are substantially separated from the street by large expanses of car parking.* • *Large-format core retail building elevations shall be articulated through changes in materials, colours, wall plane, roof form, glazing, awnings, landscape integration or public art to reduce perceived bulk and provide visual interest.* • *Ground floor tenancies, where identified on Plan 2, shall provide active and visually permeable frontages, including clear glazing, identifiable entries and direct pedestrian access.* • *A minimum of 75 per cent of the ground floor frontage to the internalised main street and the sleeving specialty retail tenancies shall comprise unobscured glazing, display windows, active tenancy frontage or other visually permeable treatment*, with the exception of Mandurah Road. *Continuous blank walls to Lake Valley Drive, Mandurah Road, the north-south pedestrian link or key internal pedestrian routes shall not be permitted, except where unavoidable for servicing, plant or supermarket operational requirements and where appropriately treated through articulation, public art, landscaping or screening.* • A canopy or awning shall be provided to all ground floor tenancies adjacent to a street *or primary pedestrian route*, to a minimum height of 3m, *to support pedestrian comfort and year-round usability.* • Corner sites to address both frontages (if applicable) • Loading, Plant and Waste storage areas shall not be visible from Lake Valley Drive (excluding home delivery and direct to boot)
Setbacks	• Where development is proposed along Lake Valley Drive, *or primary pedestrian routes*, it should establish attractive presence through a combination of built form, active frontages and/or attractive landscaped pedestrian areas or feature art treatments.

Unconfirmed

	• Where setbacks are proposed, they should be utilised for landscaping, pedestrian movement, outdoor dining or public realm improvements rather than extensive vehicle circulation areas
Pedestrian Access	These provisions should be deleted and included in proposed changes to Section 5.8 Pedestrian Access
Vehicle Access	Vehicle access arrangements are to generally accord with *Plan 2* and demonstrate: • *Primary customer vehicle access shall be provided from the existing Lake Valley Drive/Seppings Parade roundabout unless an alternative access arrangement is supported by the local government and Main Roads Western Australia.* • Minimisation of pedestrian, *cyclist* and vehicle conflict points; • *Protect the function of Lake Valley Drive and Mandurah Road, and support the safe operation of the surrounding road network;* • Consolidation of crossover locations wherever practical; • Safe access for servicing and loading activities • *The western access to Lake Valley Drive, indicated on Plan 2, shall be restricted to left-out movements only and shall be limited to service vehicles, staff parking and direct-to-boot or similar low-volume operational movements, unless otherwise approved by the local government and Main Roads Western Australia.* • *No vehicle access shall be provided to Cobaki Brace.*
Parking and Servicing	• *Car parking shall be located, designed and landscaped to reduce visual dominance when viewed from Lake Valley Drive, Mandurah Road and key pedestrian routes.* • *Large uninterrupted areas of open car parking shall be avoided through the use of canopy tree planting, pedestrian paths, landscape islands, shade structures and safe pedestrian desire lines.* • *Bicycle parking is to be provided at a rate of 1 space per 500m² above 1,000m² of floor space. Bicycle parking shall be provided in convenient, visible and weather-protected locations close to building entries and key pedestrian routes. End-of-trip facilities shall be provided where required by the local government.* • *Any servicing, loading dock and general back-of-house facilities shall be designed* to face Mandurah Road to prevent any amenity impacts on adjoining developments. *Loading docks, waste storage areas,*

Unconfirmed

	plant, staff parking and servicing areas shall be screened from public streets and residential properties through building placement, acoustic treatment, landscaping, fencing, architectural screening or a combination of these measures. • *Servicing and loading activities shall be designed and managed to minimise adverse noise, light, traffic and amenity impacts on adjoining residential properties along Cobaki Brace.*
Landscaping	These provisions should be deleted and included in proposed Section 5.11 Landscape Design with the exception of the following requirement: • *Canopy tree planting shall be provided throughout uncovered car parking areas, along pedestrian routes, adjacent to Lake Valley Drive and Mandurah Road, and along the southern residential interface of Lot 2102 Lake Valley Drive.* • *Development shall include at least one usable landscaped public or semi-public plaza, forecourt or seating area that is connected to the pedestrian network, visible from active frontages and supported by shade and seating.* • *Canopy tree planting shall be provided throughout uncovered car parking areas, along pedestrian routes, adjacent to Lake Valley Drive and Mandurah Road, and along the southern residential interface of Lot 2102 Lake Valley Drive.*
Sustainability	These provisions should be deleted and included in proposed Section 5.14 Sustainable Design

j. The Plan provided as Attachment 3 to the report being inserted with Section 7 as Plan 2 of the Structure Plan.

2. Notes that all submitters will be advised of Council's recommendation to the Western Australian Planning Commission and advised of the next steps in the approval process.

Amended Officer Recommendation

That Committee defer consideration of the item to the Ordinary Council meeting of 22 September 2026.

Comment: The amended officer recommendation defers consideration of the Lakelands Precinct Structure Plan – Amendment 2 until a further report is submitted which considers comments submitted on behalf of the applicant.

PCC26/6 Committee Recommendation

MOTION
Moved: Cr D Schumacher
Seconded: Cr R Burns

Unconfirmed

That Committee defer consideration of the item to the Ordinary Council meeting of 22 September 2026.

CARRIED: 9/0
For: Cr P Jackson, Cr R Burns, Cr J Cumberworth, Cr D Schumacher, Cr O Mulder, Cr A Zilani, Cr D Wilkins, Cr J Green and Cr S Wright

Against: Nil

Amended Officer Recommendation

(note changes from original officer recommendation shown underlined)

That Council:

1. In accordance with Clause 20(2) of the Scheme 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions for Local Planning Schemes)*, provides this report as the Local Government Report to the Western Australian Planning Commission required for a proposed structure plan; and

    1.1 notes the schedule of submissions and officer responses as required by sub-clause (a), (b) and (c) of Clause 20(2);

    1.2 notes the contents of this report outline the assessment of the proposal based on appropriate planning principles as required by sub-clause (d) of Clause 20(2); and

    1.3 supports the proposed structure plan being approved by the Western Australian Planning Commission as required by sub-clause (e) of Clause 20(2); and

    1.4 recommends the following modifications to the proposed Structure Plan as submitted by the Proponent (Report P0063255 Final V2) as required by sub-clause (e) of Clause 20(2):

        (a) Note 6 on Plan 1 being modified to read

        "Core Retail Precinct provided with vehicular access from the existing roundabout on Lake Valley Drive, designed with an entry boulevard, as a continuation and completion of the town centre, with appropriate built form, landscape and pedestrian integration and to minimise impact on the adjacent residential."

        (b) Delete the last dot point of Section 2 (Objectives) that currently states:

        "To facilitate development of large format retail in accordance with the role of a district centre"

        (c) Section 5.7 (a) being modified to read:

        "No pylon signs are to be permitted within the Lakelands Town Centre, unless architecturally designed as part of the built form."

        (d) Section 5.7 (e) being modified to read:

        "The proposed locations for signs in the Core Retail precinct on Lot 2102 Lake Valley Drive shall be nominated at the time of application for development approval."

        (e) Section 5.8 (Pedestrian Access) being modified to include the following provisions:

Unconfirmed

- *"A safe, direct, legible, landscaped and universally accessible north-south pedestrian connection shall be provided through the site between Cobaki Brace and Lake Valley Drive, to connect to the existing Lakelands Town Centre and break up the large expanse of car parking. This is in addition to any pedestrian connection indicated directly adjacent to the eastern edge of the building.*

- *The north-south pedestrian connections shall be a minimum 3 metres in width, open to view, well-lit, shaded with trees ~~or structures~~, and designed as a meaningful public realm element with appropriate wayfinding, rather than a residual pathway through car parking areas.*

- *Pedestrian routes shall be clearly separated from vehicle circulation areas through grade separation, paving treatment, landscaping, bollards, raised plateaus/crossings or other appropriate measures.*

- *Completion of shared path network as per Plan 1 at the proponent's cost.*

(f) Section 5.11 Landscape Design of the Precinct Structure Plan being modified to include the following provisions:

- *Water Sensitive Urban Design principles shall be incorporated into the site layout, car parking areas and landscape design, including stormwater infiltration, shade, permeable surfaces and waterwise planting where practicable.*

- *Landscape species shall be waterwise, durable and suited to the local climate, with preference for species that contribute to shade, biodiversity and long-term canopy cover.*

- *A landscape concept plan is to be submitted at development application stage and shall demonstrate how landscaping contributes to pedestrian comfort, urban heat reduction, residential interface treatment, public realm quality and visual amenity.'*

(g) New Section 5.14 being added to detail the following for all development within the Core Retail Precinct:

- *"A Sustainability Report shall accompany any development application and shall demonstrate how the development incorporates passive design, energy efficiency, water efficiency, waste minimisation, sustainable materials, urban heat reduction and active transport support.*

- *Development shall investigate and, where practicable, incorporate photovoltaic panels, including opportunities for solar shade structures over car parking areas.*

- *Electric vehicle charging infrastructure shall be provided or provision made for future installation in convenient and appropriately located car parking areas.*

- *Development shall demonstrate how building orientation, shading, glazing, materials and roof design assist in reducing energy demand and improving user comfort."*

Unconfirmed

(h) Proposed Section 5.14 Site Specific Requirements for Lot 2102 being modified to new Section 7 – Site Specific Requirements and sub-heading for Lot 2102 and shall read:

"Development on Lot 2102 Lake Valley Drive shall be designed and assessed in accordance with the following site-specific requirements, in addition to the other applicable provisions of this Precinct Structure Plan. Where there is any inconsistency between this section and the general provisions of the Precinct Structure Plan, the provisions of this section shall prevail to the extent of that inconsistency."

(i) The table proposed for Site Specific Requirements for Lot 2102 shall be modified to read as follows:

Item	Control *(as submitted and officer recommended changes shown in italics)*
Height	• 'Development within the site shall have a maximum ~~*minimum*~~ two-storey built form appearance when viewed from Lake Valley Drive. Architectural features, screening elements, parapets and roof projections may extend above the maximum building height *and shall reflect the architectural form of the existing District Centre buildings.* *The corner of Lake Valley Drive and Mandurah Road shall be designed with a similar architectural form as the shopping centre to the north, to read as an integrated and cohesive built form.*
Frontages	• 'Development along the Lake Valley Drive frontage shall be designed to provide visual interest, including the provision of landscaping, building articulation and use of a variety of materials. *Development shall be arranged to present as an integrated extension of the Lakelands Town Centre Main Street ~~as per Plan 2~~ and shall avoid a layout where buildings are substantially separated from the street by large expanses of car parking.* • *Retail building elevations shall be articulated through changes in materials, colours, wall plane, roof form, glazing, awnings, landscape integration or public art to reduce perceived bulk and provide visual interest.* • *Tenancies along Lake Valley Drive, shall provide active and visually permeable frontages, including clear glazing, identifiable entries and direct pedestrian access.* • *Large-format core retail building elevations shall be articulated through changes in materials, colours, wall plane, roof form, glazing, awnings, landscape integration or public art to reduce perceived bulk and provide visual interest.* • *Ground floor tenancies ~~where identified on Plan 2~~ shall provide active and visually permeable frontages, including clear glazing, identifiable entries and direct pedestrian access.*

Unconfirmed

Item	Control *(as submitted and officer recommended changes shown in italics)*
	• *A minimum of 70 per cent of the ground floor windows are to be unobscured glass to the Lake Valley Drive frontage and the sleeving specialty retail tenancies*, with the exception of Mandurah Road. *Continuous blank walls to Lake Valley Drive, Mandurah Road, the north-south pedestrian link or key internal pedestrian routes shall not be permitted, except where unavoidable for servicing, plant or supermarket operational requirements and where appropriately treated through articulation, public art, landscaping or screening.* • A canopy or awning shall be provided to all ground floor tenancies adjacent to a street to a minimum height of 3m, *to support pedestrian comfort and year-round usability.* • Corner sites to address both frontages (if applicable) • Loading, Plant and Waste storage areas shall not be visible from Lake Valley Drive (excluding home delivery and direct to boot)
Setbacks	• Where development is proposed along Lake Valley Drive, ~~*or primary pedestrian routes*~~, it should establish attractive presence through a combination of built form, active frontages and/or attractive landscaped pedestrian areas or feature art treatments. • Where setbacks are proposed, they should be utilised for landscaping, pedestrian movement, outdoor dining or public realm improvements rather than extensive vehicle circulation areas
Pedestrian Access	These provisions should be deleted and included in proposed changes to Section 5.8 Pedestrian Access
Vehicle Access	Vehicle access arrangements are to demonstrate: • *Primary customer vehicle access shall be provided from the existing Lake Valley Drive/Seppings Parade roundabout unless an alternative access arrangement is supported by the local government and Main Roads Western Australia.* • Minimisation of pedestrian, *cyclist* and vehicle conflict points; • *Protect the function of Lake Valley Drive and Mandurah Road, and support the safe operation of the surrounding road network;* • Consolidation of crossover locations wherever practical; • Safe access for servicing and loading activities

Unconfirmed

Item	Control *(as submitted and officer recommended changes shown in italics)*
	• *The western access to Lake Valley Drive ~~indicated on Plan 2~~ shall be restricted to left-out movements only and shall be limited to service vehicles, staff parking and direct-to-boot or similar low-volume operational movements, unless otherwise approved by the local government and Main Roads Western Australia.* • *No vehicle access shall be provided to Cobaki Brace.*
Parking and Servicing	• *Car parking shall be located, designed and landscaped to reduce visual dominance when viewed from Lake Valley Drive, Mandurah Road and key pedestrian routes.* • *Large uninterrupted areas of open car parking shall be avoided through the use of canopy tree planting, pedestrian paths, landscape islands, shade structures and safe pedestrian desire lines.* • *Bicycle parking is to be provided at a rate of 1 space per 500m^2 above 1,000m^2 of floor space. Bicycle parking shall be provided in convenient, visible and weather-protected locations close to building entries and key pedestrian routes. End-of-trip facilities shall be provided where required by the local government.* • *Any servicing, loading dock and general back-of-house facilities shall be designed* to face Mandurah Road to prevent any amenity impacts on adjoining developments. *Loading docks, waste storage areas, plant, staff parking and servicing areas shall be screened from public streets and residential properties through building placement, acoustic treatment, landscaping, fencing, architectural screening or a combination of these measures.* • *Servicing and loading activities shall be designed and managed to minimise adverse noise, light, traffic and amenity impacts on adjoining residential properties along Cobaki Brace.* • *Blank walls and servicing areas to Mandurah Road are to be avoided by providing attractive landscaping and/or public art along the wall/boundary*
Landscaping	These provisions should be deleted and included in proposed Section 5.11 Landscape Design with the exception of the following requirement: • *Canopy tree planting shall be provided throughout uncovered car parking areas, along pedestrian routes, adjacent to Lake Valley Drive and Mandurah Road, and along the southern residential interface of Lot 2102 Lake Valley Drive.*

Unconfirmed

Item	Control *(as submitted and officer recommended changes shown in italics)*
	• *Development shall include at least one usable landscaped public or semi-public plaza, forecourt or seating area that is connected to the pedestrian network, visible from active frontages and supported by shade and seating.* • *Canopy tree planting shall be provided throughout uncovered car parking areas, along pedestrian routes, adjacent to Lake Valley Drive and Mandurah Road, and along the southern residential interface of Lot 2102 Lake Valley Drive.*
Sustainability	These provisions should be deleted and included in proposed Section 5.14 Sustainable Design

2. Notes that all submitters will be advised of Council's recommendation to the Western Australian Planning Commission and advised of the next steps in the approval process.

Comment: Council considered additional information and adopted the Amended Officer Recommendation.

Council Motion

Moved: **Cr C Knight**
Seconded: **Cr J Cumberworth**

That Council:

1. In accordance with Clause 20(2) of the Scheme 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions for Local Planning Schemes)*, provides this report as the Local Government Report to the Western Australian Planning Commission required for a proposed structure plan; and

   1.1 notes the schedule of submissions and officer responses as required by sub-clause (a), (b) and (c) of Clause 20(2);

   1.2 notes the contents of this report outline the assessment of the proposal based on appropriate planning principles as required by sub-clause (d) of Clause 20(2); and

   1.3 supports the proposed structure plan being approved by the Western Australian Planning Commission as required by sub-clause (e) of Clause 20(2); and

   1.4 recommends the following modifications to the proposed Structure Plan as submitted by the Proponent (Report P0063255 Final V2) as required by sub-clause (e) of Clause 20(2):

      a) Note 6 on Plan 1 being modified to read

      "Core Retail Precinct provided with vehicular access from the existing roundabout on Lake Valley Drive, designed with an entry boulevard, as a continuation and

Unconfirmed

completion of the town centre, with appropriate built form, landscape and pedestrian integration and to minimise impact on the adjacent residential.''

b) Delete the last dot point of Section 2 (Objectives) that currently states:

"To facilitate development of large format retail in accordance with the role of a district centre"

c) Section 5.7 (a) being modified to read:

"No pylon signs are to be permitted within the Lakelands Town Centre, unless architecturally designed as part of the built form."

d) Section 5.7 (e) being modified to read:

"The proposed locations for signs in the Core Retail precinct on Lot 2102 Lake Valley Drive shall be nominated at the time of application for development approval."

e) Section 5.8 (Pedestrian Access) being modified to include the following provisions:

- *"A safe, direct, legible, landscaped and universally accessible north-south pedestrian connection shall be provided through the site between Cobaki Brace and Lake Valley Drive, to connect to the existing Lakelands Town Centre and break up the large expanse of car parking. This is in addition to any pedestrian connection indicated directly adjacent to the eastern edge of the building.*

- *The north-south pedestrian connections shall be a minimum 3 metres in width, open to view, well-lit, shaded with trees ~~or structures~~, and designed as a meaningful public realm element with appropriate wayfinding, rather than a residual pathway through car parking areas.*

- *Pedestrian routes shall be clearly separated from vehicle circulation areas through grade separation, paving treatment, landscaping, bollards, raised plateaus/crossings or other appropriate measures.*

- *Completion of shared path network as per Plan 1 at the proponent's cost.*

f) Section 5.11 Landscape Design of the Precinct Structure Plan being modified to include the following provisions:

- *Water Sensitive Urban Design principles shall be incorporated into the site layout, car parking areas and landscape design, including stormwater infiltration, shade, permeable surfaces and waterwise planting where practicable.*

- *Landscape species shall be waterwise, durable and suited to the local climate, with preference for species that contribute to shade, biodiversity and long-term canopy cover.*

- *A landscape concept plan is to be submitted at development application stage and shall demonstrate how landscaping contributes to pedestrian comfort, urban heat reduction, residential interface treatment, public realm quality and visual amenity.'*

Unconfirmed

g) New Section 5.14 being added to detail the following for all development within the Core Retail Precinct:

- *"A Sustainability Report shall accompany any development application and shall demonstrate how the development incorporates passive design, energy efficiency, water efficiency, waste minimisation, sustainable materials, urban heat reduction and active transport support.*

- *Development shall investigate and, where practicable, incorporate photovoltaic panels, including opportunities for solar shade structures over car parking areas.*

- *Electric vehicle charging infrastructure shall be provided or provision made for future installation in convenient and appropriately located car parking areas.*

- *Development shall demonstrate how building orientation, shading, glazing, materials and roof design assist in reducing energy demand and improving user comfort."*

h) Proposed Section 5.14 Site Specific Requirements for Lot 2102 being modified to new Section 7 – Site Specific Requirements and sub-heading for Lot 2102 and shall read:

"Development on Lot 2102 Lake Valley Drive shall be designed and assessed in accordance with the following site-specific requirements, in addition to the other applicable provisions of this Precinct Structure Plan. Where there is any inconsistency between this section and the general provisions of the Precinct Structure Plan, the provisions of this section shall prevail to the extent of that inconsistency."

i) The table proposed for Site Specific Requirements for Lot 2102 shall be modified to read as follows:

Item	Control *(as submitted and officer recommended changes shown in italics)*
Height	• 'Development within the site shall have a <u>maximum</u> ~~*minimum*~~ two-storey built form appearance when viewed from Lake Valley Drive. Architectural features, screening elements, parapets and roof projections may extend above the maximum building height *and shall reflect the architectural form of the existing District Centre buildings.* *The corner of Lake Valley Drive and Mandurah Road shall be designed with a similar architectural form as the shopping centre to the north, to read as an integrated and cohesive built form.*
Frontages	• 'Development along the Lake Valley Drive frontage shall be designed to provide visual interest, including the provision of landscaping, building articulation and use of a variety of materials. *Development shall be arranged to present as an integrated extension of the Lakelands Town Centre Main Street* ~~*as per Plan 2*~~ *and shall avoid a layout where buildings are substantially separated from the street by large expanses of car parking.*

Unconfirmed

	• *Retail building elevations shall be articulated through changes in materials, colours, wall plane, roof form, glazing, awnings, landscape integration or public art to reduce perceived bulk and provide visual interest.* • *Tenancies along Lake Valley Drive, shall provide active and visually permeable frontages, including clear glazing, identifiable entries and direct pedestrian access.* • *Large-format core retail building elevations shall be articulated through changes in materials, colours, wall plane, roof form, glazing, awnings, landscape integration or public art to reduce perceived bulk and provide visual interest.* • *Ground floor tenancies ~~where identified on Plan 2~~ shall provide active and visually permeable frontages, including clear glazing, identifiable entries and direct pedestrian access.* • *A minimum of 70 per cent of the ground floor windows are to be unobscured glass to the Lake Valley Drive frontage and the sleeving specialty retail tenancies*, with the exception of Mandurah Road. *Continuous blank walls to Lake Valley Drive, Mandurah Road, the north-south pedestrian link or key internal pedestrian routes shall not be permitted, except where unavoidable for servicing, plant or supermarket operational requirements and where appropriately treated through articulation, public art, landscaping or screening.* • A canopy or awning shall be provided to all ground floor tenancies adjacent to a street to a minimum height of 3m, *to support pedestrian comfort and year-round usability.* • Corner sites to address both frontages (if applicable) • Loading, Plant and Waste storage areas shall not be visible from Lake Valley Drive (excluding home delivery and direct to boot)
Setbacks	• Where development is proposed along Lake Valley Drive, *~~or primary pedestrian routes~~*, it should establish attractive presence through a combination of built form, active frontages and/or attractive landscaped pedestrian areas or feature art treatments. • Where setbacks are proposed, they should be utilised for landscaping, pedestrian movement, outdoor dining or public realm improvements rather than extensive vehicle circulation areas
Pedestrian Access	These provisions should be deleted and included in proposed changes to Section 5.8 Pedestrian Access

Unconfirmed

Vehicle Access	Vehicle access arrangements are to demonstrate: • *Primary customer vehicle access shall be provided from the existing Lake Valley Drive/Seppings Parade roundabout unless an alternative access arrangement is supported by the local government and Main Roads Western Australia.* • Minimisation of pedestrian, *cyclist* and vehicle conflict points; • *Protect the function of Lake Valley Drive and Mandurah Road, and support the safe operation of the surrounding road network;* • Consolidation of crossover locations wherever practical; • Safe access for servicing and loading activities • *The western access to Lake Valley Drive ~~indicated on Plan 2~~ shall be restricted to left-out movements only and shall be limited to service vehicles, staff parking and direct-to-boot or similar low-volume operational movements, unless otherwise approved by the local government and Main Roads Western Australia.* • *No vehicle access shall be provided to Cobaki Brace.*
Parking and Servicing	• *Car parking shall be located, designed and landscaped to reduce visual dominance when viewed from Lake Valley Drive, Mandurah Road and key pedestrian routes.* • *Large uninterrupted areas of open car parking shall be avoided through the use of canopy tree planting, pedestrian paths, landscape islands, shade structures and safe pedestrian desire lines.* • *Bicycle parking is to be provided at a rate of 1 space per 500m^2 above 1,000m^2 of floor space. Bicycle parking shall be provided in convenient, visible and weather-protected locations close to building entries and key pedestrian routes. End-of-trip facilities shall be provided where required by the local government.* • *Any servicing, loading dock and general back-of-house facilities shall be designed* to face Mandurah Road to prevent any amenity impacts on adjoining developments. *Loading docks, waste storage areas, plant, staff parking and servicing areas shall be screened from public streets and residential properties through building placement, acoustic treatment, landscaping, fencing, architectural screening or a combination of these measures.* • *Servicing and loading activities shall be designed and managed to minimise adverse noise, light, traffic and*

Unconfirmed

	amenity impacts on adjoining residential properties along Cobaki Brace. • *Blank walls and servicing areas to Mandurah Road are to be avoided by providing attractive landscaping and/or public art along the wall/boundary*
Landscaping	These provisions should be deleted and included in proposed Section 5.11 Landscape Design with the exception of the following requirement: • *Canopy tree planting shall be provided throughout uncovered car parking areas, along pedestrian routes, adjacent to Lake Valley Drive and Mandurah Road, and along the southern residential interface of Lot 2102 Lake Valley Drive.* • *Development shall include at least one usable landscaped public or semi-public plaza, forecourt or seating area that is connected to the pedestrian network, visible from active frontages and supported by shade and seating.* • *Canopy tree planting shall be provided throughout uncovered car parking areas, along pedestrian routes, adjacent to Lake Valley Drive and Mandurah Road, and along the southern residential interface of Lot 2102 Lake Valley Drive.*
Sustainability	These provisions should be deleted and included in proposed Section 5.14 Sustainable Design

2. Notes that all submitters will be advised of Council's recommendation to the Western Australian Planning Commission and advised of the next steps in the approval process.

Amendment
Moved: Cr R Burns
Seconded: Cr D Schumacher

That Council remove the following:

- *Development shall investigate and, where practicable, incorporate photovoltaic panels, including opportunities for solar shade structures over car parking areas.*

- *Electric vehicle charging infrastructure shall be provided or provision made for future installation in convenient and appropriately located car parking areas.*

LOST: 4/6
For: Cr P Jackson, Cr D Schumacher, Cr O Mulder and Cr R Burns
Against: Deputy Mayor J Smith, Cr J Cumberworth, Cr J Green, Cr D Wilkins, Cr C Knight and Cr A Zilani

Comment: The amendment was lost. Council then reverted to the Amended Officer Recommendation, which was carried as the Council resolution.

Unconfirmed

OCM26/87 Council Resolution

That Council:

1. In accordance with Clause 20(2) of the Scheme 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions for Local Planning Schemes)*, provides this report as the Local Government Report to the Western Australian Planning Commission required for a proposed structure plan; and

1.1. notes the schedule of submissions and officer responses as required by sub-clause (a), (b) and (c) of Clause 20(2);

1.2. notes the contents of this report outline the assessment of the proposal based on appropriate planning principles as required by sub-clause (d) of Clause 20(2); and

1.3. supports the proposed structure plan being approved by the Western Australian Planning Commission as required by sub-clause (e) of Clause 20(2); and

1.4. recommends the following modifications to the proposed Structure Plan as submitted by the Proponent as required by sub-clause (e) of Clause 20(2):

(a) Note 6 on Plan 1 being modified to read

"Core Retail Precinct provided with vehicular access from the existing roundabout on Lake Valley Drive, designed with an entry boulevard, as a continuation and completion of the town centre, with appropriate built form, landscape and pedestrian integration and to minimise impact on the adjacent residential.''

(b) Delete the last dot point of Section 2 (Objectives) that currently states:

"To facilitate development of large format retail in accordance with the role of a district centre"

(c) Section 5.7 (a) being modified to read:

"No pylon signs are to be permitted within the Lakelands Activity Centre, unless architecturally designed as part of the built form."

(d) Section 5.7 (e) being modified to read:

"The proposed locations for signs in the Core Retail precinct on Lot 2102 Lake Valley Drive shall be nominated at the time of application for development approval."

(e) Section 5.8 (Pedestrian Access) being modified to include the following provisions:

- ***"A safe, direct, legible and universally accessible north-south pedestrian connection shall be provided through the site between Cobaki Brace and Lake Valley Drive, connecting to the existing Lakelands Town Centre.***

- ***The north-south pedestrian connections shall be a minimum 3 metres in width, open to view, well-lit, shaded through trees or structures, and***

Unconfirmed

designed as a meaningful public realm element with appropriate wayfinding, rather than a residual pathway through car parking areas.

- ***Pedestrian routes shall be clearly separated from vehicle circulation areas through grade separation, paving treatment, landscaping, bollards, raised plateaus/crossings or other appropriate measures.***

- ***All other pedestrian linkages around a site are to be provided as shown on the Plan 1 and 2 at the proponent's cost."***

(f) Section 5.11 Landscape Design of the Precinct Structure Plan being modified to include the following provisions:

- ***Water Sensitive Urban Design principles shall be incorporated into the site layout, car parking areas and landscape design, including stormwater infiltration, shade, permeable surfaces and waterwise planting where practicable.***

- ***Landscape species shall be waterwise, durable and suited to the local climate, with preference for species that contribute to shade, biodiversity and long-term canopy cover.***

- ***A landscape concept plan is to be submitted at development application stage and shall demonstrate how landscaping contributes to pedestrian comfort, urban heat reduction, residential interface treatment, public realm quality and visual amenity.'***

(g) New Section 5.14 being added to detail the following for all development within the Core Retail Precinct:

- ***"A Sustainability Report shall accompany any development application and shall demonstrate how the development incorporates passive design, energy efficiency, water efficiency, waste minimisation, sustainable materials, urban heat reduction and active transport support.***

- ***Development shall investigate and, where practicable, incorporate photovoltaic panels, including opportunities for solar shade structures over car parking areas.***

- ***Electric vehicle charging infrastructure shall be provided or provision made for future installation in convenient and appropriately located car parking areas.***

- ***Development shall demonstrate how building orientation, shading, glazing, materials and roof design assist in reducing energy demand and improving user comfort."***

(h) Proposed Section 5.14 Site Specific Requirements for Lot 2102 being modified to new Section 7 – Site Specific Requirements and sub-heading for Lot 2102 and shall read:

Unconfirmed

"Development on Lot 2102 Lake Valley Drive shall be designed and assessed in accordance with the following site-specific requirements, in addition to the other applicable provisions of this Precinct Structure Plan. Where there is any inconsistency between this section and the general provisions of the Precinct Structure Plan, the provisions of this section shall prevail to the extent of that inconsistency."

(i) The table proposed for Site Specific Requirements for Lot 2102 shall be modified to read as follows:

Item	Control *(as submitted and officer recommended changes shown in italics)*
Height	• **'Development within the site shall have a *minimum* two-storey built form appearance when viewed from Lake Valley Drive. Architectural features, screening elements, parapets and roof projections may extend above the maximum building height *and shall reflect the architectural form of the existing District Centre buildings.*** ***The corner of Lake Valley Drive and Mandurah Road shall be designed with a similar architectural form as the shopping centre to the north, to read as an integrated and cohesive built form. The internalised continuation of the 'main street' shall reflect the design of the existing main street precinct at a more human scale using elements such as frontage glazing, weather protection, on-street parking, landscaping and articulation.'***
Frontages	• **'Development along the Lake Valley Drive frontage shall be designed to provide visual interest, including the provision of landscaping, building articulation and use of a variety of materials. *Development shall be arranged to present as an integrated extension of the Lakelands Town Centre Main Street, as per Plan 2 and shall avoid a layout where buildings are substantially separated from the street by large expanses of car parking.*** • ***Large-format core retail building elevations shall be articulated through changes in materials, colours, wall plane, roof form, glazing, awnings, landscape integration or public art to reduce perceived bulk and provide visual interest.*** • ***Ground floor tenancies, where identified on Plan 2, shall provide active and visually permeable frontages, including clear glazing, identifiable entries and direct pedestrian access.*** • ***A minimum of 75 per cent of the ground floor frontage to the internalised main street and the sleeving specialty retail tenancies shall comprise unobscured glazing,***

Unconfirmed

Item	Control *(as submitted and officer recommended changes shown in italics)*
	display windows, active tenancy frontage or other visually permeable treatment*, with the exception of Mandurah Road. *Continuous blank walls to Lake Valley Drive, Mandurah Road, the north-south pedestrian link or key internal pedestrian routes shall not be permitted, except where unavoidable for servicing, plant or supermarket operational requirements and where appropriately treated through articulation, public art, landscaping or screening. • **A canopy or awning shall be provided to all ground floor tenancies adjacent to a street *or primary pedestrian route*, to a minimum height of 3m, *to support pedestrian comfort and year-round usability.*** • **Corner sites to address both frontages (if applicable)** • **Loading, Plant and Waste storage areas shall not be visible from Lake Valley Drive (excluding home delivery and direct to boot)**
Setbacks	• **Where development is proposed along Lake Valley Drive, *or primary pedestrian routes*, it should establish attractive presence through a combination of built form, active frontages and/or attractive landscaped pedestrian areas or feature art treatments.** • **Where setbacks are proposed, they should be utilised for landscaping, pedestrian movement, outdoor dining or public realm improvements rather than extensive vehicle circulation areas**
Pedestrian Access	**These provisions should be deleted and included in proposed changes to Section 5.8 Pedestrian Access**
Vehicle Access	**Vehicle access arrangements are to generally accord with *Plan 2* and demonstrate:** • ***Primary customer vehicle access shall be provided from the existing Lake Valley Drive/Seppings Parade roundabout unless an alternative access arrangement is supported by the local government and Main Roads Western Australia.*** • **Minimisation of pedestrian, *cyclist* and vehicle conflict points;** • ***Protect the function of Lake Valley Drive and Mandurah Road, and support the safe operation of the surrounding road network;***

Unconfirmed

Item	Control *(as submitted and officer recommended changes shown in italics)*
	• **Consolidation of crossover locations wherever practical;** • **Safe access for servicing and loading activities** • ***The western access to Lake Valley Drive, indicated on Plan 2, shall be restricted to left-out movements only and shall be limited to service vehicles, staff parking and direct-to-boot or similar low-volume operational movements, unless otherwise approved by the local government and Main Roads Western Australia.*** • ***No vehicle access shall be provided to Cobaki Brace.***
Parking and Servicing	• ***Car parking shall be located, designed and landscaped to reduce visual dominance when viewed from Lake Valley Drive, Mandurah Road and key pedestrian routes.*** • ***Large uninterrupted areas of open car parking shall be avoided through the use of canopy tree planting, pedestrian paths, landscape islands, shade structures and safe pedestrian desire lines.*** • ***Bicycle parking is to be provided at a rate of 1 space per 500m^2 above 1,000m^2 of floor space. Bicycle parking shall be provided in convenient, visible and weather-protected locations close to building entries and key pedestrian routes. End-of-trip facilities shall be provided where required by the local government.*** • ***Any servicing, loading dock and general back-of-house facilities shall be designed*** **to face Mandurah Road to prevent any amenity impacts on adjoining developments.** ***Loading docks, waste storage areas, plant, staff parking and servicing areas shall be screened from public streets and residential properties through building placement, acoustic treatment, landscaping, fencing, architectural screening or a combination of these measures.*** • ***Servicing and loading activities shall be designed and managed to minimise adverse noise, light, traffic and amenity impacts on adjoining residential properties along Cobaki Brace.***
Landscaping	**These provisions should be deleted and included in proposed Section 5.11 Landscape Design with the exception of the following requirement:**

Unconfirmed

Item	Control *(as submitted and officer recommended changes shown in italics)*
	• ***Canopy tree planting shall be provided throughout uncovered car parking areas, along pedestrian routes, adjacent to Lake Valley Drive and Mandurah Road, and along the southern residential interface of Lot 2102 Lake Valley Drive.*** • ***Development shall include at least one usable landscaped public or semi-public plaza, forecourt or seating area that is connected to the pedestrian network, visible from active frontages and supported by shade and seating.*** • ***Canopy tree planting shall be provided throughout uncovered car parking areas, along pedestrian routes, adjacent to Lake Valley Drive and Mandurah Road, and along the southern residential interface of Lot 2102 Lake Valley Drive.***
Sustainability	**These provisions should be deleted and included in proposed Section 5.14 Sustainable Design**

(j) The Plan provided as Attachment 3 to the report being inserted with Section 7 as Plan 2 of the Structure Plan.

2. Notes that all submitters will be advised of Council's recommendation to the Western Australian Planning Commission and advised of the next steps in the approval process.

CARRIED: 9/1
For: Deputy Mayor J Smith, Cr J Cumberworth, Cr J Green, Cr D Wilkins, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher and Cr O Mulder
Against: Cr R Burns

Comment:
Council considered additional information and adopted the Amended Officer Recommendation.

Mayor A Kearns returned to the meeting at 6:57 pm.

Unconfirmed

Subject: 18.2 Development Application – Place of Worship 330-340 Lakes Road, Greenfields

Summary

An application for development approval has been received for a Place of Worship at 330-340 Lakes Road, Greenfields, comprising a 1,200m² church building, 92 formal parking bays, overflow parking and associated landscaping.

The subject site is zoned 'Rural Residential' under the provisions of Local Planning Scheme 12 where 'Place of Public Worship' is an "A" land use, meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising.

Following consultation with City officers, the Mandurah Environmental Advisory Group (MEAG), and the community, the proposal was revised to reduce vegetation clearing and retain the majority of mature native trees whilst further investigation into traffic and safety have confirmed the proposals compliance with relevant road safety standards.

Subject to conditions, City officers consider the proposal appropriately balances community needs, environmental protection, traffic management and the objectives of the Rural Residential zone and therefore recommend approval.

Officer Recommendation

That the Planning and Community Consultation Committee recommend that Council:

In accordance with Clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions for Local Planning Schemes), grant development approval for a proposed Place of Worship at Lot 2 & 3, 330-340 Lakes Road, Greenfields, subject to the following conditions:

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

2. The height of any wall, fence or other structure, shall be no higher than 0.75 metres within 1.5 metres of where any driveway meets any public street or right of way, to the satisfaction of the City of Mandurah.

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

4. The area to be used for car parking in connection with the approved development shall not be used for general storage or any purpose other than the parking of motor vehicles, to the satisfaction of the City of Mandurah.

5. Construction hours are limited to 7:00am to 7:00pm Monday to Saturday, unless otherwise agreed in writing by the City of Mandurah.

6. All services (e.g. air conditioners, water meters, hot water storage systems etc.) shall be designed to be integrated into the building design and/or screened from surrounding properties and communal areas to the satisfaction of the City of Mandurah.

7. Security, building, signage and car park lighting shall be located, designed and installed to prevent excessive light spill from the development. Reference shall be made to AS4282-1997

Unconfirmed

Control of the Obtrusive Effects of Outdoor Lighting and any other relevant lighting standards.

8. The applicant shall implement all recommendations contained within the approved Bushfire Management Plan prepared by Bushfire Logic dated 24 April 2026, to the satisfaction of the City of Mandurah, for the life of the development.

9. This development is classified as a public building and shall comply with the relevant provisions of the *Health (Miscellaneous Provisions) Act 1911* (as amended) and the *Health (Public Buildings) Regulations 1992*.

10. Prior to the commencement of development, a Waste Management Plan shall be submitted to and approved by the City of Mandurah. The approved Waste Management Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.

11. Prior to the commencement of site works, a Construction Management Plan shall be submitted to and approved by the City of Mandurah. The Plan shall detail how the site will be managed during and after works are completed to minimise impacts associated with dust/sand, erosion, noise, vibration, traffic and general construction activities. The approved Plan shall thereafter be implemented to the satisfaction of the City of Mandurah.

12. The applicant shall notify nearby residents of the proposed works at least 14 days prior to the commencement of site works, to the satisfaction of the City of Mandurah. Signage shall also be erected on-site describing the proposed works and providing contact details for the consultant engineer and contractor representative responsible for the site.

13. Prior to the commencement of site works, a schedule of colours and materials, including details of the texture and finish of all external building materials, shall be submitted to and approved by the City of Mandurah. The development shall be completed and thereafter maintained in accordance with the approved schedule.

14. Prior to the commencement of site works, a detailed Landscaping Plan for the subject site and adjoining road verge(s) shall be submitted to and approved by the City of Mandurah. The Landscaping Plan shall include:

    a. The location, number and species of proposed trees and shrubs;
    b. Any existing vegetation and landscaped areas to be retained;
    c. Pedestrian, paving and lighting treatments;
    d. An implementation schedule; and
    e. Ongoing maintenance and management responsibilities.
    f. Physical protections of root zones of retained trees and vegetation

The approved Landscaping Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.

15. Prior to the commencement of any site works, Tree Protection Zones (TPZs) shall be established around all trees nominated for retention within the building zone, in accordance with Australian Standard AS 4970-2009 *Protection of Trees on Development Sites*. The TPZs shall be clearly delineated with protective fencing and maintained for the full duration of construction works.

16. No excavation, filling, storage of materials, vehicle access, machinery operation, wash-down activities, or other development-related activities shall occur within the Tree Protection Zones unless approved by the City of Mandurah and undertaken in accordance with AS 4970-2009. The Tree Protection Zones shall remain intact and effective until all site works have been completed, to the satisfaction of the City of Mandurah.

Unconfirmed

17. Prior to the commencement of site works, mechanical engineering design drawings and specifications, together with certification from the design engineer demonstrating compliance with Australian Standard AS3666 for Air Handling and Water Systems, shall be submitted with the Building Permit application.

Written approval from the City of Mandurah Health Services for any air handling system, water system or cooling tower shall be obtained prior to installation of the system.

18. Prior to the commencement of use, all vehicle parking, manoeuvring and circulation areas shall be constructed, sealed, drained, kerbed and line marked (including loading and accessible parking bays) and thereafter maintained to the specification and satisfaction of the City of Mandurah.

19. Prior to the occupancy of the development, the proposed development shall be connected to sewer to the satisfaction of the City of Mandurah.

20. Prior to occupancy of the development, a vehicle crossover shall be constructed to the specification and satisfaction of the City of Mandurah. Once constructed, the crossover shall be maintained to the satisfaction of the City of Mandurah. During construction, all landscaping, footpaths, infrastructure and associated paved areas within the road reserve shall be protected and/or reinstated to the satisfaction of the City of Mandurah.

21. Prior to occupancy/use of the development, all redundant crossovers shown on the approved plans shall be removed and the verge and kerbing reinstated to the specification and satisfaction of the City of Mandurah.

22. Prior to the commencement of use, the road verge adjacent to the site shall be upgraded, including the provision of mature street trees, to the specification and satisfaction of the City of Mandurah.

23. Prior to occupancy, a bin storage area shall be provided and screened from public view to the satisfaction of the City of Mandurah.

24. All noise attenuation measures identified within the Herring Storer Acoustics report titled *Harley Dykstra Proposed Place of Worship - 330-340 Lakes Road Greenfields* (Ref: 36388-2-26083; dated May 2026) shall be implemented prior to occupancy of the development and maintained thereafter.

25. The builder shall provide written confirmation, with the Form BA7 Completion Notice, that the requirements of the acoustic report have been incorporated into the completed development prior to occupation.

26. Prior to the commencement of use, the subject lots shall be amalgamated into a single certificate of title to the satisfaction of the local government.

Advice note:

1. Prior to any work commencing, an application for a building permit is to be submitted to and approved by the City of Mandurah. If a Building Permit Application has already been submitted to the City and is awaiting the issue of Development Approval, please forward a copy of this approval to the City's Building Department building@mandurah.wa.gov.au.

2. Prior to submission of the application for building permit for the development, clearance of the development application conditions referencing “prior to site works” is to be submitted to the City’s Planning Department planning@mandurah.wa.gov.au for review and confirmation.

Unconfirmed

3. Prior to submission of the application for occupancy permit (BA9), clearance of the development application conditions and supporting evidence is to be submitted to the City's Planning Department planning@mandurah.wa.gov.au for review and confirmation.

4. If dust emissions from the approved development are detected beyond the boundaries of the site and, in the opinion of the City, constitute a nuisance, the proponent shall immediately cease the process, activity, or operation responsible for the dust emissions. The process, activity, or operation shall not recommence until appropriate measures have been implemented to the satisfaction of the City to prevent the recurrence of the dust nuisance.

5. In relation to condition 15 and 16, the tree protection zones shall be installed so as to ensure no damage to the root systems of those trees marked for retention.

PCC26/7 Committee Recommendation

MOTION

Moved:	Cr R Burns
Seconded:	Cr S Wright

That the Planning and Community Consultation Committee recommend that Council:

In accordance with Clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions for Local Planning Schemes), grant development approval for a proposed Place of Worship at Lot 2 & 3, 330-340 Lakes Road, Greenfields, subject to the following conditions:

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

2. The height of any wall, fence or other structure, shall be no higher than 0.75 metres within 1.5 metres of where any driveway meets any public street or right of way, to the satisfaction of the City of Mandurah.

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

4. The area to be used for car parking in connection with the approved development shall not be used for general storage or any purpose other than the parking of motor vehicles, to the satisfaction of the City of Mandurah.

5. Construction hours are limited to 7:00am to 7:00pm Monday to Saturday, unless otherwise agreed in writing by the City of Mandurah.

6. All services (e.g. air conditioners, water meters, hot water storage systems etc.) shall be designed to be integrated into the building design and/or screened from surrounding properties and communal areas to the satisfaction of the City of Mandurah.

7. Security, building, signage and car park lighting shall be located, designed and installed to prevent excessive light spill from the development. Reference shall be made to AS4282-1997 *Control of the Obtrusive Effects of Outdoor Lighting* and any other relevant lighting standards.

8. The applicant shall implement all recommendations contained within the approved Bushfire Management Plan prepared by Bushfire Logic dated 24 April 2026, to the satisfaction of the City of Mandurah, for the life of the development.

Unconfirmed

9. This development is classified as a public building and shall comply with the relevant provisions of the *Health (Miscellaneous Provisions) Act 1911* (as amended) and the *Health (Public Buildings) Regulations 1992*.

10. Prior to the commencement of development, a Waste Management Plan shall be submitted to and approved by the City of Mandurah. The approved Waste Management Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.

11. Prior to the commencement of site works, a Construction Management Plan shall be submitted to and approved by the City of Mandurah. The Plan shall detail how the site will be managed during and after works are completed to minimise impacts associated with dust/sand, erosion, noise, vibration, traffic and general construction activities. The approved Plan shall thereafter be implemented to the satisfaction of the City of Mandurah.

12. The applicant shall notify nearby residents of the proposed works at least 14 days prior to the commencement of site works, to the satisfaction of the City of Mandurah. Signage shall also be erected on-site describing the proposed works and providing contact details for the consultant engineer and contractor representative responsible for the site.

13. Prior to the commencement of site works, a schedule of colours and materials, including details of the texture and finish of all external building materials, shall be submitted to and approved by the City of Mandurah. The development shall be completed and thereafter maintained in accordance with the approved schedule.

14. Prior to the commencement of site works, a detailed Landscaping Plan for the subject site and adjoining road verge(s) shall be submitted to and approved by the City of Mandurah. The Landscaping Plan shall include:

    a. The location, number and species of proposed trees and shrubs;
    b. Any existing vegetation and landscaped areas to be retained;
    c. Pedestrian, paving and lighting treatments;
    d. An implementation schedule; and
    e. Ongoing maintenance and management responsibilities.
    f. Physical protections of root zones of retained trees and vegetation

The approved Landscaping Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.

15. Prior to the commencement of any site works, Tree Protection Zones (TPZs) shall be established around all trees nominated for retention within the building zone, in accordance with Australian Standard AS 4970-2009 *Protection of Trees on Development Sites*. The TPZs shall be clearly delineated with protective fencing and maintained for the full duration of construction works.

16. No excavation, filling, storage of materials, vehicle access, machinery operation, wash-down activities, or other development-related activities shall occur within the Tree Protection Zones unless approved by the City of Mandurah and undertaken in accordance with AS 4970-2009. The Tree Protection Zones shall remain intact and effective until all site works have been completed, to the satisfaction of the City of Mandurah.

17. Prior to the commencement of site works, mechanical engineering design drawings and specifications, together with certification from the design engineer demonstrating compliance with Australian Standard AS3666 for Air Handling and Water Systems, shall be submitted with the Building Permit application.

Written approval from the City of Mandurah Health Services for any air handling system, water system or cooling tower shall be obtained prior to installation of the system.

Unconfirmed

18. Prior to the commencement of use, all vehicle parking, manoeuvring and circulation areas shall be constructed, sealed, drained, kerbed and line marked (including loading and accessible parking bays) and thereafter maintained to the specification and satisfaction of the City of Mandurah.

19. Prior to the occupancy of the development, the proposed development shall be connected to sewer to the satisfaction of the City of Mandurah.

20. Prior to occupancy of the development, a vehicle crossover shall be constructed to the specification and satisfaction of the City of Mandurah. Once constructed, the crossover shall be maintained to the satisfaction of the City of Mandurah. During construction, all landscaping, footpaths, infrastructure and associated paved areas within the road reserve shall be protected and/or reinstated to the satisfaction of the City of Mandurah.

21. Prior to occupancy/use of the development, all redundant crossovers shown on the approved plans shall be removed and the verge and kerbing reinstated to the specification and satisfaction of the City of Mandurah.

22. Prior to the commencement of use, the road verge adjacent to the site shall be upgraded, including the provision of mature street trees, to the specification and satisfaction of the City of Mandurah.

23. Prior to occupancy, a bin storage area shall be provided and screened from public view to the satisfaction of the City of Mandurah.

24. All noise attenuation measures identified within the Herring Storer Acoustics report titled *Harley Dykstra Proposed Place of Worship - 330-340 Lakes Road Greenfields* (Ref: 36388-2-26083; dated May 2026) shall be implemented prior to occupancy of the development and maintained thereafter.

25. The builder shall provide written confirmation, with the Form BA7 Completion Notice, that the requirements of the acoustic report have been incorporated into the completed development prior to occupation.

26. Prior to the commencement of use, the subject lots shall be amalgamated into a single certificate of title to the satisfaction of the local government.

Advice note:

1. Prior to any work commencing, an application for a building permit is to be submitted to and approved by the City of Mandurah. If a Building Permit Application has already been submitted to the City and is awaiting the issue of Development Approval, please forward a copy of this approval to the City's Building Department building@mandurah.wa.gov.au.

2. Prior to submission of the application for building permit for the development, clearance of the development application conditions referencing “prior to site works” is to be submitted to the City’s Planning Department planning@mandurah.wa.gov.au for review and confirmation.

3. Prior to submission of the application for occupancy permit (BA9), clearance of the development application conditions and supporting evidence is to be submitted to the City’s Planning Department planning@mandurah.wa.gov.au for review and confirmation.

4. If dust emissions from the approved development are detected beyond the boundaries of the site and, in the opinion of the City, constitute a nuisance, the proponent shall immediately cease the process, activity, or operation responsible for the dust emissions. The process,

Unconfirmed

activity, or operation shall not recommence until appropriate measures have been implemented to the satisfaction of the City to prevent the recurrence of the dust nuisance.

5. In relation to condition 15 and 16, the tree protection zones shall be installed so as to ensure no damage to the root systems of those trees marked for retention.

CARRIED:	8/2
For:	Cr P Jackson, Cr R Burns, Cr D Schumacher, Cr O Mulder, Cr A Zilani, Cr J Green, Cr S Wright and Mayor A Kearns
Against:	Cr J Cumberworth and Cr D Wilkins

Alternative Officer Recommendation

Officer Comment: There have been some important updates from AS/NZS 4282:1997 to AS/NZS 4282:2023 Control of the obtrusive effects of outdoor lighting in addressing concerns raised by Elected Members as to lighting impacts on the natural environment. Environmental receivers are now expressly considered, recognising the potential impacts of artificial light at night on plants, animals and ecosystems and the application of environmental zones have been clarified. Technical lighting parameters are included considerate of the natural environment. The City believes through appropriate luminaire selection and design, the development can meet the requirements of AS/NZS 4282:2023

As a result, the alternative officer recommendation below includes an amendment to condition 7 to refer to the updated Australian Standard, which now reads:

Condition 7: A Lighting Plan demonstrating compliance with AS4282:2023 *Control of the Obtrusive Effects of Outdoor Lighting,* shall be submitted to and be approved by the City of Mandurah. The Lighting Plan shall demonstrate how the lighting design minimises artificial light at night and its potential impacts on the natural environment, including native fauna and fauna habitat, and shall detail all external lighting including security, building, signage and car park lighting. The approved Lighting Plan shall include the location and type of luminaires, light intensity, colour temperature, orientation, shielding, hours of operation and any other measures necessary to minimise light spill into environmentally sensitive areas. The approved Lighting Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.

That Council:

In accordance with Clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions for Local Planning Schemes), grant development approval for a proposed Place of Worship at Lot 2 & 3, 330-340 Lakes Road, Greenfields, subject to the following conditions:

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

2. The height of any wall, fence or other structure, shall be no higher than 0.75 metres within 1.5 metres of where any driveway meets any public street or right of way, to the satisfaction of the City of Mandurah.

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

Unconfirmed

4. The area to be used for car parking in connection with the approved development shall not be used for general storage or any purpose other than the parking of motor vehicles, to the satisfaction of the City of Mandurah.

5. Construction hours are limited to 7:00am to 7:00pm Monday to Saturday, unless otherwise agreed in writing by the City of Mandurah.

6. All services (e.g. air conditioners, water meters, hot water storage systems etc.) shall be designed to be integrated into the building design and/or screened from surrounding properties and communal areas to the satisfaction of the City of Mandurah.

7. A Lighting Plan demonstrating compliance with AS4282:2023 *Control of the Obtrusive Effects of Outdoor Lighting,* shall be submitted to and be approved by the City of Mandurah. The Lighting Plan shall demonstrate how the lighting design minimises artificial light at night and its potential impacts on the natural environment, including native fauna and fauna habitat, and shall detail all external lighting including security, building, signage and car park lighting. The approved Lighting Plan shall include the location and type of luminaires, light intensity, colour temperature, orientation, shielding, hours of operation and any other measures necessary to minimise light spill into environmentally sensitive areas. The approved Lighting Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.

8. The applicant shall implement all recommendations contained within the approved Bushfire Management Plan prepared by Bushfire Logic dated 24 April 2026, to the satisfaction of the City of Mandurah, for the life of the development.

9. This development is classified as a public building and shall comply with the relevant provisions of the *Health (Miscellaneous Provisions) Act 1911* (as amended) and the *Health (Public Buildings) Regulations 1992*.

10. Prior to the commencement of development, a Waste Management Plan shall be submitted to and approved by the City of Mandurah. The approved Waste Management Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.

11. Prior to the commencement of site works, a Construction Management Plan shall be submitted to and approved by the City of Mandurah. The Plan shall detail how the site will be managed during and after works are completed to minimise impacts associated with dust/sand, erosion, noise, vibration, traffic and general construction activities. The approved Plan shall thereafter be implemented to the satisfaction of the City of Mandurah.

12. The applicant shall notify nearby residents of the proposed works at least 14 days prior to the commencement of site works, to the satisfaction of the City of Mandurah. Signage shall also be erected on-site describing the proposed works and providing contact details for the consultant engineer and contractor representative responsible for the site.

13. Prior to the commencement of site works, a schedule of colours and materials, including details of the texture and finish of all external building materials, shall be submitted to and approved by the City of Mandurah. The development shall be completed and thereafter maintained in accordance with the approved schedule.

14. Prior to the commencement of site works, a detailed Landscaping Plan for the subject site and adjoining road verge(s) shall be submitted to and approved by the City of Mandurah. The Landscaping Plan shall include:

    a. The location, number and species of proposed trees and shrubs;
    b. Any existing vegetation and landscaped areas to be retained;
    c. Pedestrian, paving and lighting treatments;

Unconfirmed

d. An implementation schedule; and
e. Ongoing maintenance and management responsibilities.
f. Physical protections of root zones of retained trees and vegetation

The approved Landscaping Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.

15. Prior to the commencement of any site works, Tree Protection Zones (TPZs) shall be established around all trees nominated for retention within the building zone, in accordance with Australian Standard AS 4970-2009 *Protection of Trees on Development Sites*. The TPZs shall be clearly delineated with protective fencing and maintained for the full duration of construction works.

16. No excavation, filling, storage of materials, vehicle access, machinery operation, wash-down activities, or other development-related activities shall occur within the Tree Protection Zones unless approved by the City of Mandurah and undertaken in accordance with AS 4970-2009. The Tree Protection Zones shall remain intact and effective until all site works have been completed, to the satisfaction of the City of Mandurah.

17. Prior to the commencement of site works, mechanical engineering design drawings and specifications, together with certification from the design engineer demonstrating compliance with Australian Standard AS3666 for Air Handling and Water Systems, shall be submitted with the Building Permit application.

18. Written approval from the City of Mandurah Health Services for any air handling system, water system or cooling tower shall be obtained prior to installation of the system.

19. Prior to the commencement of use, all vehicle parking, manoeuvring and circulation areas shall be constructed, sealed, drained, kerbed and line marked (including loading and accessible parking bays) and thereafter maintained to the specification and satisfaction of the City of Mandurah.

20. Prior to the occupancy of the development, the proposed development shall be connected to sewer to the satisfaction of the City of Mandurah.

21. Prior to occupancy of the development, a vehicle crossover shall be constructed to the specification and satisfaction of the City of Mandurah. Once constructed, the crossover shall be maintained to the satisfaction of the City of Mandurah. During construction, all landscaping, footpaths, infrastructure and associated paved areas within the road reserve shall be protected and/or reinstated to the satisfaction of the City of Mandurah.

22. Prior to occupancy/use of the development, all redundant crossovers shown on the approved plans shall be removed and the verge and kerbing reinstated to the specification and satisfaction of the City of Mandurah.

23. Prior to the commencement of use, the road verge adjacent to the site shall be upgraded, including the provision of mature street trees, to the specification and satisfaction of the City of Mandurah.

24. Prior to occupancy, a bin storage area shall be provided and screened from public view to the satisfaction of the City of Mandurah.

25. All noise attenuation measures identified within the Herring Storer Acoustics report titled *Harley Dykstra Proposed Place of Worship - 330-340 Lakes Road Greenfields* (Ref: 36388-2-26083; dated May 2026) shall be implemented prior to occupancy of the development and maintained thereafter.

Unconfirmed

26. The builder shall provide written confirmation, with the Form BA7 Completion Notice, that the requirements of the acoustic report have been incorporated into the completed development prior to occupation.

27. Prior to the commencement of use, the subject lots shall be amalgamated into a single certificate of title to the satisfaction of the local government.

Advice note:

1. Prior to any work commencing, an application for a building permit is to be submitted to and approved by the City of Mandurah. If a Building Permit Application has already been submitted to the City and is awaiting the issue of Development Approval, please forward a copy of this approval to the City's Building Department building@mandurah.wa.gov.au.

2. Prior to submission of the application for building permit for the development, clearance of the development application conditions referencing “prior to site works” is to be submitted to the City’s Planning Department planning@mandurah.wa.gov.au for review and confirmation.

3. Prior to submission of the application for occupancy permit (BA9), clearance of the development application conditions and supporting evidence is to be submitted to the City’s Planning Department planning@mandurah.wa.gov.au for review and confirmation.

4. If dust emissions from the approved development are detected beyond the boundaries of the site and, in the opinion of the City, constitute a nuisance, the proponent shall immediately cease the process, activity, or operation responsible for the dust emissions. The process, activity, or operation shall not recommence until appropriate measures have been implemented to the satisfaction of the City to prevent the recurrence of the dust nuisance.

5. In relation to condition 15 and 16, the tree protection zones shall be installed so as to ensure no damage to the root systems of those trees marked for retention.

Comment: The alternative officer recommendation includes an amendment to condition 7 to refer to the updated Australian Standard.

OCM26/88 Council Resolution

Moved: **Mayor A Kearns**
Seconded: **Cr R Burns**

That Council:

In accordance with Clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions for Local Planning Schemes), grant development approval for a proposed Place of Worship at Lot 2 & 3, 330-340 Lakes Road, Greenfields, subject to the following conditions:

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

2. **The height of any wall, fence or other structure, shall be no higher than 0.75 metres within 1.5 metres of where any driveway meets any public street or right of way, to the satisfaction of the City of Mandurah.**

Unconfirmed

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

4. **The area to be used for car parking in connection with the approved development shall not be used for general storage or any purpose other than the parking of motor vehicles, to the satisfaction of the City of Mandurah.**

5. **Construction hours are limited to 7:00am to 7:00pm Monday to Saturday, unless otherwise agreed in writing by the City of Mandurah.**

6. **All services (e.g. air conditioners, water meters, hot water storage systems etc.) shall be designed to be integrated into the building design and/or screened from surrounding properties and communal areas to the satisfaction of the City of Mandurah.**

7. **A Lighting Plan demonstrating compliance with AS4282:2023 *Control of the Obtrusive Effects of Outdoor Lighting,* shall be submitted to and be approved by the City of Mandurah. The Lighting Plan shall demonstrate how the lighting design minimises artificial light at night and its potential impacts on the natural environment, including native fauna and fauna habitat, and shall detail all external lighting including security, building, signage and car park lighting. The approved Lighting Plan shall include the location and type of luminaires, light intensity, colour temperature, orientation, shielding, hours of operation and any other measures necessary to minimise light spill into environmentally sensitive areas. The approved Lighting Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.**

8. **The applicant shall implement all recommendations contained within the approved Bushfire Management Plan prepared by Bushfire Logic dated 24 April 2026, to the satisfaction of the City of Mandurah, for the life of the development.**

9. **This development is classified as a public building and shall comply with the relevant provisions of the *Health (Miscellaneous Provisions) Act 1911* (as amended) and the *Health (Public Buildings) Regulations 1992*.**

10. **Prior to the commencement of development, a Waste Management Plan shall be submitted to and approved by the City of Mandurah. The approved Waste Management Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.**

11. **Prior to the commencement of site works, a Construction Management Plan shall be submitted to and approved by the City of Mandurah. The Plan shall detail how the site will be managed during and after works are completed to minimise impacts associated with dust/sand, erosion, noise, vibration, traffic and general construction activities. The approved Plan shall thereafter be implemented to the satisfaction of the City of Mandurah.**

12. **The applicant shall notify nearby residents of the proposed works at least 14 days prior to the commencement of site works, to the satisfaction of the City of Mandurah. Signage shall also be erected on-site describing the proposed works and providing contact details for the consultant engineer and contractor representative responsible for the site.**

13. **Prior to the commencement of site works, a schedule of colours and materials, including details of the texture and finish of all external building materials, shall be submitted to and approved by the City of Mandurah. The development shall be completed and thereafter maintained in accordance with the approved schedule.**

Unconfirmed

14. **Prior to the commencement of site works, a detailed Landscaping Plan for the subject site and adjoining road verge(s) shall be submitted to and approved by the City of Mandurah. The Landscaping Plan shall include:**

    a. **The location, number and species of proposed trees and shrubs;**
    b. **Any existing vegetation and landscaped areas to be retained;**
    c. **Pedestrian, paving and lighting treatments;**
    d. **An implementation schedule; and**
    e. **Ongoing maintenance and management responsibilities.**
    f. **Physical protections of root zones of retained trees and vegetation**

    The approved Landscaping Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.

15. **Prior to the commencement of any site works, Tree Protection Zones (TPZs) shall be established around all trees nominated for retention within the building zone, in accordance with Australian Standard AS 4970-2009 *Protection of Trees on Development Sites*. The TPZs shall be clearly delineated with protective fencing and maintained for the full duration of construction works.**

16. **No excavation, filling, storage of materials, vehicle access, machinery operation, wash-down activities, or other development-related activities shall occur within the Tree Protection Zones unless approved by the City of Mandurah and undertaken in accordance with AS 4970-2009. The Tree Protection Zones shall remain intact and effective until all site works have been completed, to the satisfaction of the City of Mandurah.**

17. **Prior to the commencement of site works, mechanical engineering design drawings and specifications, together with certification from the design engineer demonstrating compliance with Australian Standard AS3666 for Air Handling and Water Systems, shall be submitted with the Building Permit application.**

18. **Written approval from the City of Mandurah Health Services for any air handling system, water system or cooling tower shall be obtained prior to installation of the system.**

19. **Prior to the commencement of use, all vehicle parking, manoeuvring and circulation areas shall be constructed, sealed, drained, kerbed and line marked (including loading and accessible parking bays) and thereafter maintained to the specification and satisfaction of the City of Mandurah.**

20. **Prior to the occupancy of the development, the proposed development shall be connected to sewer to the satisfaction of the City of Mandurah.**

21. **Prior to occupancy of the development, a vehicle crossover shall be constructed to the specification and satisfaction of the City of Mandurah. Once constructed, the crossover shall be maintained to the satisfaction of the City of Mandurah. During construction, all landscaping, footpaths, infrastructure and associated paved areas within the road reserve shall be protected and/or reinstated to the satisfaction of the City of Mandurah.**

22. **Prior to occupancy/use of the development, all redundant crossovers shown on the approved plans shall be removed and the verge and kerbing reinstated to the specification and satisfaction of the City of Mandurah.**

Unconfirmed

23. **Prior to the commencement of use, the road verge adjacent to the site shall be upgraded, including the provision of mature street trees, to the specification and satisfaction of the City of Mandurah.**

24. **Prior to occupancy, a bin storage area shall be provided and screened from public view to the satisfaction of the City of Mandurah.**

25. **All noise attenuation measures identified within the Herring Storer Acoustics report titled *Harley Dykstra Proposed Place of Worship - 330-340 Lakes Road Greenfields* (Ref: 36388-2-26083; dated May 2026) shall be implemented prior to occupancy of the development and maintained thereafter.**

26. **The builder shall provide written confirmation, with the Form BA7 Completion Notice, that the requirements of the acoustic report have been incorporated into the completed development prior to occupation.**

27. **Prior to the commencement of use, the subject lots shall be amalgamated into a single certificate of title to the satisfaction of the local government.**

Advice note:

1. **Prior to any work commencing, an application for a building permit is to be submitted to and approved by the City of Mandurah. If a Building Permit Application has already been submitted to the City and is awaiting the issue of Development Approval, please forward a copy of this approval to the City's Building Department building@mandurah.wa.gov.au.**

2. **Prior to submission of the application for building permit for the development, clearance of the development application conditions referencing "prior to site works" is to be submitted to the City's Planning Department planning@mandurah.wa.gov.au for review and confirmation.**

3. **Prior to submission of the application for occupancy permit (BA9), clearance of the development application conditions and supporting evidence is to be submitted to the City's Planning Department planning@mandurah.wa.gov.au for review and confirmation.**

4. **If dust emissions from the approved development are detected beyond the boundaries of the site and, in the opinion of the City, constitute a nuisance, the proponent shall immediately cease the process, activity, or operation responsible for the dust emissions. The process, activity, or operation shall not recommence until appropriate measures have been implemented to the satisfaction of the City to prevent the recurrence of the dust nuisance.**

5. **In relation to condition 15 and 16, the tree protection zones shall be installed so as to ensure no damage to the root systems of those trees marked for retention.**

Comment: The Council resolution differs from the Committee Recommendation due to an amendment made to condition 7 to refer to the updated Australian Standard.

CARRIED:	10/1
For:	Mayor A Kearns, Deputy Mayor J Smith, Cr J Cumberworth, Cr J Green, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr O Mulder and Cr R Burns
Against:	Cr D Wilkins

Unconfirmed

19 REPORTS

Subject: 19.1 Outcome of Local Law Review

Summary

Governance review note: The following items should be manually verified before finalising the minutes: resolution numbering around Items 18.1 and 18.2, vote totals against members present or absent due to declared interests, the final carried/lost motion text for each item, and any remaining attendance movements not visible in this review pass.

- *City of Mandurah Cemeteries Local Law 2010* – Attachment 1
- *City of Mandurah Jetties, Waterways and Marina Local Law 2010* – Attachment 2

The purpose of this report is for Council to consider the outcomes of the review of the City's Cemeteries Local Law and Jetties, Waterways and Marina Local Law (Local Laws) and determine whether they should be retained, repealed or amended.

Following a decision of Council, further consultation will be undertaken with Elected Members to obtain their input on any proposed local law amendments.

Officer Recommendation

That Council:

1. Receives and acknowledges the outcome of the public consultation as detailed in this Report in relation to the:
   1.1. *City of Mandurah Cemeteries Local Law 2010*
   1.2. *City of Mandurah Jetties, Waterways & Marina Local Law 2010*

2. *Determines its intention to amend the *City of Mandurah Jetties, Waterways & Marina Local Law 2010* upon the commencement of section 3.12 of the *Local Government Act 1995*.

3. *Determines the *City of Mandurah Cemeteries Local Law 2010* is to remain unchanged.

4. Notes the amendment of the *City of Mandurah Jetties, Waterways & Marina Local Law 2010* will be subject to further reports to Council in accordance with section 3.12 of the *Local Government Act 1995.*

5. Notes that further Elected Member workshops will be held to seek input on the amendments to the *City of Mandurah Jetties, Waterways & Marina Local Law 2010* prior to advertising.

***Absolute Majority**

Cr D Schumacher left the meeting at 7:11 pm.

OCM26/89 Council Resolution

MOTION
Moved: **Deputy Mayor J Smith**
Seconded: **Cr C Knight**

Unconfirmed

That Council:

1. **Receives and acknowledges the outcome of the public consultation as detailed in this Report in relation to the:**
   - ***1.1. City of Mandurah Cemeteries Local Law 2010***
   - ***1.2. City of Mandurah Jetties, Waterways & Marina Local Law 2010***

2. ***Determines its intention to amend the *City of Mandurah Jetties, Waterways & Marina Local Law 2010* upon the commencement of section 3.12 of the *Local Government Act 1995*.**
3. ***Determines the *City of Mandurah Cemeteries Local Law 2010* is to remain unchanged.**
4. **Notes the amendment of the *City of Mandurah Jetties, Waterways & Marina Local Law 2010* will be subject to further reports to Council in accordance with section 3.12 of the *Local Government Act 1995.***
5. **Notes that further Elected Member workshops will be held to seek input on the amendments to the *City of Mandurah Jetties, Waterways & Marina Local Law 2010* prior to advertising.**

***Absolute Majority**

CARRIED BY ABSOLUTE MAJORITY:	10/0
For:	Mayor A Kearns, Deputy Mayor J Smith, Cr J Cumberworth, Cr J Green, Cr D Wilkins, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr O Mulder and Cr R Burns
Against:	Nil

Unconfirmed

Subject: 19.2 Review of Consolidated Local Laws

Summary

The *Local Government Act 1995* (the Act) requires local governments to periodically review their local laws to determine whether they should be retained, amended or repealed (Section 3.16 Review).

This report seeks Council approval to commence a Section 3.16 Review of the remaining operative parts (Parts) of the *City of Mandurah Consolidated Local Laws 1998* (Consolidated Local Laws):

- Part I - Revocation and Citation and Application of Local Laws – Attachment 1
- Part II - General Interpretation – Attachment 2
- Part VIII - Blasting, Quarrying and Excavations – Attachment 3
- Part IX - Buildings – Attachment 4
- Part XX - Enforcement – Attachment 5
- Part XXI - Objections and Appeals and Miscellaneous – Attachment 6

A preliminary assessment by City officers indicates that the remaining Parts are obsolete, administrative in nature, or addressed through State legislation and standalone local laws. Accordingly, repeal is the anticipated outcome. However, completing the Section 3.16 Review before commencing the repeal process will provide a formal and transparent basis for Council's determination.

Council is requested to approve local public notice of the review in accordance with section 3.16(2) of the Act, commencing the statutory review process (Stage One). Following the public submission period, a further report will be presented to Council to consider any submissions received and determine whether the remaining Parts should be repealed, amended or retained without change.

Officer Recommendation

That Council:

1. In accordance with section 3.16 of the *Local Government Act 1995* determines to undertake a review of the following Parts of the *City of Mandurah Consolidated Local Laws 199*8:
    1.1. Part I - Revocation and Citation and Application of Local Laws;
    1.2. Part II - General Interpretation;
    1.3. Part VIII - Blasting, Quarrying and Excavations;
    1.4. Part IX - Buildings;
    1.5. Part XX - Enforcement; and
    1.6. Part XXI - Objections and Appeals and Miscellaneous.

2. Approves local public notice being given stating that the City proposes to review the remaining operative Parts of the *City of Mandurah Consolidated Local Laws 1998* and inviting submissions in accordance with section 3.16(2) of the *Local Government Act 1995*.
3. Notes that submissions may be made before a day specified in the notice, being not less than six weeks after the notice is given.
4. Notes that a further report will be presented to Council for consideration of any submissions received.

Cr D Schumacher returned to the meeting at 7:15 pm.

Unconfirmed

OCM26/90 Council Resolution

MOTION
Moved: **Cr R Burns**
Seconded: **Cr D Wilkins**

That Council:

1. **In accordance with section 3.16 of the *Local Government Act 1995* determines to undertake a review of the following Parts of the *City of Mandurah Consolidated Local Laws 1998*:**

   1.1. Part I - Revocation and Citation and Application of Local Laws;
   1.2. Part II - General Interpretation;
   1.3. Part VIII - Blasting, Quarrying and Excavations;
   1.4. Part IX - Buildings;
   1.5. Part XX - Enforcement; and
   1.6. Part XXI - Objections and Appeals and Miscellaneous.

2. **Approves local public notice being given stating that the City proposes to review the remaining operative Parts of the *City of Mandurah Consolidated Local Laws 1998* and inviting submissions in accordance with section 3.16(2) of the *Local Government Act 1995*.**
3. **Notes that submissions may be made before a day specified in the notice, being not less than six weeks after the notice is given.**
4. **Notes that a further report will be presented to Council for consideration of any submissions received.**

CARRIED: 11/0
For: Mayor A Kearns, Deputy Mayor J Smith, Cr J Cumberworth, Cr J Green, Cr D Wilkins, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr O Mulder and Cr R Burns
Against: Nil

Unconfirmed

Subject: 19.3 Mandurah Performing Arts Centre – Funding Agreement

Summary

The City of Mandurah (City) and Mandurah Performing Arts Centre (ManPAC) share a longstanding commitment to delivering high-quality arts, cultural and community outcomes for Mandurah. This commitment was previously formalised with a Memorandum of Understanding (MOU), with a term spanning 1 July 2021 – 30 June 2026.

The City has prepared new arrangements in the form of a Funding Agreement to continue its support of ManPAC. The proposed Agreement endeavours to provide for greater clarity, good governance and overall continuous improvement that outlines the obligations for each party.

The draft Funding Agreement was reviewed and supported by the ManPAC Board.

Correction: The lease has not expired. It is the first term of the lease that has expired with the option for the second term being exercised by the Lessee shortly.

Officer Recommendation

That Council:

1. Authorises the Chief Executive Officer to prepare and execute a Funding Agreement which includes the following:
    1.1. Five plus five-year funding agreement commencing 1 July 2026 for the operations of the Mandurah Performing Arts Centre of $844,295 per annum adjusted annually by CPI.
    1.2. Reserves to be maintained and established:
        1.2.1. ManPAC must establish and maintain a ManPAC Operating Reserve. ManPAC must utilise any surplus in the current financial year, firstly, to top-up the ManPAC Operating Reserve to the amount required to be held, which is an equivalent 12 months operating and/or to the satisfaction of ManPAC and the City.
        1.2.2. ManPAC must establish and maintain a ManPAC Asset Reserve. For commercial hires and bookings, ManPAC are required to recover the full hourly charge for the renewal of assets, as agreed by the City of Mandurah and ManPAC, each financial year, and transfer this component of income to the ManPAC Asset Reserve. For community hires and bookings, ManPAC are required to recover 33.33% of the full hourly charge for the renewal of assets, rate as agreed by the City of Mandurah and ManPAC, each financial year, and transfer this component of income to the ManPAC Asset Reserve.
        1.2.3. City of Mandurah must establish and maintain a City of Mandurah ManPAC Building Reserve. Each financial year, the City of Mandurah will notify ManPAC of the contribution the City will make into the City of Mandurah ManPAC Building Reserve and the renewal investment into the building and other capital infrastructure assets.
    1.3. The application of a surplus and deficit treatment requiring that:
    1.3.1. Any Operating Deficit must be funded from the ManPAC Operating Reserve.
    1.3.2. Any Operating Surplus must be applied in the following order:
    1.4. ManPAC Operating Reserve top-up to the required amount; then

Unconfirmed

1.5. ManPAC Asset Reserve to fund the difference between the annual depreciation of ManPAC Assets and the amount transferred from commercial and community hires and bookings during the financial year; then

1.6. Balance, if any, to transfer remaining surplus to the City of Mandurah ManPAC Building Reserve.

1.7. The City shall review the Financial Contribution every three (3) years from the Commencement Date and every three (3) years thereafter.

1.8. The provision of funding is subject to the following conditions, with ManPAC to provide:

- a Strategic Plan (to be reviewed every three years);
- a copy of its audited annual statement of accounts for each preceding financial year, no later than 30 November;
- a proposed annual budget for the upcoming financial year no later than 1 June;
- provision of an Annual Report detailing;
  a. performance against the measures identified in the ManPAC Strategic Plan
  b. compliance with ManPAC's obligations outlined in the Agreement
  c. financial statements
  d. membership statistics
  e. annual program
- advice of any changes in its office holders or its rules of associations; and
- any information on Mandurah Performing Arts Incorporated membership or other information in relation to the management or activities of Mandurah Performing Arts Incorporated requested by the City to determine Mandurah Performing Arts Incorporated compliance with the Parties Obligations.

1.9 An obligation for ManPAC to demonstrate best endeavours to open, promote and showcase ManPAC to a regional audience for large scale public events where ManPAC is in the event footprint, such as Crab Fest and Christmas celebrations, and to feature in the Mandurah Arts Festival.

1.10 A demonstrated commitment to good Child Safe practices.

OCM26/91 Council Resolution

MOTION
Moved: Cr D Wilkins
Seconded: Mayor A Kearns

That Council:

1. Authorises the Chief Executive Officer to prepare and execute a Funding Agreement which includes the following:

1.1. Five plus five-year funding agreement commencing 1 July 2026 for the operations of the Mandurah Performing Arts Centre of $844,295 per annum adjusted annually by CPI.

1.2. Reserves to be maintained and established:

1.1.1. ManPAC must establish and maintain a ManPAC Operating Reserve. ManPAC must utilise any surplus in the current financial year, firstly, to top-up the ManPAC Operating Reserve to the amount required to be held, which

Unconfirmed

is an equivalent 12 months operating and/or to the satisfaction of ManPAC and the City.

1.1.2. ManPAC must establish and maintain a ManPAC Asset Reserve. For commercial hires and bookings, ManPAC are required to recover the full hourly charge for the renewal of assets, as agreed by the City of Mandurah and ManPAC, each financial year, and transfer this component of income to the ManPAC Asset Reserve. For community hires and bookings, ManPAC are required to recover 33.33% of the full hourly charge for the renewal of assets, rate as agreed by the City of Mandurah and ManPAC, each financial year, and transfer this component of income to the ManPAC Asset Reserve.

1.1.3. City of Mandurah must establish and maintain a City of Mandurah ManPAC Building Reserve. Each financial year, the City of Mandurah will notify ManPAC of the contribution the City will make into the City of Mandurah ManPAC Building Reserve and the renewal investment into the building and other capital infrastructure assets.

1.3. The application of a surplus and deficit treatment requiring that:

1.1.4. Any Operating Deficit must be funded from the ManPAC Operating Reserve.

1.1.5. Any Operating Surplus must be applied in the following order:

1.4. ManPAC Operating Reserve top-up to the required amount; then

1.5. ManPAC Asset Reserve to fund the difference between the annual depreciation of ManPAC Assets and the amount transferred from commercial and community hires and bookings during the financial year; then

1.6. Balance, if any, to transfer remaining surplus to the City of Mandurah ManPAC Building Reserve.

1.7. The City shall review the Financial Contribution every three (3) years from the Commencement Date and every three (3) years thereafter.

1.8. The provision of funding is subject to the following conditions, with ManPAC to provide:

- **a Strategic Plan (to be reviewed every three years);**
- **a copy of its audited annual statement of accounts for each preceding financial year, no later than 30 November;**
- **a proposed annual budget for the upcoming financial year no later than 1 June;**
- **provision of an Annual Report detailing;**
    - **a. performance against the measures identified in the ManPAC Strategic Plan**
    - **b. compliance with ManPAC's obligations outlined in the Agreement**
    - **c. financial statements**
    - **d. membership statistics**
    - **e. annual program**
- **advice of any changes in its office holders or its rules of associations; and**
- **any information on Mandurah Performing Arts Incorporated membership or other information in relation to the management or activities of Mandurah Performing Arts Incorporated requested by the City to determine Mandurah Performing Arts Incorporated compliance with the Parties Obligations.**

Unconfirmed

1.6 An obligation for ManPAC to demonstrate best endeavours to open, promote and showcase ManPAC to a regional audience for large scale public events where ManPAC is in the event footprint, such as Crab Fest and Christmas celebrations, and to feature in the Mandurah Arts Festival.

1.7 A demonstrated commitment to good Child Safe practices.

CARRIED:	7/4
For:	Mayor A Kearns, Deputy Mayor J Smith, Cr J Green, Cr D Wilkins, Cr C Knight, Cr P Jackson and Cr D Schumacher
Against:	Cr J Cumberworth, Cr A Zilani, Cr O Mulder and Cr R Burns

Unconfirmed

Subject: 19.4 Monthly Financial Report - August 2026

Summary

The Financial Report for August 2026 together with associated commentaries, notes on investments, balance sheet information, schedule of accounts and the tenders awarded under the delegation by the Chief Executive Officer are presented for Elected Members' consideration.

Officer Recommendation

PART A

That Council:

1 Receives the Financial Report for August 2026 as detailed in Attachment 1 of the report.

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

Total Municipal Fund	$	10,463,585.24
Total Trust Fund	$	0.00
	$	10,463,585.24

3 Approves the following budget variations for the following projects for 25/26:

3.1 Decrease in capital expenditure of $571,986* for Pinjarra Road Project
- To be funded from decrease in regional road group grant revenue of $351,481*
- To be funded from reduction in transfer out of asset management reserve of $220,505*

3.2 Decrease in capital expenditure of $435,204* for Upgrade – Tims Thicket Road Project
- To be funded from decrease in regional road group grant revenue of $267,642*
- Transfer in of $167,562* to asset management reserve

3.3 Decrease in capital expenditure of $17,663* for Renew – Tims Thicket Road Project
- To be funded from decrease in regional road group grant revenue of $14,597*
- Transfer in of $3,066* to asset management reserve

3.4 Decrease in capital expenditure of $207,053* Preservation RRG – Coolibah Ave Project
- To be funded from decrease in regional road group grant revenue of $138,035*
- To be funded from reduction in transfer out of asset management reserve of $69,018*

3.5 Decrease in cash in lieu of public parking contribution of $17,000* for CPK – City Centre Parking Plan Delivery project

3.6 Increase in transfer out of Cash in Lieu Parking reserve $17,000* for CPK – City Centre Parking Plan Delivery project.

4 Approves the following budget variations for 2026/27 annual budget:

4.1 New capital expenditure of $45,000* for the Western Foreshore Changing Places Facility
- To be funded from an increase in grant revenue of $45,000* by the Department of Communities

4.2 New capital expenditure of $72,000* for the Automatic Number Plate Recognition (ANPR) CCTV Grant

Unconfirmed

- To be funded from an increase in grant revenue of $40,686* by the Department of Local Government, Industry Regulation and Safety
- To be funded from a transfer out of $31,314* from the Community Safety Reserve

4.3 New capital expenditure of $72,000 for the CCTV at Lakelands Park Facility
- To be funded from a decrease in capital expenditure of $72,000* from CSRFF project municipal funding

4.4 Increase in capital expenditure of $65,884 for Doddi's Beach Car Park Renewal
- To be funded from an underspend of $65,884* on the Merlin Street Car Park Renewal Project

4.5 Increase of capital expenditure of $45,961* for Synthetic Turf Cricket Wicket Renewal Project
- To be funded from a decrease in capital expenditure of $22,000* from CSRFF Project municipal funding
- To be funded from an underspend of $23,961* from Lakelands Park Compound Project

4.6 Increase in capital expenditure of $50,000* for Seascapes Tanks Renewal Project
- To be funded from an underspend of $50,000* on the Caddadup Recycled Water Supply Project

4.7 Increase in capital expenditure of $14,588* for Basketball Half Court Noise Mitigation Project
- To be funded from an underspend of $14,588* PRK 26-27 Retaining Wall Project

4.8 Increase in capital expenditure of $1,231,906* for Peelwood Parade Resurface Project
- To be funded from an increase in regional road group grant revenue of $771,755*
- To be funded from a transfer out of Asset Management Reserve of $460,151*

4.9 Increase in proceeds from sale of land of $5,138,796
- To be transferred to the Building Reserve $4,364,495
- To be transferred to the City Centre Acquisition Reserve $774,301

5. Approve the variation to the budget Chief Executive Officer to commence the disposal of properties in accordance with Section 5.38 of the *Local Government Act 1995* for the properties listed in Confidential Attachment 3.

6. Adopt the new Fees and Charges for Commercial Waste Additional Non-Conforming Waste Handling and Disposal Fee of $50 plus GST per approved non-conforming commercial load (non-refundable) at the City of Mandurah Waste Management Centre, in addition to the applicable standard commercial waste charge and in accordance with section 6.19 of the Local Government Act 1995, give local public notice of the Fees and Charges Schedule to take effect on the 1 October 2026.

7. In accordance with the Council Provision of Loans to Sporting and Community Associations Policy POL-FCM 03, approve an interest free community loan for Port Bouvard Recreation and Sporting Club:
- Loan amount: $40,000
- Loan term: 4 years
- Loan purpose: machinery shed (Club owned asset)

And the $40,000 be transferred from the Interest Free Loans Reserve.

*Absolute Majority Required

Unconfirmed

PART B

That Council approves an additional allocation of $4,500 to the 2026/2027 training and development allocation for Councillor Jacob Cumberworth in accordance with the Elected Member Entitlements Council Policy to be funded within the existing Elected Member training budget.

PART C

That Council approves an additional allocation of $9,000 to the 2026/2027 training and development allocation for Deputy Mayor Jess Smith in accordance with the Elected Member Entitlements Council Policy to be funded within the existing Elected Member training budget.

Amended Officer Recommendation

PART A

That Council:

1 Receives the Financial Report for August 2026 as detailed in Attachment 1 of the report.

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

Total Municipal Fund	$ 10,463,585.24
Total Trust Fund	$ 0.00
	$ 10,463,585.24

3 Approves the following budget variations for the following projects for 25/26:

3.1 Decrease in capital expenditure of $571,986* for Pinjarra Road Project
- To be funded from decrease in regional road group grant revenue of $351,481*
- To be funded from reduction in transfer out of asset management reserve of $220,505*

3.2 Decrease in capital expenditure of $435,204* for Upgrade – Tims Thicket Road Project
- To be funded from decrease in regional road group grant revenue of $267,642*
- Transfer in of $167,562* to asset management reserve

3.3 Decrease in capital expenditure of $17,663* for Renew – Tims Thicket Road Project
- To be funded from decrease in regional road group grant revenue of $14,597*
- Transfer in of $3,066* to asset management reserve

3.4 Decrease in capital expenditure of $207,053* Preservation RRG – Coolibah Ave Project
- To be funded from decrease in regional road group grant revenue of $138,035*
- To be funded from reduction in transfer out of asset management reserve of $69,018*

3.5 Decrease in cash in lieu of public parking contribution of $17,000* for CPK – City Centre Parking Plan Delivery project

3.6 Increase in transfer out of Cash in Lieu Parking reserve $17,000* for CPK – City Centre Parking Plan Delivery project.

4 Approves the following budget variations for 2026/27 annual budget:

4.1 New capital expenditure of $45,000* for the Western Foreshore Changing Places Facility
- To be funded from an increase in grant revenue of $45,000* by the Department of Communities

Unconfirmed

4.4 Increase in capital expenditure of $65,884 for Doddi's Beach Car Park Renewal
- To be funded from an underspend of $65,884* on the Merlin Street Car Park Renewal Project

4.5 Increase of capital expenditure of $45,961* for Synthetic Turf Cricket Wicket Renewal Project
- To be funded from a decrease in capital expenditure of $22,000* from CSRFF Project municipal funding
- To be funded from an underspend of $23,961* from Lakelands Park Compound Project

4.6 Increase in capital expenditure of $50,000* for Seascapes Tanks Renewal Project
- To be funded from an underspend of $50,000* on the Caddadup Recycled Water Supply Project

4.7 Increase in capital expenditure of $14,588* for Basketball Half Court Noise Mitigation Project
- To be funded from an underspend of $14,588* PRK 26-27 Retaining Wall Project

4.8 Increase in capital expenditure of $1,231,906* for Peelwood Parade Resurface Project
- To be funded from an increase in regional road group grant revenue of $771,755*
- To be funded from a transfer out of Asset Management Reserve of $460,151*

4.9 Increase in proceeds from sale of land of $5,138,796
- To be transferred to the Building Reserve $4,364,495
- To be transferred to the City Centre Acquisition Reserve $774,301

5. Approve the variation to the budget Chief Executive Officer to commence the disposal of properties in accordance with Section 5.38 of the *Local Government Act 1995* for the properties listed in Confidential Attachment 3.

6. Adopt the new Fees and Charges for Commercial Waste Additional Non-Conforming Waste Handling and Disposal Fee of $50 plus GST per approved non-conforming commercial load (non-refundable) at the City of Mandurah Waste Management Centre, in addition to the applicable standard commercial waste charge and in accordance with section 6.19 of the Local Government Act 1995, give local public notice of the Fees and Charges Schedule to take effect on the 1 October 2026.

7. In accordance with the Council Provision of Loans to Sporting and Community Associations Policy POL-FCM 03, approve an interest free community loan for Port Bouvard Recreation and Sporting Club:
- Loan amount: $40,000
- Loan term: 4 years
- Loan purpose: machinery shed (Club owned asset)

And the $40,000 be transferred from the Interest Free Loans Reserve.

*Absolute Majority Required

PART B

That Council approves an additional allocation of $4,500 to the 2026/2027 training and development allocation for Councillor Jacob Cumberworth in accordance with the Elected Member Entitlements Council Policy to be funded within the existing Elected Member training budget.

PART C

Unconfirmed

That Council approves an additional allocation of $9,000 to the 2026/2027 training and development allocation for Deputy Mayor Jess Smith in accordance with the Elected Member Entitlements Council Policy to be funded within the existing Elected Member training budget.

PART D

That Council approves the following budget variation for 2026/27 annual budget:

4.2 New capital expenditure of $72,000* for the Automatic Number Plate Recognition (ANPR) CCTV Grant

- To be funded from an increase in grant revenue of $40,686* by the Department of Local Government, Industry Regulation and Safety
- To be funded from a transfer out of $31,314* from the Community Safety Reserve

PART E

That Council approves the following budget variation for 2026/27 annual budget:

4.3 New capital expenditure of $72,000 for the CCTV at Lakelands Park Facility

- To be funded from a decrease in capital expenditure of $72,000* from CSRFF project municipal funding

Comment: Removed recommendation 4.2 and 4.3 budget variations relating to Automatic Number Plate Recognition (ANPR) CCTV Grant and new capital expenditure of $72,000 for the CCTV at Lakelands Park Facility to consider these budget variations in Part D and Part E to allow Council to debate the proposed budget variations.

OCM26/92 Council Resolution

MOTION
Moved: Cr O Mulder
Seconded: Cr D Schumacher

PART A

That Council:
1 Receives the Financial Report for August 2026 as detailed in Attachment 1 of the report.

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

Total Municipal Fund	**$ 10,463,585.24**
Total Trust Fund	**$ 0.00**
	$ 10,463,585.24

3 Approves the following budget variations for the following projects for 25/26:

3.1 Decrease in capital expenditure of $571,986* for Pinjarra Road Project
• To be funded from decrease in regional road group grant revenue of $351,481*
• To be funded from reduction in transfer out of asset management reserve of $220,505*

3.2 Decrease in capital expenditure of $435,204* for Upgrade – Tims Thicket Road Project
• To be funded from decrease in regional road group grant revenue of $267,642*
• Transfer in of $167,562* to asset management reserve

Unconfirmed

3.3 Decrease in capital expenditure of $17,663* for Renew – Tims Thicket Road Project
• To be funded from decrease in regional road group grant revenue of $14,597*
• Transfer in of $3,066* to asset management reserve

3.4 Decrease in capital expenditure of $207,053* Preservation RRG – Coolibah Ave Project
• To be funded from decrease in regional road group grant revenue of $138,035*
• To be funded from reduction in transfer out of asset management reserve of $69,018*

3.5 Decrease in cash in lieu of public parking contribution of $17,000* for CPK – City Centre Parking Plan Delivery project

3.6 Increase in transfer out of Cash in Lieu Parking reserve $17,000* for CPK – City Centre Parking Plan Delivery project.

4 Approves the following budget variations for 2026/27 annual budget:

4.1 New capital expenditure of $45,000* for the Western Foreshore Changing Places Facility
• To be funded from an increase in grant revenue of $45,000* by the Department of Communities

4.4 Increase in capital expenditure of $65,884 for Doddi's Beach Car Park Renewal
• To be funded from an underspend of $65,884* on the Merlin Street Car Park Renewal Project

4.5 Increase of capital expenditure of $45,961* for Synthetic Turf Cricket Wicket Renewal Project
• To be funded from a decrease in capital expenditure of $22,000* from CSRFF Project municipal funding
• To be funded from an underspend of $23,961* from Lakelands Park Compound Project

4.6 Increase in capital expenditure of $50,000* for Seascapes Tanks Renewal Project
• To be funded from an underspend of $50,000* on the Caddadup Recycled Water Supply Project

4.7 Increase in capital expenditure of $14,588* for Basketball Half Court Noise Mitigation Project
• To be funded from an underspend of $14,588* PRK 26-27 Retaining Wall Project

4.8 Increase in capital expenditure of $1,231,906* for Peelwood Parade Resurface Project
• To be funded from an increase in regional road group grant revenue of $771,755*
• To be funded from a transfer out of Asset Management Reserve of $460,151*

4.9 Increase in proceeds from sale of land of $5,138,796
• To be transferred to the Building Reserve $4,364,495
• To be transferred to the City Centre Acquisition Reserve $774,301

5. Approve the variation to the budget Chief Executive Officer to commence the disposal of properties in accordance with Section 5.38 of the *Local Government Act 1995* for the properties listed in Confidential Attachment 3.

6. Adopt the new Fees and Charges for Commercial Waste Additional Non-

Unconfirmed

Conforming Waste Handling and Disposal Fee of $50 plus GST per approved nonconforming commercial load (non-refundable) at the City of Mandurah Waste Management Centre, in addition to the applicable standard commercial waste charge and in accordance with section 6.19 of the Local Government Act 1995, give local public notice of the Fees and Charges Schedule to take effect on the 1 October 2026.

7. In accordance with the Council Provision of Loans to Sporting and Community Associations Policy POL-FCM 03, approve an interest free community loan for Port Bouvard Recreation and Sporting Club:
• Loan amount: $40,000
• Loan term: 4 years
• Loan purpose: machinery shed (Club owned asset)
And the $40,000 be transferred from the Interest Free Loans Reserve.

Absolute Majority Required

Comment: Removed recommendation 4.2 and 4.3 budget variations relating to Automatic Number Plate Recognition (ANPR) CCTV Grant and new capital expenditure of $72,000 for the CCTV at Lakelands Park Facility to consider these budget variations in Part D and Part E to allow Council to debate the proposed budget variations.

CARRIED BY ABSOLUTE MAJORITY:	10/0
For:	Mayor A Kearns, Cr J Cumberworth, Cr J Green, Cr D Wilkins, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr O Mulder and Cr R Burns
Against:	Nil

Cr J Cumberworth declared a financial interest and left the meeting at 7:56 pm.

OCM26/93 Council Resolution

MOTION
Moved: Cr C Knight
Seconded: Deputy Mayor J Smith

PART B

That Council approves an additional allocation of $1,695 to the 2026/2027 training and development allocation for Councillor Jacob Cumberworth in accordance with the Elected Member Entitlements Council Policy to be funded within the existing Elected Member training budget to attend the Australian Institute of Company Directors in person course.

Comment: This amendment has reduced the additional allocation amount requested for Councillor Cumberworth for him to attend the Australian Institute of Company Directors in person course.

CARRIED:	10/0
For:	Mayor A Kearns, Deputy Mayor J Smith, Cr J Green, Cr D Wilkins, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr O Mulder and Cr R Burns
Against:	Nil

Cr J Cumberworth returned to the meeting at 7:57 pm.

Deputy Mayor J Smith left the meeting at 7:57 pm.

OCM26/94 Council Resolution

Unconfirmed

MOTION
Moved: **Cr C Knight**
Seconded: **Cr D Wilkins**

PART C

That Council approves an additional allocation of $2,194 to the 2026/2027 training and development allocation for Deputy Mayor Jess Smith in accordance with the Elected Member Entitlements Council Policy to be funded within the existing Elected Member training budget to attend the Australian Institute of Company Directors Foundations of Directorship Online course.

Comment: This amendment has reduced the additional allocation amount requested for Deputy Mayor Smith for her to attend the Australian Institute of Company Directors Foundations of Directorship Online course.

CARRIED: 10/0
For: Mayor A Kearns, Cr J Cumberworth, Cr J Green, Cr D Wilkins, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr O Mulder and Cr R Burns
Against: Nil

Deputy Mayor J Smith returned to the meeting at 8:00 pm.

OCM26/95 Council Resolution

MOTION
Moved: **Cr J Green**
Seconded: **Cr A Zilani**

PART D

That Council approves the following budget variations for 2026/27 annual budget:
- **New capital expenditure of $72,000* for the Automatic Number Plate Recognition (ANPR) CCTV Grant**
  • To be funded from an increase in grant revenue of $40,686* by the Department of Local Government, Industry Regulation and Safety
  • To be funded from a transfer out of $31,314* from the Community Safety Reserve

Absolute Majority Required*

Comment: For Council to consider the budget variation separately.

CARRIED BY ABSOLUTE MAJORITY: 8/3
For: Mayor A Kearns, Deputy Mayor J Smith, Cr J Green, Cr D Wilkins, Cr C Knight, Cr P Jackson, Cr A Zilani and Cr O Mulder
Against: Cr J Cumberworth, Cr D Schumacher and Cr R Burns

OCM26/96 Council Resolution

MOTION
Moved: **Cr D Wilkins**
Seconded: **Cr C Knight**

Unconfirmed

PART E

That Council approves the following budget variations for 2026/27 annual budget:

- **New capital expenditure of $72,000 for the CCTV at Lakelands Park Facility**
  • To be funded from a decrease in capital expenditure of $72,000* from CSRFF project municipal funding

Absolute Majority Required

Comment: For Council to consider the budget variation separately.

CARRIED BY ABSOLUTE MAJORITY:	11/0
For:	Mayor A Kearns, Deputy Mayor J Smith, Cr J Cumberworth, Cr J Green, Cr D Wilkins, Cr C Knight, Cr P Jackson, Cr A Zilani, Cr D Schumacher, Cr O Mulder and Cr R Burns
Against:	Nil

Unconfirmed

20 MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

21 NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING

Nil

22 LATE AND URGENT BUSINESS ITEMS

Nil

23 CONFIDENTIAL ITEMS

Nil

24 CLOSE OF MEETING

There being no further business, the Mayor declared the meeting closed at 8.31pm.

CONFIRMED..... (MAYOR)

Unconfirmed

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 and the meeting will be live streamed on:

Tuesday 22 September 2026 at 5:30 pm

CASEY MIHOVILOVICH
Chief Executive Officer
15 September 2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

TABLE OF CONTENTS

1 OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS 3
2 ACKNOWLEDGEMENT OF COUNTRY 3
3 APOLOGIES 3
4 DISCLAIMER 3
5 ANSWERS TO QUESTIONS TAKEN ON NOTICE 3
6 AMENDMENT TO STANDING ORDERS 4
7 PUBLIC QUESTION TIME 4
8 PUBLIC STATEMENT TIME 4
9 LEAVE OF ABSENCE REQUESTS 4
10 PETITIONS 4
11 PRESENTATIONS 4
12 DEPUTATIONS 4
13 CONFIRMATION OF MINUTES 4
13.1 Ordinary Council Meeting held on 25 August 2026 4
14 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION) 5
15 DECLARATIONS OF FINANCIAL, PROXIMITY AND IMPARTIALITY INTERESTS 5
16 QUESTIONS FROM ELECTED MEMBERS 5
16.1 Questions of Which Due Notice Has Been Given 5
16.2 Questions of Which Notice Has Not Been Given 5
17 BUSINESS LEFT OVER FROM PREVIOUS MEETING 5
18 RECOMMENDATIONS OF COMMITTEES 5
18.1 Lakelands Precinct Structure Plan - Amendment 2 6
18.2 Development Application - Place of Worship: 330-340 Lakes Road, Greenfields 48
19 REPORTS 245
19.1 Outcome of Local Law Review 245
19.2 Review of Consolidated Local Laws 304
19.3 Mandurah Performing Arts Centre - Funding Agreement 334
19.4 Monthly Financial Report - August 2026 340
20 MOTIONS OF WHICH NOTICE HAS BEEN GIVEN 405
21 NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING 405
22 LATE AND URGENT BUSINESS ITEMS 405
23 CONFIDENTIAL ITEMS 405
24 CLOSE OF MEETING 405

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

1 OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

Members of the public are advised that the Council Meeting is being live streamed in accordance with the City's Council Meetings – Live Streaming, Recording and Electronic Attendance Policy. Members of the public are not subject to video live streaming and only their voice will be captured. For further information on the live streaming of Council Meetings please click here Live Streaming of Council Meetings

Attendance at this meeting may involve the collection of personal information, including an individual's image, voice, and any statements made. Recordings are made for the purpose of fulfilling legislative requirements, maintaining accurate records, and enabling transparency in decision making. Recordings may be published or made available to the public in accordance with applicable legislation. Personal information is managed in accordance with applicable privacy legislation and the City of Mandurah 's Privacy Policy.

By being present at this meeting, members of the public consent to the City livestreaming and recording and subsequently publishing their voice on the City's website.

2 ACKNOWLEDGEMENT OF COUNTRY

George Walley kindly prepared this statement.

People have been here for a long time. I want to acknowledge the presence of people over that long time with firstly the Bindjareb Noongar people who continue to have an ongoing connection to this land. They have been here for over 50,000 years. This place Mandjoogoordap or Mandurah, acknowledges a beautiful name, full of intent of people living here and others visiting here. That intent gives us an idea of their ancestral land usage over that long period. Mandurah, the gathering place is unique because even today we still gather here in the most beautiful place for many important reasons. Let us embrace the notion of people being in this space as we move forward as one community.

3 APOLOGIES

Leave of Absence **Apologies**

4 DISCLAIMER

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

5 ANSWERS TO QUESTIONS TAKEN ON NOTICE

5.1 Councillor J Cumberworth

Question 1: Southern Estuary Hall Demolition
Was a fauna survey of the roof cavity undertaken before demolition commenced?

City of Mandurah Response
A fauna survey of the roof cavity was not required prior to the commencement of demolition, however, the City engaged a specialist environmental services contractor to complete camera surveillance and cage trapping of fauna around the building. A number of brush tail possums were caught and then released in the surrounding area. The licensed demolition contractor then commenced staged roof demolition works to disassemble the roof using hand / power tools to remove the roof sheeting, eaves and ceiling. This methodology, combined with ongoing visual inspection, provides confidence that any remaining fauna has been able to leave the site before the

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

next stage of demolition work commences, which includes the removal of the main building structure using heavy equipment.

Question 2: Port Bouvard Surf Lifesaving Club Repairs
Is there a timeline for repairs to the Port Bouvard Surf Life Saving Club?

City of Mandurah Response
The City's building contractor expects to commence the storm damage repairs to the Port Bouvard Surf Life Saving Club building in late September. These works should take around six weeks and be completed in mid to late October.

Question 3: Vandalised City Infrastructure
Does the City have an expected timeframe for repairing vandalised City infrastructure, specifically the beach access at Yeedong Road, which was vandalised and reported approximately six months ago?

City of Mandurah Response
The replacement of the beach access stairs at Yeedong Road is expected to commence mid-October and is expected to be completed by mid-December.

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 About Council Meetings or telephone 9550 3787.

8 PUBLIC STATEMENT TIME

8.1 Junior Council 2026 Project

9 LEAVE OF ABSENCE REQUESTS

10 PETITIONS

11 PRESENTATIONS

Nil

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 About Council Meetings or telephone 9550 3787.

13 CONFIRMATION OF MINUTES

13.1 Ordinary Council Meeting held on 25 August 2026

RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held on 25 August 2026 be confirmed.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Minutes are available on the City's website Agendas and Minutes

14 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

15 DECLARATIONS OF FINANCIAL, PROXIMITY AND IMPARTIALITY INTERESTS

16 QUESTIONS FROM ELECTED MEMBERS

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

Nil

18 RECOMMENDATIONS OF COMMITTEES

Adoption of Recommendations of the Planning and Community Consultation Committee held on 8 September 2026

Minute	Item	Additional Information
PCC26/6	14.1 Lakelands Town Centre Precinct Structure Plan: Amendment 2 (Lot 2102 Lake Valley Drive, Lakelands)	Amended Officer Recommendation
PCC26/7	Development Application – Place of Worship 330-340 Lakes Road, Greenfields	Amendment to Condition 7

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Subject: 18.1 Lakelands Town Centre Precinct Structure Plan: Amendment 2 (Lot 2102 Lake Valley Drive, Lakelands)

Summary

Council is requested to consider a proposed amendment to the Lakelands Town Centre Precinct Structure Plan which has been proposed by the landowner of Lot 2102 Lake Valley Drive, Lakelands. The amendment to the Precinct Structure Plan primarily seeks to facilitate the development of a Woolworths supermarket and smaller supporting tenancies in the precinct.

The proposed amendment was advertised for a period of 42 days, with five submissions received. Two submissions in support of the proposal, and three submissions in objection.

This report forms the basis of the 'local government report' on the proposal and responses to submissions for forwarding to the Western Australian Planning Commission, who will make a determination on the proposal.

It is considered that the proposed amendment to the Precinct Structure Plan is consistent with the intent of the Lakelands Town Centre Precinct Structure Plan and the provisions of *State Planning Policy 4.2 – Activity Centres in Perth and Peel* with regard to the proposed location of the additional retail provision within the precinct.

City officers, however, have concerns regarding whether the indicative concept plan that has been provided with the proposal, in respect to its ability to deliver an integrated, walkable and high-quality town centre outcome. In particular, concerns relate to the positioning of built form, the dominance of car parking, pedestrian connectivity through and across the site, safe vehicle access arrangements, the residential interface with Cobaki Brace, and the extent to which the current Precinct Structure Plan provisions provide sufficient guidance for a future development application.

For this reason, City officers recommend that the amendment be supported subject to modifications to the Precinct Structure Plan as submitted, to improve the site-specific planning controls for Lot 2102 Lake Valley Drive.

This report reflects the original report presented to the Planning and Community Consultation Committee on 8 September however the committee recommended that the item be deferred to the Ordinary Council meeting of 22 September 2026 following the further comments submitted by the applicant. Additional Information is contained after the Committee Recommendation together with an Amended Officer Recommendation.

Disclosure of Interest

Nil

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Location

Previous Relevant Documentation

G./3/4/21	27 April 2021	Council adopted a modification to Lakelands Town Centre Precinct Structure Plan for final approval
G.19/12/17	19 December 2017	Council adopted the Lakelands Town Centre Activity Centre Plan for final approval

Background

The original Lakelands Activity Centre Structure Plan was approved by Council in July 2014. At that time, Activity Centre Plan's did not require endorsement by the Western Australian Planning Commission ('WAPC'). The introduction of the *Planning and Development (Local Planning Schemes) Regulations ('Regulations')* in 2015 included this requirement.

The 2017 version of the Lakelands Activity Centre Plan updated the 2014 plan to be consistent with the Regulations, and the WAPC endorsed the plan in October 2018, subject to modifications to make it consistent with Scheme 12, including an updated title as 'Precinct Structure Plan' ('Structure Plan').

In the 2017 version of the Structure Plan, Lot 2102 Lake Valley Drive (formerly Lot 9124) was originally designated as 'Mixed Use' on the basis of a residential development concept layout.

In May 2022, the WAPC approved Modification 1 to the Structure Plan which changed the designation of Lot 2102 to create a 'Mixed Business' Precinct to provide for showroom style development outcome together with a residential frame along Cobaki Brace.

Since 2022, the site has been subdivided to create the residential lots fronting Cobaki Brace and to create two parcels of land along the eastern boundary, fronting Badgerup Avenue. Lot 1, on the corner of Lake Valley Drive and Badgerup Avenue, has been developed for a childcare centre and Lot 9000 Badgerup Avenue remains vacant.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

In March 2023, an application was approved by the Development Assessment Panel for the development of a 9,800m^2 large format (bulky goods) retail precinct on the subject site.

Comment

Proposal

The proposed amendment to the Structure Plan ('Amendment 2') seeks to redesignate Lot 2102 Lake Valley Drive from a 'District Centre - Mixed Business' to a 'District Centre – Core Retail' sub-precinct, to facilitate the development of a full-line supermarket and smaller supporting retail tenancies totalling 6,060m^2, with a 306-bay car park and associated landscaping.

In support of this proposal, the applicant has submitted the following information:

- A Planning Report providing rationale for the proposed modification to the structure plan;
- An indicative concept plan (refer Attachment 1) to indicate how the site could be developed for these purposes;
- A Traffic Impact Assessment; and
- A Retail Analysis and Net Benefit Test.

This amendment is necessary because a 'Shop' land use is currently classified as an 'Incidental' use within the current 'Mixed Business' zone, meaning it is only permitted where it supports another permitted use. By amending the site designation to 'Core Retail', where 'Shop' is a Permitted use, the proposed development will be permitted under the Structure Plan.

The Amendment 2 does not, however, approve the actual detailed design for the site, it solely proposes changes to the planning framework to allow for this type of use on this site and to include relevant design provisions associated with that use.

Should the structure plan amendment be approved, a development application would follow to seek approval for the proposed development on the site.

Assessment of the Proposal

The City's role upon the lodgement of a Structure Plan Amendment is to provide comment to the WAPC and includes the following:

- Advertise the proposal as submitted;
- Provide a Schedule of Submissions and a Local Government response to the Submissions;
- An assessment of the proposal based on appropriate planning principles;
- A recommendation by the local government on whether the proposed precinct structure plan should be approved by the Commission, including a recommendation on any proposed modifications.

Consistent with the *Regulations,* the originally submitted proposal was advertised for a period of 42 days.

In addition, City officers sought independent third-party design advice to assist in determining whether the current provisions of the Precinct Structure Plan require any modification or supplementation to provide sufficient design tools to achieve a positive outcome on the subject site, both in terms of the overall built form design, but also how it fits into its context. The outcomes of this approach are considered later in the report.

As a result of the advertising period, five submissions were received as follows:

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

- one from IFM Investors, the current owners of Lakelands shopping centre;
- one from the owners of Meadow Springs Shopping Centre;
- two in support from residents;
- one from Main Roads WA.

The details of the matters raised in the submissions are noted in the relevant sections below.

Following discussions to address the matters raised in the City officer's initial assessment and through public consultation, the applicant has subsequently submitted updated information, as follows:

- An updated Planning Report providing rationale for the proposed modifications to the structure plan;
- A modified indicative concept plan (refer Attachment 2) to indicate how the site could be developed for these purposes; and
- Supplementary Economic Response to the matters raised through public consultation.

The principal considerations at this stage in the planning process are as follows:

- Will the proposed increase in retail floorspace have any adverse impact on the Lakelands District Centre or undermine any other surrounding activity centres?

- Is the proposed location the optimum outcome for the integration of additional retail land uses to support the growth of the District Centre and the continuation of the walkable environment that currently exists within Lakelands Town Centre?

- Will the likely development outcome on the subject site support and create a pedestrian oriented, community-focused main-street town centre, consistent with the objectives of the current Precinct Structure Plan and *State Planning Policy 4.2 – Activity Centres in Perth and Peel* (SPP4.2)?

- Will the provision of additional retail on the subject site have any adverse impacts on the traffic network or on the surrounding residential amenity?

- Do the current provisions of the Structure Plan require any modification or supplementation to provide sufficient design tools to achieve a positive outcome on this site, for this type of use?

State and Local Planning Framework

SPP4.2 contains the current guidance for a proposal of this nature and sets the parameters for the distribution, function, broad land use and urban design criteria for activity centres, and their coordinating land use and infrastructure planning.

One of the objectives of SPP4.2 is to '*plan for the sustainable growth and development of activity centres ensuring development intensity is appropriate to a centre's position in the activity centre hierarchy'*. Within the hierarchy of activity centres, Lakelands is designated as a District Centre. These centres are suggested to service a population catchment of 20,000 – 50,000 people.

Council's *Local Planning Strategy 2022* ('Strategy') identifies a clear strategic objective to focus further retail and commercial activity within identified activity centres, allowing for the development of intense nodes of activity that will foster the development of mature local economies. The Strategy indicates up to 20,000m^2 of retail floorspace as a guide for district centres to achieve an understanding of scale in relation to other centres, however, this is not a set target or threshold.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

It is understood that the Lakelands Activity Centre currently accommodates approximately 23,000m^2 of retail floorspace. This Amendment 2 would increase the retail floorspace to approximately 29,000m$^{2.}$ The Structure Plan indicates an estimated commercial floorspace threshold of 30,000m^2.

The proposed introduction of an additional supermarket within the structure plan area is consistent with the intended role of a District Centre. In District Centres, it is not uncommon to have two to three full line supermarkets operating alongside each other.

Retail Needs Assessment and Net Benefit Test

Consistent with the requirements of SPP4.2, the proponent submitted a Retail Needs Assessment and Net Benefit Test, dated February 2026 to assess the demand, need and net benefit of the proposed PSP amendment. The submitted report examines the trade area, current and projected population, retail spending levels and the retail structure within the surrounding region.

SPP4.2 requires decision-making for activity centres to consider the role and function of centres within the hierarchy, the distribution of activity centre uses, the supportable level of retail and commercial floorspace, and the potential impacts and benefits of significant development proposals.

The relevant test is not whether an individual business or centre owner may experience commercial competition. Rather, the planning question is whether the proposal would unreasonably and detrimentally affect the activity centre hierarchy, the existing or planned function of centres, committed public or private investment, or the community's level of access to services.

The applicant's Retail Needs Assessment and Net Benefit Test concludes that there is demand for an additional full-line supermarket within the Lakelands main trade area. The assessment identifies a main trade area population of approximately 56,039 persons in 2025, increasing to 85,639 persons by 2046, and estimates additional supermarket floorspace demand of approximately 11,600 square metres over that period.

The applicant's assessment forecasts total retail sales of approximately $58.3 million in 2027/28, including approximately $44 million from the Woolworths supermarket. The highest identified impacts are on Singleton Village, Meadow Springs and Secret Harbour, with the Lakelands Town Centre experiencing a net positive uplift because the subject site forms part of that centre. The applicant's position is that these impacts are either within ordinary competitive ranges or would be ameliorated by sustained population and expenditure growth, and that no existing or proposed centre would cease to operate or lose its established role.

Overall, the analysis states that the development delivers a clear net community benefit by improving access to essential services, increasing consumer choice and competition, supporting employment, and strengthening the role and performance of the Lakelands Town Centre in accordance with SPP4.2.

Notwithstanding the above, two of the five submissions received are from current landowners of existing shopping centres within the vicinity of the site, being Lakelands Shopping Centre (IFM Investors) and Meadow Springs Shopping Centre who have concerns with the proposal.

IFM Investors (owners of Lakelands Shopping Centre) have indicated that they have no objection in principle to the provision of an additional supermarket in Lakelands District Centre and acknowledge the retail need for such development, but question whether the cumulative implications of potential future supermarket development on Lot 2101 have been properly assessed.

Lot 2101 is a currently vacant site to the north-east of Lakelands Town Centre, bounded by Banksiadale Gate, Badgerup Ave and Seppings Parade, which remains within the ownership of IFM Investors and is designated 'Mixed Use' within the current PSP (a supermarket would be a permissible use).

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

On behalf of owners of Meadow Springs Shopping Centre, Solve Property have undertaken a peer review of the retail needs assessment. The submission challenges the trade area, population growth assumptions, retained expenditure assumptions and estimated trading impacts on Meadow Springs. The peer review accepts that the applicant's methodology is broadly recognised, that the data sources used are generally of good quality, and that the report closely complies with SPP4.2, subject to some departures it characterises as minor. The substantive concerns relate primarily to the extent of the trade area, treatment of Karnup and Parklands, assumed retained expenditure, lack of sensitivity testing, and the potential for higher impacts on Meadow Springs, if alternative assumptions are adopted.

To address the above concerns, the proponent has subsequently submitted a supplementary economic response. This supplementary analysis states that the matters raised warrant clarification but do not establish a different economic or planning outcome.

It provides additional explanation on the trade area, including reliance on mobile visitation evidence showing overlapping catchments for Lakelands and Meadow Springs, and argues that SPP4.2 indicative service population ranges should not be treated as fixed trade area limits. It also notes that the peer review's updated population data identifies a higher 2025 trade area population than the original applicant assessment and particularly strong recent growth in the primary sector.

The Retail Needs Assessment and Net Benefit Test submitted by the applicant has been reviewed having regard to the requirements of SPP4.2 and the matters raised in submissions. The assessment identifies a growing population catchment, an emerging requirement for additional supermarket floorspace, and a net community benefit arising from improved retail choice, competition, local employment and reinforcement of the Lakelands Town Centre.

Submissions from existing centre owners raise legitimate issues concerning the extent of the trade area, the treatment of future growth and supply at Karnup, retained expenditure assumptions, impacts on Meadow Springs and the potential role of Lot 2101 within the same Activity Centre. These matters have been considered, together with the applicant's supplementary economic response.

The treatment of longer-term Karnup growth and future Karnup centres is a legitimate sensitivity issue. However, the applicant's supplementary response clarifies that the proposal does not rely on longer-term Karnup development to establish the short to medium-term case, and that existing and committed growth around Lakelands and Madora Bay is sufficient to support the need for additional supermarket provision.

While the peer review identifies alternative assumptions that may result in higher estimated impacts on Meadow Springs, the material does not demonstrate that the proposal would result conclusively in the loss of a supermarket service, the failure of Meadow Springs Shopping Centre, or an unreasonable and lasting impact on the activity centre hierarchy. The higher impact scenarios are best understood as sensitivity tests rather than definitive forecasts of likely trading outcomes.

On balance, the applicant's Retail Needs Assessment and Net Benefit Test substantially addresses the core economic assessment matters expected by SPP4.2 for a proposal of this nature. The assessment material supports the conclusion that there is a planning and market basis for an additional full-line supermarket within the Lakelands Town Centre. This conclusion is not materially disputed by IFM Investors and is supported by the existing role of Lakelands as a District Activity Centre, the growth occurring and the scale of forecast supermarket floorspace demand.

City officers therefore consider that the retail economic submissions are warranted to the extent that they identify matters requiring discussion and clarification, but they do not warrant refusal of Amendment 2 on retail need or net benefit grounds. The proposal is considered capable of satisfying the relevant economic considerations of SPP4.2, subject to Council being satisfied that appropriate structure plan controls are introduced to secure an integrated, walkable and high-quality built form outcome for Lot 2102.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Proposed Location for additional ‘Core Retail’ Land Use

In general terms, SPP4.2 promotes the development of activity centres with a variety of land uses, in a compact urban form. The development of district centres with a well-formed structure consisting of small, walkable blocks, with buildings that address the streets to maximise pedestrian flows, is encouraged.

The current ‘Mixed Business’ designation for the site was established to facilitate bulky goods retail development, separated from the remainder of the centre by Lake Valley Drive. In this regard, it is noted that bulky goods retail is a land use that generally requires a level of separation to everyday shop retail uses such as supermarkets, given its different built form, scale, traffic generation, parking and customer trip characteristics. This typically results in such uses being located at the outer edges of activity centres or in separate designated commercial precincts.

Conversely, ‘Core Retail’ is considered to be a higher intensity use, compared to a ‘Mixed Business’ designation.

Whilst the subject site is located within the boundary of an established activity centre, aligning with SPP4.2’s objective to concentrate retail and commercial uses in designated centres, it is located on the periphery of the activity centre.

The site is also located on the opposite side of Lake Valley Drive from the existing Lakelands Shopping Centre, adjacent to the Mandurah Road/Lake Valley Drive signalised intersection and a roundabout at the corner of Lake Valley Road/Seppings Parade. Lake Valley Road, across the frontage of the site, includes multiple turning lanes, no on-street parking and serves as a connection for traffic accessing the signalised intersection with Mandurah Road from established and emerging residential estates to the east.

The submission received from IFM Investors (current owners of Lakelands Shopping Centre) suggests that the subject site is an inappropriate location for this form of shop retail development, with the potential to compromise the desired urban form and distribution of land uses within the centre. They argue that a more appropriate location for this development is on available vacant land (Lot 2101 Banksiadale Gate) which is located to the north-eastern corner of the precinct and is currently appropriately zoned for this use.

Development of this nature on Lot 2101 could provide a consolidated, well integrated activity centre, providing customers with safe and convenient pedestrian connection options adjacent to the two existing supermarket anchors and supporting retail specialties.

Notwithstanding the above, the applicant has indicated that the alternate landholding, Lot 2101 Banksiadale Gate, as identified in the IFM submission, is not considered suitable for the proposed development for the following reasons:

- Discussion between the applicant and IFM (previously ISPT) regarding a Woolworths development on Lot 2101 began in March 2024 but stalled in 2025. Multiple proposals were submitted to IFM, however, the parties were unable to reach a compromise to suit Woolworths' requirements. An alternative site was subsequently identified in 2025 (being Lot 2102, the subject site) which better suited Woolworths' requirements.

- The plans proposed by IFM provided insufficient amenity and dedicated at-grade car parking for a Woolworths development.

- Woolworths' proposal for a dedicated service vehicle access point was rejected due to its close proximity to existing residential areas. IFM's counter-proposal suggested a close alignment of pedestrian walkways, customer vehicles and service vehicles, which created an unacceptable safety risk for pedestrians.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

- The requirement, on Lot 2101, to position the retail component toward the town square forces the parking and service areas toward the residential boundary. In contrast, Coles benefits from a dedicated service vehicle access directly off Mandurah Road. The Coles car park faces inward toward their supermarket, whereas the proposed IFM plans for Lot 2101 would immediately disadvantage the Woolworths store.

Both perspectives are noted, however, development of this nature on the subject site could be considered acceptable subject to appropriate built form integration into the structure of the centre and if suitably designed to promote walkability and an integrated pedestrian friendly environment. It should be designed as a continuation and completion of the town centre and not as a separate entity.

Precinct Integration, Built Form and Urban Design

SPP4.2 seeks to ensure the urban form of activity centres enables the primary focus of activity to be on the street, in the public realm and connected to public open spaces. Street design and the urban structure should be conducive to and prioritise access by walking, cycling and public transport.

State Planning Policy 7.2: Precinct Design ('SPP7.2') encourages a legible, interconnected layout to achieve accessibility and connectivity via walking and cycling between existing residents and the activity centre core and recommends that planning should prioritise the provision of direct pedestrian links within larger blocks to improve walkability.

One of the objectives of the current Structure Plan is to achieve a pedestrian oriented, community-focused main-street town centre – this is distinct from a continuous enclosed suburban shopping mall. The stages of development currently function in this way with a main-street, plaza, externally accessible retail, food and beverage and community facilities.

Given the above policy context, City officers have the following concerns with the modified concept layout (Attachment 2). These concerns are also supported by independent third-party design advice:

- The indicative concept plan does not sufficiently demonstrate that the proposed development will present as an integrated extension to the Lakelands Town Centre main street environment.

- Whilst it is acknowledged that the concept layout provided is indicative only, it does indicate an intention that the urban form of the likely development will retreat from the street, creating a supermarket in a car park.

- The entry point to the supermarket is positioned towards the rear of the site. This is a suburban approach that is largely car-based, and the indicative urban form would not contribute to the generation of street life and pedestrian activity that is sought to support the remainder of the town centre precinct.

- Pedestrian access through the site is provided to allow access to the district centre core, by residents from the south. This connection is not, however, considered to be a sufficiently generous and meaningful connection. The indicative development remains largely vehicle-oriented, and the layout gives limited consideration to pedestrian movements between the proposed development, the existing shopping centre, public transport facilities and surrounding residential areas.

- The continuation of Seppings Parade to the south is a key requirement, in order to achieve integration with the remainder of the precinct. The indicative concept layout indicates an internal access road off the existing roundabout which seems to terminate abruptly, constraining access to the main area of car bays. This is likely to be problematic from a traffic safety perspective, particularly at peak times.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

- Additionally, there is concern regarding the specialist retail and pad site elevations adjacent to Lake Valley Drive and their ability to function as a genuine street frontage, given the existing road environment, the absence of on-street parking and the parking provided to the rear.

- Whilst the landscape zone (on the corner of Lake Valley Drive and the access road into the site) is welcomed, it is disconnected from the built form and main entry point to the supermarket. As such, it is questionable whether it would be used as a breakout space or casual seating area.

The modified indicative concept plan is, therefore, not supported in its current form.

Structure Plan provisions are therefore recommended to be modified and supplemented. This includes additional provisions to improve pedestrian connectivity, strengthen the built form interface and activation to Lake Valley Drive, and ensure that the development better aligns with SPP4.2 objectives relating to walkability, centre cohesion and high-quality urban design.

The recommended additions/changes to the precinct structure plan text are detailed in the relevant section below.

Traffic Impact Assessment

The applicants have prepared a traffic impact assessment to contemplate the traffic impact of the proposal on the external road network, in comparison to its previous capability under the Mixed-Business zoning.

The original indicative concept plan indicated that the primary vehicular access to the site is proposed from the existing roundabout at Seppings Parade and Lake Valley Drive, with a left-in access for service vehicles from Lake Valley Drive to the east of the roundabout and a left-in, left-out access point to the west of the roundabout, adjacent to the intersection of Lake Valley Drive and Mandurah Road. No vehicle access is proposed to Cobaki Brace.

The report concludes that the proposed amendment will have no material impact on the performance of surrounding intersections. The subject site access and the intersections assessed in the report will operate with a satisfactory level of service, in post-development, as well as 10-year post-development scenarios. Overall, it is considered that the impacts of the proposed amendment on the surrounding transport network can be suitably managed.

In their submission, Main Roads WA (‘MRWA’) have indicated that they have the following concerns with the proposal:

- Lakelands Town Centre’s commercial and retail footprint, as well as the accelerated uptake of residential subdivisional opportunity in the planning precinct, has significantly outgrown and exceeded previous development assumptions and traffic modelling, which informed network planning requirements and intersection operational controls to date. MRWA recommends that the traffic analysis for the District Centre be reviewed and that a detailed network analysis for Mandurah Road corridor be undertaken to determine future network impacts.

- Traffic analysis for the Lake Valley Drive/Mandurah Road junction has been undertaken in isolation of adjoining network junctions, and no updated analysis was undertaken for the Banksiadale Gate/ Mandurah Road junction, which is the other primary access to the district centre.

- The traffic analysis has not properly considered the future potential mix of land use and development potential of Lot 2101 and the associated traffic demands.

- The proposed Left In-Left Out (LILO) access, located within the left turn treatment on Lake Valley Drive, is inconsistent with Main Roads’ access policy and is not supported in principle due to the

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

potential for traffic conflicts to occur which will detract from the safety and function of the intersection.

- The Traffic Impact Assessment (TIA) suggests that queuing within the right turn lane from Mandurah Road to Lake Valley Drive is close to spilling out into the through lanes northbound. The analysis in respect to the right turn lane has also not considered the requirement for deceleration into the turning lane, which means that the lane length is deficient. Main Roads would, on a without prejudice basis, support the proposal if a second right turn lane is provided northbound from Mandurah Road into Lake Valley Drive, funded by the developer.

In response, the City's officers consider the following:

- The TIA demonstrates that the immediately adjacent intersections and proposed site access arrangements are generally capable of accommodating the development based on the modelling undertaken. The analysis results indicate acceptable operation of the Mandurah Road/Lake Valley Drive intersection, Lake Valley Drive/Seppings Parade roundabout and the proposed site access points in both the opening year and 10-year horizon scenarios.

- That said, MRWA's concerns regarding the scope of the assessment are understood and acknowledged. Whilst the TIA focuses on the Lake Valley Drive interfaces, it does not appear to assess the broader Mandurah Road corridor, including Banksiadale Gate and other nearby access points serving the town centre. Given the proximity of the Lake Valley Drive and Banksiadale Gate intersections (approximately 425 m apart), these locations effectively operate as part of the same commercial access corridor and are likely influenced by the same traffic demands.

- Banksiadale Gate already accommodates relatively strong movements associated with the activity centre, particularly right-turn movements onto northbound Mandurah Road. As additional commercial floorspace is introduced, some redistribution of traffic between Lake Valley Drive and Banksiadale Gate would be expected.

- There would be merit in a broader network assessment to better understand these corridor and network effects, rather than limiting the analysis to the intersections immediately surrounding the site. However, this is a wider corridor/regional issue that is not necessarily considered the responsibility of the applicant to address.

- In relation to the proposed LILO access within the Lake Valley Drive left-turn treatment, City officers have similar concerns regarding accesses located within the turning lane environment and the potential for driver confusion and vehicle conflicts. Restricting this access to service vehicles only and limiting turning movements would likely reduce conflict exposure and the frequency of use.

- With respect to the request for a second northbound right-turn lane on Mandurah Road, City officers do not consider that the current TIA provides sufficient information to determine whether this upgrade is warranted solely as a consequence of the proposed development, as per the requirements of *SPP3.6 Infrastructure Contributions*.

In response to the above, the applicant has commented as follows:

- MRWA comments regarding the pace of urban development along the Mandurah Road corridor are acknowledged, however this is a wider corridor/regional issue that should be investigated and modelled by MRWA, in collaboration with the City of Mandurah. Traffic modelling for Mandurah Road should consider the staging and cumulative impact of many different local structure plans, the development of Karnup Station and associated housing, the timing and form of Road B, and many other factors which are beyond the scope of this relatively minor local structure plan amendment.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

- It is emphasised that the subject Amendment 2 is minor in nature and represents an overall reduction in retail floor space on the subject site from approx. 9,000m^2 to approx. 6,600m^2, when compared to the approved structure plan uses. The scale of the transport impact assessment and associated traffic modelling is therefore appropriate for the localised potential impacts of this minor change in land use and traffic generation.

- As Amendment 2 only contemplates changes to one parcel of land on the southern side of Lake Valley Drive, traffic impacts related to this are anticipated to be localised to Lake Valley Drive, with minimal influence on other roads within the wider Lakelands Activity Centre such as Banksiadale Gate, which is located on the far northern boundary of the centre.

- The proposed crossover to Lake Valley Drive near the western boundary of the site, can be confined to “left-out’ movements only, and restricted to use by service/delivery vehicles, staff parking and some ‘direct to boot’ customers.

  The limited volumes and restricted movements mean that this crossover is unlikely to have any material impact on the safety and function of the signalised intersection, and no impact at all on Mandurah Road. A modified indicative concept plan has been submitted to indicate this change, however, whilst the modified access is indicated on the indicative concept plan, it is not detailed in the text provisions of the structure plan. It is recommended, therefore, that this be added to the site-specific requirements for this particular site.

The conclusions of the transport impact assessment demonstrate that the increased traffic generated by Amendment 2, and 10 years of background traffic growth, can be accommodated within the capacity of the Mandurah Road/Lake Valley Drive intersection with no modifications required. This 10-year horizon is consistent with the requirements of WAPC Transport Assessment Guidelines. Growth in background traffic volumes beyond this scope and timeframe should be considered by MRWA as part of longer-term planning for the widening of Mandurah Road to 6 lanes and construction of Road B.

In regard to parking, the existing Structure Plan establishes a car parking standard of 4 bays per 100m^2 for commercial uses. Detailed car parking analysis has not been completed as part of this proposal, as this would be undertaken at development application stage. However, the applicants have indicated a provision of 5 bays per 100m^2 (consistent with Woolworths requirements).

WA Planning Manual – Non-Residential Car Parking Rates in Perth or Peel (November 2024) recommends, for district centres, the provision of a minimum car parking rate of one parking space per 100m^2 of floor area and a maximum car parking rate of one parking space per 25m^2 of floor area. This is consistent with the current Structure Plan provisions. No commentary has been provided within the amendment documentation to justify why a variation is warranted in this instance.

The provision of excessive car parking can have a detrimental effect on built form outcomes and pedestrian oriented outcomes. As such, given the space on the subject site and the provision of parking that is available for reciprocal use in the vicinity, it is considered likely that parking levels will be compliant.

Residential Amenity Impact

The indicative concept plan indicates that the proposed supermarket building and service vehicles access road to the loading dock and service areas (facing Mandurah Road) would back directly onto existing residential dwellings along Cobaki Brace, separated by an existing masonry wall.

This is similar to the layout for the approved large format, bulky good development application. However, a full-line supermarket and supporting retail tenancies has a fundamentally different amenity profile to bulky goods retailing type uses including, but not limited to, longer trading hours. Early morning deliveries and shelf-stocking, extended trading hours, refrigeration plant, waste

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

compactors and higher traffic volumes all have the potential to directly impact the adjoining residential properties.

Commercial activity is likely to occur seven days per week and requires the ingress and egress of service vehicles along the rear laneway directly behind existing residential properties on Cobaki Brace.

The current Structure Plan provisions required the submission of a noise assessment report at development application stage, and the applicants have stated that the revised Structure Plan provisions, on the basis of the amended proposal, will retain a requirement for a noise assessment report to assess the potential impact of the proposal at development application stage. Detailed design can then address and/or mitigate any potential issues raised.

A waste management plan will be required upon lodgement of any development application for a 'Core Retail' use.

Recommended Modifications to Precinct Structure Plan

As part of Amendment 2, the proponents have recommended the following provisions be modified, and new provisions be inserted, into Part One of the Structure Plan. City officers support a number of the modifications proposed by the applicant, but not all.

As such, City officer comment is provided against each of the proposed modifications.

Section	**Action**	**Applicant Proposed - Structure Plan Amendment**	**Officer Comment** *modified wording in italics and underlined for clarity*
Executive Summary	Modify the table located on page iv to remove reference to 'Mixed Business'	Change "Commercial / Mixed Business: 10.2 hectares" to "Commercial: 10.2 hectares."	Supported
Section 5.1 – Activity Centre Precincts	Remove dot point 3 referring to 'District Centre: Mixed Business'	Delete: "District Centre – Mixed Business"	Supported
Table 1 – Zoning Table	Remove column 4 – District Centre: Mixed Business	Delete column 4: "District Centre: Mixed Business"	Supported
5.7 Signage (e)	Delete	Delete: "The proposed locations for signs in the Core Retail precinct shall be nominated at the time of application for development approval."	Not Supported – recommend modifying section 5.7 (e) *"The proposed locations for signs in the Core Retail precinct on Lot 2102 Lake Valley Drive shall be nominated at the time of application for development approval."*
5.8 Pedestrian Access (b)	Modify this section to remove reference to Mixed Business and include reference the subject site (Lot 2102 Lake Valley Drive)	Change to: "The pedestrian environment within the 'Core Retail' precinct should include street trees, footpaths seating, lighting, shade and connection to the wider pedestrian environment, to ensure pedestrian comfort and promote walkability. Development is to	Supported.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Section	Action	Applicant Proposed - Structure Plan Amendment	Officer Comment *modified wording in italics and underlined for clarity*
		provide safe, convenient and legible pedestrian connections between the Core Retail Precinct, Lake Valley Drive, the existing Lakelands Town Centre and surrounding residential neighbourhoods"	
5.10 Noise Attenuation (c)	Remove references to 'Mixed Business Precinct' and replace with 'Core Retail'	Change to: "A solid masonry wall, between the Core Retail Precinct and the Residential Frame along Cobaki Brace, will be required to be constructed prior to the commencement of use of any development within the Core Retail Precinct. The height of the wall shall be determined through the submitted acoustic assessment report."	Supported
5.10 Noise Attenuation (d)	Modify this section to remove reference to Mixed Business and include reference the subject site	Change to: "For development within Lot 2102 Lake Valley Drive, an Acoustic Report will need to be prepared by a qualified acoustic (noise) consultant to confirm that the development complies with the requirements of the Environmental Protection Noise Regulations 1997. The Acoustic Report will be required to accompany an application for development approval."	Supported
5.13 Transport Impact Assessment	Remove reference to Mixed Business Sub-precinct	Change to: "An Updated Transport Impact Assessment to the satisfaction of the City of Mandurah and Main Roads Western Australia is to be prepared prior to subdivision or development of the Core Retail Sub-precinct. Any recommendation of the Transport Impact Assessment is to be implemented prior to subdivision clearance or commencement of development."	Supported
5.14 – Site Specific Requirements (Lot 2102 Lake Valley Drive)	Insert section	Insert a new section titled "5.14 Site Specific Requirements (Lot 2102 Lake Valley Drive)". The new section shall contain site-specific development requirements relating to building height, frontages, setbacks, pedestrian access, vehicle access, parking and servicing,	Part supported: The addition of a new section to include site specific requirements is supported, however officers do not support the wording of the proposed provisions. As such, modified wording is provided in the table below.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Section	Action	Applicant Proposed - Structure Plan Amendment	Officer Comment *modified wording in italics and underlined for clarity*
		landscaping and sustainability, substantially in accordance section 5.1.1 of this amendment report.	
Precinct Structure Plan Map Zoned 'District Centre – Mixed Business'	Amend the Structure Plan map to remove the 'Mixed Business' Precinct and amend the map to include the subject lot as 'Core Retail'		Supported
Structure Plan – Plan Notes	Reword plan note 6 referencing Mixed Business Precinct to reference the updated Core Retail Precinct	Change to: "Core Retail Precinct provided with vehicular access from the existing roundabout on Lake Valley Drive and developed in a manner to minimise impact on the adjacent residential, while accommodating a north-south pedestrian link to the activity centre."	Not Supported. Recommend change to: *"Core Retail Precinct provided with vehicular access from the existing roundabout on Lake Valley Drive, designed with an entry boulevard, as a continuation and completion of the town centre, with appropriate built form, landscape and pedestrian integration and to minimise impact on the adjacent residential.'*

The applicant refers to a table within section 5.1.1 of the Amendment (extracted below) which indicates the proposed site-specific design guidance/provisions. Again, City officers support a number of the amendments proposed by the applicant, but not all. As such, City officer comment is provided against each of the proposed provisions.

The recommended inclusion of a new section titled "Site Specific Requirements (Lot 2102 Lake Valley Drive)" is supported, where the design provisions are entirely site-specific. However, where possible, new provisions are recommended to be inserted and integrated within the relevant sections of the existing precinct structure plan text.

To ensure clarity, the following wording is also recommended to be included within the introduction of new section 7:

"Development on Lot 2102 Lake Valley Drive shall be designed and assessed in accordance with the following site-specific requirements, in addition to the other applicable provisions of this Precinct Structure Plan. Where there is any inconsistency between this section and the general provisions of the Precinct Structure Plan, the provisions of this section shall prevail to the extent of that inconsistency."

Item	Applicant Proposed Control	Officer Comment *modified wording in italics and underlined for clarity*
Height	Development within the site shall have a maximum two-storey built form appearance when viewed from Lake Valley Drive. Architectural features, screening elements, parapets and	• Insert into new Section 7 Site Specific Requirements for Lot 2102 - 'Development within the site shall have a *minimum* two-storey built form appearance when viewed from Lake Valley Drive. Architectural features, screening

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Item	Applicant Proposed Control	Officer Comment *modified wording in italics and underlined for clarity*
	roof projections may extend above the maximum building height.	elements, parapets and roof projections may extend above the maximum building height *and shall reflect the architectural form of the existing District Centre buildings.* *The corner of Lake Valley Drive and Mandurah Road shall be designed with a similar architectural form as the shopping centre to the north, to read as an integrated and cohesive built form. The internalised continuation of the 'main street' shall reflect the design of the existing main street precinct at a more human scale using elements such as frontage glazing, weather protection, on-street parking, landscaping and articulation.'*
Frontages	The following design details for frontages are to be implemented: • Development along the Lake Valley Drive frontage shall be designed to provide visual interest, including the provision of landscaping, building articulation and use of a variety of materials. • Minimum of 50% of ground floor windows of unobscured glass are required to be provided along all Lake Valley Drive elevations with the exception of Mandurah Road.	Insert into new Section 7 Site Specific Requirements for Lot 2102: • 'Development along the Lake Valley Drive frontage shall be designed to provide visual interest, including the provision of landscaping, building articulation and use of a variety of materials. *Development shall be arranged to present as an integrated extension of the Lakelands Town Centre Main Street, as per Plan 2 and shall avoid a layout where buildings are substantially separated from the street by large expanses of car parking.* • *Large-format core retail building elevations shall be articulated through changes in materials, colours, wall plane, roof form, glazing, awnings, landscape integration or public art to reduce perceived bulk and provide visual interest.* • *Ground floor tenancies, where identified on Plan 2, shall provide active and visually permeable frontages, including clear glazing, identifiable entries and direct pedestrian access.* • *A minimum of 75 per cent of the ground floor frontage to the internalised main street and the sleeving specialty retail tenancies shall comprise unobscured glazing, display windows, active tenancy frontage or other visually permeable treatment*, with the exception of Mandurah Road. *Continuous blank walls to Lake Valley Drive, Mandurah Road, the north-south pedestrian link or key internal pedestrian routes shall not be permitted, except where unavoidable for servicing, plant or supermarket operational requirements and where appropriately treated through articulation, public art, landscaping or screening.*

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Item	Applicant Proposed Control	Officer Comment *modified wording in italics and underlined for clarity*
	• A canopy or awning shall be provided to all ground floor tenancies adjacent to a street, to a minimum height of 3m	• A canopy or awning shall be provided to all ground floor tenancies adjacent to a street *or primary pedestrian route*, to a minimum height of 3m, *to support pedestrian comfort and year-round usability.*
	• Corner sites to address both frontages (if applicable)	• Corner sites to address both frontages (if applicable)
	• Loading, Plant and Waste storage areas shall not be visible from Lake Valley Drive. (Excluding Home delivery and Direct to Boot)	• Loading, Plant and Waste storage areas shall not be visible from Lake Valley Drive. (Excluding Home delivery and Direct to Boot)
Setbacks		Insert into new Section 7 Site Specific Requirements for Lot 2102:
	• A minimum nil setback applies, consistent with the District Centre for commercial precincts.	• Delete. (Note: Given the contents of Plan 2, a nil setback on Lake Valley Drive is not seen as practical to achieve other design outcomes in the Structure Plan.)
	• Where development is proposed along Lake Valley Drive it should establish attractive presence to Lake Valley Drive through a combination of built form, active frontages and/or attractive landscaped pedestrian areas or feature art treatments.	• Where development is proposed along Lake Valley Drive, *or primary pedestrian routes*, it should establish attractive presence through a combination of built form, active frontages and/or attractive landscaped pedestrian areas or feature art treatments.
	• Where setbacks are proposed, they should be utilised for landscaping, pedestrian movement, outdoor dining or public realm improvements rather than extensive vehicle circulation areas	• Where setbacks are proposed, they should be utilised for landscaping, pedestrian movement, outdoor dining or public realm improvements rather than extensive vehicle circulation areas
Pedestrian Access	• Pedestrian linkages through the site are to be provided generally were located on the Structure Plan map. Routes identified are considered indicative and demonstrate one possible way of providing a pedestrian connection through the site. • Designated pedestrian linkages are to be provided directly to the northern district centre, and generally in accordance with the following: - Be continuously sheltered and/or tree lined; - By a typical width of 2m; - Wayfinding to be provided; and	*Recommend supplementing existing section 5.8 Pedestrian Access with the following additional sections (c) to (f):* • *A safe, direct, legible and universally accessible north-south pedestrian connection shall be provided through the site between Cobaki Brace and Lake Valley Drive, connecting to the existing Lakelands Town Centre.* • *The north-south pedestrian connections shall be a minimum 3 metres in width, open to view, well-lit, shaded through trees or structures, and designed as a meaningful public realm element with appropriate wayfinding, rather than a residual pathway through car parking areas.*

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Item	Applicant Proposed Control	Officer Comment *modified wording in italics and underlined for clarity*
	- Be well lit and provided seating where appropriate.	• *Pedestrian routes shall be clearly separated from vehicle circulation areas through grade separation, paving treatment, landscaping, bollards, raised plateaus/crossings or other appropriate measures.* • *All other pedestrian linkages around a site are to be provided as shown on the Plan 1 and 2 at the proponent's cost.*
Vehicle Access	Vehicle access arrangements are to generally accord with the concept plan and demonstrate: - Minimisation of pedestrian and vehicle conflict points; - Consolidation of crossover locations wherever practical; - Protection of active frontage opportunities along Lake Valley Drive; - Safe access for servicing and loading activities	Insert into new section 5.15 Site Specific Requirements for Lot 2102: Vehicle access arrangements are to generally accord with Plan 2 and demonstrate: - *Primary customer vehicle access shall be provided from the existing Lake Valley Drive/Seppings Parade roundabout unless an alternative access arrangement is supported by the local government and Main Roads Western Australia.* - Minimisation of pedestrian, *cyclist* and vehicle conflict points; - *Protect the function of Lake Valley Drive and Mandurah Road, and support the safe operation of the surrounding road network;* - Consolidation of crossover locations wherever practical; - Safe access for servicing and loading activities - *The western access to Lake Valley Drive, indicated on Plan 2, shall be restricted to left-out movements only and shall be limited to service vehicles, staff parking and direct-to-boot or similar low-volume operational movements, unless otherwise approved by the local government and Main Roads Western Australia.* - *No vehicle access shall be provided to Cobaki Brace.*
Parking and Servicing	• Parking rates for the site is required to be 5 bays per 100m^2 of GLA and demonstrate:	• Not supported. It is recommended that car parking be provided in accordance with the existing provisions of section 5.9 Car Parking, which are consistent with *WA Planning Manual – Non-Residential Car Parking Rates in Perth or Peel (November 2024),* as no detail has been proposed within the amendment to justify why a variation is warranted.
	• Car parking visible from Lake Valley Drive is to incorporate landscaping and canopy trees to minimise visual dominance.	• Not supported. The existing provisions of section 5.11 Landscape Design are considered sufficient for this purpose.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Item	Applicant Proposed Control	Officer Comment *modified wording in italics and underlined for clarity*
		• It is recommended that the following provisions be inserted into new section *5.15 Site Specific Requirements for Lot 2102: Car parking shall be located, designed and landscaped to reduce visual dominance when viewed from Lake Valley Drive, Mandurah Road and key pedestrian routes.* • *Large uninterrupted areas of open car parking shall be avoided through the use of canopy tree planting, pedestrian paths, landscape islands, shade structures and safe pedestrian desire lines.*
	• Bicycle parking is to be provided adjacent to building entries.	• There are currently no bicycle parking provisions within the precinct structure plan. It is recommended that the following provisions be inserted into new section *5.15 Site Specific Requirements for Lot 2102: Bicycle parking is to be provided at a rate of 1 space per 500m^2 above 1000m^2 of floor space. Bicycle parking shall be provided in convenient, visible and weather-protected locations close to building entries and key pedestrian routes. End-of-trip facilities shall be provided where required by the local government.*
	• A servicing bay and loading dock is proposed to face Mandurah Road to prevent any amenity impacts on adjoining developments.	• It is recommended that the following provisions be inserted into new section *5.15 Site Specific Requirements for Lot 2102: Any servicing, loading dock and general back-of-house facilities shall be designed* to face Mandurah Road to prevent any amenity impacts on adjoining developments. *Loading docks, waste storage areas, plant, staff parking and servicing areas shall be screened from public streets and residential properties through building placement, acoustic treatment, landscaping, fencing, architectural screening or a combination of these measures.* • *Servicing and loading activities shall be designed and managed to minimise adverse noise, light, traffic and amenity impacts on adjoining residential properties along Cobaki Brace.*
	• A waste management plan is required to be prepared as part of the Development Application process.	• Supported for inclusion in section 5.15 Site Specific Requirements for Lot 2102.
Landscaping	• The site is required to provide a minimum 4% landscaping, including the following provisions:	• Not supported – recommend consistency with existing section 5.11 Landscape Design of the

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Item	Applicant Proposed Control	Officer Comment *modified wording in italics and underlined for clarity*
	• Canopy tree planting is to be provided throughout unshaded car parking areas and along pedestrian routes; • Water Sensitive Urban Design principles should be incorporated where practical; • All landscaped areas shall utilise waterwise species and demonstrate water efficient design. • A landscape concept plan is to be submitted at Development Application stage.	existing Structure Plan (which requires 10% landscaping). • It is recommended that the following provisions be inserted into section *5.15 Site Specific Requirements for Lot 2102:* *Canopy tree planting shall be provided throughout uncovered car parking areas, along pedestrian routes, adjacent to Lake Valley Drive and Mandurah Road, and along the southern residential interface of Lot 2102 Lake Valley Drive.* - *Development shall include at least one usable landscaped public or semi-public plaza, forecourt or seating area that is connected to the pedestrian network, visible from active frontages and supported by shade and seating.* - *It is recommended that section 5.11 Landscape Design be supplemented with the following additional provisions:* *"Water Sensitive Urban Design principles shall be incorporated into the site layout, car parking areas and landscape design, including stormwater infiltration, shade, permeable surfaces and waterwise planting where practicable.* *Landscape species shall be waterwise, durable and suited to the local climate, with preference for species that contribute to shade, biodiversity and long-term canopy cover.* *A landscape concept plan is to be submitted at development application stage and shall demonstrate how landscaping contributes to pedestrian comfort, urban heat reduction, residential interface treatment, public realm quality and visual amenity.'*
Sustainability	A sustainability report is to be prepared and submitted at development application stage demonstrating a minimum 4.5 Star NABERS Energy and Water Certification	Supported. Recommend addition of a new Section 7 to detail the following for all development within the Core Retail Precinct: *(a) A Sustainability Report shall accompany any development application and shall demonstrate how the development incorporates passive design, energy efficiency, water efficiency, waste minimisation, sustainable materials, urban heat reduction and active transport support.* *(b) Development shall investigate and, where practicable, incorporate photovoltaic panels,*

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Item	Applicant Proposed Control	Officer Comment *modified wording in italics and underlined for clarity*
		including opportunities for solar shade structures over car parking areas. *(c) Electric vehicle charging infrastructure shall be provided or provision made for future installation in convenient and appropriately located car parking areas.* (d) *Development shall demonstrate how building orientation, shading, glazing, materials and roof design assist in reducing energy demand and improving user comfort.*

The following existing sections, not proposed by the applicant, are also recommended to be modified or supplemented as follows:

Section	Action	Officer Proposed Modification/Addition:
Section 2 Objectives	Delete the last dot point	Delete: "*To facilitate development of large format retail in accordance with the role of a district centre"*
Table 1 – Zoning Table	Modify the heading of column 2 in the zoning table to ensure that the land uses within that column are applicable for both the core retail zone and the main street zone.	Change the heading "District Centre: Main Street" to 'District Centre: Core Retail/Main Street" to the heading at the top of the 'District Centre – Main Street' column in the zoning table
Section 5.7 Signage	Modify section 5.7 (a)	Change to *"No pylon signs are to be permitted within the Lakelands Activity Centre, unless architecturally designed as part of the built form."*
5.14 Site Specific Requirements (Lot 2102 Lake Valley Drive)	Insert section	Insert within the introduction of new section titled "Section 7 Site Specific Requirements (Lot 2102 Lake Valley Drive) as follows: *"Development on Lot 2102 Lake Valley Drive shall be designed and assessed in accordance with the following site-specific requirements, in addition to the other applicable provisions of this Precinct Structure Plan. Where there is any inconsistency between this section and the general provisions of the Precinct Structure Plan, the provisions of this section shall prevail to the extent of that inconsistency*."

All of the above new and modified provisions are intended to ensure that any future 'Core Retail' development on the site achieves an integrated, walkable and high-quality town centre outcome, appropriately manages the residential interface, and addresses the built form and urban design concerns identified through assessment of the amendment.

MEAG Comment

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

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

Consultation

The proposed Precinct Structure Plan amendment was advertised in accordance with Clause 18(3A) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 42 days.

This advertising took place on the City's engagement website between 11 May 2026 and 22 June 2026 with the following undertaken:

- written notice provided to 67 surrounding landowners;
- Consultation with one external agency;

Five submissions were received as follows:

- one from IFM Investors, the owner Lakelands shopping centre;
- one from the owners of Meadow Springs Shopping Centre;
- two in support from residents;
- one from MRWA.

A summary of the submissions and officer responses are included within Attachment 4 with the issues raised addressed in the main body of the report.

Statutory Environment

Under the *Planning and Development (Local Planning Schemes) Regulations 2015*, Council is required to provide a report with recommendations to the WAPC which is required to be provided within 60 days of the completion of the advertising period.

A request was sent to the WAPC seeking deferral of the proposal to Council's September meeting (beyond the 60-day requirement) to allow sufficient time for the applicant to respond to the submissions and concerns raised and to allow officers time to consider the submission of modified information and prepare its report to Council.

Policy Implications

The amendment will modify Part One of the Lakelands Town Centre Precinct Structure Plan by updating the planning control and introducing new controls for Lot 2102 Lake Valley Drive. The amendment will affect future land use, built form and development outcomes on the subject land.

Financial Implications

The amendment does not have any immediate financial implications for the City.

Economic Implications

The amendment supports future investment within the Lakelands Town Centre. It may facilitate for greater diversity in retail/commercial services and provide additional job opportunities for the local community.

Environmental Implications

The amendment amends the planning controls applying to the subject land but does not approve development.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Risk Implications

Council are not the determining authority in this instance and are providing a recommendation only. The WAPC may not support Council's recommendation and may determine the proposal as they see fit. This risk has been minimised by providing as much information and rationale as possible within the report.

Strategic Implications

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

Economy
- Local jobs to retain our people and attract skilled workers
- A diversified economy that supports growth sectors
- Well-planned, sustainable urban development

Community
- Safe and connected communities

Environment
- Our built environment is clean, accessible and sustainable

Leadership
- Sound decisions based on evidence and meaningful engagement

Conclusion

The proposed amendment to the Lakelands Town Centre Precinct Structure Plan has been assessed against the relevant state and local planning framework, the outcomes of public consultation, and the technical information submitted by the applicant.

The assessment has specifically considered whether the proposal would adversely impact the Lakelands District Centre or surrounding activity centres, whether Lot 2102 is an appropriate location for additional Core Retail land use, whether the likely development outcome would support a pedestrian-oriented and community-focused town centre, whether traffic and residential amenity impacts can be managed, and whether the current Precinct Structure Plan provisions require modification or supplementation.

On balance, the retail needs assessment and supplementary economic information indicate that the additional supermarket and supporting retail floorspace would not unreasonably undermine the Lakelands District Centre or surrounding activity centres, and that the proposal can improve retail choice, competition and local access to services. The location of the proposed Core Retail land use is considered capable of being acceptable because it remains within the established District Activity Centre; however, its peripheral position, separation from the existing shopping centre by Lake Valley Drive and the indicative concept layout mean that stronger controls are required to secure a genuine continuation of the town centre.

The assessment has also found that the indicative concept plan, in its current form, does not sufficiently demonstrate an integrated, walkable and high-quality town centre outcome for Lot 2102. In particular, further controls are required to address built form, frontage activation, pedestrian connectivity, vehicle access, car parking design, landscaping and sustainability. Traffic impacts are considered capable of being managed through further assessment and access controls at the development application stage, while potential residential amenity impacts associated with servicing, noise, waste and operational activity can be addressed through site-specific provisions, acoustic assessment and detailed design requirements.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

For these reasons, City officers consider that the principal considerations identified in the assessment have been addressed to the extent necessary for Council to make a recommendation to the Western Australian Planning Commission. However, support is only appropriate subject to modifications to strengthen the Precinct Structure Plan provisions applying to Lot 2102, including requirements relating to built form, pedestrian connectivity, vehicle access, landscaping, sustainability, servicing, noise attenuation and residential amenity. The recommended modifications will provide greater certainty that any future development application delivers a form of development that functions as a continuation of the Lakelands Town Centre, rather than as a separate car-based retail development.

It is therefore recommended that Council provide this report to the Western Australian Planning Commission as the local government report and recommend support for the proposed amendment, subject to the modifications outlined in this report.

Officer Recommendation

That the Planning and Community Consultation Committee recommend that Council:

1. In accordance with Clause 20(2) of the Scheme 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions for Local Planning Schemes)*, provides this report as the Local Government Report to the Western Australian Planning Commission required for a proposed structure plan; and

    1.1. notes the schedule of submissions and officer responses as required by sub-clause (a), (b) and (c) of Clause 20(2);

    1.2. notes the contents of this report outline the assessment of the proposal based on appropriate planning principles as required by sub-clause (d) of Clause 20(2); and

    1.3. supports the proposed structure plan being approved by the Western Australian Planning Commission as required by sub-clause (e) of Clause 20(2); and

    1.4. recommends the following modifications to the proposed Structure Plan as submitted by the Proponent as required by sub-clause (e) of Clause 20(2):

        (a) Note 6 on Plan 1 being modified to read

        "Core Retail Precinct provided with vehicular access from the existing roundabout on Lake Valley Drive, designed with an entry boulevard, as a continuation and completion of the town centre, with appropriate built form, landscape and pedestrian integration and to minimise impact on the adjacent residential."

        (b) Delete the last dot point of Section 2 (Objectives) that currently states:

        "To facilitate development of large format retail in accordance with the role of a district centre"

        (c) Section 5.7 (a) being modified to read:

        "No pylon signs are to be permitted within the Lakelands Activity Centre, unless architecturally designed as part of the built form."

        (d) Section 5.7 (e) being modified to read:

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

"The proposed locations for signs in the Core Retail precinct on Lot 2102 Lake Valley Drive shall be nominated at the time of application for development approval."

(e) Section 5.8 (Pedestrian Access) being modified to include the following provisions:

- *"A safe, direct, legible and universally accessible north-south pedestrian connection shall be provided through the site between Cobaki Brace and Lake Valley Drive, connecting to the existing Lakelands Town Centre.*
- *The north-south pedestrian connections shall be a minimum 3 metres in width, open to view, well-lit, shaded through trees or structures, and designed as a meaningful public realm element with appropriate wayfinding, rather than a residual pathway through car parking areas.*
- *Pedestrian routes shall be clearly separated from vehicle circulation areas through grade separation, paving treatment, landscaping, bollards, raised plateaus/crossings or other appropriate measures.*
- *All other pedestrian linkages around a site are to be provided as shown on the Plan 1 and 2 at the proponent's cost."*

(f) Section 5.11 Landscape Design of the Precinct Structure Plan being modified to include the following provisions:

- *Water Sensitive Urban Design principles shall be incorporated into the site layout, car parking areas and landscape design, including stormwater infiltration, shade, permeable surfaces and waterwise planting where practicable.*
- *Landscape species shall be waterwise, durable and suited to the local climate, with preference for species that contribute to shade, biodiversity and long-term canopy cover.*
- *A landscape concept plan is to be submitted at development application stage and shall demonstrate how landscaping contributes to pedestrian comfort, urban heat reduction, residential interface treatment, public realm quality and visual amenity.'*

(g) New Section 5.14 being added to detail the following for all development within the Core Retail Precinct:

- *"A Sustainability Report shall accompany any development application and shall demonstrate how the development incorporates passive design, energy efficiency, water efficiency, waste minimisation, sustainable materials, urban heat reduction and active transport support.*
- *Development shall investigate and, where practicable, incorporate photovoltaic panels, including opportunities for solar shade structures over car parking areas.*
- *Electric vehicle charging infrastructure shall be provided or provision made for future installation in convenient and appropriately located car parking areas.*

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

- *Development shall demonstrate how building orientation, shading, glazing, materials and roof design assist in reducing energy demand and improving user comfort."*

(h) Proposed Section 5.14 Site Specific Requirements for Lot 2102 being modified to new Section 7 – Site Specific Requirements and sub-heading for Lot 2102 and shall read:

"Development on Lot 2102 Lake Valley Drive shall be designed and assessed in accordance with the following site-specific requirements, in addition to the other applicable provisions of this Precinct Structure Plan. Where there is any inconsistency between this section and the general provisions of the Precinct Structure Plan, the provisions of this section shall prevail to the extent of that inconsistency."

(i) The table proposed for Site Specific Requirements for Lot 2102 shall be modified to read as follows:

Item	Control *(as submitted and officer recommended changes shown in italics)*
Height	• 'Development within the site shall have a *minimum* two-storey built form appearance when viewed from Lake Valley Drive. Architectural features, screening elements, parapets and roof projections may extend above the maximum building height *and shall reflect the architectural form of the existing District Centre buildings.* *The corner of Lake Valley Drive and Mandurah Road shall be designed with a similar architectural form as the shopping centre to the north, to read as an integrated and cohesive built form. The internalised continuation of the 'main street' shall reflect the design of the existing main street precinct at a more human scale using elements such as frontage glazing, weather protection, on-street parking, landscaping and articulation.'*
Frontages	• 'Development along the Lake Valley Drive frontage shall be designed to provide visual interest, including the provision of landscaping, building articulation and use of a variety of materials. *Development shall be arranged to present as an integrated extension of the Lakelands Town Centre Main Street, as per Plan 2 and shall avoid a layout where buildings are substantially separated from the street by large expanses of car parking.* • *Large-format core retail building elevations shall be articulated through changes in materials, colours, wall plane, roof form, glazing, awnings, landscape integration or public art to reduce perceived bulk and provide visual interest.* • *Ground floor tenancies, where identified on Plan 2, shall provide active and visually permeable frontages, including clear glazing, identifiable entries and direct pedestrian access.*

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Item	Control *(as submitted and officer recommended changes shown in italics)*
	• *A minimum of 75 per cent of the ground floor frontage to the internalised main street and the sleeving specialty retail tenancies shall comprise unobscured glazing, display windows, active tenancy frontage or other visually permeable treatment*, with the exception of Mandurah Road. *Continuous blank walls to Lake Valley Drive, Mandurah Road, the north-south pedestrian link or key internal pedestrian routes shall not be permitted, except where unavoidable for servicing, plant or supermarket operational requirements and where appropriately treated through articulation, public art, landscaping or screening.* • A canopy or awning shall be provided to all ground floor tenancies adjacent to a street *or primary pedestrian route*, to a minimum height of 3m, *to support pedestrian comfort and year-round usability.* • Corner sites to address both frontages (if applicable) • Loading, Plant and Waste storage areas shall not be visible from Lake Valley Drive (excluding home delivery and direct to boot)
Setbacks	• Where development is proposed along Lake Valley Drive, *or primary pedestrian routes*, it should establish attractive presence through a combination of built form, active frontages and/or attractive landscaped pedestrian areas or feature art treatments. • Where setbacks are proposed, they should be utilised for landscaping, pedestrian movement, outdoor dining or public realm improvements rather than extensive vehicle circulation areas
Pedestrian Access	These provisions should be deleted and included in proposed changes to Section 5.8 Pedestrian Access
Vehicle Access	Vehicle access arrangements are to generally accord with *Plan 2* and demonstrate: • *Primary customer vehicle access shall be provided from the existing Lake Valley Drive/Seppings Parade roundabout unless an alternative access arrangement is supported by the local government and Main Roads Western Australia.* • Minimisation of pedestrian, *cyclist* and vehicle conflict points; • *Protect the function of Lake Valley Drive and Mandurah Road, and support the safe operation of the surrounding road network;* • Consolidation of crossover locations wherever practical; • Safe access for servicing and loading activities

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Item	Control *(as submitted and officer recommended changes shown in italics)*
	• *The western access to Lake Valley Drive, indicated on Plan 2, shall be restricted to left-out movements only and shall be limited to service vehicles, staff parking and direct-to-boot or similar low-volume operational movements, unless otherwise approved by the local government and Main Roads Western Australia.* • *No vehicle access shall be provided to Cobaki Brace.*
Parking and Servicing	• *Car parking shall be located, designed and landscaped to reduce visual dominance when viewed from Lake Valley Drive, Mandurah Road and key pedestrian routes.* • *Large uninterrupted areas of open car parking shall be avoided through the use of canopy tree planting, pedestrian paths, landscape islands, shade structures and safe pedestrian desire lines.* • *Bicycle parking is to be provided at a rate of 1 space per 500m^2 above 1,000m^2 of floor space. Bicycle parking shall be provided in convenient, visible and weather-protected locations close to building entries and key pedestrian routes. End-of-trip facilities shall be provided where required by the local government.* • *Any servicing, loading dock and general back-of-house facilities shall be designed* to face Mandurah Road to prevent any amenity impacts on adjoining developments. *Loading docks, waste storage areas, plant, staff parking and servicing areas shall be screened from public streets and residential properties through building placement, acoustic treatment, landscaping, fencing, architectural screening or a combination of these measures.* • *Servicing and loading activities shall be designed and managed to minimise adverse noise, light, traffic and amenity impacts on adjoining residential properties along Cobaki Brace.*
Landscaping	These provisions should be deleted and included in proposed Section 5.11 Landscape Design with the exception of the following requirement: • *Canopy tree planting shall be provided throughout uncovered car parking areas, along pedestrian routes, adjacent to Lake Valley Drive and Mandurah Road, and along the southern residential interface of Lot 2102 Lake Valley Drive.* • *Development shall include at least one usable landscaped public or semi-public plaza, forecourt or seating area that is*

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Item	Control *(as submitted and officer recommended changes shown in italics)*
	connected to the pedestrian network, visible from active frontages and supported by shade and seating. • *Canopy tree planting shall be provided throughout uncovered car parking areas, along pedestrian routes, adjacent to Lake Valley Drive and Mandurah Road, and along the southern residential interface of Lot 2102 Lake Valley Drive.*
Sustainability	These provisions should be deleted and included in proposed Section 5.14 Sustainable Design

(j) The Plan provided as Attachment 3 to the report being inserted with Section 7 as Plan 2 of the Structure Plan.

2. Notes that all submitters will be advised of Council's recommendation to the Western Australian Planning Commission and advised of the next steps in the approval process.

Amended Officer Recommendation

That Committee defer consideration of the item to the Ordinary Council meeting of 22 September 2026.

Comment: The amended officer recommendation defers consideration of the Lakelands Precinct Structure Plan – Amendment 2 until a further report is submitted which considers comments submitted on behalf of the applicant.

Committee Recommendation

That Committee defer consideration of the item to the Ordinary Council meeting of 22 September 2026.

Attachments

1. Applicant Original Indicative Concept Plan [**18.1.1** - 1 page]
2. Applicant Modified Indicative Concept Plan [**18.1.2** - 1 page]
3. Preferred Development Concept Plan [**18.1.3** - 1 page]
4. Submissions Table [**18.1.4** - 3 pages]

Additional Information

At the Planning and Community Consultation Committee meeting on 8 September 2026, Elected Members deferred consideration of the item to the Ordinary Council meeting to enable City officers time to consider further information received from the applicant, and provided to Elected Members by email on 7 September, following the release of the Committee agenda.

It is important to note that the applicants were broadly supportive of the officer recommendation and are supportive of many of the design provisions included or revised from those that were proposed. However, some of the design provisions are not supported and the applicant believes would materially affect the operational performance, and ultimate deliverability of the development.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

The information provided by the applicant on 7 September raised substantive issues with the City's preferred concept (Attachment 3) and proposed inclusions into the amendment, particularly the Main Street extension, two-storey requirement, service access, parking and aspects of the retail layout.

With regard to the extension of Seppings Parade south into the subject site. it is considered that this access should be designed to provide an integrated extension to the Lakelands Town Centre main street environment as was reflected in the original concept plan provided by the applicant in the Structure Plan Amendment Report (Attachment 1). Additionally, the extension of Seppings Parade south must provide a more appropriate and safer vehicle entry to the site than what was presented in the applicants modified concept plan (Attachment 2). This plan shows vehicle access moving straight into a car parking access aisle approximately 10m from the Lake Valley Drive/Seppings Parade roundabout. The City's preferred outcome would be a landscaped entry to the site that reflected the original concept plan provided by the applicant in the Structure Plan Amendment Report (Attachment 1).

The applicant raised concerns with the mandating of two storey elements to Lake Valley Drive, which they believe can be achieved through quality architecture, articulation, materials and landscaping, rather than simply mandating height. It should be noted that the provision requiring two storey-built form when viewed from Lake Valley Drive is direct from the proponents' recommended changes to the Precinct Structure Plan text. City officers recommended that the 'maximum' height is changed to 'minimum', given the site's location, placing maximum building heights at two storeys has no context. City officers consider that, by virtue of the main supermarket building, the required scale and presence to Lake Valley Drive is likely to be achieved without mandating two storey-built form across the site. If there are additional buildings on the site separate from the main supermarket building, then it is agreed that a two-storey minimum is not required. The recommended minimum height requirement will, therefore, be modified to exclude any 'pad' sites within the revised recommendation.

The intention of the second paragraph (modification (i) of the Committee recommendation within the 'Height' section) is to add a provision to ensure that the corner elements near the intersection of Lake Valley Drive and Mandurah Road, and any other built form adjacent to Lake Valley Drive, reflect and integrate with the remaining architectural elements of the existing Town Centre.

With respect to the servicing access arrangements, the City's preferred plan identified a left-in only access for service vehicles at the north-eastern corner of the site and a left-out only access at the north-western corner of the site. These access elements were reflective of the most recent Applicant's Modified Concept Plan (Report Attachment 2) that was received.

The applicant has since indicated concern that restricting service vehicle access via Lake Valley Drive to Left-In, Left-Out would mean service vehicles, including semi-trailers, would be required to traverse through the Lakelands centre and pass residential homes to enter the site. As such, they have requested right turn in access at the north-eastern corner of the site, a variation to what was originally proposed.

The idea of adding a right turn in for service vehicles in this location has not been supported with any supplementary traffic assessment and as such, City officers have been unable to assess its merits, or otherwise. However, it is considered that the proximity of the right-in access to Angove Lane is likely to make this very challenging, together with the existing bus stop at the apex of the roundabout and in front of the proposed eastern 'pad' site. At this stage, it is premature to support this right-in access for service vehicles until proper consideration of its impact on traffic safety can be assessed. The current Structure Plan text does, however, include a provision requiring the submission of an Updated Transport Impact Assessment prior to subdivision or development of the Core Retail Sub precinct. This will allow further consideration of this matter at development application stage and any road modifications and access must be approved by the City of Mandurah.

In regard to parking provision, the applicant has concerns that the required modifications are likely to reduce parking provision. The applicant notes that community members, during their pre-

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

lodgement community engagement process, raised concerns regarding a lack of parking capacity, citing that the existing shopping centre car park is already busy and subject to regular flooding. City officers consider that the required parking provision can be maintained and is still well above mandated district centre parking requirements within *WA Planning Manual – Non-Residential Car Parking Rates in Perth or Peel (November 2024)*.

City officers have had subsequent dialogue with the applicant, and they remain committed to continued collaboration with the City, throughout the development application stage, to ensure an appropriate outcome.

The remaining key concerns with the applicants modified concept plan (Attachment 2) are as follows:

- City officers have concerns with the western-most specialty retail building elevation on Lake Valley Drive being indicated for servicing/back of house, as to how this will appropriately present as an entry elevation to the Lakelands precinct.

- The provision of safe, direct, landscaped and universally accessible north-south pedestrian connection through the site between Cobaki Brace and Lake Valley Drive, connecting to the existing Lakelands Town Centre, is not adequately addressed. Whilst the provision of a pedestrian access is indicated adjacent to the eastern edge of the retail building, this does not negate the need for a direct route to be provided along the direct pedestrian desire line aligned with the existing public access way to Cobaki Brace. This will also break up the large expanse of car parking indicated

- The need to strengthen the frontage provisions for buildings addressing Lake Valley Drive to ensure an appropriate outcome.

In the revised information emailed to Elected Members, the proponent provided some massing concepts to show how this built form could better address Lake Valley Drive and effectively 'book end' the town centre precinct. This has some merit, subject to appropriate design provisions for the Lake Valley Drive interface. City officers have provided an amended officer recommendation of the relevant provisions to provide appropriate controls to address the above matters. City officers are comfortable that the additional text provisions will address the remaining concerns, and therefore the City preferred plan (Attachment 3 of Committee recommendation) is no longer required to be inserted and included into the Precinct Structure Plan text (as per the original recommendation). This will allow appropriate design progression at development stage to reach an acceptable outcome.

Alternative Officer Recommendation

(note changes from original officer recommendation shown underlined)

That Council:

1. In accordance with Clause 20(2) of the Scheme 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions for Local Planning Schemes)*, provides this report as the Local Government Report to the Western Australian Planning Commission required for a proposed structure plan; and

1.1 notes the schedule of submissions and officer responses as required by sub-clause (a), (b) and (c) of Clause 20(2);

1.2 notes the contents of this report outline the assessment of the proposal based on appropriate planning principles as required by sub-clause (d) of Clause 20(2); and

1.3 supports the proposed structure plan being approved by the Western Australian Planning Commission as required by sub-clause (e) of Clause 20(2); and

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

1.4 recommends the following modifications to the proposed Structure Plan as submitted by the Proponent (Report P0063255 Final V2) as required by sub-clause (e) of Clause 20(2):

(a) Note 6 on Plan 1 being modified to read

"Core Retail Precinct provided with vehicular access from the existing roundabout on Lake Valley Drive, designed with an entry boulevard, as a continuation and completion of the town centre, with appropriate built form, landscape and pedestrian integration and to minimise impact on the adjacent residential.''

(b) Delete the last dot point of Section 2 (Objectives) that currently states:

"To facilitate development of large format retail in accordance with the role of a district centre"

(c) Section 5.7 (a) being modified to read:

"No pylon signs are to be permitted within the Lakelands Town Centre, unless architecturally designed as part of the built form."

(d) Section 5.7 (e) being modified to read:

"The proposed locations for signs in the Core Retail precinct on Lot 2102 Lake Valley Drive shall be nominated at the time of application for development approval."

(e) Section 5.8 (Pedestrian Access) being modified to include the following provisions:

- ***"A safe, direct, legible, landscaped and universally accessible north-south pedestrian connection shall be provided through the site between Cobaki Brace and Lake Valley Drive, to connect to the existing Lakelands Town Centre and break up the large expanse of car parking. This is in addition to any pedestrian connection indicated directly adjacent to the eastern edge of the building.***

- ***The north-south pedestrian connections shall be a minimum 3 metres in width, open to view, well-lit, shaded with trees ~~or structures~~, and designed as a meaningful public realm element with appropriate wayfinding, rather than a residual pathway through car parking areas.***

- ***Pedestrian routes shall be clearly separated from vehicle circulation areas through grade separation, paving treatment, landscaping, bollards, raised plateaus/crossings or other appropriate measures.***

- ***Completion of shared path network as per Plan 1 at the proponent's cost.***

(f) Section 5.11 Landscape Design of the Precinct Structure Plan being modified to include the following provisions:

- ***Water Sensitive Urban Design principles shall be incorporated into the site layout, car parking areas and landscape design, including stormwater infiltration, shade, permeable surfaces and waterwise planting where practicable.***

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

- ***Landscape species shall be waterwise, durable and suited to the local climate, with preference for species that contribute to shade, biodiversity and long-term canopy cover.***

- ***A landscape concept plan is to be submitted at development application stage and shall demonstrate how landscaping contributes to pedestrian comfort, urban heat reduction, residential interface treatment, public realm quality and visual amenity.'***

(g) New Section 5.14 being added to detail the following for all development within the Core Retail Precinct:

- ***"A Sustainability Report shall accompany any development application and shall demonstrate how the development incorporates passive design, energy efficiency, water efficiency, waste minimisation, sustainable materials, urban heat reduction and active transport support.***

- ***Development shall investigate and, where practicable, incorporate photovoltaic panels, including opportunities for solar shade structures over car parking areas.***

- ***Electric vehicle charging infrastructure shall be provided or provision made for future installation in convenient and appropriately located car parking areas.***

- ***Development shall demonstrate how building orientation, shading, glazing, materials and roof design assist in reducing energy demand and improving user comfort."***

(h) Proposed Section 5.14 Site Specific Requirements for Lot 2102 being modified to new Section 7 – Site Specific Requirements and sub-heading for Lot 2102 and shall read:

"Development on Lot 2102 Lake Valley Drive shall be designed and assessed in accordance with the following site-specific requirements, in addition to the other applicable provisions of this Precinct Structure Plan. Where there is any inconsistency between this section and the general provisions of the Precinct Structure Plan, the provisions of this section shall prevail to the extent of that inconsistency."

(i) The table proposed for Site Specific Requirements for Lot 2102 shall be modified to read as follows:

Item	Control *(as submitted and officer recommended changes shown in italics)*
Height	• **'Development within the site shall have a <u>maximum</u> *~~minimum~~* two-storey built form appearance when viewed from Lake Valley Drive. Architectural features, screening elements, parapets and roof projections may extend above the maximum building height *and shall reflect the architectural form of the existing District Centre buildings.*** ***The corner of Lake Valley Drive and Mandurah Road shall be designed with a similar architectural form as the***

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Item	Control *(as submitted and officer recommended changes shown in italics)*
	shopping centre to the north, to read as an integrated and cohesive built form.
Frontages	• **'Development along the Lake Valley Drive frontage shall be designed to provide visual interest, including the provision of landscaping, building articulation and use of a variety of materials.** ***Development shall be arranged to present as an integrated extension of the Lakelands Town Centre Main Street ~~as per Plan 2~~ and shall avoid a layout where buildings are substantially separated from the street by large expanses of car parking.***
	• ***Retail building elevations shall be articulated through changes in materials, colours, wall plane, roof form, glazing, awnings, landscape integration or public art to reduce perceived bulk and provide visual interest.***
	• ***Tenancies along Lake Valley Drive, shall provide active and visually permeable frontages, including clear glazing, identifiable entries and direct pedestrian access.***
	• ***Large-format core retail building elevations shall be articulated through changes in materials, colours, wall plane, roof form, glazing, awnings, landscape integration or public art to reduce perceived bulk and provide visual interest.***
	• ***Ground floor tenancies ~~where identified on Plan 2~~ shall provide active and visually permeable frontages, including clear glazing, identifiable entries and direct pedestrian access.***
	• ***A minimum of 70 per cent of the ground floor windows are to be unobscured glass to the Lake Valley Drive frontage and the sleeving specialty retail tenancies*****, with the exception of Mandurah Road.** ***Continuous blank walls to Lake Valley Drive, Mandurah Road, the north-south pedestrian link or key internal pedestrian routes shall not be permitted, except where unavoidable for servicing, plant or supermarket operational requirements and where appropriately treated through articulation, public art, landscaping or screening.***
	• **A canopy or awning shall be provided to all ground floor tenancies adjacent to a street to a minimum height of 3m,** ***to support pedestrian comfort and year-round usability.***
	• **Corner sites to address both frontages (if applicable)**
	• **Loading, Plant and Waste storage areas shall not be visible from Lake Valley Drive (excluding home delivery and direct to boot)**

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Item	Control *(as submitted and officer recommended changes shown in italics)*
Setbacks	• **Where development is proposed along Lake Valley Drive, *~~or primary pedestrian routes~~*, it should establish attractive presence through a combination of built form, active frontages and/or attractive landscaped pedestrian areas or feature art treatments.** • **Where setbacks are proposed, they should be utilised for landscaping, pedestrian movement, outdoor dining or public realm improvements rather than extensive vehicle circulation areas**
Pedestrian Access	**These provisions should be deleted and included in proposed changes to Section 5.8 Pedestrian Access**
Vehicle Access	**Vehicle access arrangements are to demonstrate:** • ***Primary customer vehicle access shall be provided from the existing Lake Valley Drive/Seppings Parade roundabout unless an alternative access arrangement is supported by the local government and Main Roads Western Australia.*** • **Minimisation of pedestrian, *cyclist* and vehicle conflict points;** • ***Protect the function of Lake Valley Drive and Mandurah Road, and support the safe operation of the surrounding road network;*** • **Consolidation of crossover locations wherever practical;** • **Safe access for servicing and loading activities** • ***The western access to Lake Valley Drive ~~indicated on Plan 2~~ shall be restricted to left-out movements only and shall be limited to service vehicles, staff parking and direct-to-boot or similar low-volume operational movements, unless otherwise approved by the local government and Main Roads Western Australia.*** • ***No vehicle access shall be provided to Cobaki Brace.***
Parking and Servicing	• ***Car parking shall be located, designed and landscaped to reduce visual dominance when viewed from Lake Valley Drive, Mandurah Road and key pedestrian routes.*** • ***Large uninterrupted areas of open car parking shall be avoided through the use of canopy tree planting, pedestrian paths, landscape islands, shade structures and safe pedestrian desire lines.***

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Item	Control *(as submitted and officer recommended changes shown in italics)*
	• ***Bicycle parking is to be provided at a rate of 1 space per 500m² above 1,000m² of floor space. Bicycle parking shall be provided in convenient, visible and weather-protected locations close to building entries and key pedestrian routes. End-of-trip facilities shall be provided where required by the local government.*** • ***Any servicing, loading dock and general back-of-house facilities shall be designed*** **to face Mandurah Road to prevent any amenity impacts on adjoining developments.** ***Loading docks, waste storage areas, plant, staff parking and servicing areas shall be screened from public streets and residential properties through building placement, acoustic treatment, landscaping, fencing, architectural screening or a combination of these measures.*** • ***Servicing and loading activities shall be designed and managed to minimise adverse noise, light, traffic and amenity impacts on adjoining residential properties along Cobaki Brace.*** • ***Blank walls and servicing areas to Mandurah Road are to be avoided by providing attractive landscaping and/or public art along the wall/boundary***
Landscaping	**These provisions should be deleted and included in proposed Section 5.11 Landscape Design with the exception of the following requirement:** • ***Canopy tree planting shall be provided throughout uncovered car parking areas, along pedestrian routes, adjacent to Lake Valley Drive and Mandurah Road, and along the southern residential interface of Lot 2102 Lake Valley Drive.*** • ***Development shall include at least one usable landscaped public or semi-public plaza, forecourt or seating area that is connected to the pedestrian network, visible from active frontages and supported by shade and seating.*** • ***Canopy tree planting shall be provided throughout uncovered car parking areas, along pedestrian routes, adjacent to Lake Valley Drive and Mandurah Road, and along the southern residential interface of Lot 2102 Lake Valley Drive.***
Sustainability	**These provisions should be deleted and included in proposed Section 5.14 Sustainable Design**

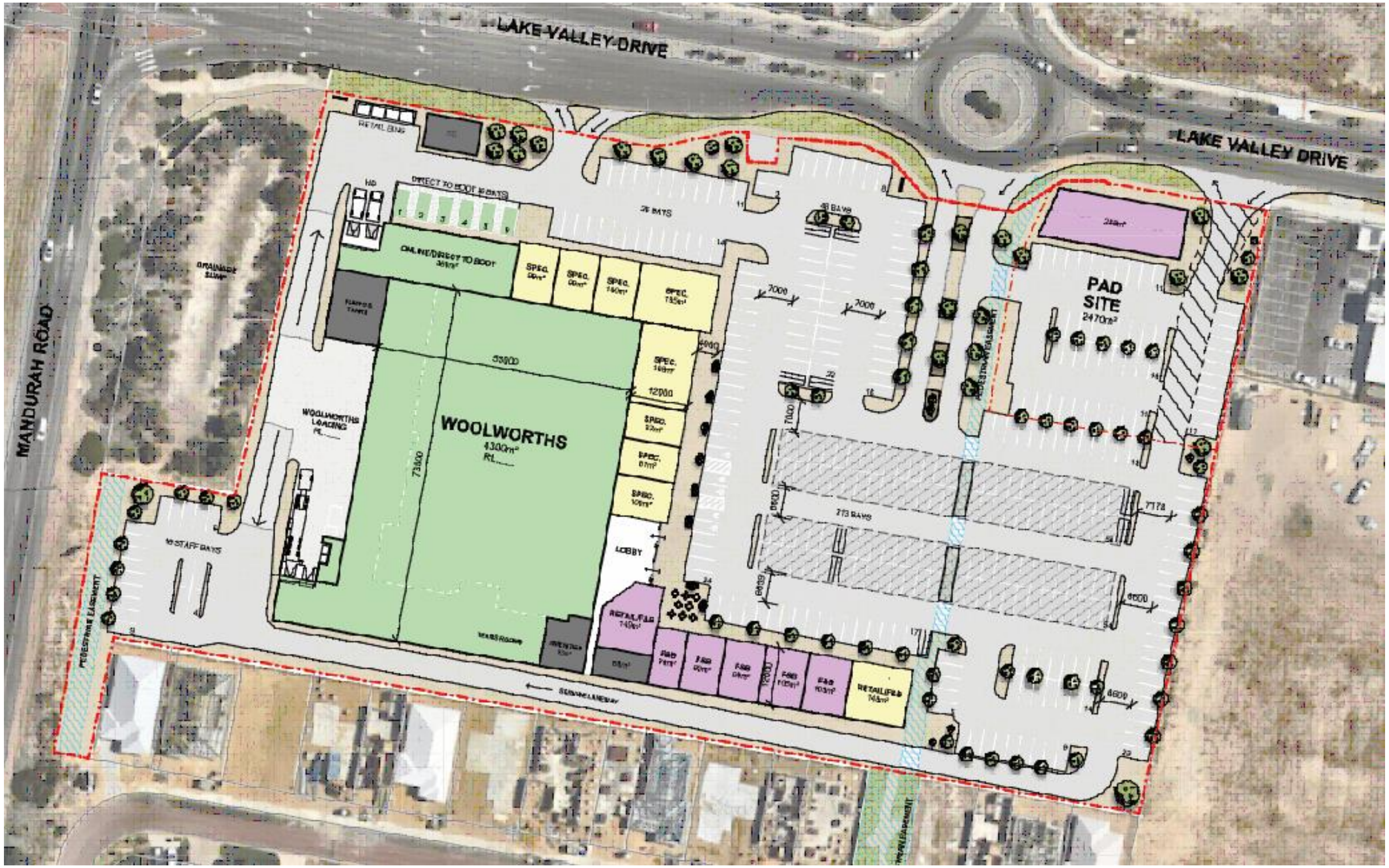
Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

2. Notes that all submitters will be advised of Council's recommendation to the Western Australian Planning Commission and advised of the next steps in the approval process.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

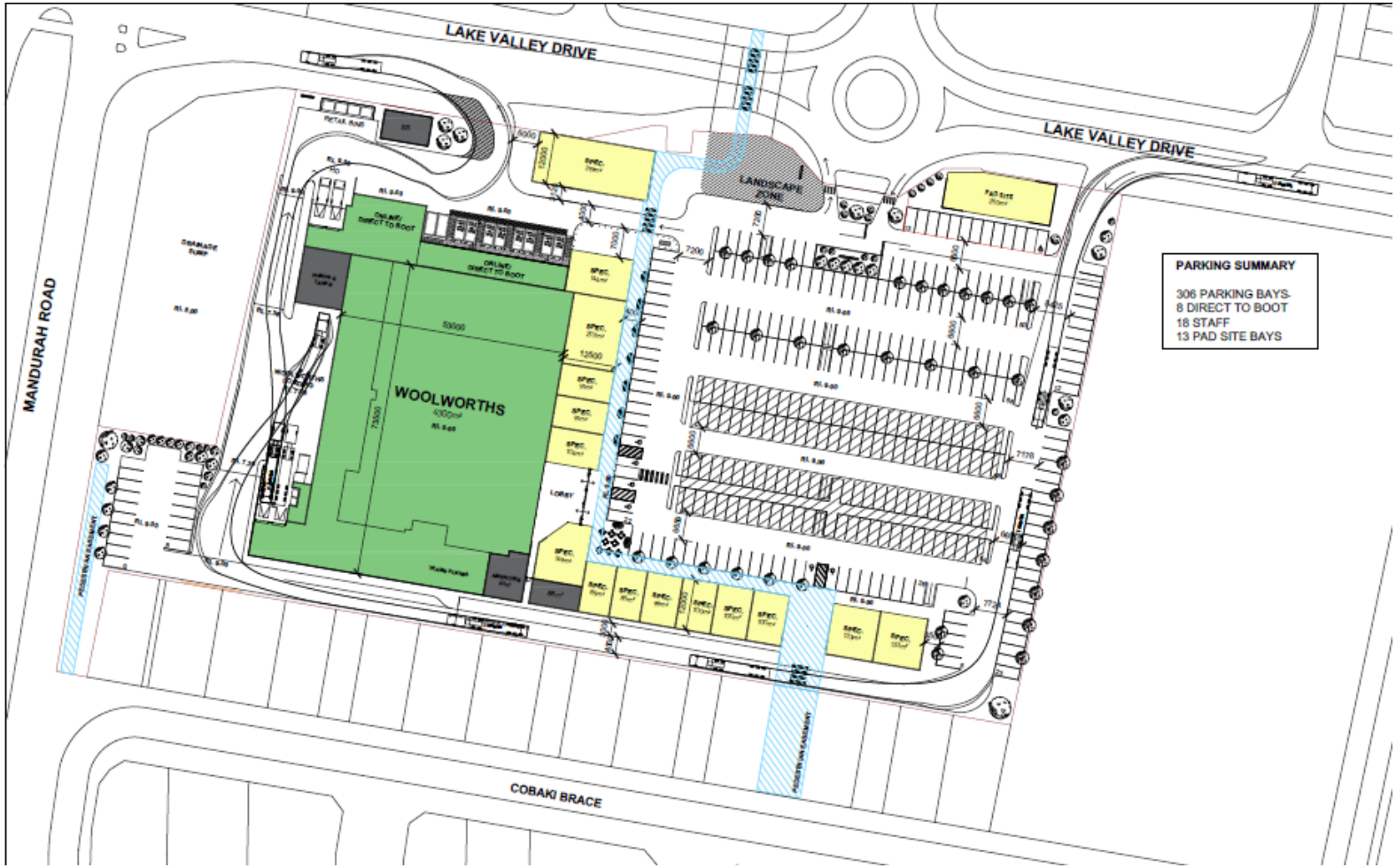
5 Design Considerations

Figure 3 – Preferred Concept Plan Layout

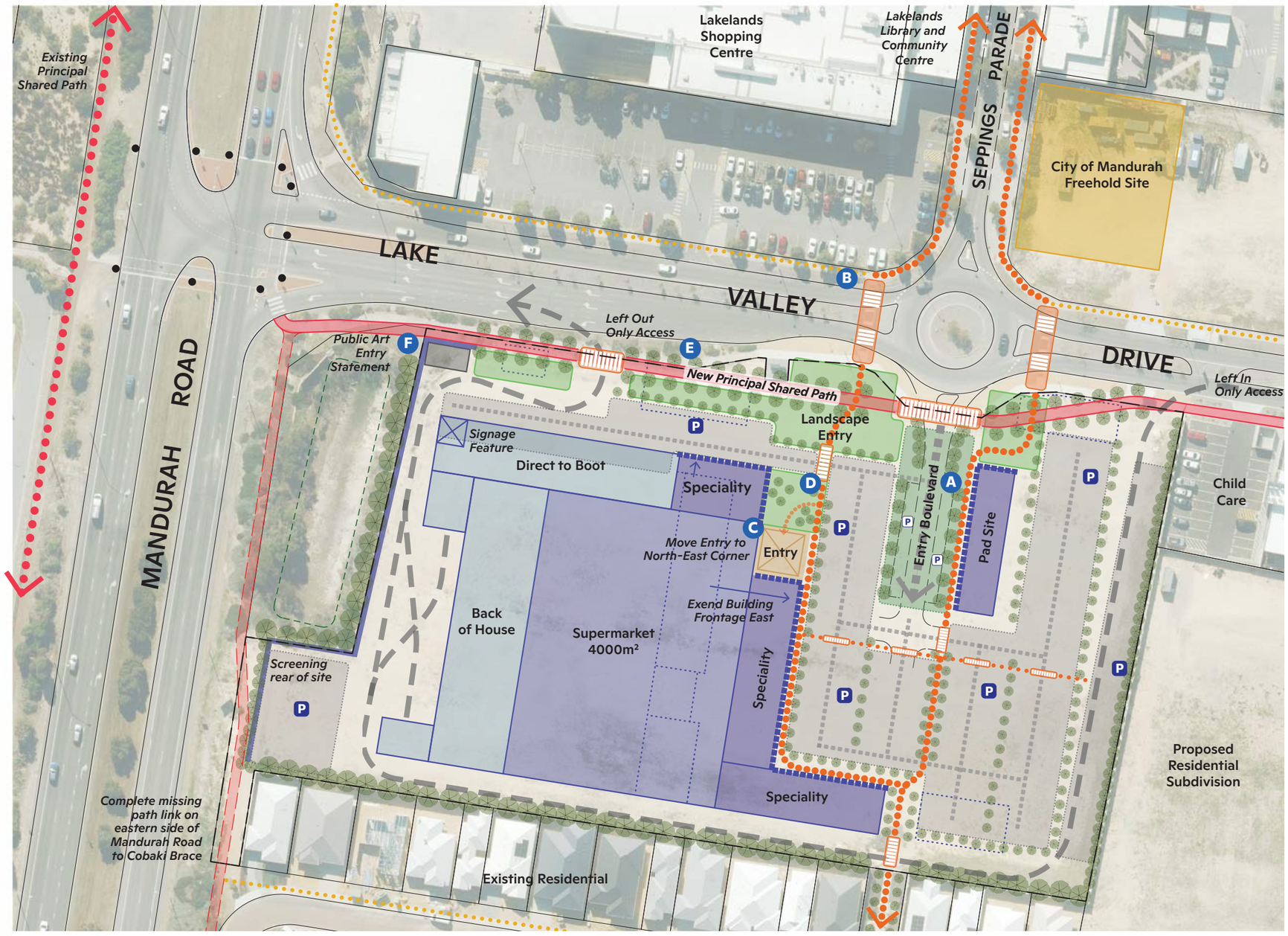


5 Design Considerations

Figure 3 – Preferred Concept Plan Layout



Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026



A Entry Boulevard

B Roundabout Crossing

C Entry Elevation

D Entry Plaza

E Lake Valley Drive Landscape

F Public Art Entry Statement

CITY OF MANDURAH

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1 September 2026 | 14/370/2120LDP | 1:1000 @ A3

Lakelands Town Centre Precinct Structure Plan
Lot 2102 Lake Valley Drive Concept Layout

- Building Footprint (Preferred Concept Layout Buildings Shown Dotted)
- Landscape / Town Square
- Entry / Main Street Boulevard
- Parking Areas
- Pedestrian Crossings
- Key Pedestrian Movements
- Parking Circulation
- Existing Footpath Network
- Service Vehicle Circulation
- Active Frontage

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

No.	Submitter/Address	Proposed Lakelands Town Centre Precinct Structure Plan Modification 2 Summary of Submission	Local Government Response	Local Government Recommendation
01	Individual	• Very supportive and prefer new proposal compared to existing approval for showrooms. Woolworths will bring variety to the area as well as keeping all retail in one area.	• Noted.	• No change
02	SLR Consulting, on behalf of IFM Investors Pty Ltd (IFM Investors, formerly ISPT), the owner of the Lakelands Shopping Centre	• Supports the need for a second supermarket in Lakelands but objects to Amendment No. 2 redesignating Lot 2102 from *District Centre – Mixed Business* to *District Centre – Core Retail*. • Submits that the proposal is inconsistent with the intent of the Precinct Structure Plan (PSP), removes the centre's only bulky goods retail opportunity, and would create a disconnected retail node separated from the existing shopping centre by Lake Valley Drive. • Argues that vacant Lot 2101 is a more appropriate and PSP-compliant location for a supermarket. Raises concerns regarding retail floorspace implications, impacts on future centre planning and integration, pedestrian connectivity, and potential amenity impacts on adjacent residential properties. • Requests that the City not support Amendment No. 2 in its current form.	• Noted. The need for an additional supermarket within the Lakelands District Activity Centre is acknowledged and is not materially disputed. • The subject site remains within the established District Activity Centre and the proposed Core Retail designation is capable of being supported in principle, subject to stronger site-specific controls. • Concerns regarding integration, pedestrian connectivity, car parking dominance, built form and residential interface are accepted and addressed through recommended modifications to the Precinct Structure Plan. • Lot 2101 is noted as an alternative location; however, the amendment must be assessed on its planning merits. Lot 2102 is considered capable of accommodating Core Retail development if designed as a continuation of the town centre rather than a separate car-based retail node.	• Support subject to modifications
03	Individual	• Supportive of the proposed change from “mixed business” to “core retail” for the Lakelands Town Centre. Lakelands is a growing community, and more shops and services are needed to meet the needs of local residents. Proposal would provide greater convenience, create local jobs, and strengthen the town centre.	• Noted • Noted	No change

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

		• Would welcome additional services such as a medical centre, dental clinic, cafes, family-friendly restaurants, fast-food outlets, and a Bunnings Warehouse to better support the growing population in the area.		
04	Main Roads Western Australia	• Objects to proposed amendment 2 in its current form due to concerns regarding the adequacy of the supporting Traffic Impact Assessment (TIA). • Main Roads has concerns with the proposal due to fact that the Lakelands Activity Centre's commercial and retail footprint, as well as the accelerated uptake of residential subdivisional opportunity in the planning precinct, has significantly outgrown and exceeded previous development assumptions and traffic modelling, which informed the existing road network and intersection arrangements. Main Roads recommends that the traffic analysis be reviewed and expanded to include a detailed network analysis of the Mandurah Road corridor. • Concerns include the increased retail and commercial floor space, higher residential development uptake, reliance on a 10-year assessment horizon rather than the preferred 15-20 years, lack of network-wide traffic modelling, insufficient consideration of future development potential on surrounding lots (including Lot 2101), use of a lower growth rate than previously accepted, and operational and safety issues with the proposed left-in, left-out access within the left-turn treatment on Lake Valley Drive. • MRWA advises that it could support the proposal on a without prejudice basis if a second northbound right-turn lane on Mandurah Road is provided and funded by the developer.	• Noted. Main Roads' concerns regarding broader Mandurah Road corridor growth, cumulative traffic impacts and the scope of the traffic assessment are acknowledged. • The submitted Traffic Impact Assessment indicates that the immediately adjacent intersections and proposed site access arrangements can operate acceptably in the opening year and 10-year post-development scenarios. A broader Mandurah Road corridor assessment would be beneficial, particularly given the relationship between Lake Valley Drive and Banksiadale Gate; however, this is a wider corridor planning matter and is not considered solely attributable to this amendment. • The proposed western Lake Valley Drive access should be restricted to left-out movements only and limited to service vehicles, staff parking and direct-to-boot or similar low-volume operational movements, unless otherwise approved by the City and Main Roads WA. • officers do not consider that the current TIA provides sufficient information to determine whether this upgrade is warranted solely as a consequence of the proposed development, as per the requirements of *SPP3.6 Infrastructure Contributions*.	• Support subject to modifications

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

		• Should the proposal be supported in its current form, Main Roads requests that a meeting be convened to discuss the proposal prior to further progressing of the application.	• A requirement for an updated Transport Impact Assessment prior to subdivision or development is recommended to ensure detailed traffic matters are resolved at the next stage.	
05	Harley Dykstra on behalf of Meadow Springs Shopping Centre	• The retail peer review, prepared by Solve Property on behalf of Meadow Springs Shopping Centre, concludes that the applicants (Location iQ) Retail Needs Assessment and Net Benefit Test does not adequately justify the proposed retail expansion and overstates the Lakelands trade area and population growth assumptions. • The review contends that future growth areas, particularly Karnup, have been incorrectly included in the catchment, resulting in overstated retail demand and understated retail trading impacts. • It raises concerns regarding assumptions relating to expenditure retention, escape expenditure and retail turnover impacts, and concludes that impacts on the Meadow Springs Activity Centre are likely to exceed the 10% threshold identified in SPP 4.2, making them significant and unacceptable. • The review therefore considers the proposal does not satisfactorily demonstrate need or net community benefit under SPP 4.2.	• Noted. The retail peer review raises legitimate matters regarding the trade area, population growth assumptions, retained expenditure, sensitivity testing and potential impacts on Meadow Springs Shopping Centre. • The applicant's Retail Needs Assessment and supplementary economic response have been considered against SPP 4.2 and are considered to substantially address the relevant economic assessment matters. • While alternative assumptions may result in higher estimated impacts on Meadow Springs, the information does not demonstrate that the proposal would cause the failure of Meadow Springs Shopping Centre, loss of supermarket service, or an unreasonable and lasting impact on the activity centre hierarchy. • The proposal is considered capable of improving retail choice, competition, access to services and local employment within the Lakelands District Activity Centre. The submission does not warrant refusal on retail need or net benefit grounds, subject to modifications securing an integrated, walkable and high-quality built form outcome.	• Support subject to modifications

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Subject: Development Application – Place of Worship 330-340 Lakes Road, Greenfields

Summary

An application for development approval has been received for a Place of Worship at 330-340 Lakes Road, Greenfields, comprising a 1,200m² church building, 92 formal parking bays, overflow parking and associated landscaping.

The subject site is zoned 'Rural Residential' under the provisions of Local Planning Scheme 12 where 'Place of Public Worship' is an "A" land use, meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising.

Following consultation with City officers, the Mandurah Environmental Advisory Group (MEAG), and the community, the proposal was revised to reduce vegetation clearing and retain the majority of mature native trees whilst further investigation into traffic and safety have confirmed the proposals compliance with relevant road safety standards.

Subject to conditions, City officers consider the proposal appropriately balances community needs, environmental protection, traffic management and the objectives of the Rural Residential zone and therefore recommend approval.

Disclosure of Interest

Nil.

Location

Previous Relevant Documentation

Nil.

Background

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

The subject property is identified as 'Rural Residential' within Local Planning Scheme No. 12 (Scheme 12). The current zoning has been carried over from the now historic Town Planning Scheme No. 3. The density applicable to the site is RL1, which refers to the minimum applicable lot size for the site, which in this instance is 1 hectare.

In July 2017, the City recommended support of a subdivision application referred by the Western Australian Planning Commission which sought the approval for the creation of four (4) freehold green title lots. Each lot was proposed to be subject of an 1,800 square meter building envelope, located within the cleared and/or most degraded area within the newly defined boundaries. In line with the City's recommendation, the application was approved by the Western Australian Planning Commission, however has since lapsed, with the then three-year approval period concluding prior to the conditions of subdivision being cleared.

Comment

The subject property is zoned 'Rural Residential', whereby a 'Place of Worship' is an 'A' land use, and can only be considered upon the proposal being made available for public consultation. A 'place of worship' land use is defined as "means premises used for religious activities such as a chapel, church, mosque, synagogue or temple."

The application seeks approval for the development of a 1,200m^2 church building, a 92-bay car park, formalised overflow parking and associated landscaping, equating to a total of 8,500m^2 of developed space. To facilitate the proposed footprint and access arrangements, several trees are proposed to be removed, with a majority being non-native species.

The applicant has not indicated the future intent of the existing dwelling and associated outbuildings, however, has indicated potential subdivision of the southern portion of the lot in accordance with Scheme 12 provisions, subject to approval by the Western Australian Planning Commission.

Built form

The church building is located in the north-western portion of the site, setback a minimum of 14.7 metres from the northern boundary adjoining Lakes Road East and 20.1 metres from the north-western corner adjacent to the signalised intersection.

The siting of the building has been informed by the location and retention of existing vegetation, with the development footprint concentrated within the most cleared portion of the site to minimise impacts on established vegetation.

The building is positioned to establish a strong presence at the intersection, with the prominent steeple and tower element providing a recognisable landmark and visual point of reference when viewed from the public realm.

Architecturally, the development adopts a contemporary interpretation of traditional late Victorian and Federation-era rural church forms. The building incorporates characteristic heritage elements, including the central steeple, weatherboard-style cladding and simple gabled forms, while integrating contemporary architectural detailing through its simplified tower design, modern fenestration and streamlined built form.

The use of weatherboard materials pitched roof forms and modest wall heights contributes to a scale and appearance consistent with the surrounding rural and rural-residential context. Collectively, these design elements provide a built form outcome that reflects the site's semi-rural character, maintains visual compatibility with the surrounding landscape and establishes an appropriate level of architectural prominence for the proposed use.

Environment

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

The initial plans submitted with the development application proposed a church building location and parking layout that would have required the removal of approximately 33 trees and shrub groups identified within the accompanying Tree Assessment. These removals included a mixture of native and planted species, with a number of mature Marri trees present within the development footprint.

During the assessment process, City officers had concerns regarding the extent of vegetation removal associated with the original development layout. City officers considered that greater emphasis should be placed on avoiding and minimising environmental impacts through alternative site planning and design measures.

Particular attention was given to the retention of mature Marri trees due to their ecological value and the evidence of active black cockatoo foraging recorded on the site. Bushland Management officers also recommended further consideration of retained habitat values, ecological connectivity, revegetation opportunities and long-term tree protection measures.

These comments were reinforced by public submissions received during the advertising period, with the majority of submissions expressing concerns regarding tree loss, canopy reduction and impacts on habitat values. In response to these concerns and following discussions with City officers, the applicant undertook a substantial redesign of the development layout to prioritise the retention of mature native vegetation and reduce clearing requirements.

The amended plans indicate the removal of approximately 18 trees, comprising:

- Four (4) mature Marri trees;
- Five (5) non-native planted trees;
- One (1) Peppermint tree;
- One (1) Banksia grandis;
- One (1) Melaleuca rugulosa;
- Four (4) groups of Jacksonia and Marri saplings; and
- Several additional Marri and Tuart saplings associated with the parking and access arrangements.

The revised development footprint is generally located within the more cleared and disturbed portion of the site and substantially reduces impacts on established canopy trees compared with the original proposal. The retained vegetation will continue to provide landscape, shade and habitat values across the balance of the property. The Tree Assessment concluded that, while a number of Marri trees provide black cockatoo foraging opportunities through seed production, no trees proposed for removal contain hollows or display characteristics likely to support nesting habitat.

The objectives of the Rural Residential zone include:

- To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities are consistent with the amenity of the locality and the conservation and landscape attributes of the land.
- To set aside areas for the retention of vegetation, landform and other features that distinguish the land.

City officers consider the amended siting of the church building appropriately balances development outcomes with environmental considerations. The building has been positioned to respond to the site's environmental constraints, including the proximity of Goegrup Lake, nutrient management requirements, and the retention of significant vegetation where practicable.

The church building is proposed within a relatively cleared area of the site, with the revised design substantially reducing impacts on mature native vegetation. Existing vegetation along the established driveway is largely retained and incorporated into the site's landscape setting, creating a defined entry experience and maintaining the treed character of the property.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Furthermore, the landscaped areas within the car park have been increased to provide a greater extent of pervious surface, improving stormwater infiltration and reducing the potential for impacts on established tree root zones. The revised parking layout also provides additional separation between retained trees and vehicle movements, assisting in the long-term retention of canopy vegetation.

The Tree Assessment identified evidence of active foraging by Forest Red-tailed Black Cockatoos, and potentially Twenty-eight Parrots, beneath a number of Marri trees proposed for retention on the site. Recognition of these habitat values informed the revised development design, which reduced the extent of vegetation clearing and enabled the retention of 13 Marri trees (including saplings). City officers consider this redesign a positive environmental outcome that balances the proposed development with the retention of established canopy trees and ongoing fauna foraging opportunities.

It is acknowledged that some pruning of retained trees will be required to provide adequate clearance for vehicle access and manoeuvring. These pruning requirements were identified by several members of the Mandurah Environmental Advisory Group (MEAG) during the site inspection. However, the pruning is considered minor in nature and does not alter the overall conclusion that the revised design achieves a significant improvement in tree retention outcomes compared to the original proposal.

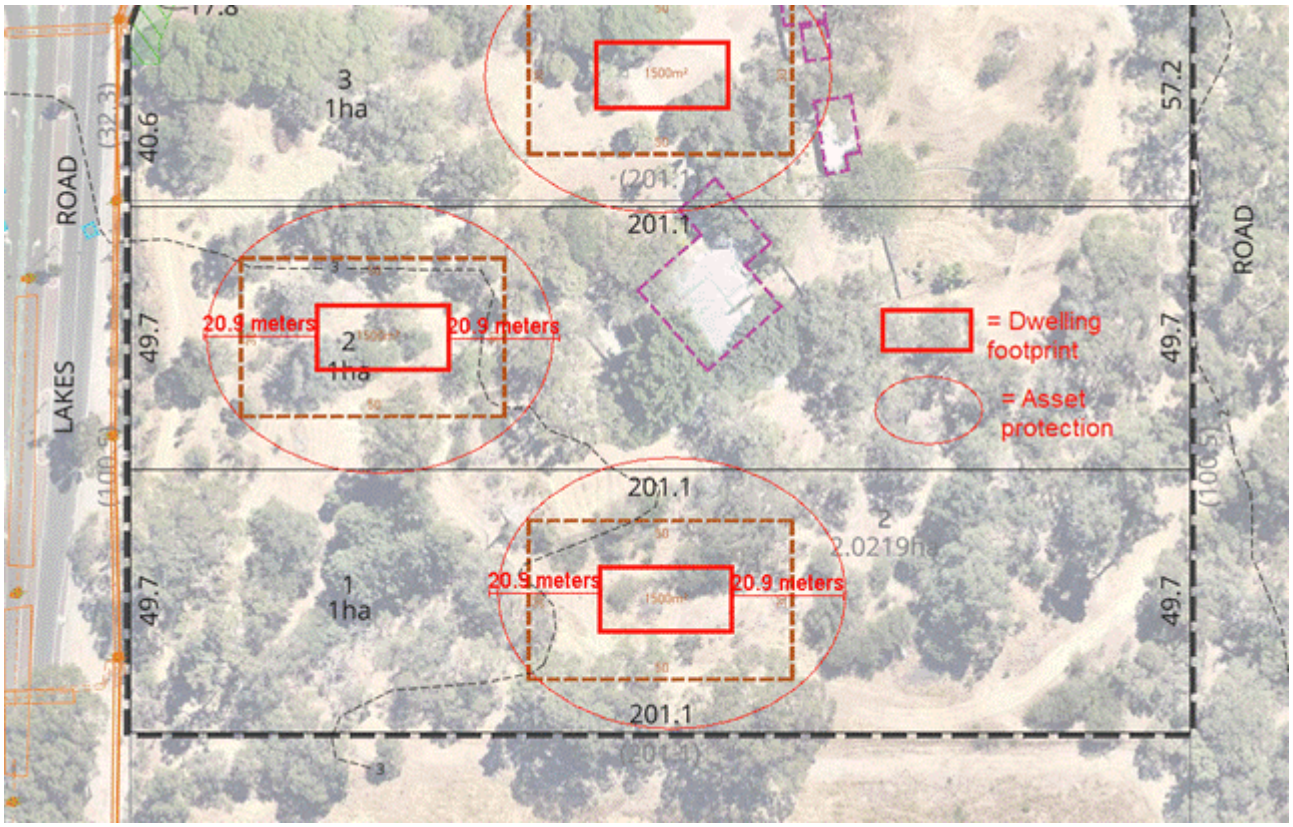
The vegetation retention outcome associated with this application is particularly notable when considered against the subdivision approval issued by the Western Australian Planning Commission in 2017. That approval enabled the creation of four lots, each containing a 1,500m² building envelope, allowing up to 6,000m² of land to be cleared irrespective of vegetation type, maturity or environmental value.

Beyond the approved building envelopes, future residential development would also require asset protection zones to address bushfire risk, with bushfire attack levels across the site identified as being up to BAL-FZ. Based on a typical dwelling footprint of 300m² and a 21-metre asset protection zone, officers estimate that approximately 2,800m² of additional clearing per lot could be required, subject to detailed bushfire assessment at the development stage.

On this basis, a total clearing area of approximately 11,000m² could reasonably occur under the previous subdivision approval for the development of four single houses, excluding any additional clearing that may be required for ancillary dwellings, outbuildings or associated infrastructure.

In comparison, the proposed development consolidates activity within a single development footprint and has been redesigned to maximise the retention of mature native vegetation and habitat trees. While some vegetation removal is unavoidable, the amended proposal achieves a significantly improved environmental outcome, retaining the majority of established canopy trees and preserving important landscape and habitat values. City officers therefore consider the proposal to be consistent with the objectives of the Rural Residential zone and to provide an appropriate balance between development and environmental protection.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026



Parking

Local Planning Scheme 12 parking provisions for a place of worship require one (1) bay per four (4) patrons. Currently, the Church congregation is at 240 persons, with a projected maximum capacity of 400 members.

Given the current congregation, projected membership and maximum seating capacity of the site, the following table illustrates the parking requirement under each scenario

Scenario	Number of Patrons	Parking Requirement
Current congregation	240 persons	60 bays
Projected Congregation	400 persons	100 bays
Maximum seating capacity	439 persons	110 bays

The proposal includes 92 formalised bays, inclusive of four (4) disabled parking bays with the addition of an informal overflow parking area capable of providing up to 16 parking bays, located to the south of the main carpark.

A total of 108 parking bays can be accommodated on the site and is considered sufficient to accommodate the current congregation, projected future growth and the anticipated demand associated with occasional peak attendance events. The main services provided by the proposal seek to support its 240 members through two (2) church services held on a Sunday each week, with smaller niche meetings held throughout the week.

Based on the current congregation and applicable parking rate, regular Sunday services are expected to generate demand for approximately 60 parking bays. Assuming each bay represents a

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

single vehicle arrival and departure, this equates to approximately 120 vehicle movements per service.

The overflow parking area is intended to accommodate infrequent peak attendance, such as weddings, funerals, conferences and special celebrations. As these events occur on a limited basis throughout the year, the overflow area provides operational flexibility without requiring the permanent construction of an enlarged sealed parking area that would remain underutilised for much of the year.

Unlike commercial or retail land uses, the parking demand generated by church services is event-based and intermittent in nature.

City officers are satisfied that the combination of formalised and overflow parking areas will adequately accommodate the current congregation, anticipated future growth and occasional peak-attendance events, such as weddings, funerals, conferences and special celebrations. Given the intermittent nature of these peak events, the provision of overflow parking is considered an efficient land-use outcome that avoids the unnecessary construction of additional sealed parking areas that would remain underutilised for much of the year.

Traffic

The Traffic Impact Assessment submitted in support of the proposal has been reviewed by the City's Engineering Department. The proposed development includes a new access to Lakes Road incorporating a southbound auxiliary left-turn lane and a northbound channelised right-turn lane to facilitate the safe ingress and egress of vehicles to and from the site.

Lakes Road is classified as a Distributor B road within the Main Roads WA road hierarchy. The road comprises two traffic lanes, dedicated bicycle lanes and operates with a posted speed limit of 70 km/h.

Traffic volume data obtained from the Main Roads WA Traffic Map indicates Sunday peak hour traffic volumes of approximately 614 vehicles per hour on Lakes Road during the morning peak period (10:45am to 11:45am) and 544 vehicles per hour during the afternoon peak period (1:15pm to 2:15pm). These periods were selected as they are most representative of the operational characteristics of the proposed place of worship.

The Traffic Impact Assessment also reviewed crash data for the surrounding road network over the period 2021 to 2025. A total of six reported crashes were identified within the study area, with four occurring at the signalised Gordon Road/Lakes Road/Lakes Road East intersection, one occurring mid-block on Lakes Road and one occurring at the Lakes Road/Clydesdale Drive intersection. No recorded crashes were identified in the vicinity of the proposed site access.

In accordance with the Austroads Guide to Road Design and AS2890.1, the proposed crossover location was assessed for both stopping sight distance and driveway sight distance requirements. The assessment identified a required stopping sight distance of 126 metres based on an 80 km/h design speed and a driveway sight distance requirement of 97 metres based on the posted 70 km/h speed environment. The proposed crossover location satisfies both requirements and is considered suitable from a traffic safety perspective.

SIDRA modelling undertaken as part of the assessment concluded that both the proposed site access and the surrounding road network, including the Gordon Road/Lakes Road/Lakes Road East intersection, would continue to operate satisfactorily under both the opening year (2028) and ultimate year (2038) development scenarios. As such, the City's Engineering Department raised no objection to the proposal subject to the construction of the required turn treatments to the satisfaction of the City.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

These treatments include a channelised Right Turn (CHR) lane and an Auxiliary Left Turn (AUL) lane. Given the site's location on a higher-speed section of Lakes Road.

Having regard to the findings of the Traffic Impact Assessment, the conservative traffic generation assumptions adopted within the modelling, the provision of dedicated turning treatments and the satisfactory operational outcomes demonstrated by the SIDRA analysis, City officers are satisfied that the proposal can be accommodated within the existing and planned road network without resulting in unacceptable impacts on traffic safety or road network performance.

Noise and Amenity

The proposed Place of Worship has the potential to generate noise associated with church services, patron arrivals and departures, vehicle movements, occasional special events, and mechanical plant and equipment. In recognition of the site's proximity to surrounding rural-residential properties, an Acoustic Assessment prepared by Herring Storer Acoustics was submitted in support of the application and reviewed by the City's Environmental Health officers. The Acoustic Assessment assessed noise emissions associated with the operation of the proposed church and identified a range of mitigation measures to ensure compliance with the Environmental Protection (Noise) Regulations 1997.

The primary activities associated with the proposal comprise two church services conducted on Sundays, together with smaller meetings and gatherings throughout the week. Unlike many commercial land uses, these activities occur intermittently and are concentrated within defined operating periods. The proposed use is therefore not expected to generate continuous noise impacts on surrounding properties.

Conditions of approval are recommended requiring all noise attenuation measures identified within the Acoustic Assessment to be installed prior to occupation and maintained for the life of the development. Certification confirming implementation of the acoustic treatments will also be required prior to occupation of the building.

In addition, any mechanical plant, air-conditioning systems and associated equipment will be required to operate in accordance with the *Environmental Protection (Noise) Regulations 1997* and relevant Australian Standards. Conditions are also proposed to ensure external lighting, waste servicing activities and construction works are appropriately managed to minimise impacts on neighbouring residents.

Having regard to the findings of the Acoustic Assessment, the intermittent nature of the proposed use and the recommended conditions of approval, City officers are satisfied that noise and amenity impacts can be appropriately managed and are unlikely to result in an unacceptable impact on the surrounding locality.

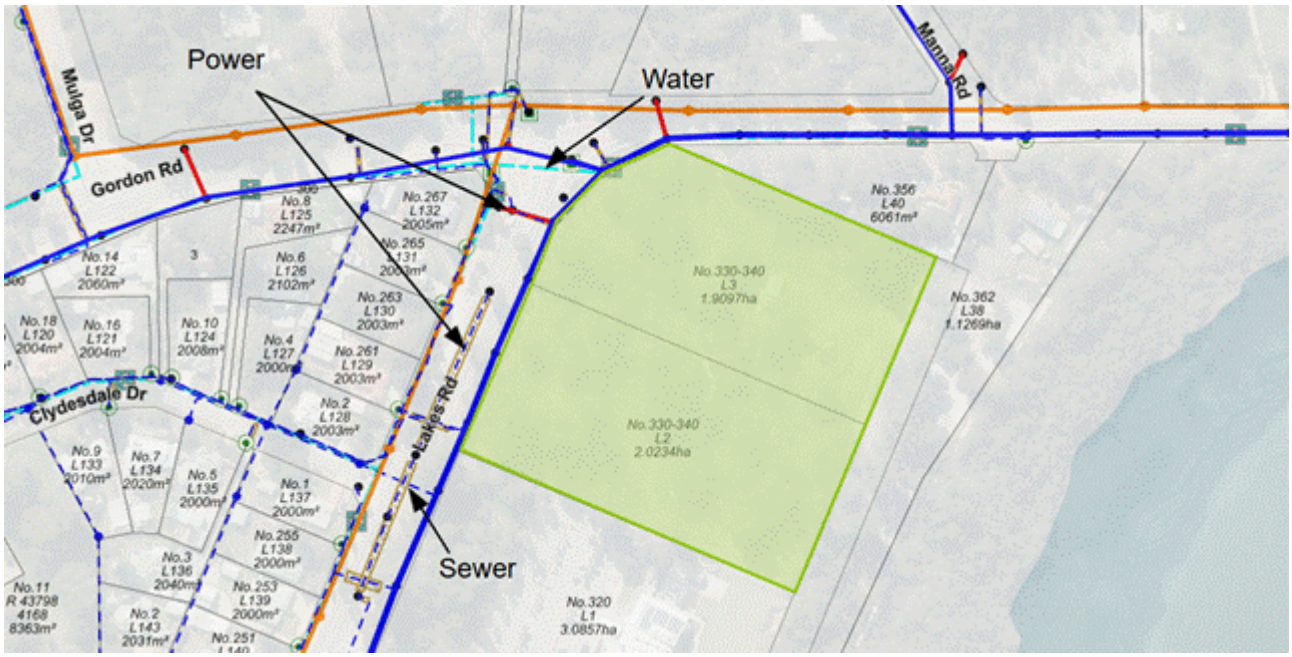
Servicing

The subject site has an existing connection to water and power infrastructure within the adjoining road reserve. The closest sewer main to the subject site is located within the northern road reserve of Clydesdale Drive.

In accordance with State Planning Policy 2.9: Water, development proposals are required to connect to, or otherwise provide for, reticulated sewerage where this is considered reasonable and where the development may pose an unacceptable risk to public health, the environment or water resources. Given the proximity of reticulated sewerage infrastructure and the scale of the proposed development, connection to the existing sewerage network is considered the preferred servicing outcome and consistent with contemporary planning and environmental management practices. Accordingly, City officers consider it appropriate to require connection to reticulated sewer as the primary servicing solution through a condition of development approval. The works required to

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

extend the infrastructure within the road reserve would be managed by the applicant in consultation with the Water Corporation.



MEAG Comment

This item was considered by the Mandurah Environmental Advisory Group at its meeting on 17 July 2026, with a follow-up site meeting occurring on the 7 August 2026 upon receipt of supporting information submitted by the applicant. The following comments and subsequent recommendations were made:

1. *The Mandurah Environmental Advisory Group appreciates the applicant's efforts to retain a significant number of mature trees within the development area. The proposed approach appears generally sound from an environmental perspective; however, the success of the project will largely depend on the effective implementation of tree protection and management measures.*
2. *The Group recommends that tree protection measures be established prior to the commencement of any site works. This should include the installation of clearly defined physical barriers around all retained trees to protect root zones from vehicle movements, compaction and accidental damage during construction. Trees approved for removal should also be clearly marked on site to ensure there is no confusion between trees to be retained and those to be removed.*
3. *The Group further recommends that overflow parking areas be clearly delineated to prevent vehicles from parking over tree root zones or otherwise impacting retained vegetation. Consideration could be given to using logs sourced from removed trees as natural barriers or markers to define these parking areas.*
4. *A detailed landscaping plan should be submitted and approved prior to the commencement of site works. This plan should outline proposed replacement planting and ongoing landscape management. As part of the landscaping plan, the Group recommends the planting of Marri trees along the rear boundary to enhance habitat values, contribute to the local landscape character, and provide long-term canopy benefits. The landscaping plan should also include provisions for monitoring the establishment and survivability of new trees, with additional Marri trees to be planted where necessary to achieve the intended planting outcomes and canopy cover should initial plantings fail to establish successfully.*
5. *All retained trees should be managed in accordance with the City's requirements and standards for tree pruning and maintenance to ensure their long-term health and structural integrity. Future pruning or tree maintenance activities within Tree Preservation Areas must*

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

be undertaken in accordance with the City's approval requirements and approved prior to any works being carried out.

6. *The Group also recommends that the City investigate whether the Lake Goegrup Nature Reserve boundary could be extended into the adjacent road reserve to facilitate additional Marri tree planting. This may provide an opportunity to strengthen ecological connectivity, increase future canopy cover, and establish an improved buffer to the wetland environment.*

Overall, the Group supports the intent of the proposal, subject to the above recommendations being incorporated into the development and construction management process.

Officer Comment:

The contribution of the Mandurah Environmental Advisory Group (MEAG) has been valuable in informing the assessment of this proposal and has contributed to a revision of the original development plans, resulting in improved environmental conservation outcomes.

City officers have considered the Group's recommendations and have incorporated conditions of approval to address recommendations 2 to 5. Recommendation 1 is acknowledged and reflected through the conditions relating to tree retention, protection and ongoing management.

In relation to recommendation 6, the adjoining road reserve is currently classified as an "Open Space/Parks Site" asset. City officers acknowledge the recommendation and have commenced discussions regarding the potential extension of the Lake Goegrup Nature Reserve boundary as a separate strategic matter outside the scope of this development application.

With respect to replacement planting on the subject site, the site inspection undertaken with MEAG and subsequent discussions with the applicant identified a number of existing cleared areas suitable for additional revegetation. These areas can accommodate supplementary planting without adversely affecting the Bushfire Management Plan requirements or prejudicing the future subdivision potential of the southern portion of Lot 2.

Overall, City officers consider that the recommendations of MEAG have been appropriately addressed through amended plans, conditions of approval and ongoing consideration of broader land management opportunities.

Consultation

The proposal was advertised for a period of 28 days, from the 19th June to the 17th July 2026 via the following methods:

1. Postal letters and emails to the property owners and occupiers directly adjoining and adjacent to the development sites.
2. Two (2) corflute signs within the verge, one adjacent each lot fronting Lakes Road (north-south); and,
3. Mandurah Matters website where the development plans, traffic impact assessment and bushfire management plans were made available for viewing.

Upon closing of the advertising period, a total of 150 submissions were received. Of the 150 submissions, 145 were not in support of the proposal with the majority referring to the proposal tree removal and subsequent impacts to the natural environment.

Statutory Environment

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

The subject sites are zoned Rural Residential with a minimum lot size of 1 hectare (RL1) as per the City's Local Planning Scheme No. 12.

The applicant seeks approval for a place of worship, defined under Scheme 12 to mean -

"premises used for religious activities such as a chapel, church, mosque, synagogue or temple."

A place of worship is an 'A' use, meaning the use is discretionary subject to community consultation.

Policy Implications

Nil.

Financial Implications

Nil.

Economic Implications

Nil.

Environmental Implications

The proposal will result in the loss of a number of native and planted trees, including several trees that currently provide foraging habitat for black cockatoos. The removal of these trees will reduce canopy cover and marginally diminish habitat resources within the site. However, the majority of mature Marri trees will be retained, ensuring that significant canopy and foraging habitat values remain within the property.

The Tree Assessment concluded that the vegetation within the development area is highly disturbed and does not contain significant floristic values, threatened ecological communities, or trees with visible hollows suitable for black cockatoo breeding habitat. Accordingly, while the proposal will result in some loss of vegetation and habitat, the overall environmental impacts are considered localised and are not expected to significantly affect the broader ecological values of the locality.

Risk Implications

There is a risk that the applicant may seek a review of one or more conditions of approval, or the determination of the application as a whole, through the State Administrative Tribunal within the prescribed statutory review period following the issue of a decision.

Should Council make a determination that is inconsistent with the officer recommendation, there is an increased risk of the decision being subject to review by the State Administrative Tribunal. In such circumstances, the City may be required to engage third party specialists to assist in defending Council's position, which may result in additional financial costs and staff resources.

Strategic Implications

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

Economy
- Well-planned, sustainable urban development

Community
- Access to support services that enhance opportunities for everyone
- Safe and connected communities

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

- Inclusive and welcoming places, spaces and neighbourhoods
- An enriched, creative, and empowered community that values culture, heritage and life long learning

Environment
- Nature has a voice in all decision-making

Conclusion

The proposed place of worship has been appropriately considered within the context and broader objectives of the rural residential zone, and following public consultation, detailed officer assessment and consultation within internal business units and MEAG, the proposal has been refined to better align with the environmental objectives and characteristics of place.

The amended design has substantially reduced vegetation impacts, retained the majority of mature Marri trees and concentrated development within the more disturbed portion of the property, while continuing to provide a functional church facility capable of accommodating the applicant's current and future congregation.

The majority of concerns related to the removal of trees, loss of canopy cover and the potential impact on the site's environmental values and fauna habitat. These concerns were given significant weight during the assessment process and directly informed City officer discussions with the applicant regarding alternative development layouts and vegetation retention opportunities.

The proposed building design is compatible with the rural-residential character of the locality and has been sited to balance built form, environmental and servicing considerations. Traffic and parking assessments demonstrate that the surrounding road network can accommodate the proposal, subject to the provision of the required turn treatments, while Environmental Health and Bushland Management matters can be appropriately managed through conditions of approval.

While the proposal will result in the removal of some native and planted vegetation, City officers consider the revised design achieves an appropriate balance between environmental protection, community needs and the orderly development of the site. On balance, the proposal is considered to satisfy the intent and objectives of Local Planning Scheme No. 12 and is therefore recommended for approval, subject to the proposed conditions.

Officer Recommendation

That the Planning and Community Consultation Committee recommend that Council:

In accordance with Clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions for Local Planning Schemes), grant development approval for a proposed Place of Worship at Lot 2 & 3, 330-340 Lakes Road, Greenfields, subject to the following conditions:

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

2. The height of any wall, fence or other structure, shall be no higher than 0.75 metres within 1.5 metres of where any driveway meets any public street or right of way, to the satisfaction of the City of Mandurah.

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

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

4. The area to be used for car parking in connection with the approved development shall not be used for general storage or any purpose other than the parking of motor vehicles, to the satisfaction of the City of Mandurah.

5. Construction hours are limited to 7:00am to 7:00pm Monday to Saturday, unless otherwise agreed in writing by the City of Mandurah.

6. All services (e.g. air conditioners, water meters, hot water storage systems etc.) shall be designed to be integrated into the building design and/or screened from surrounding properties and communal areas to the satisfaction of the City of Mandurah.

7. Security, building, signage and car park lighting shall be located, designed and installed to prevent excessive light spill from the development. Reference shall be made to AS4282-1997 *Control of the Obtrusive Effects of Outdoor Lighting* and any other relevant lighting standards.

8. The applicant shall implement all recommendations contained within the approved Bushfire Management Plan prepared by Bushfire Logic dated 24 April 2026, to the satisfaction of the City of Mandurah, for the life of the development.

9. This development is classified as a public building and shall comply with the relevant provisions of the *Health (Miscellaneous Provisions) Act 1911* (as amended) and the *Health (Public Buildings) Regulations 1992*.

10. Prior to the commencement of development, a Waste Management Plan shall be submitted to and approved by the City of Mandurah. The approved Waste Management Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.

11. Prior to the commencement of site works, a Construction Management Plan shall be submitted to and approved by the City of Mandurah. The Plan shall detail how the site will be managed during and after works are completed to minimise impacts associated with dust/sand, erosion, noise, vibration, traffic and general construction activities. The approved Plan shall thereafter be implemented to the satisfaction of the City of Mandurah.

12. The applicant shall notify nearby residents of the proposed works at least 14 days prior to the commencement of site works, to the satisfaction of the City of Mandurah. Signage shall also be erected on-site describing the proposed works and providing contact details for the consultant engineer and contractor representative responsible for the site.

13. Prior to the commencement of site works, a schedule of colours and materials, including details of the texture and finish of all external building materials, shall be submitted to and approved by the City of Mandurah. The development shall be completed and thereafter maintained in accordance with the approved schedule.

14. Prior to the commencement of site works, a detailed Landscaping Plan for the subject site and adjoining road verge(s) shall be submitted to and approved by the City of Mandurah. The Landscaping Plan shall include:

    a. The location, number and species of proposed trees and shrubs;
    b. Any existing vegetation and landscaped areas to be retained;
    c. Pedestrian, paving and lighting treatments;
    d. An implementation schedule; and
    e. Ongoing maintenance and management responsibilities.
    f. Physical protections of root zones of retained trees and vegetation

    The approved Landscaping Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

15. Prior to the commencement of any site works, Tree Protection Zones (TPZs) shall be established around all trees nominated for retention within the building zone, in accordance with Australian Standard AS 4970-2009 *Protection of Trees on Development Sites*. The TPZs shall be clearly delineated with protective fencing and maintained for the full duration of construction works.

16. No excavation, filling, storage of materials, vehicle access, machinery operation, wash-down activities, or other development-related activities shall occur within the Tree Protection Zones unless approved by the City of Mandurah and undertaken in accordance with AS 4970-2009. The Tree Protection Zones shall remain intact and effective until all site works have been completed, to the satisfaction of the City of Mandurah.

17. Prior to the commencement of site works, mechanical engineering design drawings and specifications, together with certification from the design engineer demonstrating compliance with Australian Standard AS3666 for Air Handling and Water Systems, shall be submitted with the Building Permit application.

    Written approval from the City of Mandurah Health Services for any air handling system, water system or cooling tower shall be obtained prior to installation of the system.

18. Prior to the commencement of use, all vehicle parking, manoeuvring and circulation areas shall be constructed, sealed, drained, kerbed and line marked (including loading and accessible parking bays) and thereafter maintained to the specification and satisfaction of the City of Mandurah.

19. Prior to the occupancy of the development, the proposed development shall be connected to sewer to the satisfaction of the City of Mandurah.

20. Prior to occupancy of the development, a vehicle crossover shall be constructed to the specification and satisfaction of the City of Mandurah. Once constructed, the crossover shall be maintained to the satisfaction of the City of Mandurah. During construction, all landscaping, footpaths, infrastructure and associated paved areas within the road reserve shall be protected and/or reinstated to the satisfaction of the City of Mandurah.

21. Prior to occupancy/use of the development, all redundant crossovers shown on the approved plans shall be removed and the verge and kerbing reinstated to the specification and satisfaction of the City of Mandurah.

22. Prior to the commencement of use, the road verge adjacent to the site shall be upgraded, including the provision of mature street trees, to the specification and satisfaction of the City of Mandurah.

23. Prior to occupancy, a bin storage area shall be provided and screened from public view to the satisfaction of the City of Mandurah.

24. All noise attenuation measures identified within the Herring Storer Acoustics report titled *Harley Dykstra Proposed Place of Worship - 330-340 Lakes Road Greenfields* (Ref: 36388-2-26083; dated May 2026) shall be implemented prior to occupancy of the development and maintained thereafter.

25. The builder shall provide written confirmation, with the Form BA7 Completion Notice, that the requirements of the acoustic report have been incorporated into the completed development prior to occupation.

26. Prior to the commencement of use, the subject lots shall be amalgamated into a single certificate of title to the satisfaction of the local government.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Advice note:

1. Prior to any work commencing, an application for a building permit is to be submitted to and approved by the City of Mandurah. If a Building Permit Application has already been submitted to the City and is awaiting the issue of Development Approval, please forward a copy of this approval to the City's Building Department building@mandurah.wa.gov.au.

2. Prior to submission of the application for building permit for the development, clearance of the development application conditions referencing “prior to site works” is to be submitted to the City’s Planning Department planning@mandurah.wa.gov.au for review and confirmation.

3. Prior to submission of the application for occupancy permit (BA9), clearance of the development application conditions and supporting evidence is to be submitted to the City’s Planning Department planning@mandurah.wa.gov.au for review and confirmation.

4. If dust emissions from the approved development are detected beyond the boundaries of the site and, in the opinion of the City, constitute a nuisance, the proponent shall immediately cease the process, activity, or operation responsible for the dust emissions. The process, activity, or operation shall not recommence until appropriate measures have been implemented to the satisfaction of the City to prevent the recurrence of the dust nuisance.

5. In relation to condition 15 and 16, the tree protection zones shall be installed so as to ensure no damage to the root systems of those trees marked for retention.

Committee Recommendation

That Council:

In accordance with Clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions for Local Planning Schemes), grant development approval for a proposed Place of Worship at Lot 2 & 3, 330-340 Lakes Road, Greenfields, subject to the following conditions:

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

2. The height of any wall, fence or other structure, shall be no higher than 0.75 metres within 1.5 metres of where any driveway meets any public street or right of way, to the satisfaction of the City of Mandurah.

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

4. The area to be used for car parking in connection with the approved development shall not be used for general storage or any purpose other than the parking of motor vehicles, to the satisfaction of the City of Mandurah.

5. Construction hours are limited to 7:00am to 7:00pm Monday to Saturday, unless otherwise agreed in writing by the City of Mandurah.

6. All services (e.g. air conditioners, water meters, hot water storage systems etc.) shall be designed to be integrated into the building design and/or screened from surrounding properties and communal areas to the satisfaction of the City of Mandurah.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

7. Security, building, signage and car park lighting shall be located, designed and installed to prevent excessive light spill from the development. Reference shall be made to AS4282-1997 *Control of the Obtrusive Effects of Outdoor Lighting* and any other relevant lighting standards.

8. The applicant shall implement all recommendations contained within the approved Bushfire Management Plan prepared by Bushfire Logic dated 24 April 2026, to the satisfaction of the City of Mandurah, for the life of the development.

9. This development is classified as a public building and shall comply with the relevant provisions of the *Health (Miscellaneous Provisions) Act 1911* (as amended) and the *Health (Public Buildings) Regulations 1992*.

10. Prior to the commencement of development, a Waste Management Plan shall be submitted to and approved by the City of Mandurah. The approved Waste Management Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.

11. Prior to the commencement of site works, a Construction Management Plan shall be submitted to and approved by the City of Mandurah. The Plan shall detail how the site will be managed during and after works are completed to minimise impacts associated with dust/sand, erosion, noise, vibration, traffic and general construction activities. The approved Plan shall thereafter be implemented to the satisfaction of the City of Mandurah.

12. The applicant shall notify nearby residents of the proposed works at least 14 days prior to the commencement of site works, to the satisfaction of the City of Mandurah. Signage shall also be erected on-site describing the proposed works and providing contact details for the consultant engineer and contractor representative responsible for the site.

13. Prior to the commencement of site works, a schedule of colours and materials, including details of the texture and finish of all external building materials, shall be submitted to and approved by the City of Mandurah. The development shall be completed and thereafter maintained in accordance with the approved schedule.

14. Prior to the commencement of site works, a detailed Landscaping Plan for the subject site and adjoining road verge(s) shall be submitted to and approved by the City of Mandurah. The Landscaping Plan shall include:

    a. The location, number and species of proposed trees and shrubs;
    b. Any existing vegetation and landscaped areas to be retained;
    c. Pedestrian, paving and lighting treatments;
    d. An implementation schedule; and
    e. Ongoing maintenance and management responsibilities.
    f. Physical protections of root zones of retained trees and vegetation

    The approved Landscaping Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.

15. Prior to the commencement of any site works, Tree Protection Zones (TPZs) shall be established around all trees nominated for retention within the building zone, in accordance with Australian Standard AS 4970-2009 *Protection of Trees on Development Sites*. The TPZs shall be clearly delineated with protective fencing and maintained for the full duration of construction works.

16. No excavation, filling, storage of materials, vehicle access, machinery operation, wash-down activities, or other development-related activities shall occur within the Tree Protection Zones unless approved by the City of Mandurah and undertaken in accordance with AS 4970-2009. The Tree Protection Zones shall remain intact and effective until all site works have been completed, to the satisfaction of the City of Mandurah.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

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    Written approval from the City of Mandurah Health Services for any air handling system, water system or cooling tower shall be obtained prior to installation of the system.

18. Prior to the commencement of use, all vehicle parking, manoeuvring and circulation areas shall be constructed, sealed, drained, kerbed and line marked (including loading and accessible parking bays) and thereafter maintained to the specification and satisfaction of the City of Mandurah.

19. Prior to the occupancy of the development, the proposed development shall be connected to sewer to the satisfaction of the City of Mandurah.

20. Prior to occupancy of the development, a vehicle crossover shall be constructed to the specification and satisfaction of the City of Mandurah. Once constructed, the crossover shall be maintained to the satisfaction of the City of Mandurah. During construction, all landscaping, footpaths, infrastructure and associated paved areas within the road reserve shall be protected and/or reinstated to the satisfaction of the City of Mandurah.

21. Prior to occupancy/use of the development, all redundant crossovers shown on the approved plans shall be removed and the verge and kerbing reinstated to the specification and satisfaction of the City of Mandurah.

22. Prior to the commencement of use, the road verge adjacent to the site shall be upgraded, including the provision of mature street trees, to the specification and satisfaction of the City of Mandurah.

23. Prior to occupancy, a bin storage area shall be provided and screened from public view to the satisfaction of the City of Mandurah.

24. All noise attenuation measures identified within the Herring Storer Acoustics report titled *Harley Dykstra Proposed Place of Worship - 330-340 Lakes Road Greenfields* (Ref: 36388-2-26083; dated May 2026) shall be implemented prior to occupancy of the development and maintained thereafter.

25. The builder shall provide written confirmation, with the Form BA7 Completion Notice, that the requirements of the acoustic report have been incorporated into the completed development prior to occupation.

26. Prior to the commencement of use, the subject lots shall be amalgamated into a single certificate of title to the satisfaction of the local government.

Advice note:

1. Prior to any work commencing, an application for a building permit is to be submitted to and approved by the City of Mandurah. If a Building Permit Application has already been submitted to the City and is awaiting the issue of Development Approval, please forward a copy of this approval to the City's Building Department building@mandurah.wa.gov.au.

2. Prior to submission of the application for building permit for the development, clearance of the development application conditions referencing “prior to site works” is to be submitted to the City’s Planning Department planning@mandurah.wa.gov.au for review and confirmation.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

3. Prior to submission of the application for occupancy permit (BA9), clearance of the development application conditions and supporting evidence is to be submitted to the City's Planning Department planning@mandurah.wa.gov.au for review and confirmation.

4. If dust emissions from the approved development are detected beyond the boundaries of the site and, in the opinion of the City, constitute a nuisance, the proponent shall immediately cease the process, activity, or operation responsible for the dust emissions. The process, activity, or operation shall not recommence until appropriate measures have been implemented to the satisfaction of the City to prevent the recurrence of the dust nuisance.

5. In relation to condition 15 and 16, the tree protection zones shall be installed so as to ensure no damage to the root systems of those trees marked for retention.

Alternative Officer Recommendation

Officer Comment: There have been some important updates from AS/NZS 4282:1997 to AS/NZS 4282:2023 Control of the obtrusive effects of outdoor lighting in addressing concerns raised by Elected Members as to lighting impacts on the natural environment. Environmental receivers are now expressly considered, recognising the potential impacts of artificial light at night on plants, animals and ecosystems and the application of environmental zones have been clarified. Technical lighting parameters are included considerate of the natural environment. The City believes through appropriate luminaire selection and design, the development can meet the requirements of AS/NZS 4282:2023

As a result, the alternative officer recommendation below includes an amendment to condition 7 to refer to the updated Australian Standard, which now reads:

Condition 7: A Lighting Plan demonstrating compliance with AS4282:2023 *Control of the Obtrusive Effects of Outdoor Lighting,* shall be submitted to and be approved by the City of Mandurah. The Lighting Plan shall demonstrate how the lighting design minimises artificial light at night and its potential impacts on the natural environment, including native fauna and fauna habitat, and shall detail all external lighting including security, building, signage and car park lighting. The approved Lighting Plan shall include the location and type of luminaires, light intensity, colour temperature, orientation, shielding, hours of operation and any other measures necessary to minimise light spill into environmentally sensitive areas. The approved Lighting Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.

That Council:

In accordance with Clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions for Local Planning Schemes), grant development approval for a proposed Place of Worship at Lot 2 & 3, 330-340 Lakes Road, Greenfields, subject to the following conditions:

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

2. **The height of any wall, fence or other structure, shall be no higher than 0.75 metres within 1.5 metres of where any driveway meets any public street or right of way, to the satisfaction of the City of Mandurah.**

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

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

4. **The area to be used for car parking in connection with the approved development shall not be used for general storage or any purpose other than the parking of motor vehicles, to the satisfaction of the City of Mandurah.**

5. **Construction hours are limited to 7:00am to 7:00pm Monday to Saturday, unless otherwise agreed in writing by the City of Mandurah.**

6. **All services (e.g. air conditioners, water meters, hot water storage systems etc.) shall be designed to be integrated into the building design and/or screened from surrounding properties and communal areas to the satisfaction of the City of Mandurah.**

7. **A Lighting Plan demonstrating compliance with AS4282:2023 *Control of the Obtrusive Effects of Outdoor Lighting,* shall be submitted to and be approved by the City of Mandurah. The Lighting Plan shall demonstrate how the lighting design minimises artificial light at night and its potential impacts on the natural environment, including native fauna and fauna habitat, and shall detail all external lighting including security, building, signage and car park lighting. The approved Lighting Plan shall include the location and type of luminaires, light intensity, colour temperature, orientation, shielding, hours of operation and any other measures necessary to minimise light spill into environmentally sensitive areas. The approved Lighting Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.**

8. **The applicant shall implement all recommendations contained within the approved Bushfire Management Plan prepared by Bushfire Logic dated 24 April 2026, to the satisfaction of the City of Mandurah, for the life of the development.**

9. **This development is classified as a public building and shall comply with the relevant provisions of the *Health (Miscellaneous Provisions) Act 1911* (as amended) and the *Health (Public Buildings) Regulations 1992*.**

10. **Prior to the commencement of development, a Waste Management Plan shall be submitted to and approved by the City of Mandurah. The approved Waste Management Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.**

11. **Prior to the commencement of site works, a Construction Management Plan shall be submitted to and approved by the City of Mandurah. The Plan shall detail how the site will be managed during and after works are completed to minimise impacts associated with dust/sand, erosion, noise, vibration, traffic and general construction activities. The approved Plan shall thereafter be implemented to the satisfaction of the City of Mandurah.**

12. **The applicant shall notify nearby residents of the proposed works at least 14 days prior to the commencement of site works, to the satisfaction of the City of Mandurah. Signage shall also be erected on-site describing the proposed works and providing contact details for the consultant engineer and contractor representative responsible for the site.**

13. **Prior to the commencement of site works, a schedule of colours and materials, including details of the texture and finish of all external building materials, shall be submitted to and approved by the City of Mandurah. The development shall be completed and thereafter maintained in accordance with the approved schedule.**

14. **Prior to the commencement of site works, a detailed Landscaping Plan for the subject site and adjoining road verge(s) shall be submitted to and approved by the City of Mandurah. The Landscaping Plan shall include:**

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

a. **The location, number and species of proposed trees and shrubs;**
b. **Any existing vegetation and landscaped areas to be retained;**
c. **Pedestrian, paving and lighting treatments;**
d. **An implementation schedule; and**
e. **Ongoing maintenance and management responsibilities.**
f. **Physical protections of root zones of retained trees and vegetation**

The approved Landscaping Plan shall thereafter be implemented and maintained to the satisfaction of the City of Mandurah.

15. **Prior to the commencement of any site works, Tree Protection Zones (TPZs) shall be established around all trees nominated for retention within the building zone, in accordance with Australian Standard AS 4970-2009 *Protection of Trees on Development Sites*. The TPZs shall be clearly delineated with protective fencing and maintained for the full duration of construction works.**

16. **No excavation, filling, storage of materials, vehicle access, machinery operation, wash-down activities, or other development-related activities shall occur within the Tree Protection Zones unless approved by the City of Mandurah and undertaken in accordance with AS 4970-2009. The Tree Protection Zones shall remain intact and effective until all site works have been completed, to the satisfaction of the City of Mandurah.**

17. **Prior to the commencement of site works, mechanical engineering design drawings and specifications, together with certification from the design engineer demonstrating compliance with Australian Standard AS3666 for Air Handling and Water Systems, shall be submitted with the Building Permit application.**

18. **Written approval from the City of Mandurah Health Services for any air handling system, water system or cooling tower shall be obtained prior to installation of the system.**

19. **Prior to the commencement of use, all vehicle parking, manoeuvring and circulation areas shall be constructed, sealed, drained, kerbed and line marked (including loading and accessible parking bays) and thereafter maintained to the specification and satisfaction of the City of Mandurah.**

20. **Prior to the occupancy of the development, the proposed development shall be connected to sewer to the satisfaction of the City of Mandurah.**

21. **Prior to occupancy of the development, a vehicle crossover shall be constructed to the specification and satisfaction of the City of Mandurah. Once constructed, the crossover shall be maintained to the satisfaction of the City of Mandurah. During construction, all landscaping, footpaths, infrastructure and associated paved areas within the road reserve shall be protected and/or reinstated to the satisfaction of the City of Mandurah.**

22. **Prior to occupancy/use of the development, all redundant crossovers shown on the approved plans shall be removed and the verge and kerbing reinstated to the specification and satisfaction of the City of Mandurah.**

23. **Prior to the commencement of use, the road verge adjacent to the site shall be upgraded, including the provision of mature street trees, to the specification and satisfaction of the City of Mandurah.**

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24. **Prior to occupancy, a bin storage area shall be provided and screened from public view to the satisfaction of the City of Mandurah.**

25. **All noise attenuation measures identified within the Herring Storer Acoustics report titled *Harley Dykstra Proposed Place of Worship - 330-340 Lakes Road Greenfields* (Ref: 36388-2-26083; dated May 2026) shall be implemented prior to occupancy of the development and maintained thereafter.**

26. **The builder shall provide written confirmation, with the Form BA7 Completion Notice, that the requirements of the acoustic report have been incorporated into the completed development prior to occupation.**

27. **Prior to the commencement of use, the subject lots shall be amalgamated into a single certificate of title to the satisfaction of the local government.**

Advice note:

1. **Prior to any work commencing, an application for a building permit is to be submitted to and approved by the City of Mandurah. If a Building Permit Application has already been submitted to the City and is awaiting the issue of Development Approval, please forward a copy of this approval to the City's Building Department building@mandurah.wa.gov.au.**

2. **Prior to submission of the application for building permit for the development, clearance of the development application conditions referencing "prior to site works" is to be submitted to the City's Planning Department planning@mandurah.wa.gov.au for review and confirmation.**

3. **Prior to submission of the application for occupancy permit (BA9), clearance of the development application conditions and supporting evidence is to be submitted to the City's Planning Department planning@mandurah.wa.gov.au for review and confirmation.**

4. **If dust emissions from the approved development are detected beyond the boundaries of the site and, in the opinion of the City, constitute a nuisance, the proponent shall immediately cease the process, activity, or operation responsible for the dust emissions. The process, activity, or operation shall not recommence until appropriate measures have been implemented to the satisfaction of the City to prevent the recurrence of the dust nuisance.**

5. **In relation to condition 15 and 16, the tree protection zones shall be installed so as to ensure no damage to the root systems of those trees marked for retention.**

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Attachments

1. Development Plans - 330-340 Lakes Road, Greenfields - July Version [**18.2.1** - 6 pages]
2. Traffic Impact Assessment - 330-340 Lakes Road [**18.2.2** - 65 pages]
3. Bushfire Management Plan - 330-340 Lakes Road, GREENFIELDS D A 12502 [**18.2.3** - 44 pages]
4. Acoustic Assessment - 330-340 Lakes Road [**18.2.4** - 17 pages]
5. Schedule of Submissions - DA-12502 330 -340 Lakes Road Greenfields [**18.2.5** - 44 pages]

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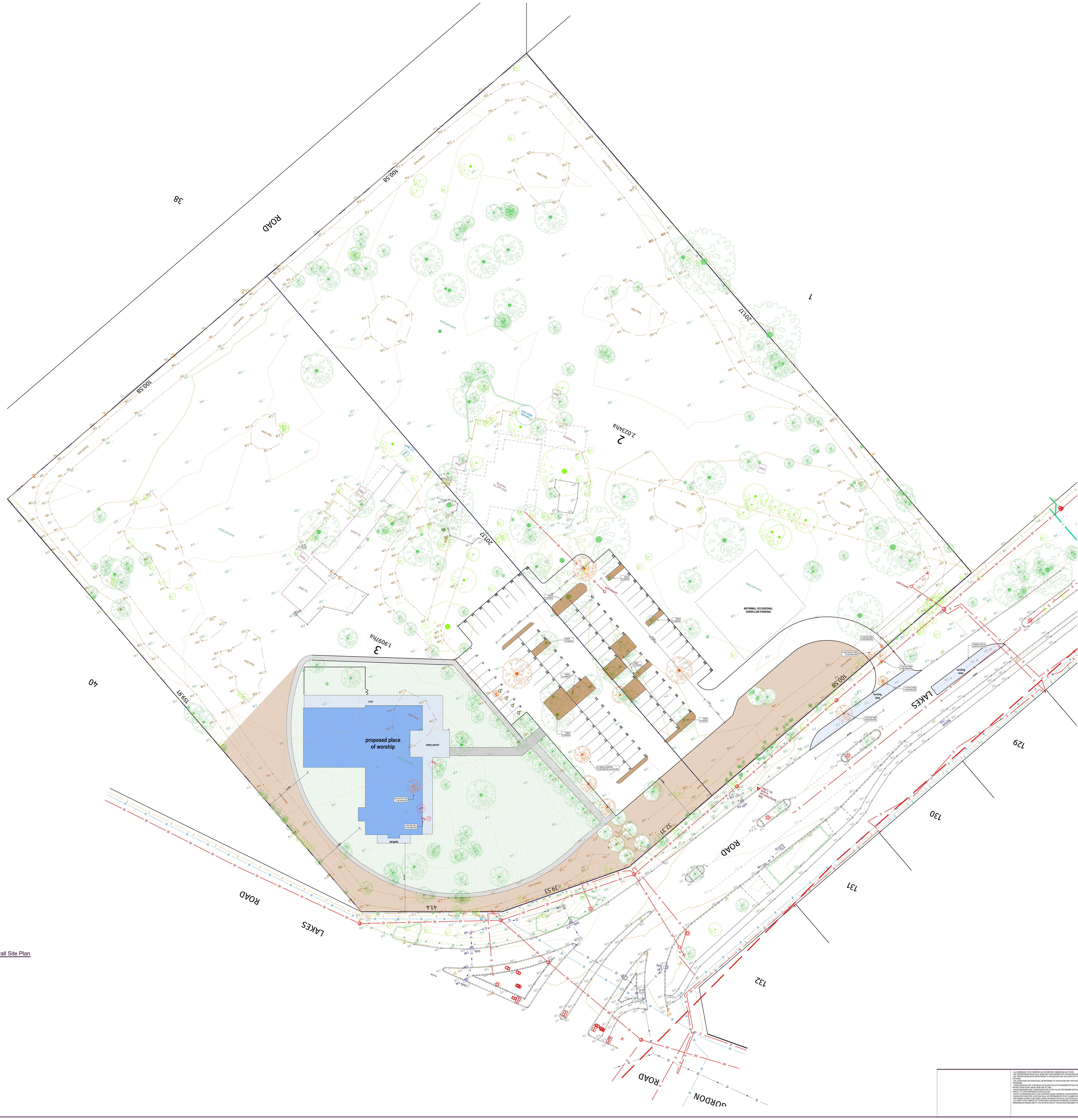

Overall Site Plan
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PROPOSED PLACE OF WORSHIP AT:
330 & 340 LAKES RD
GREENFIELDS
CITY OF MANDURAH

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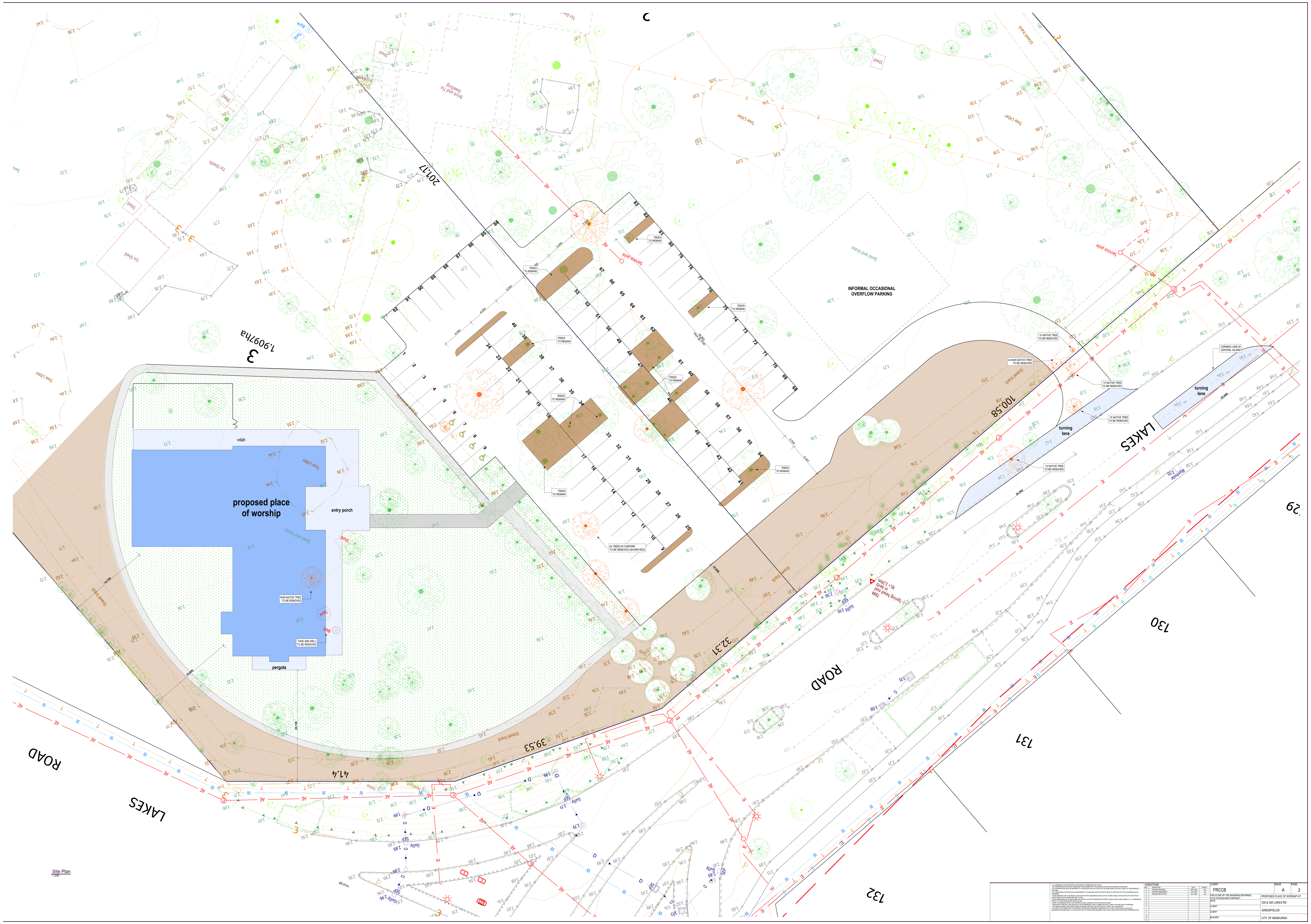

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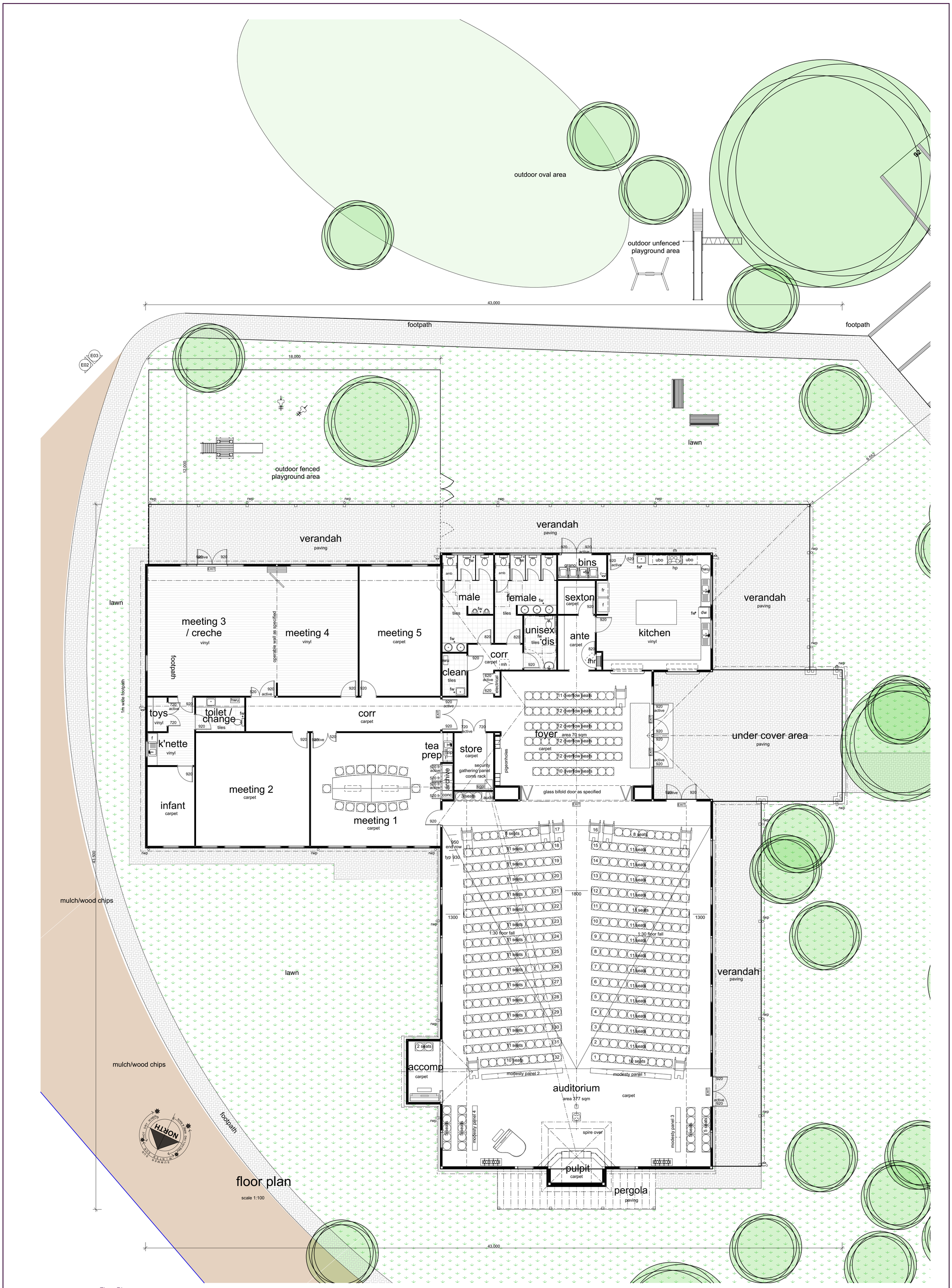

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PROPOSED PLACE OF WORSHIP AT:

330 & 340 LAKES RD

GREENFIELDS

CITY OF MANDURAH

outdoor oval area
outdoor unfenced playground area
outdoor fenced playground area
verandah
meeting 3 / creche
meeting 4
meeting 5
male
female
unisex
bins
sextor
ante
kitchen
corr
clean
toys
toilet / change
corr
tea prep
store
lover
under cover area
meeting 2
meeting 1
infant
auditorium
accomp
pergola
floor plan
carpark
overflow carparking on grass
mulch/wood chips
lawn
footpath
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Floor Plan
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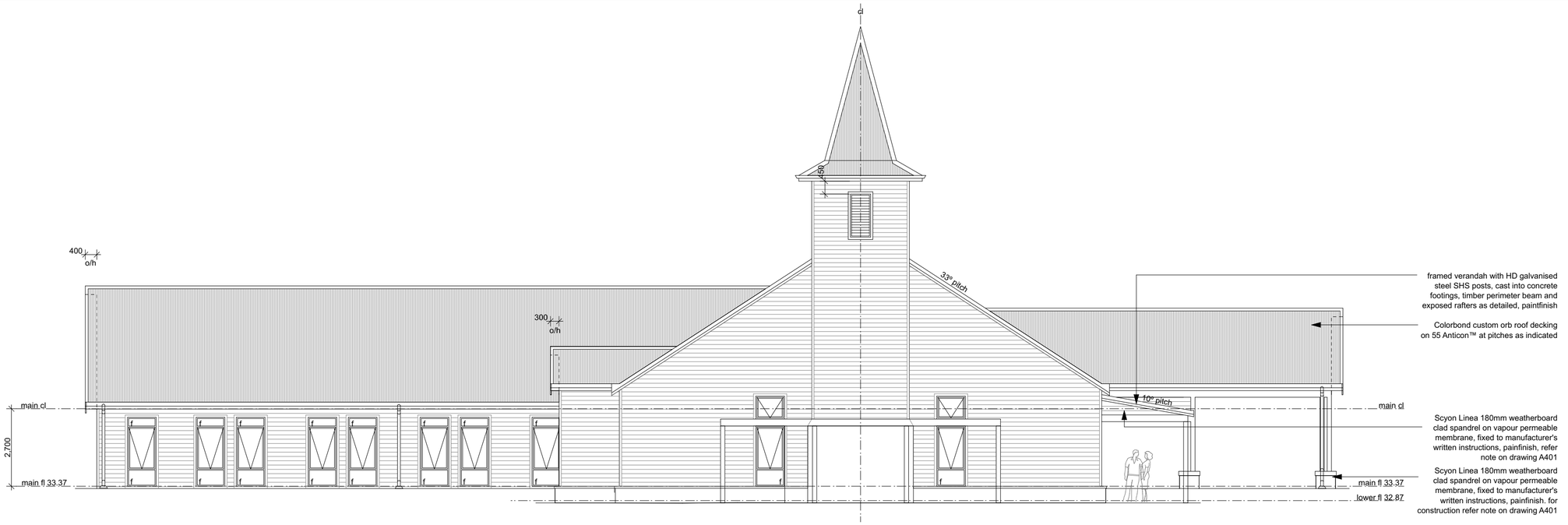

E01 elevation

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E02 elevation

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CITY OF MANDURAH

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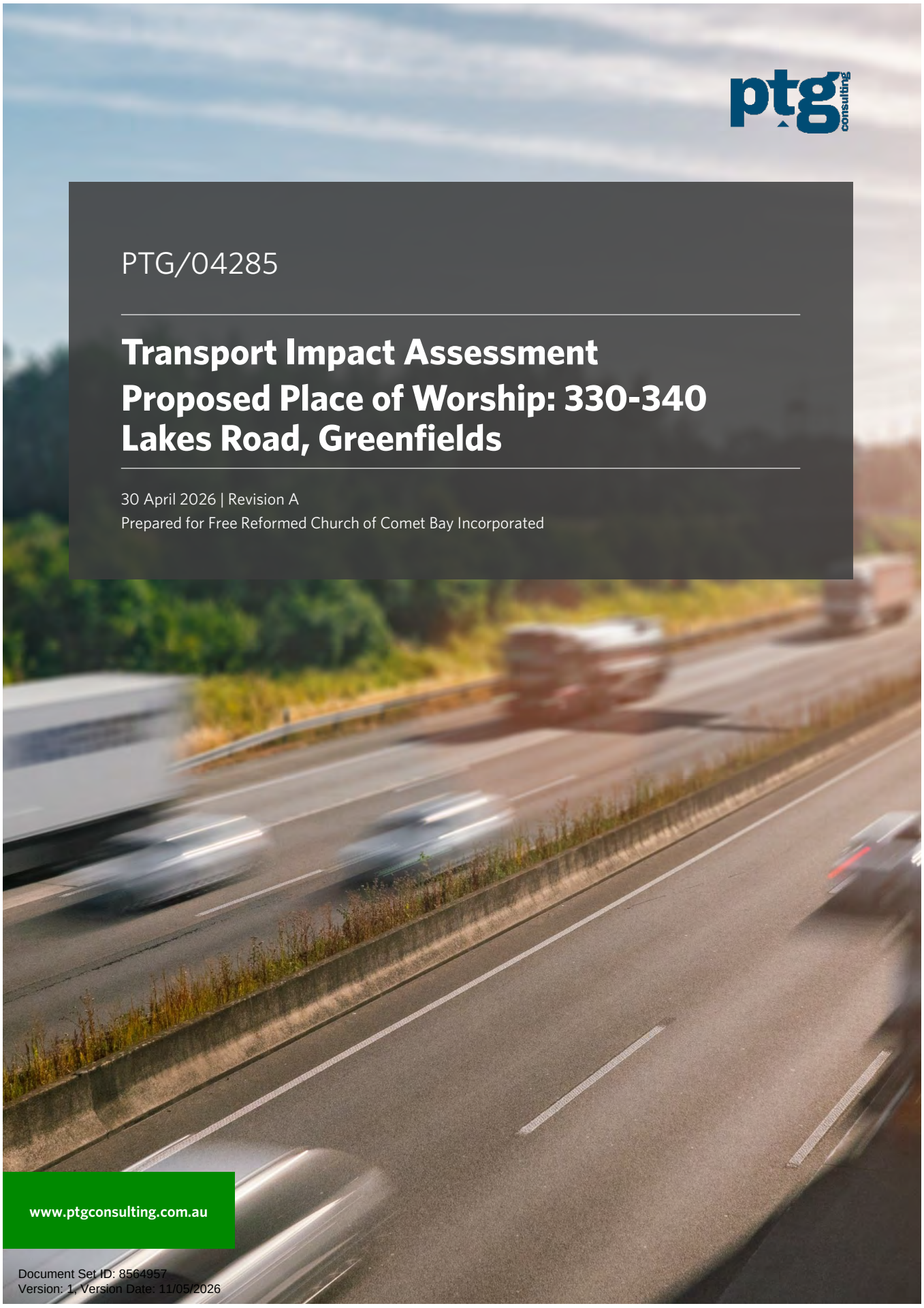

PTG/04285

Transport Impact Assessment
Proposed Place of Worship: 330-340 Lakes Road, Greenfields

30 April 2026 | Revision A

Prepared for Free Reformed Church of Comet Bay Incorporated

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CONTENTS

REPORT DETAILS 4
1 Introduction 5
1.1 Background 5
2 Existing Situation 6
2.1 Existing Site Uses 6
2.2 Existing Parking and Demand 6
2.3 Existing Access Arrangements 6
2.4 Existing Site Traffic 7
2.5 Surrounding Land Uses 7
2.6 Existing Road Network and Traffic Management 8
2.7 Traffic Flows on Surrounding Roads 10
2.8 Operation of Surrounding Intersections 10
2.9 Existing Pedestrian/Cycle Networks 11
2.10 Existing Public Transport Services 12
2.11 Crash Analysis 14
3 Proposed Development 16
3.1 Regional Context 16
3.2 Proposed Land Uses 17
3.3 Access Arrangements 18
3.4 Swept Path 20
3.5 Car Parking Provision 22
3.6 End of Trip Facilities 23
3.7 Specific Issues 23
4 Changes to Surrounding Transport Networks 24
4.1 Road Network 24
4.2 Intersection Layouts and Controls 24
4.3 Pedestrian/Cycle Networks and Crossing Facilities 25
4.4 Public Transport Services 25
5 Integration with Surrounding Area 26
5.1 Surrounding Major Attractors/Generators 26
5.2 Committed Development and Transport Proposals 26
5.3 Proposed Changes to Land Uses within 1200 metres 26
5.4 Travel Desire Lines from Development to the Attractors/Generators 26
5.5 Adequacy of Existing Transport Network 27
5.6 Deficiencies in Existing Transport Networks and Remedial Measures 27
6 Analysis of Transport Network 28
6.1 Assessment Years and Time Periods 28
6.2 Development Generated Traffic 28
6.3 Distribution of Generated Traffic 29
6.4 Background and 'With Development' Traffic Flows 30
6.4.1 Background Traffic 30
6.4.2 Development Traffic 31
6.4.3 Opening Year Traffic (2028) 32
6.4.4 10-Year Horizon Traffic (2038) 32

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

CONTENTS

6.5 Performance Criteria 33
6.6 Key Assumptions 34
6.7 Analysis of Development Accesses 34
6.7.1 Sight Distance Assessment 34
6.7.2 Intersection Warrant Assessment 36
6.8 Impact on Surrounding Roads and Intersections 37
6.8.1 Assessed Intersections 37
6.8.2 Analysis Scenarios 37
6.8.3 Gordon Road / Lakes Road East / Lakes Road 37
6.8.4 Lakes Road / Site Access 38
6.8.5 SIDRA Summary 40
7 Road Safety and Accessibility Impact 41
7.1 Impact on Neighbouring Areas 41
7.2 Road Safety 41
7.3 Public Transport Access 41
7.4 Pedestrian/Cycle Access/Amenity 41
7.5 Analysis of Pedestrian/Cycle Network 41
8 Summary and Conclusions 42
Appendix A – WAPC Checklist 44
Appendix B – Site Plans 46
Appendix C – Swept Paths 47
Appendix D – SIDRA Movement Summaries 48

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

REPORT DETAILS

Unique Document Identification

Document Title	Transport Impact Assessment – Proposed Place of Worship: 330-340 Lakes Road, Greenfields
Project Number	PTG/04285
Document ID	TR-R001-A
Client	Free Reformed Church of Comet Bay Incorporated

PTG Consulting Office Detail

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Revision Details

Revision No.	Date	Comments	Prepared By	Approved By
A	30/4/2026	For Issue	NA/LH	RJC

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

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Version: 3, Version Date: 29/09/2026

1 INTRODUCTION

1.1 Background

PTG Consulting Pty Ltd (PTG) has been commissioned by **Free Reformed Church of Comet Bay Incorporated** ("the Client") to prepare a Traffic Impact Assessment (TIA) for the proposed place of worship located at 330-340 Lakes Road, Greenfields within the City of Mandurah (the "Site").

This report has been prepared in accordance with the Western Australian Planning Commission (WAPC) Transport Assessment Guidelines for Developments: Volume 4 – Individual Developments (2016) and the Transport Impact Assessment (TIA) Checklist is included at **Appendix A**.

Specifically, this report aims to assess the operations of the proposed development internally and its connections to the adjacent road network, with a focus on traffic volumes, parking, access and accessibility.

This report also outlines the requirements and opportunities associated with traffic and transport within the development, referencing relevant Council and WAPC policies and guidelines as well as best-practice planning within Western Australia.

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Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

2 EXISTING SITUATION

2.1 Existing Site Uses

The Site is located at 330-340 Lakes Road, Greenfields within the City of Mandurah as shown in **Figure 1**. It is bounded by Lakes Road East to the north, Lakes Road to the west and by Kingdom City church, which is also a place of worship to the south. The Site is largely unoccupied, with a couple of existing rural residential dwellings found on the property.

Figure 1 Site Location

Source: Metromap

2.2 Existing Parking and Demand

The existing parking and demand are considered to be negligible due to the current land uses of the Site.

2.3 Existing Access Arrangements

A private access path exists along Lakes Road as shown in **Figure 2.** The Site is considered to have no formal vehicular access arrangements.

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Figure 2 Existing Path to the Site along Lakes Road

Source: Metromap

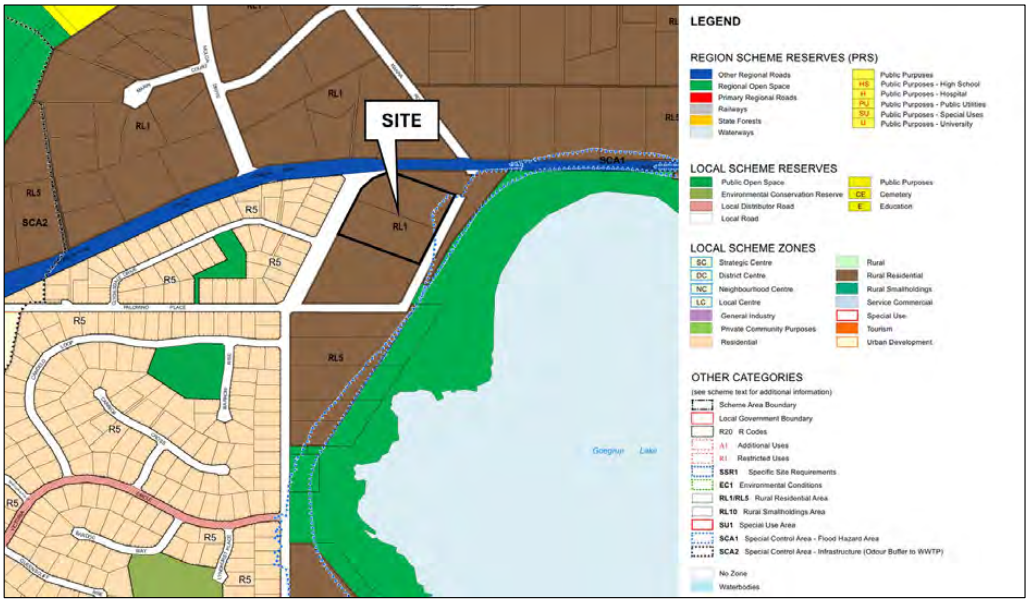
2.4 Existing Site Traffic

As the Site is largely vacant with only a couple of existing dwellings, the traffic generated is considered negligible.

2.5 Surrounding Land Uses

The Site is zoned "Rural Residential Area" under the *City of Mandurah Local Planning Scheme No. 12*. **Figure 3** illustrates that the land uses surrounding the Site consist of rural residential areas, residential developments and regional open space.

Figure 3 Surrounding Land Uses



Source: City of Mandurah Local Planning Scheme No. 12

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

2.6 Existing Road Network and Traffic Management

The road network within Western Australia is defined by Main Roads WA Road Hierarchy which describes the function, characteristic and management of each type of road. A description of each road type as per Main Roads WA Road Hierarchy criteria is summarised in **Table 1**.

Table 1 Road Hierarchy Description

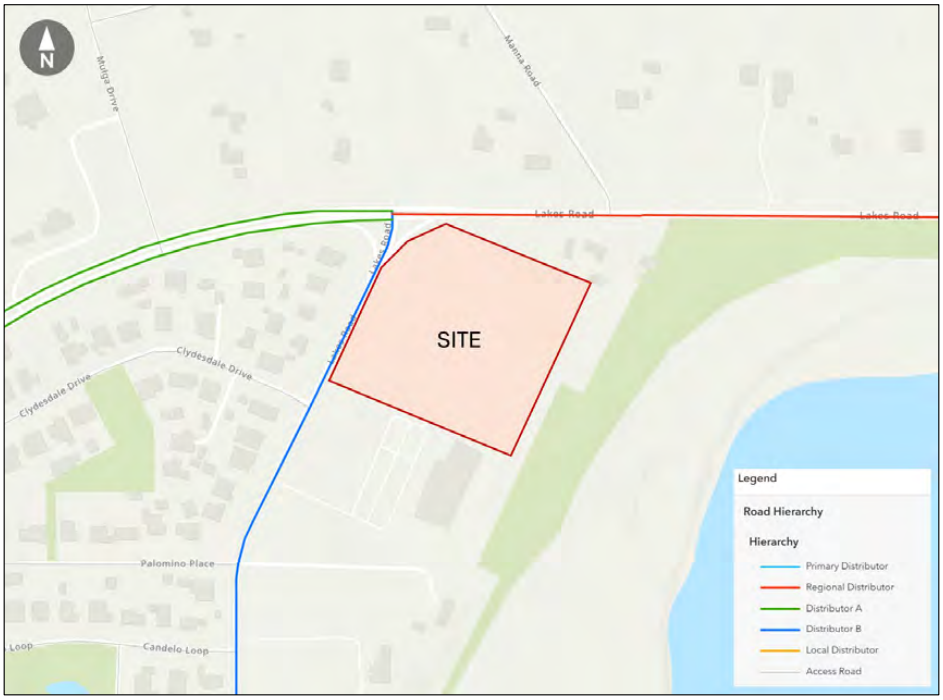
Road Type	Description
Primary Distributor	Provide for major regional and inter-regional traffic movement and carry large volumes of generally fast-moving traffic. Some are strategic freight routes, and all are State Roads. They are managed by Main Roads Western Australia.
District Distributor A	Carry traffic between industrial, commercial and residential areas and generally connect to Primary Distributors. These are likely to be truck routes and provide only limited access to adjoining property. They are managed by local government.
District Distributor B	Perform a similar function to type A District Distributors but with reduced capacity due to flow restrictions from access to and roadside parking alongside adjoining property. These are often older roads with a traffic demand in excess of that originally intended. District Distributor A and B roads run between land-use cells and generally not through them, forming a grid which would ideally space them around 1.5 kilometres apart. They are managed by local government.
Regional Distributor	Roads that are not Primary Distributors, but which link significant destinations and are designed for efficient movement of people and goods within and beyond regional areas. They are managed by local government.
Local Distributor (Urban)	Roads that carry traffic within a cell and link District Distributors or Regional Distributors at the boundary, to access roads. The route of Local Distributors should discourage through traffic so that the cell formed by the grid of District Distributors only carries traffic belonging to or serving the area. These roads should accommodate buses but discourage trucks. Urban Local Distributor roads are managed by local government.
Local Distributor (Rural)	Connect to other Rural Distributors and to Rural Access Roads. Not Regional Distributors, but which are designed for efficient movement of people and goods within regional areas. Rural Local Distributor roads are managed by local government.
Access Road	Provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function. These roads are bicycle and pedestrian friendly. They are managed by local government.

Figure 4 shows the road hierarchy network and **Table 2** provides a summary of the road characteristics of the surrounding road network.

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Figure 4 Road Hierarchy



Source: Main Roads WA Road Information Mapping System

Table 2 Existing Road Network Classification

Road Name	Hierarchy	Jurisdiction	No. of Lanes	No. of Footpaths	Approximate Road Pavement Width (m)	Speed Limit (km/h)
Lakes Road East	Regional Distributor	Local Government	2	1	8.2	70
Lakes Road	Distributor B	Local Government	2	1	12.5 (including 2.7m median and 2x1.4m bicycle lane)	70
Gordon Road	Distributor A	Local Government	4	1	19.5 (including 4.4m median)	70

Source: MRWA Road Information Mapping System & Metromap

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

2.7 Traffic Flows on Surrounding Roads

The existing traffic volumes of the roads surrounding the Site during Sunday peak hours were sourced from Main Roads WA Traffic Map and are summarised in **Table 3**. Sunday was selected as the place of worship will be operational on Sundays.

Table 3 Existing Traffic Volumes

Road Name	Source	Date	Sunday AM Peak (vph)	Sunday PM Peak (vph)	HV (%)
Gordon Road (West of Lakes Road)	Main Roads WA	2023	548 (10:45 AM - 11:45 AM)	499 (1:15 PM - 2:15 PM)	6.6
Lakes Road (known as Lakes Road South)	Main Roads WA	2023	614 (10:45 AM - 11:45 AM)	544 (1:15 PM - 2:15 PM)	6.6
Lakes Road East (known as Lakes Road)	Main Roads WA	2023	580 (10:45 AM - 11:45 AM)	529 (1:15 PM - 2:15 PM)	6.6

2.8 Operation of Surrounding Intersections

The nearest key intersection located northwest of the Site is the Gordon Road / Lakes Road East / Lakes Road intersection shown in **Figure 5**. This is a signalised intersection with full movements allowed.

Figure 5 Gordon Road / Lakes Road East / Lakes Road Intersection

Source: Metromap

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

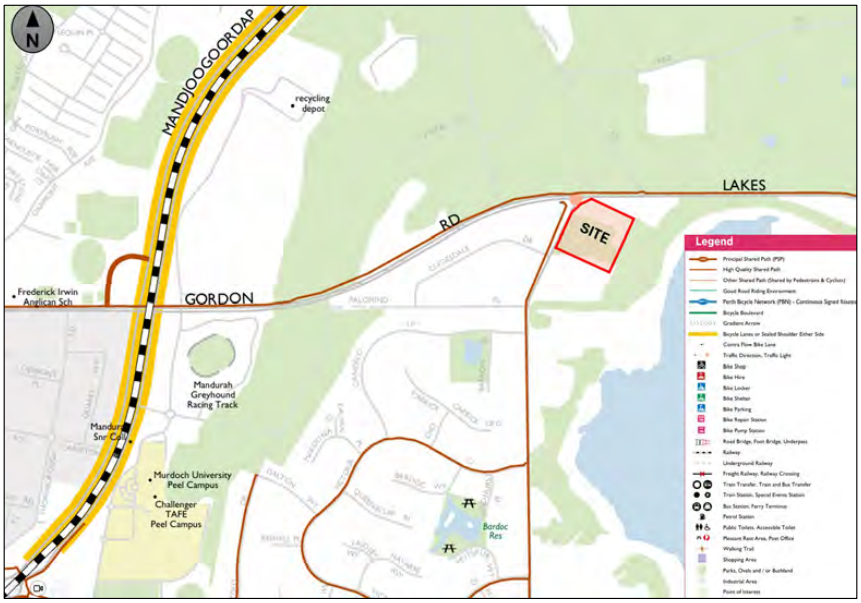
Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

2.9 Existing Pedestrian/Cycle Networks

Pedestrian footpaths are provided along Gordon Road to Lakes Road East and along Lakes Road, on the left-hand side of both roads.

Figure 6 illustrates the surrounding cycle network, including high-quality shared path lanes located on the left-hand side of Gordon Road extending to Lakes Road East, as well as along Lakes Road. Overall, the site is surrounded by adequate pedestrian/cycle networks facilities.

Figure 6 Existing Pedestrian/Cycling Facilities



Source: Mandurah Bike Map

Figure 7 shows the existing cycle paths as observed in the Perth and Peel Long-Term Cycle Network (LTCN). The nearest cycle path can be found along Lakes Road. This secondary cycle route is noted as needing significant improvement.

Figure 7 Existing Cycle Network

Source: Perth and Peel Long-Term Cycle Network (LTCN)

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

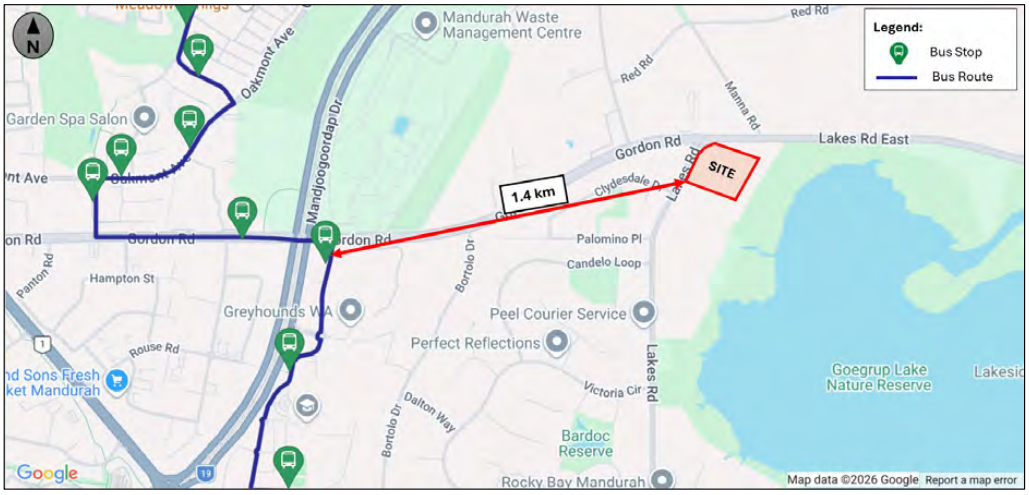
2.10 Existing Public Transport Services

Figure 8 shows the existing public bus stops within the surrounding area. The nearest public bus stops are located approximately 1.4 km from the Site and can be accessed via the high-quality shared path along Gordon Road extending to Lakes Road.

Bus stops close to the Site are serviced by Transperth Route 586 connecting Lakelands, Meadow Springs, Greenfields and Mandurah. Details of the bus routes are provided in **Figure 9** with service frequencies summarised in **Table 4**.

Given the distance between the Site and the nearest bus stops, public bus services are expected to have limited usage by people travelling to and from the Site.

Figure 8 Nearest Bus Route Location

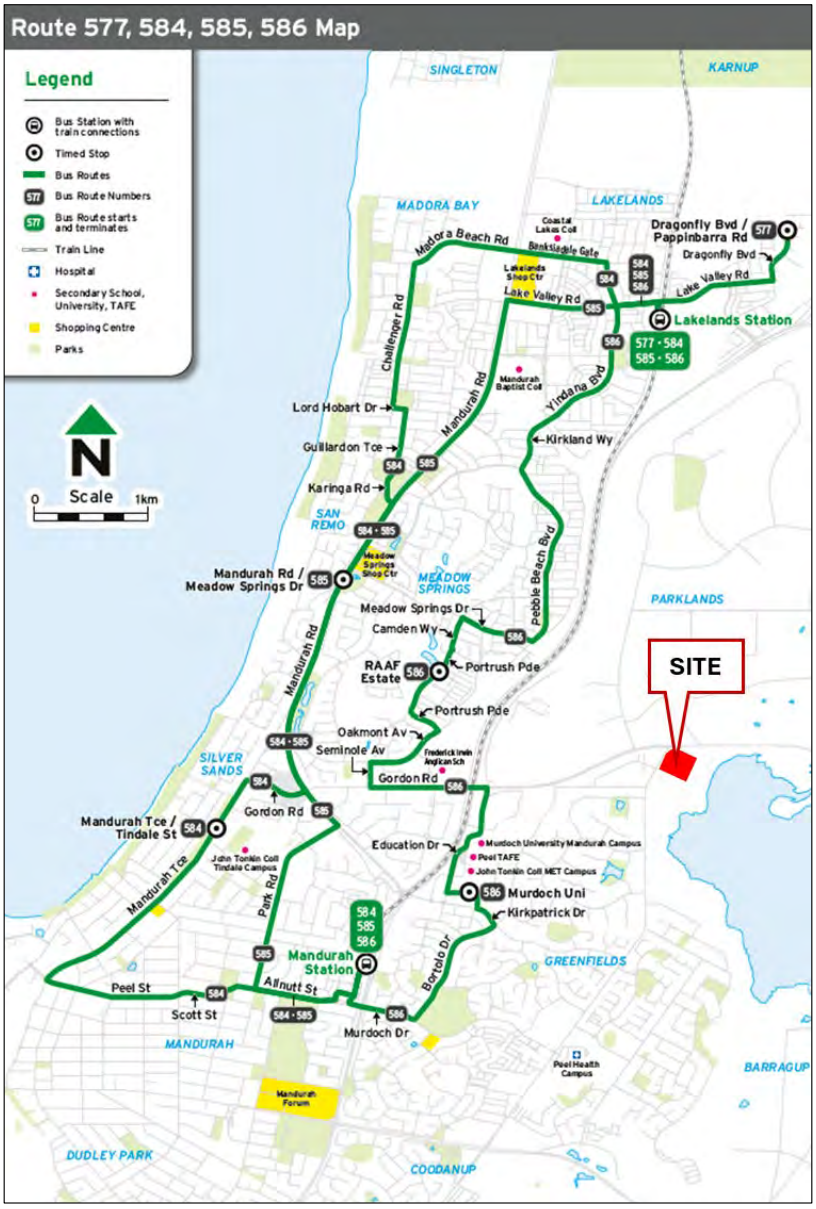


Source: Transperth

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Figure 9 Bus Route Map



Source: Transperth

Table 4 Bus Route Service Frequency Table

Bus Route	Route Description	Service Frequencies		
		Weekdays	Saturdays	Sundays & Public Holidays
586	Lakelands Station – Mandurah Station via Meadow Springs, Murdoch University & Mandurah TAFE	10 - 30 minutes	60 minutes	60 minutes

Source: Transperth

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

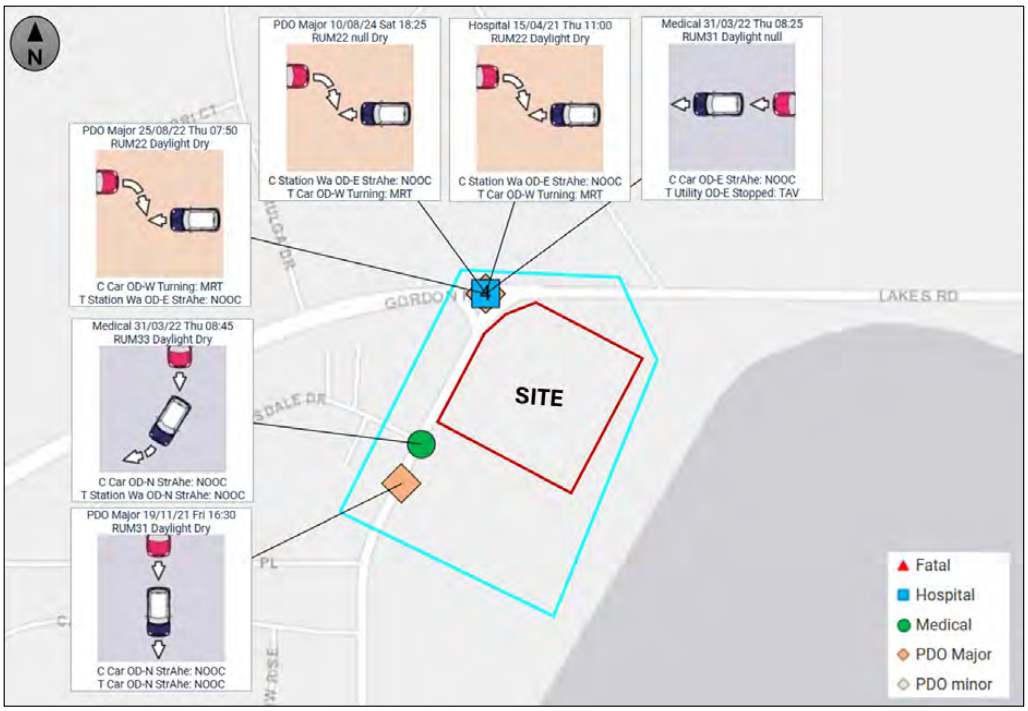
Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

2.11 Crash Analysis

A crash assessment for the surrounding road network of the Site has been completed using Main Roads WA Reporting Centre. The assessment covers all the recorded crashes for the 5-year period between 1 January 2021 to 31 December 2025.

The crash locations and severity of these crashes for intersection and midblock crashes are illustrated in **Figure 10**. **Table 5** provides a summary of all crashes that occurred within the vicinity of the Site. **Table 6** and **Table 7**Table 6 present total midblock crashes and intersection crashes respectively.

Figure 10 Crash Locations



Source: MRWA Crash Map

Table 5 Total crashes

Crash Nature	Fatal	Hospital	Medical	PDO Major	PDO Minor	Total Crashes
Rear End	-	-	2	1	-	3
Right Turn Thru	-	1	-	2	-	3
Total	-	1	2	3	-	6

Source: Main Roads WA Traffic Map

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Table 6 Total Midblock crashes

Crash Nature	Fatal	Hospital	Medical	PDO Major	PDO Minor	Total Crashes
Lakes Road						
Rear End	-	-	-	1	-	1
Right Turn Thru	-	-	-	-	-	-
Total	-	-	-	1	-	1

Source: Main Roads WA Traffic Map

Table 7 Total Intersection crashes

Crash Nature	Fatal	Hospital	Medical	PDO Major	PDO Minor	Total Crashes
Gordon Road - Lakes Road – Lakes Road East Intersection						
Rear End	-	-	1	-	-	1
Right Turn Thu	-	1	-	2	-	3
Total	-	1	1	2	-	4
Lakes Road – Clydesdale Drive Intersection						
Rear End	-	-	1	-	-	1
Total	-	-	1	-	-	1

Source: Main Roads WA Traffic Map

The following was observed from the crash assessment:

- A total of six (6) crashes were recorded within the assessment area.
- One (1) rear end crash occurred at the midblock along Lakes Road which resulted in major property damage.
- Most of the crashes occurred at the signalised intersection at Gordon Road / Lakes Road / Lakes Road East. One (1) incident was a right turn thru collision which resulted in hospitalisation. Another incident was a rear end collision which required medical attention on-site.
- The crash recorded at the Lakes Road / Clydesdale Drive intersection that required medical attention involved a vehicle slowing down to turn into Clydesdale Drive when it was rear ended by another vehicle.
- No crashes were reported near the proposed access location.

Overall, the low number of crashes over the five-year period suggests that no significant safety issues have been identified on the surrounding road network. Moreover, it is not expected that the proposed development will have an impact on road safety within the area especially as it will mainly operate on a Sunday.

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

3 PROPOSED DEVELOPMENT

3.1 Regional Context

The proposed place of worship is located approximately 4 kilometres north of Mandurah town centre as presented in **Figure 11**.

Figure 11 Regional Context

Source: Main Roads Road Information Mapping System

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

3.2 Proposed Land Uses

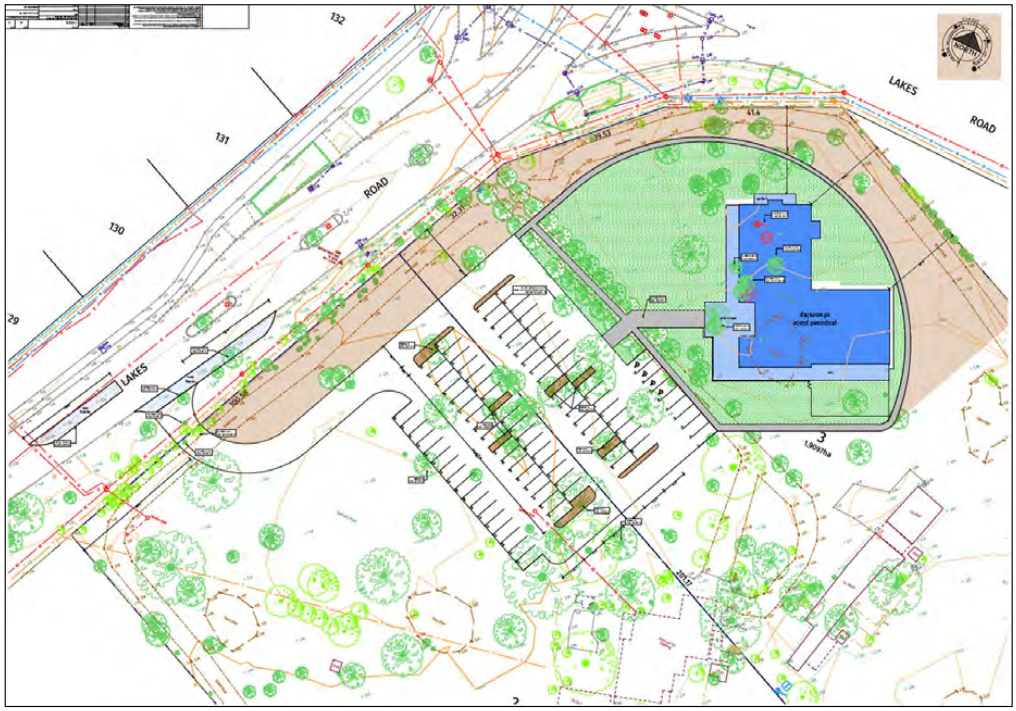
The proposed development comprises the following components:

- Place of worship: 940 m^2
- 95 car parking bays

The place of worship is anticipated to accommodate approximately 350-400 people at maximum capacity. However, during the opening year of the development it is anticipated that only 250 people will use the facility. According to the Client, worship services would be held every Sunday at 9:30 AM and 3:30 PM, for approximately one hour each service. There would be occasional small group meetings at the proposed development on several nights per week. The development is also anticipated to be used for large-capacity events such as weddings and funerals, which could on average be approximately 5-10 occasions per year on a weekday or a Saturday.

The Site plan of the proposed development is shown in **Figure 12**. An enlarged version of the Site plan is included in **Appendix B**.

Figure 12 Proposed Site Plan



Source: Harley Dykstra

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

3.3 Access Arrangements

The possible location of the new crossover to access the Site has been estimated based on the stopping sight distance (SSD) for cars travelling downstream on Lakes Road and the sight distance requirements at the access driveway.

Figure 13, from the *Austroads Guide to Road Design Part 3: Geometric Design,* shows the corresponding SSD based on the road's design speed and driver reaction time. Considering Lakes Road has a design speed of 80km/h and using a reaction time of 2.5 seconds, the SSD is 126 metres.

According to **Figure 14** of the *Australian/New Zealand Standard 2890.1 Part 1: Off-street car parking*, the required sight distance at the access driveway considering a frontage road speed of 70km/h and desirable 5 second gap is 97 metres.

As shown in **Figure 15,** the proposed crossover falls outside the required sight distance areas and is at a desirable location along Lakes Road.

Figure 13 Stopping Sight Distances for Cars on Sealed Roads

Design speed (km/h)	Absolute minimum values Only for specific road types and situations[1] based on $d = 0.46$[2],[3]			Desirable minimum values for all road types based on $d = 0.36$			Values for major highways and freeways in flat terrain[7] based on $d = 0.26$	
	R_T = 1.5 s[4]	R_T = 2.0 s[4]	R_T = 2.5 s	R_T = 1.5 s[4]	R_T = 2.0 s[4]	R_T = 2.5 s	R_T = 2.0 s	R_T = 2.5 s
40	30	36	–	34	40	45	–	–
50	42	49	–	48	55	62	–	–
60	56	64	–	64	73	81	–	–
70	71	81	–	83	92	102	113	123
80	88	99	–	103	114	126	141	152
90	107	119	132	126	139	151	173	185
100	–	141	155	–	165	179	207	221
110	–	165	180	–	193	209	244	260
120	–	190	207	–	224	241	285	301
130	–	217	235	–	257	275	328	346
Corrections due to grade [5] [6]	**–8**	**–6**	**–4**	**–2**	**2**	**4**	**6**	**8**
40	5	3	2	1	–1	–2	–2	–3
50	8	5	3	2	–1	–3	–4	–5
60	11	8	5	2	–2	–4	–6	–7
70	15	11	7	3	–3	–5	–8	–10
80	20	14	9	4	–4	–7	–10	–13
90	25	18	11	5	–5	–9	–13	–16
100	31	22	14	6	–6	–11	–16	–20
110	38	26	17	8	–7	–13	–19	–24
120	45	31	20	9	–8	–16	–22	–29
130	53	37	23	11	–10	–18	–26	–34

Source: Austroads Guide to Road Design Part 3: Geometric Design

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Figure 14 Sight Distance Requirements at Access Driveways

Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2nd and 3rd columns
100	139	160	
110	153	190	

Source: Australian/New Zealand Standard 2890.1 Part 1: Off-street car parking

Figure 15 Possible Safe Location of New Crossover

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

3.4 Swept Path

Swept path assessment has been conducted with a 10-metre waste truck, which is the largest vehicle anticipated to access the Site. The waste truck can easily enter, exit and circulate within the Site as shown in **Figure 16** to **Figure 18**. Enlarged versions of the swept paths are included in **Appendix C**.

Figure 16 Swept Path Analysis – 10-metre Waste Truck Entry to Site

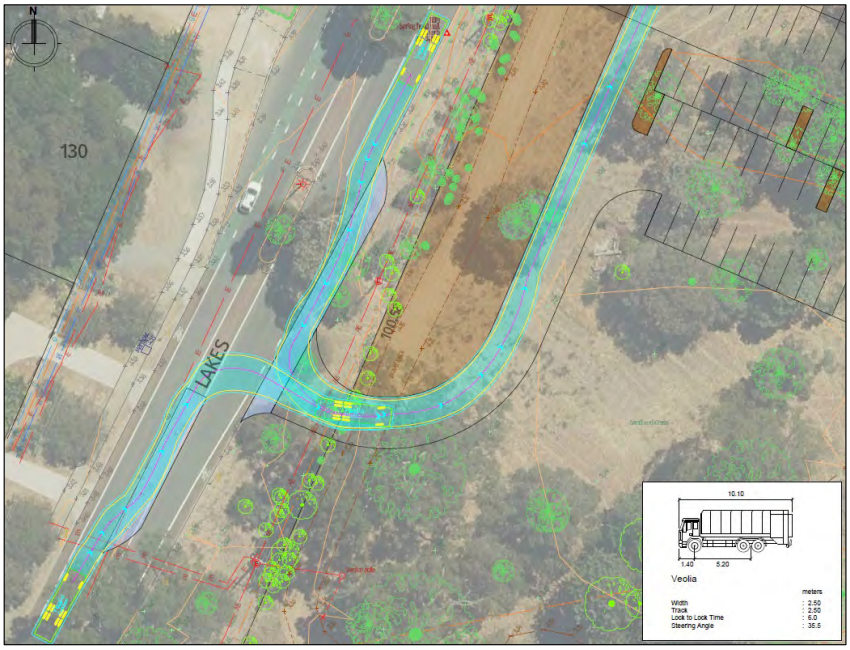
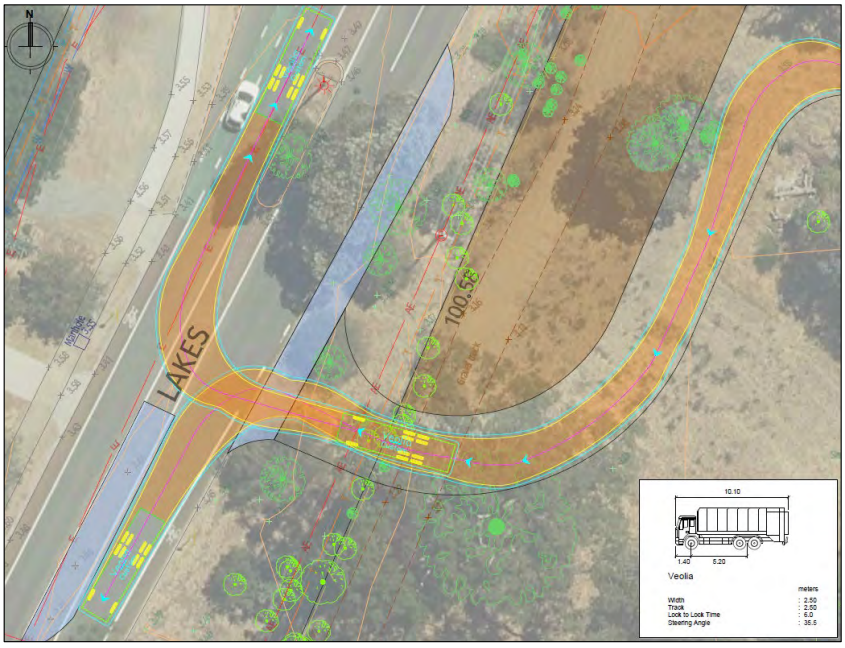


Figure 17 Swept Path Analysis – 10-metre Waste Truck Exit from Site



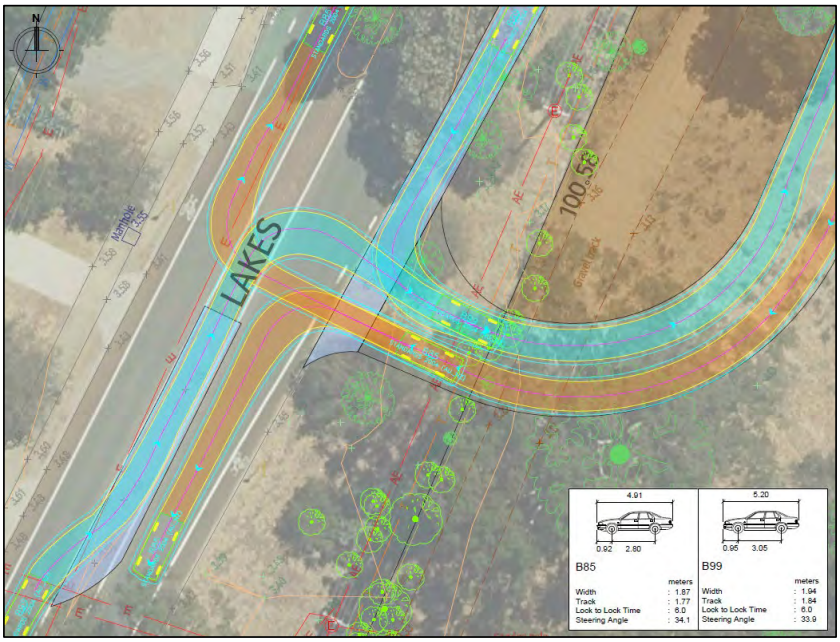
Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Figure 18 Swept Path Analysis – Waste Truck Internal Circulation

Swept path assessment was also undertaken for passenger vehicles using B85 and B99 design vehicles. **Figure 19** and **Figure 20** confirm that the vehicle can easily access the Site and manoeuvre within the parking area.

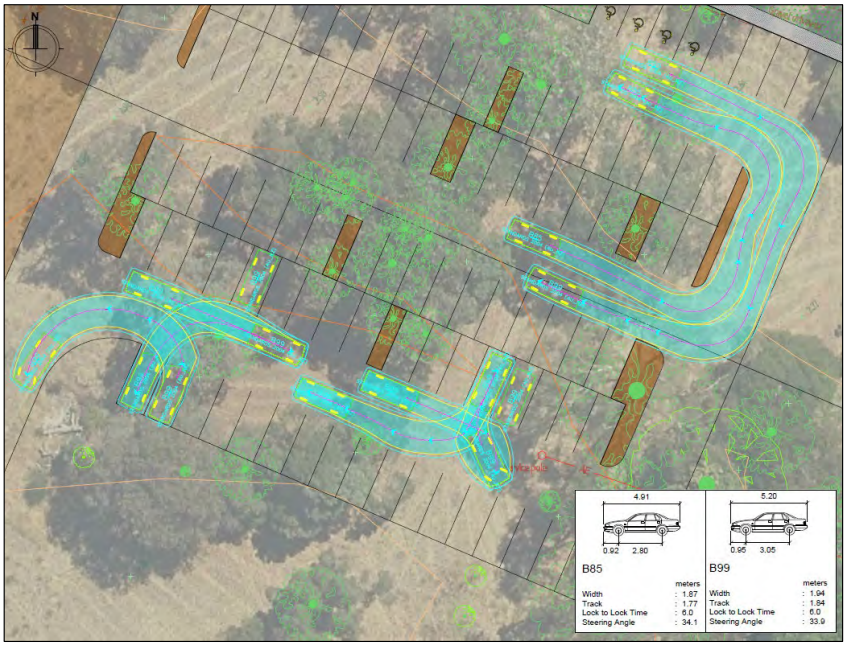
Figure 19 Swept Path Analysis – B85 & B99 Access



Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Figure 20 Swept Path Analysis – B85 & B99 Internal Circulation and Parking



3.5 Car Parking Provision

The statutory car parking requirements are defined in the *City of Mandurah Local Planning Scheme No. 12*. A summary of the car parking requirements and provisions of the proposed development is detailed in Table 8.

Table 8 Car Parking Requirements

Land Use	Reference	Yield	Car Parking Rate	Car Parking Required	Car Parking Provided	Surplus / Shortfall
Place of Worship	City of Mandurah Local Planning Scheme No. 12	Opening Year (2028) Scenario: 250 patrons	1 bay per 4 patrons	63 bays	95 bays	34 bays
		Ultimate Year (2038) Scenario: 400 patrons*		100 bays		(-5) bays

**Maximum capacity of proposed development*

The number of parking bays provided in the Site satisfies the statutory car parking requirements in the opening year scenario with a surplus of 34 car parking bays. In the ultimate year where the maximum capacity is considered, a shortfall of 5 car parking bays has been identified in accordance with the relevant guidelines. The shortfall can be readily accommodated within the available land area in the Site. The possibility of reaching the proposed development's full capacity is anticipated to occur only during events which can happen on an average of 5 to 10 times per year.

Moreover, the presence of pedestrian footpaths and high quality shared paths surrounding the Site can encourage patrons coming from the immediate residential areas to walk and therefore reducing the need for parking.

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

3.6 End of Trip Facilities

The *City of Mandurah Local Planning Scheme No. 12* does not specify bicycle parking requirements, and as a result, no end-of-trip facility requirements are applicable to the proposed development. Bicycle access by visitors is expected to be highly unlikely based on client advice and comparable development observations showing predominantly private vehicle trips and walking trips.

3.7 Specific Issues

No specific issues were identified for the Site.

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

4 CHANGES TO SURROUNDING TRANSPORT NETWORKS

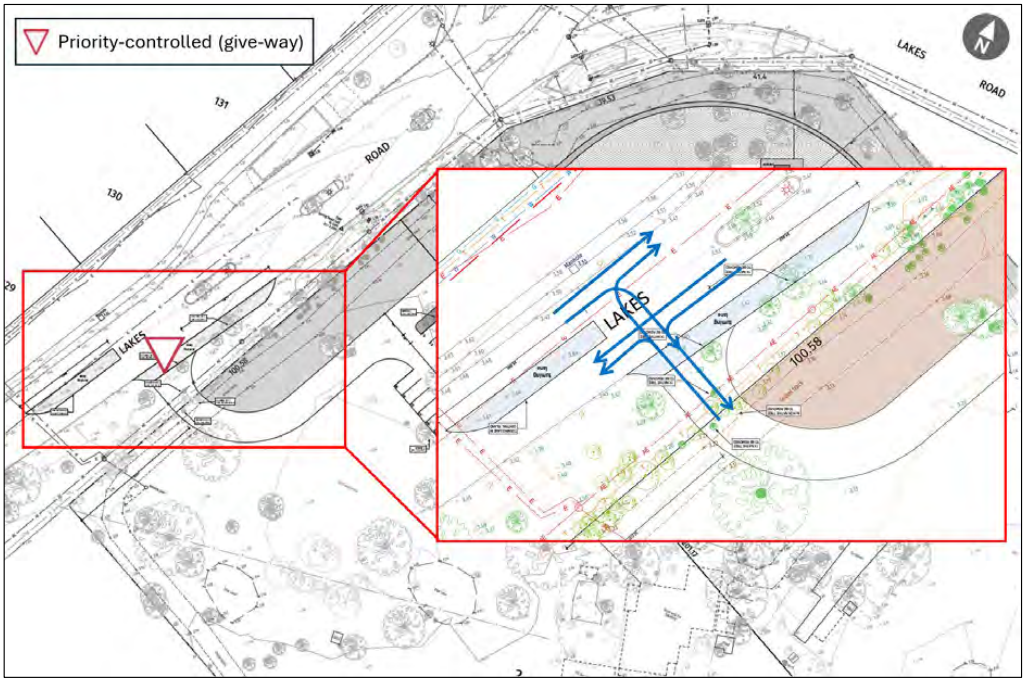
4.1 Road Network

The proposed development does not include any major changes to the surrounding road network.

4.2 Intersection Layouts and Controls

Figure 21 presents the proposed vehicular access to the Site from Lakes Road, a priority-controlled (give-way) intersection with full turning movements.

Figure 21 Lakes Road / Site Access



Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

4.3 Pedestrian/Cycle Networks and Crossing Facilities

Figure 22 illustrates the Long-Term Cycle Network, which is the framework for the Department of Transport's aspirational future cycling network within the Perth metro region. The map shows the proposed cycle route hierarchy for the roads surrounding the Site.

The Site is connected to the surrounding cycle network with secondary routes providing access in all directions. The cycle route along Lakes Road East from Gordon Road to Stock Road is proposed to be a secondary route.

Figure 22 Perth and Peel Long-Term Cycle Network

Source: Perth and Peel Long-Term Cycle Network

4.4 Public Transport Services

PTG is not aware of any planned changes to the local public transport services.

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

5 INTEGRATION WITH SURROUNDING AREA

5.1 Surrounding Major Attractors/Generators

The proposed place of worship is expected to cater to residents living in the surrounding areas of the Site. Other attractors and generators within the surrounding area of the Site are listed below and illustrated in **Figure 23**.

- Kingdom City to the south;
- TAB Touch Park Mandurah southwest of the Site;
- Education facilities (Murdoch University Mandurah Campus & South Metropolitan TAFE Mandurah Campus southwest of the Site); and
- Bunnings Warehouse approximately 2km southwest of the Site.

Figure 23 Surrounding Major Attractors/Generators

5.2 Committed Development and Transport Proposals

There is no committed development and transport proposals in the vicinity of the Site.

5.3 Proposed Changes to Land Uses within 1200 metres

There are no immediate changes proposed to the existing transport network within the Site's vicinity.

5.4 Travel Desire Lines from Development to the Attractors/Generators

Travel desire lines to and from the Site will predominantly be directed north and south via Lakes Road towards the surrounding residential properties that are anticipated to be the major attractor and generator of the Site.

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

5.5 Adequacy of Existing Transport Network

The surrounding transport network is already established and is considered sufficient to provide vehicular access to the Site.

Pedestrian and cycling connections to the north and south of the Site are considered adequate, as pedestrian footpaths and high quality shared path lanes are provided along Gordon Road and Lakes Road.

5.6 Deficiencies in Existing Transport Networks and Remedial Measures

The nearest bus stops are located approximately 1.4 km from the Site which is beyond the preferred 5-minute walking distance to bus stops. These can be accessed via the high-quality shared path along Gordon Road extending to Lakes Road.

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

6 ANALYSIS OF TRANSPORT NETWORK

6.1 Assessment Years and Time Periods

In accordance with the WAPC Transport Impact Assessment Guidelines, assessment has been undertaken for the following years:

- Year of full opening of the development: 2028
- 10 years after full opening of the development: 2038

According to information provided by the Client, worship service occurs every Sunday at 9:30 AM and 3:30 PM for approximately one hour each service. Cars are observed to arrive within half an hour before the start of every service and would normally leave within half an hour of the end of the service. With this information, the identified inbound and outbound peak periods every Sunday during 3:30 PM service are as follows:

- Inbound Peak: 2:45 PM – 3:45 PM
- Outbound Peak: 4:15 PM – 5:15 PM

The PM period was considered for the assessment since it has higher road network traffic volumes than the AM period.

6.2 Development Generated Traffic

The traffic generation of the proposed development has been calculated using a first principles approach. The proposed development is anticipated to accommodate 250 people in the opening year (2028) and 400 people in the 10-year horizon (2038) as the place of worship is expected to accommodate 350-400 people at maximum capacity. The Client has also advised that in a similar development, an average occupancy of three (3) persons per vehicle has been observed. These details have been used to estimate the traffic generated by the proposed development.

The trip generation and distribution rates are presented in **Table 9** and the total trips generated is shown in **Table 10**.

Table 9 Trip Generation and Distribution Rates

Land Use	Scenario	Yield	Trip Generation Rates		Trip Distribution Rates	
			Inbound	Outbound	Inbound	Outbound
Place of Worship	Opening Year, 2028	250 people	1 trip per vehicle	1 trip per vehicle	100%	100%
	10-year Horizon, 2038	400 people	1 trip per vehicle	1 trip per vehicle	100%	100%

Table 10 Total Trip Generation

Scenario	Trips Generated	
	PM Peak (Inbound)	PM Peak (Outbound)
Opening Year, 2028	84	84
10-year Horizon, 2038	134	134

The volume of traffic generated by the proposed development is estimated to be 84 inbound and 84 outbound trips for the 2028 scenario and 134 inbound and 134 outbound trips for the 2038 scenario.

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

6.3 Distribution of Generated Traffic

The assignment of traffic across the surrounding road network has been adopted and summarized as follows:

- 50% of traffic will be travelling to/from north of Lakes Road/Site Access
- 50% of traffic will be travelling to/from south of Lakes Road/Site Access
- 40% of traffic will be travelling to/from west of Gordon Road/Lakes Road
- 10% of traffic will be travelling to/from east of Lakes Road East/Lakes Road

The distribution of development traffic was estimated based on the location of the Site relative to the surrounding existing residential areas. The traffic distribution throughout the surrounding network are illustrated in **Figure 24** and **Figure 25**.

Figure 24 Distribution of Generated Traffic (Inbound)

Figure 25 Distribution of Generated Traffic (Outbound)

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

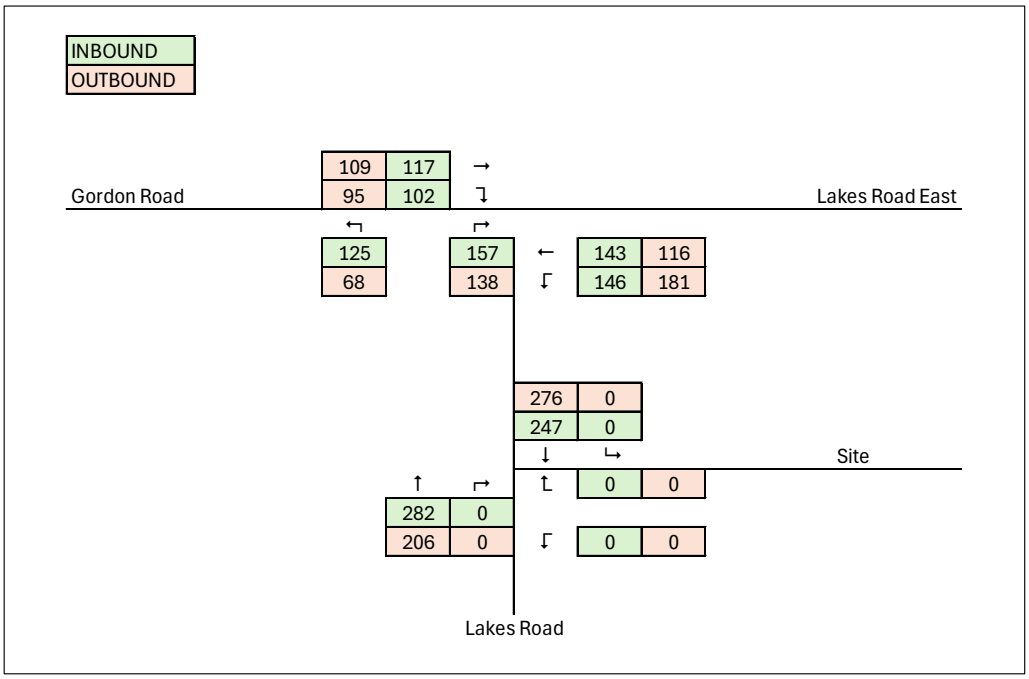
Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

6.4 Background and 'With Development' Traffic Flows

6.4.1 Background Traffic

Background traffic volumes and turning movements at key intersections were gathered from Main Roads WA Traffic Map and SCATS data at signalised intersection. A growth rate of 5.19% per annum based on the historical growth of traffic on the surrounding roads has been applied to the available 2023 data to estimate the 2026 background peak hour traffic data provided in **Figure 26**.

Figure 26 Background Traffic Peak Hour Flow (2026)



Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

6.4.2 Development Traffic

The development traffic peak hour flows for the 2028 and 2038 scenarios are illustrated in **Figure 27** and **Figure 28**, respectively. These are based on the traffic distribution discussed in Section 6.3.

Figure 27 Development Traffic Peak Hour Flow – Opening Year (2028) Scenario

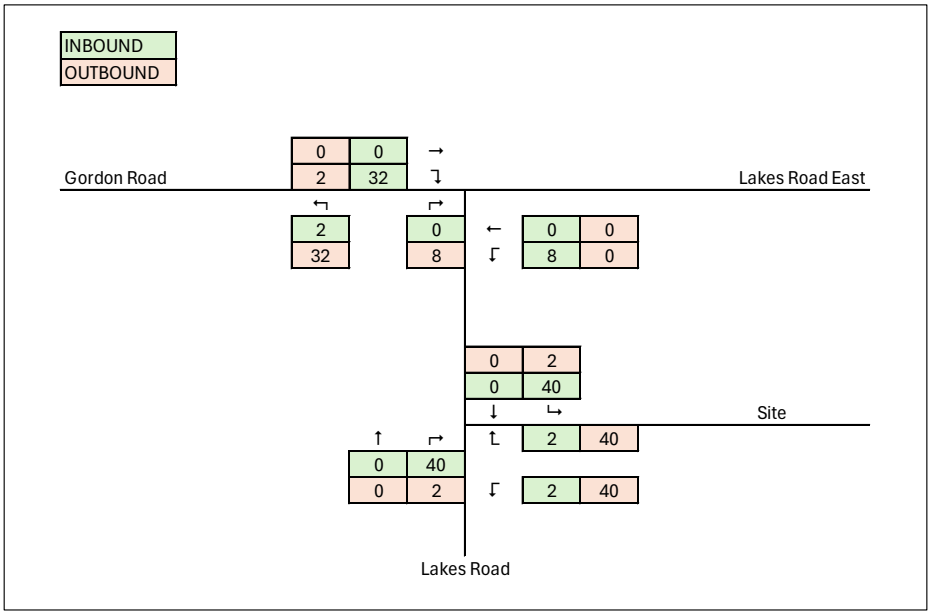
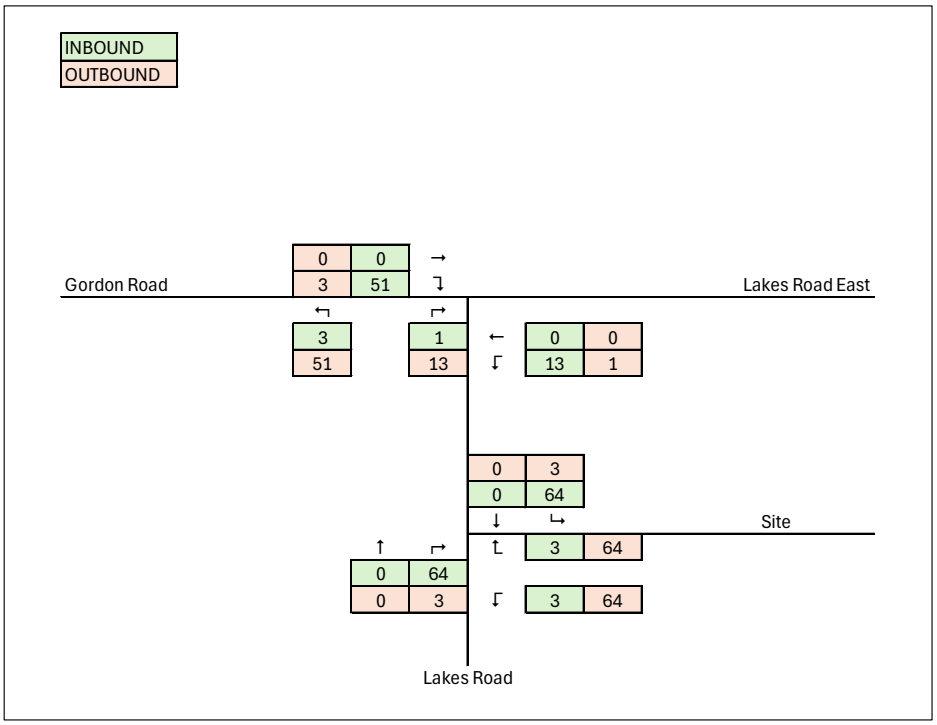


Figure 28 Development Traffic Peak Hour Flow – 10-year Horizon (2038) Scenario



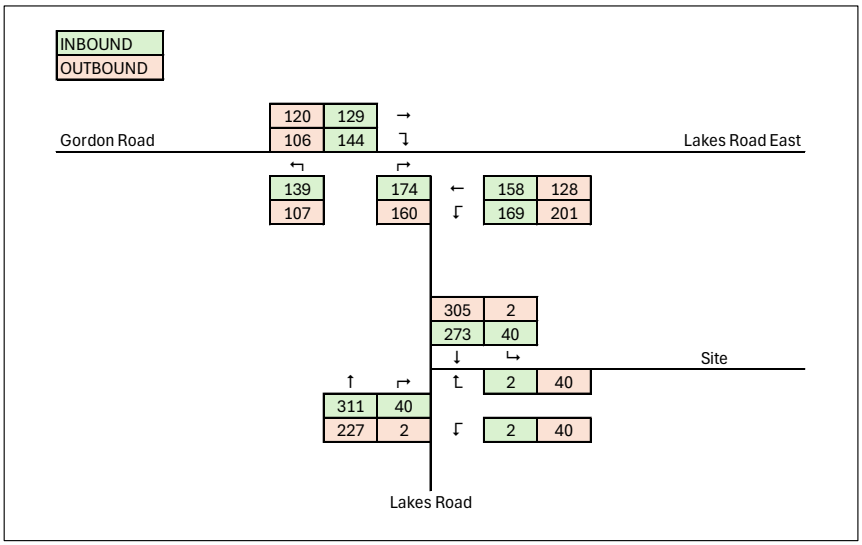
Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

6.4.3 Opening Year Traffic (2028)

Figure 29 presents total traffic flow for the opening year of the proposed development.

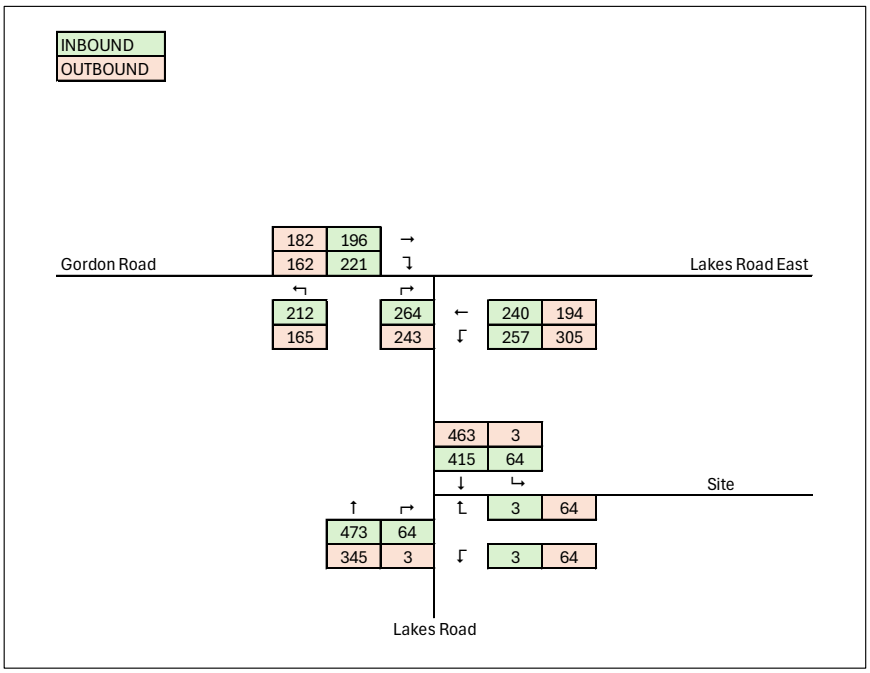
Figure 29 Opening Year, 2028 (Background + Development Traffic)



6.4.4 10-Year Horizon Traffic (2038)

Shown in **Figure 30** are the traffic flows 10 years after the full opening of the development.

Figure 30 10-year Horizon, 2038 (Background + Development Traffic)



Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

6.5 Performance Criteria

The intersections have been analysed using the SIDRA analysis program. This program calculates the performance of intersections based on input parameters, including geometry and traffic volumes. As an output, SIDRA provides values for the Degree of Saturation (DOS), queue lengths, delays, level of service, and 95th Percentile Queue. These parameters are defined as follows:

- Degree of Saturation (DOS): is the ratio of the arrival traffic flow to the capacity of the approach during the same period. The Degree of Saturation ranges from close to zero for varied traffic flow, up to one for saturated flow or capacity.
- 95% Percentile Queue Length: is the statistical estimate of the queue length up to or below which 95% of all observed queues would be expected.
- Average Delay: is the average of all travel time delays for vehicles through the intersection.
- Level of Service (LOS): is the qualitative measure describing operational conditions within a traffic stream and the perception by motorists and/or passengers. **Table 11** provides a description of the different levels of service.

Table 11 Level of Service (LoS) Performance Criteria

LOS	Description	Signalised Intersection	Roundabout	Unsignalised Intersection
A	No or minimal delays (best condition). Queues are rarely more than one vehicle	≤10 sec	≤10 sec	≤10 sec
B	Short traffic delays. Occasionally more than one queued vehicle.	10-20 sec	10-20 sec	10-15 sec
C	Average traffic delays. Often more than one queued.	20-35 sec	20-35 sec	15-25 sec
D	Long traffic delays. Regularly more than one queued vehicle.	35-55 sec	35-50 sec	25-35 sec
E	Very long traffic delays. Traffic demand is near or equal to the practical capacity of the intersection. Almost always more than one queued vehicle.	55-80 sec	50-70 sec	35-50 sec
F	Forced flow conditions with extensive delays caused by geometric and/or operational constraints external to the intersection.	≥80 sec	≥70 sec	≥50 sec

The Western Australian Planning Commission (WAPC) criteria for Average Delay is summarised in **Table 12** while the Austroads Guide to Traffic Management criteria for Degree of Saturation (DOS) is summarised in **Table 13**.

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Table 12 WAPC Criteria

Criteria	Average Delay
Signalised intersections	
> Average delay for all vehicles passing through the intersection	<55 secs
> Average delay for any individual vehicle, pedestrian or cyclist movement	<65 secs
Priority intersections (roundabouts, give way and stop)	
> Average delay for all vehicles on the non-priority arms (that is, have to give way or stop)	<35 secs
> Average delay for any individual vehicle, pedestrian or cyclist movement	<45 secs
Right turn lanes	Less than available storage (95th percentile queue)
> Exclusive turning movement queue length	

Table 13 Austroads Criteria

Criteria	Degree of Saturation
Signalised intersections	0.95
Roundabouts	0.85
Sign-controlled intersection	0.80

6.6 Key Assumptions

For the purpose of this assessment, the following the following assumptions have been made based on the best available information at the time of preparation of this report:

- The opening year and the 10-year horizon for the proposed development are anticipated to be 2028 and 2038, respectively.
- Base year traffic volumes from June 2023 MRWA SCATS of Lakes Road East/Gordon Road intersection were used as the base traffic volumes to calculate the traffic growth for the Site and surrounding signalised intersection.
- Heavy vehicle proportions for all scenarios on Gordon Road and Lakes Road East were taken from 2022/2023 traffic map data of Gordon Road. Heavy vehicle proportions for all scenarios on Lakes Road were taken from 2022/2023 traffic map data of Murdoch Drive West which is adjacent to Lakes Road.
- An annual growth rate of 5.19% was calculated and applied to estimate future traffic volumes, as this method accurately reflects the gradual increase in traffic over time.

6.7 Analysis of Development Accesses

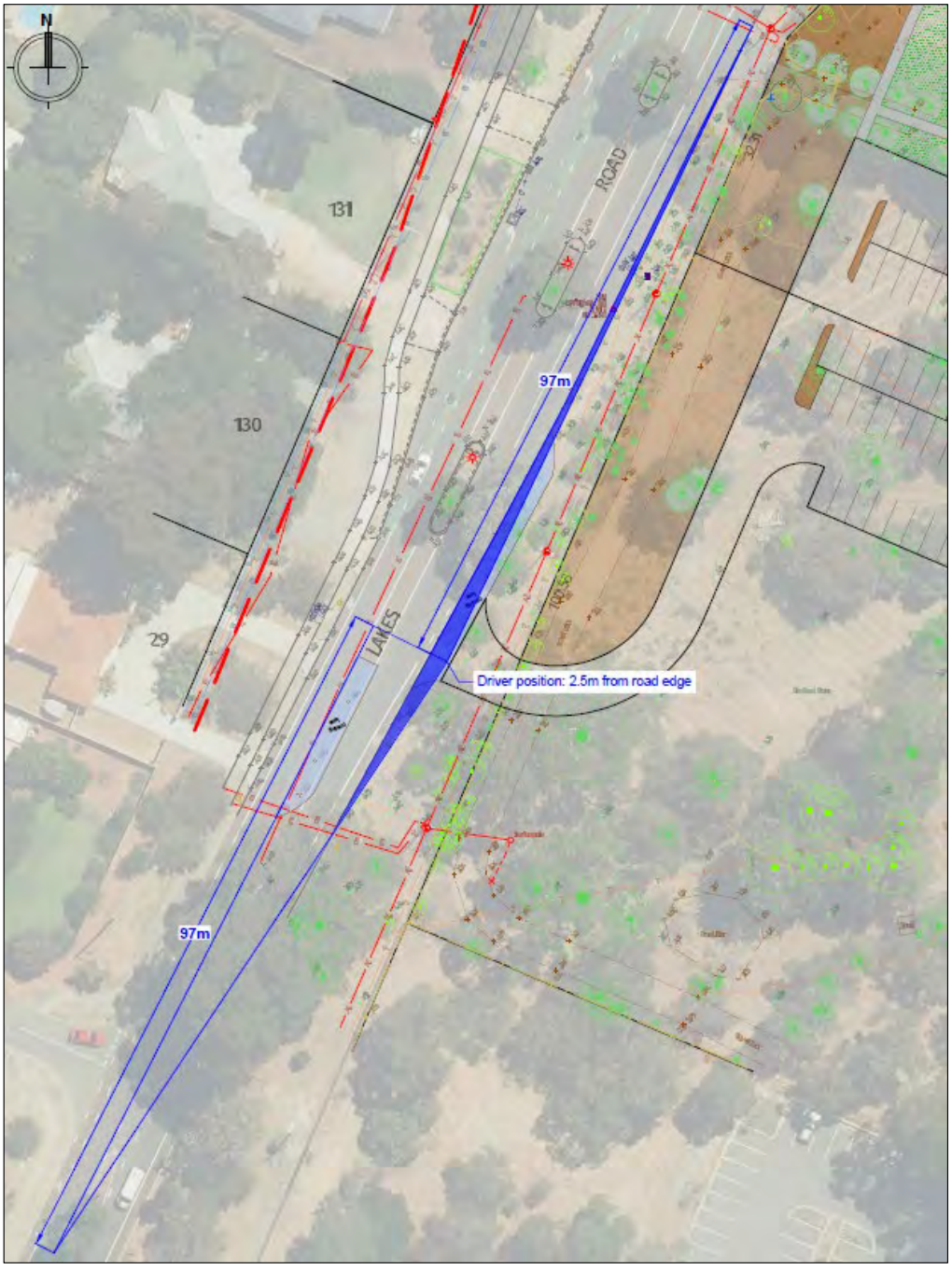
6.7.1 Sight Distance Assessment

An assessment to ensure adequate sight distance is provided along the frontage of the proposed development was undertaken in accordance with AS2890.1: 2004 Parking Facilities: Off-street Car Parking. Based on a frontage road speed of 70km/h, the sight distance required for a desirable 5 second gap is 97 metres on both sides. **Figure 31** confirms that there are no permanent sightline obstructions within the sight triangle (blue hatch) on both sides of the access point. Vehicles within the turning lane are transient and operate at reduced speeds. Therefore, they are not expected to cause any operational and safety issues.

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Figure 31 Sight Distance Assessment



Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

6.7.2 Intersection Warrant Assessment

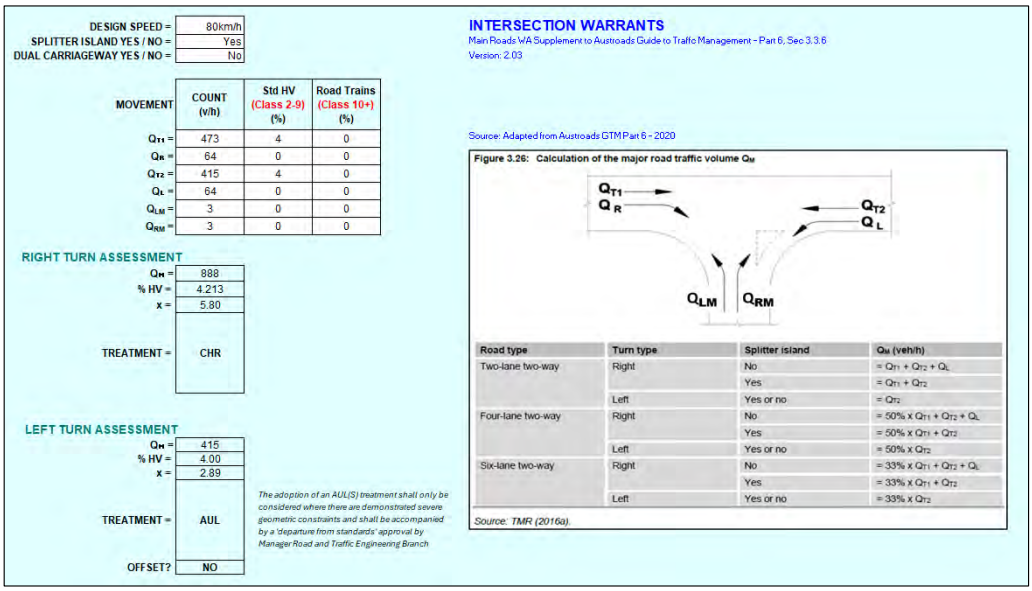
An intersection warrant assessment was undertaken for the new Site crossover proposed at the location identified in Section 3.3 in accordance with MRWA Supplement to Austroads Guide to Traffic Management – Part 6, Section 3.3.6. The inbound peak traffic volumes were used in the assessment as it has higher turning movement volumes from the major road.

The results of the turn warrant assessment are presented in **Figure 32** for the ultimate year (2038), and confirm that the following treatments are required:

- Right Turn Assessment – CHR (Channelised Right Turn)
- Left Turn Assessment – AUL (Auxiliary Left Turn)

The required turn treatments have been applied in the analysis of the Lakes Road / Site intersection discussed in Section 6.8.4.

Figure 32 Turn Warrant Assessment – 10-year Horizon (2038) Scenario



DESIGN SPEED = 80km/h
SPLITTER ISLAND YES / NO = Yes
DUAL CARRIAGEWAY YES / NO = No

MOVEMENT	COUNT (v/h)	Std HV (Class 2-9) (%)	Road Trains (Class 10+) (%)
Q_{T1} =	473	4	0
Q_R =	64	0	0
Q_{T2} =	415	4	0
Q_L =	64	0	0
Q_{LM} =	3	0	0
Q_{RM} =	3	0	0

RIGHT TURN ASSESSMENT
Q_H = 888
% HV = 4.213
x = 5.80
TREATMENT = CHR

LEFT TURN ASSESSMENT
Q_H = 415
% HV = 4.00
x = 2.89
TREATMENT = AUL
OFFSET? NO

The adoption of an AUL(S) treatment shall only be considered where there are demonstrated severe geometric constraints and shall be accompanied by a 'departure from standards' approval by Manager Road and Traffic Engineering Branch

INTERSECTION WARRANTS
Main Roads WA Supplement to Austroads Guide to Traffic Management – Part 6, Sec 3.3.6
Version: 2.03

Source: Adapted from Austroads GTM Part 6 - 2020

Figure 3.26: Calculation of the major road traffic volume Q_M

Road type	Turn type	Splitter island	Q_M (veh/h)
Two-lane two-way	Right	No	= $Q_{T1} + Q_{T2} + Q_L$
		Yes	= $Q_{T1} + Q_{T2}$
	Left	Yes or no	= Q_{T2}
Four-lane two-way	Right	No	= 50% x $Q_{T1} + Q_{T2} + Q_L$
		Yes	= 50% x $Q_{T1} + Q_{T2}$
	Left	Yes or no	= 50% x Q_{T2}
Six-lane two-way	Right	No	= 33% x $Q_{T1} + Q_{T2} + Q_L$
		Yes	= 33% x $Q_{T1} + Q_{T2}$
	Left	Yes or no	= 33% x Q_{T2}

Source: TMR (2016a).

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

6.8 Impact on Surrounding Roads and Intersections

SIDRA Intersection Version 10 has been used to assess the impact of proposed development on the surrounding intersections. The results for each approach are presented in the form of Degree of Saturation (DoS), Average Delay, Level of Service (LoS) and 95th Percentile Queue in metres.

6.8.1 Assessed Intersections

SIDRA analysis has been undertaken for the following intersections:

- Gordon Road / Lakes Road East / Lakes Road
- Lakes Road / Site Access

6.8.2 Analysis Scenarios

The SIDRA analysis was undertaken for the following scenarios:

- Scenario 1: Opening Year (2028 Background + Development Traffic)
- Scenario 2: 10-Year Horizon (2038 Background + Development Traffic)

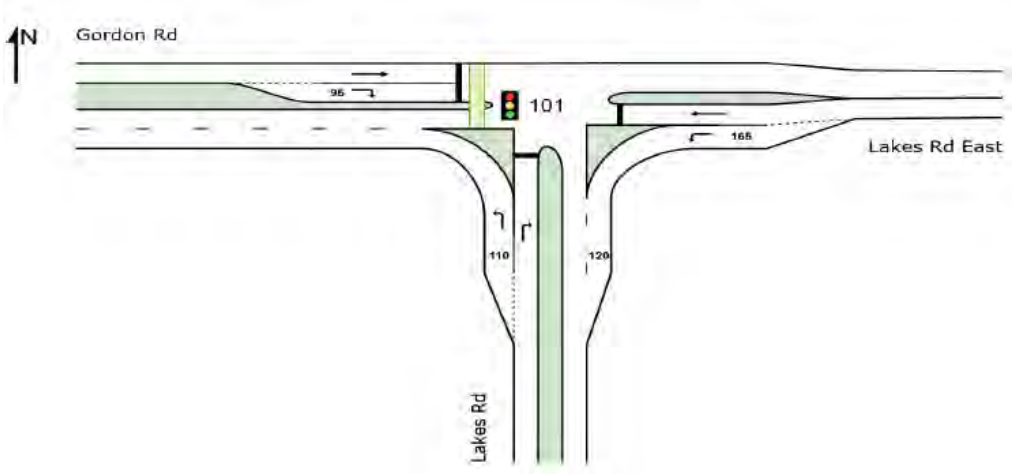
6.8.3 Gordon Road / Lakes Road East / Lakes Road

The intersection layout modelled in SIDRA is shown in Figure 33.

*The summary of the SIDRA analysis results for Scenarios 1 and 2 are presented in **Table 14** and **Table 15***

Table 15, respectively. The results indicate that the intersection would be able to accommodate the proposed development traffic volume in 2028 and 2038.

Figure 33 Gordon Road / Lakes Road East / Lakes Road SIDRA Layout



Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Table 14 Gordon Road / Lakes Road East / Lakes Road SIDRA Results (Scenario 1: 2028)

Intersection Approach	Turn	INBOUND				OUTBOUND			
		DOS	Average Delay (s)	LOS	95% Queue (m)	DOS	Average Delay (s)	LOS	95% Queue (m)
Lakes Road (S)	L	0.083	6.7	A	0.0	0.064	6.7	A	0.0
	R	0.573	32.2	C	39.9	0.497	31.1	C	35.7
Lakes Road East (E)	L	0.096	6.7	A	0.0	0.114	6.7	A	0.0
	T	0.573	26.7	C	38.8	0.497	26.8	C	31.1
Gordon Road (W)	T	0.133	5.8	A	14.7	0.126	6.0	A	14.0
	R	0.408	18.3	B	15.1	0.300	18.0	B	11.1
		0.573	16.7	B	39.9	0.497	15.9	B	35.7

Table 15 Gordon Road / Lakes Road East / Lakes Road SIDRA Results (Scenario 2: 2038)

Intersection Approach	Turn	INBOUND				OUTBOUND			
		DOS	Average Delay (s)	LOS	95% Queue (m)	DOS	Average Delay (s)	LOS	95% Queue (m)
Lakes Road (S)	L	0.126	6.7	A	0.0	0.098	6.7	A	0.0
	R	0.869	41.3	D	75.0	0.754	34.9	C	61.1
Lakes Road East (E)	L	0.146	6.7	A	0.0	0.173	6.7	A	0.0
	T	0.869	35.3	D	71.6	0.754	30.3	C	52.2
Gordon Road (W)	T	0.203	6.0	A	23.5	0.192	6.3	A	22.2
	R	0.626	19.3	B	24.9	0.459	18.5	B	17.6
		0.869	20.1	C	75.0	0.754	17.3	B	61.1

6.8.4 Lakes Road / Site Access

The intersection layout modelled in SIDRA is shown in **Figure 34**.

The summary of the SIDRA analysis results for Scenarios 1 and 2 are presented in **Table 16** and **Table 17**, respectively. The results indicate that the future intersection would operate satisfactorily and would be able to cater for the proposed development yield in 2028 and 2038.

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Figure 34 Lakes Road / Site Access SIDRA Layout

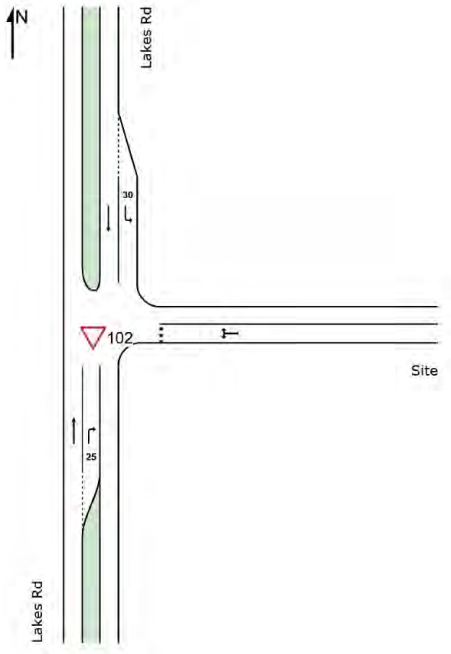


Table 16 Lakes Road / Site SIDRA Results (Scenario 1: 2028)

Intersection Approach	Turn	INBOUND				OUTBOUND			
		DOS	Average Delay (s)	LOS	95% Queue (m)	DOS	Average Delay (s)	LOS	95% Queue (m)
Lakes Road (S)	T	0.173	0.0	A	0.0	0.127	0.0	A	0.0
	R	0.040	6.0	A	1.2	0.002	5.9	A	0.1
Site (E)	L	0.007	5.7	A	0.2	0.125	6.1	A	3.5
	R	0.007	10.5	B	0.2	0.125	9.8	A	3.5
Lakes Road (N)	L	0.022	6.4	A	0.0	0.001	6.4	A	0.0
	T	0.152	0.0	A	0.0	0.170	0.0	A	0.0

Table 17 Lakes Road / Site SIDRA Results (Scenario 2: 2038)

Intersection Approach	Turn	INBOUND				OUTBOUND			
		DOS	Average Delay (s)	LOS	95% Queue (m)	DOS	Average Delay (s)	LOS	95% Queue (m)
Lakes Road (S)	T	0.264	0.0	A	0.0	0.192	0.0	A	0.0
	R	0.078	7.1	A	2.3	0.004	6.9	A	0.1
Site (E)	L	0.017	6.5	A	0.4	0.296	8.1	A	9.3
	R	0.017	18.0	C	0.4	0.296	17.0	C	9.3
Lakes Road (N)	L	0.036	6.4	A	0.0	0.002	6.4	A	0.0
	T	0.231	0.0	A	0.0	0.258	0.0	A	0.0

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

6.8.5 SIDRA Summary

Overall, the proposed development is unlikely to have any significant impact on the surrounding road network. All key intersections assessed would operate satisfactorily and would be able to cater for the proposed development yield during the peak periods in the opening year (2028) and 10 years after the opening year (2038).

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

7 ROAD SAFETY AND ACCESSIBILITY IMPACT

7.1 Impact on Neighbouring Areas

The proposed place of worship is not expected to have a material impact on neighbouring areas because the development peak periods are outside the road network peak hours and high-attendance events occur occasionally.

7.2 Road Safety

With the low number of crashes recorded within the surrounding road network over the 5-year period, it is not expected that the development generated traffic will have an impact on road safety within the area.

Furthermore, the proposed location of the Site crossover has been identified based on the stopping sight distance (SSD) for cars travelling downstream on Lakes Road and the sight distance requirements at the access driveway. This ensures that adequate sight distance is provided at the proposed crossover, therefore satisfying road safety requirements.

7.3 Public Transport Access

The proposed development has no planned changes to the public transport infrastructure and is not expected to negatively affect existing public transport access.

7.4 Pedestrian/Cycle Access/Amenity

The proposed development is not expected to negatively affect the pedestrian/cycle access/amenity.

7.5 Analysis of Pedestrian/Cycle Network

The proposed development is not expected to have any negative impact on the pedestrian and cycling network.

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

8 SUMMARY AND CONCLUSIONS

This report has been prepared in accordance with the Western Australian Planning Commission (WAPC) Transport Assessment Guidelines for Developments: Volume 4 – Individual Developments (2016).

The following conclusions can be drawn from this report:

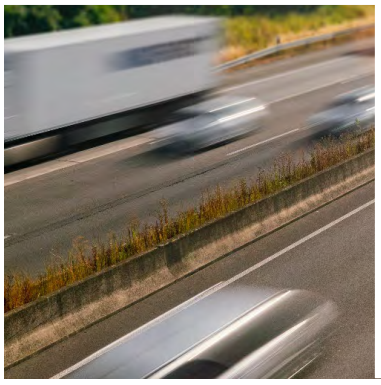
- The proposed place of worship is located at 330-340 Lakes Road, Greenfields within the City of Mandurah.
- The proposed development is estimated to generate 84 inbound trips and 84 outbound trips in the opening year scenario (2028), and 134 inbound trips and 134 outbound trips in the 10-year horizon scenario (2038).
- The proposed crossover is s located at a suitable location based on sight line assessments as per *Austroads Guide to Road Design Part 3: Geometric Design* and *Australian/New Zealand Standard 2890.1 Part 1: Off-street car parking (AS2890.1)*.
- The Site is surrounded by adequate pedestrian/cycle networks facilities. The proposed development is not expected to have any negative impact on the existing public transport, pedestrian and cycling network.
- Proposed car parking provisions within the Site satisfy the statutory car parking requirements set out in the City of Mandurah Local Planning Scheme No. 12 for the opening year. There will be a shortfall of five (5) parking bays if maximum capacity in the ultimate year will be considered, which can be readily accommodated within the available land area in the Site.
- Sightline assessment for the access point indicates that there no permanent sightline obstructions on both sides of the proposed crossover.
- SIDRA analysis has been conducted at Gordon Road / Lakes Road East / Lakes Road and Lakes Road / Site intersections. Results suggest that the traffic generated by the proposed development is unlikely to have any significant impact to the surrounding road network.
- Based on the crash history of the surrounding road network of the Site, it is envisaged that any impact on road safety would be negligible.

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Appendix A

WAPC CHECKLIST



Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

APPENDIX A – WAPC CHECKLIST

Item	Status	Comments/Proposal
Summary	Section 8	
Introduction/Background	Section 1	
name of applicant and consultant	Section 1	
development location and context	Section 1	
brief description of development proposal	Section 1	
key issues	Section 1	
background information	Section 1	
Existing situation	Section 2	
existing site uses (if any)	Section 2	
existing parking and demand (if appropriate)	Section 2	
existing access arrangements	Section 2	
existing site traffic	Section 2	
surrounding land uses	Section 2	
surrounding road network	Section 2	
traffic management on frontage roads	Section 2	
traffic flows on surrounding roads (usually AM and PM peak hours)	Section 2	
traffic flows at major intersections (usually AM and PM peak hours)	Section 2	
operation of surrounding intersections	Section 2	
existing pedestrian/cycle networks	Section 2	
existing public transport services surrounding the development	Section 2	
crash data	Section 2	
Development proposal	Section 3	
regional context	Section 3	
proposed land uses	Section 3	
table of land uses and quantities	Section 3	
access arrangements	Section 3	
parking provision	Section 3	
end of trip facilities	Section 3	
any specific issues	Section 3	
road network	Section 4	
intersection layouts and controls	Section 4	
pedestrian/cycle networks and crossing facilities	Section 4	
public transport services	Section 4	

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

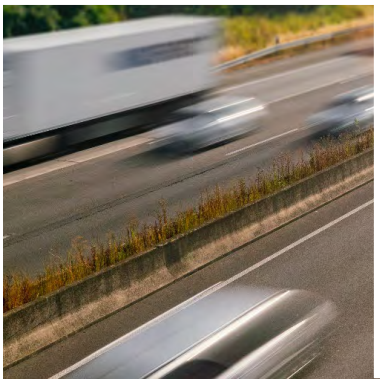
Integration with surrounding area	Section 5	
surrounding major attractors/ generators	Section 5	
committed developments and transport proposals	Section 5	
proposed changes to land uses within 1200 metres	Section 5	
travel desire lines from development to these attractors/ generators	Section 5	
adequacy of existing transport networks	Section 5	
deficiencies in existing transport networks	Section 5	
remedial measures to address deficiencies	Section 5	
Analysis of transport networks	Section 6	
assessment years	Section 6	
time periods	Section 6	
development generated traffic	Section 6	
distribution of generated traffic	Section 6	
parking supply and demand	N/A	
base and 'with development' traffic flows	Section 6	
analysis of development accesses	Section 6	
impact on surrounding roads	Section 6	
impact on intersections	Section 6	
impact on neighbouring areas	Section 7	
road safety	Section 7	
public transport access	Section 7	
pedestrian access/amenity	Section 7	
cycle access/amenity	Section 7	
analysis of pedestrian/cycle networks	Section 7	
safe walk/cycle to school (for residential and school site developments only)	N/A	
traffic management plan (where appropriate)	N/A	
Conclusions	Section 8	

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Appendix B

SITE PLANS



Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Document Set ID: 8924357
Version: 3, Version Date: 17/09/2026
Site Plan
1:200
LAKES ROAD
proposed place of worship
entry porch
vault
Tree Litter
Sand and Grass
Gravel track
Gravel Driveway
pergola
Wall
Tank
Shed
Fence
Gate
Tin Sheds
Brick and Tin Dwelling
Tin Shed
Turning lane
Mailbox
Service pole
Spring head on Creek
TBM
RL 3.25m
Gully
SEP
Kerb
Lawn
Bank
Work
41.4
39.53
32.31
100.58
20117
1.9097ha
3
2
1
132
131
130
62
PROPOSED PLACE OF WORSHIP AT
330 & 340 LAKES RD
QUEENSTOWN
CITY OF MACKAY
PROJECT
DRAWING
SCALE
A
2
PAGE
DRAWN
CHECKED
DATE
ISSUE
DESCRIPTION
REVISIONS
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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND SPECIFICATIONS
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
ALL LEVELS ARE IN METRES AND RELATED TO AUSTRALIAN HEIGHT DATUM (AHD)
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND CODES
ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY REQUIREMENTS
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT WORKPLACE HEALTH AND SAFETY REQUIREMENTS
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT ENVIRONMENTAL PROTECTION REQUIREMENTS
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT TRAFFIC MANAGEMENT REQUIREMENTS
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT PUBLIC HEALTH REQUIREMENTS
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT PUBLIC SAFETY REQUIREMENTS
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT PUBLIC AMENITY REQUIREMENTS
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT PUBLIC ACCESS REQUIREMENTS
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT PUBLIC UTILITY REQUIREMENTS
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ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT PUBLIC FACILITY REQUIREMENTS
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT PUBLIC AMENITY REQUIREMENTS
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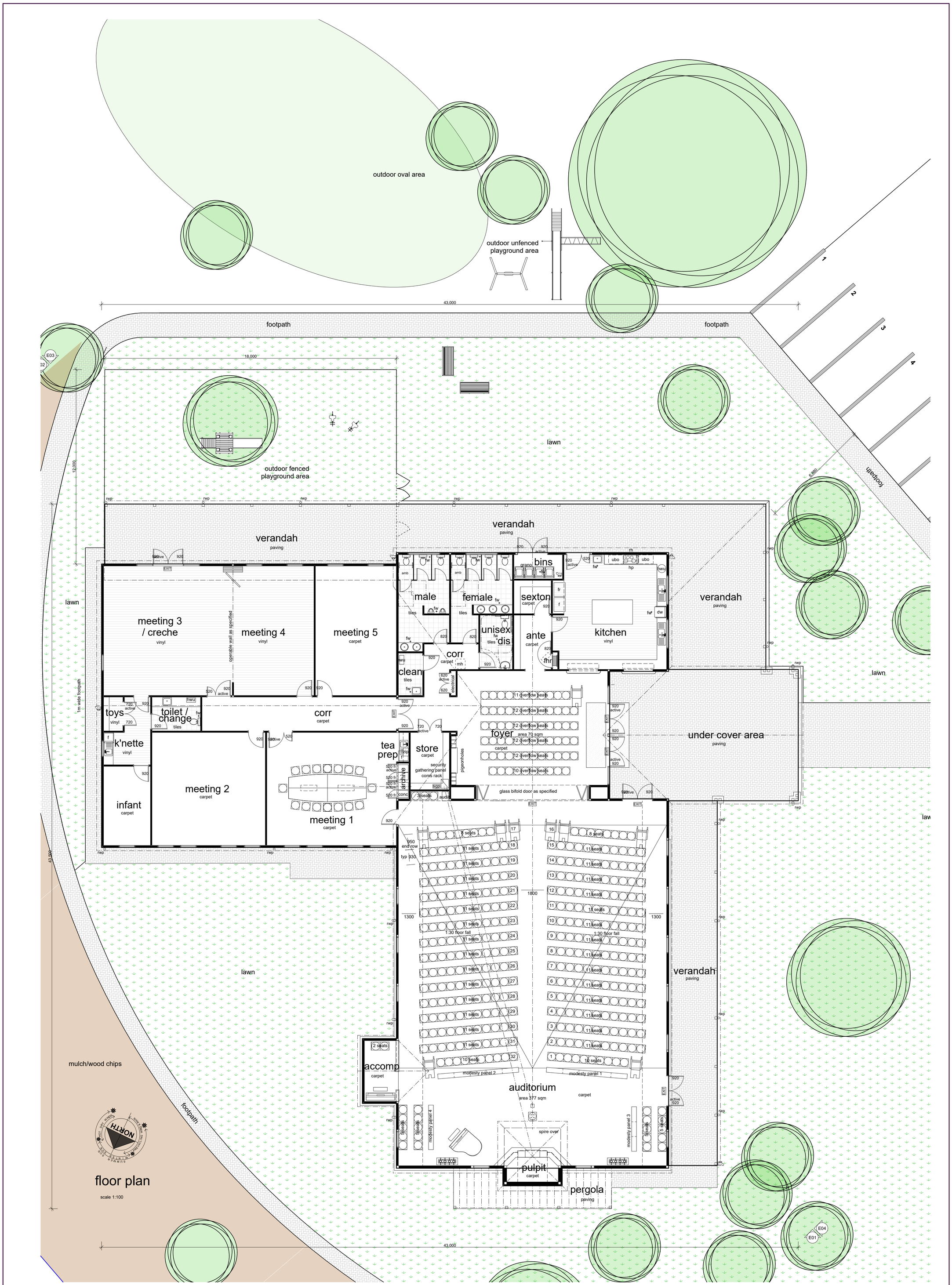
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT PUBLIC UTILITY REQUIREMENTS
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT PUBLIC INFRASTRUCTURE REQUIREMENTS
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT PUBLIC SERVICE REQUIREMENTS
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT PUBLIC FACILITY REQUIREMENTS



- ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK.
- ANY DISCREPANCIES WHICH MAY ARISE ARE TO BE QUERIED WITH THE BUILDER AND THIS OFFICE BEFORE CONTINUING.
- ANY DISCREPANCIES MUST BE REFERRED TO THE BUILDER AND THIS OFFICE OR THE SUBCONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SAME.
- ANY VARIATIONS OR EXTRAS SHALL BE REFERRED TO THE BUILDER AND THIS OFFICE PRIOR TO CARRYING OUT FOR AUTHORISATION OR OTHERWISE.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS OR ANY OTHER CONSULTANTS DETAILS OR THES OFFICE SPECIFICATION WHERE APPLICABLE.
- ROOM DIMENSIONS ARE TO BRICKWORK AND DO NOT ALLOW FOR RENDER OR PLASTER. PLEASE CHECK PLANS CAREFULLY, ALL DIMENSIONS STRICTLY TO TAKE PREFERENCE OVER SCALING.
- REFER TO ENGINEERS DETAIL FOR CONCRETE SLAB & CONCRETE FOOTING SPECIFICATIONS.
- RAINWATER DOWN PIPE LOCATIONS SHALL BE DETERMINED BY ROOF PLUMBER ON SITE & COMPLY WITH RELEVANT STANDARDS
- NEW SMOKE ALARMS TO BE ADDED. SMOKE ALARM DEVICES SHALL BE INSTALLED TO COMPLY WITH AS2786-1993.
- ALL WORK TO BE CARRIED OUT TO RELEVANT AUSTRALIAN STANDARDS, AUTHORITIES, ETC. WORK TO BE DONE IN A GOOD AND WORKMANLIKE MANNER AND TO THE SATISFACTION OF THE BUILDING DESIGNER (THIS OFFICE), BUILDER OR APPOINTED REPRESENTATIVE.

VARIATIONS:

REV.	DESCRIPTION	DATE	DRAWN
A	PLANNING DRAWINGS	APRIL 2026	JVD

CLIENT:	FRCCB
ISSUE	A
PAGE:	3
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT.	PROPOSED PLACE OF WORSHIP AT:
DATE:	330 & 340 LAKES RD
CLIENT:	GREENFIELDS
CLIENT:	
BUILDER:	CITY OF MANDURAH

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

VARIATIONS:			
REV	DESCRIPTION	DATE	DRAWN
A	PLANNING DRAWINGS	APRIL 2026	JVD
B			
C			
D			
E			
F			
G			
H			
I			
J			
K			
L			
M			
N			
O			

CLIENT: FRCCB

ISSUE: A

PAGE: 4

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

PROPOSED PLACE OF WORSHIP AT:

330 & 340 LAKES RD

DATE:

GREENFIELDS

CLIENT:

CITY OF MANDURAH

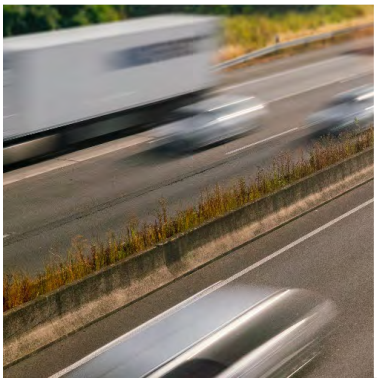
BUILDER:

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Appendix C

SWEPT PATHS



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Version: 1, Version Date: 11/05/2026

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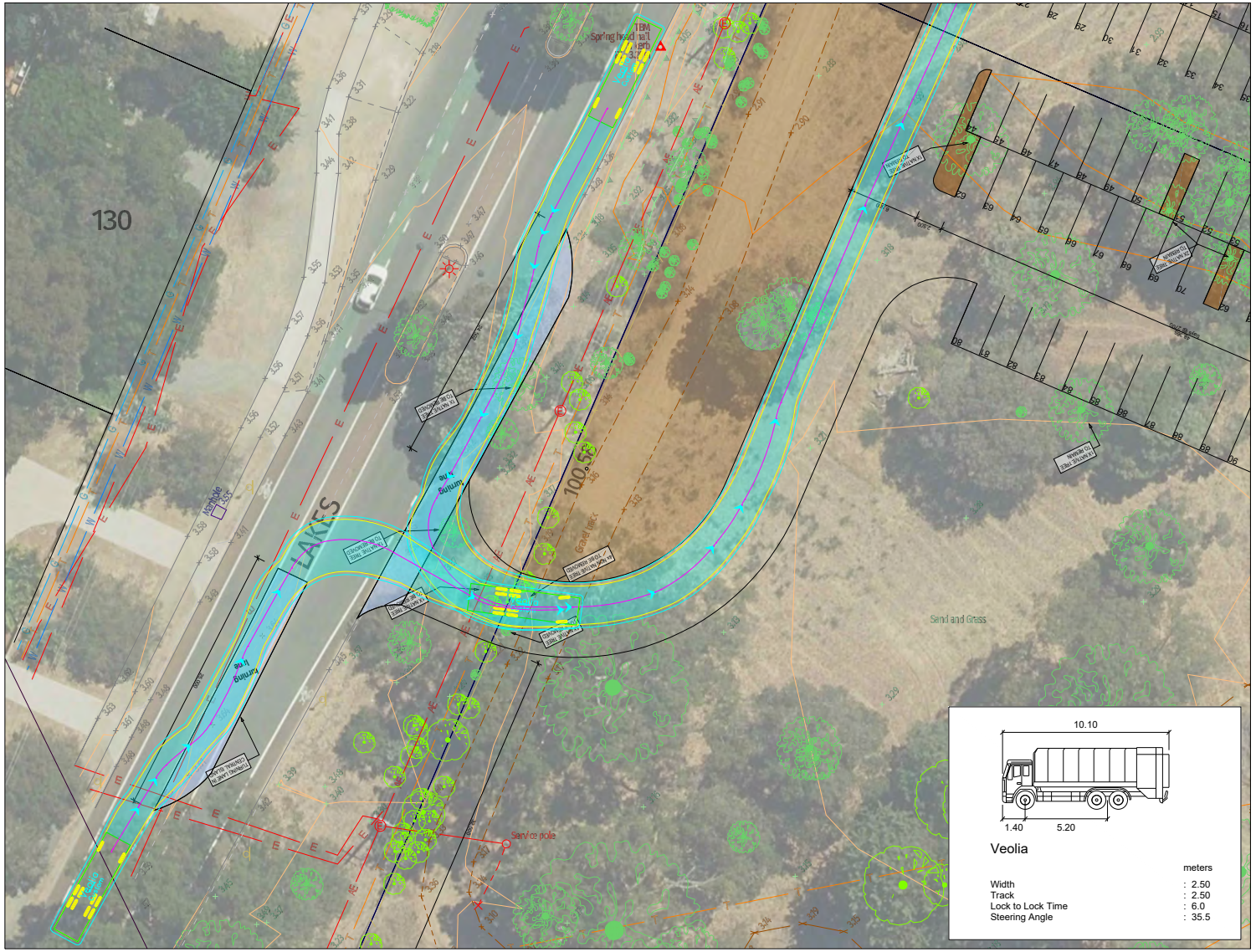
Version: 3, Version Date: 29/09/2026



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Version: 1, Version Date: 11/05/2026

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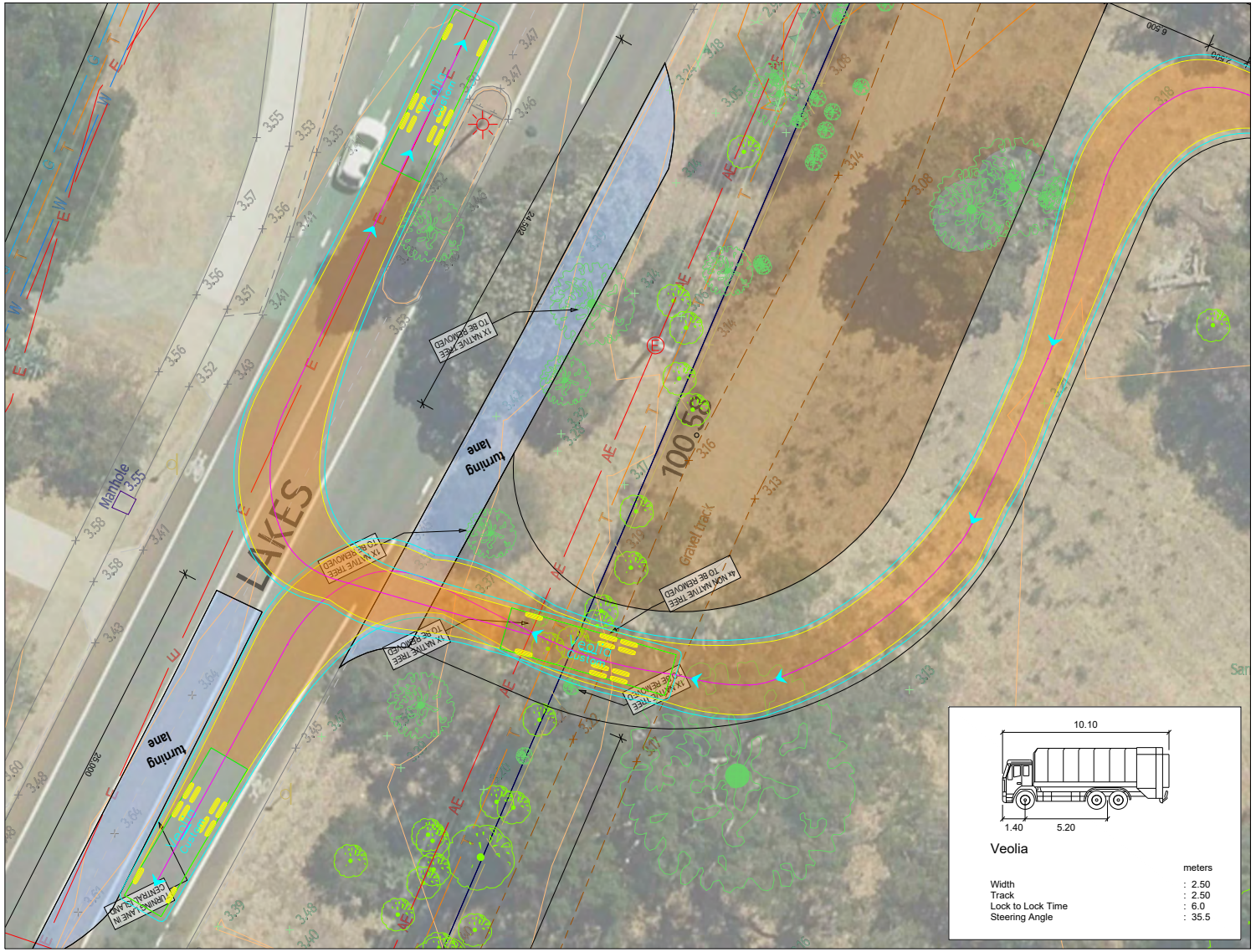
Version: 3, Version Date: 29/09/2026



Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

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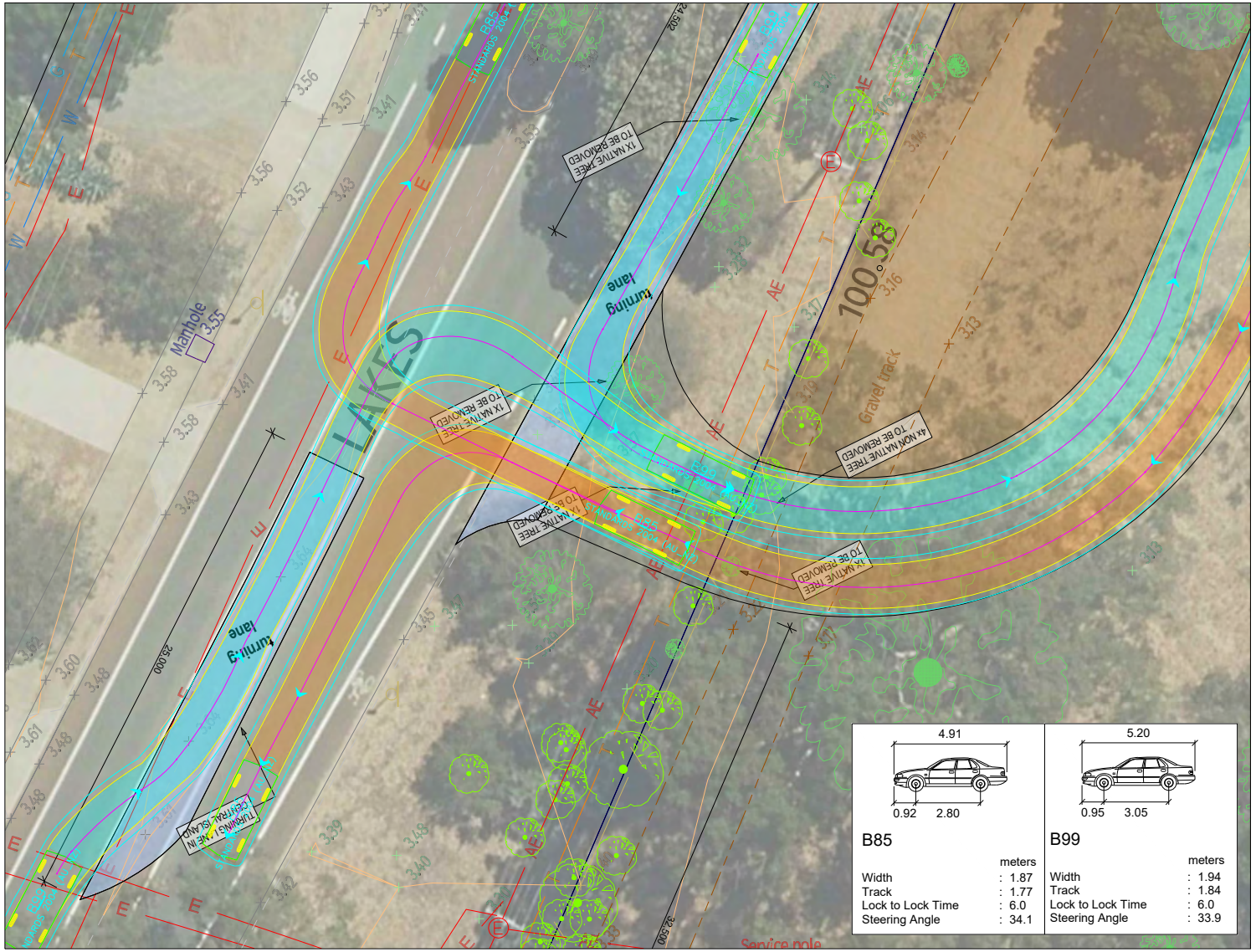
Version: 3, Version Date: 29/09/2026

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026



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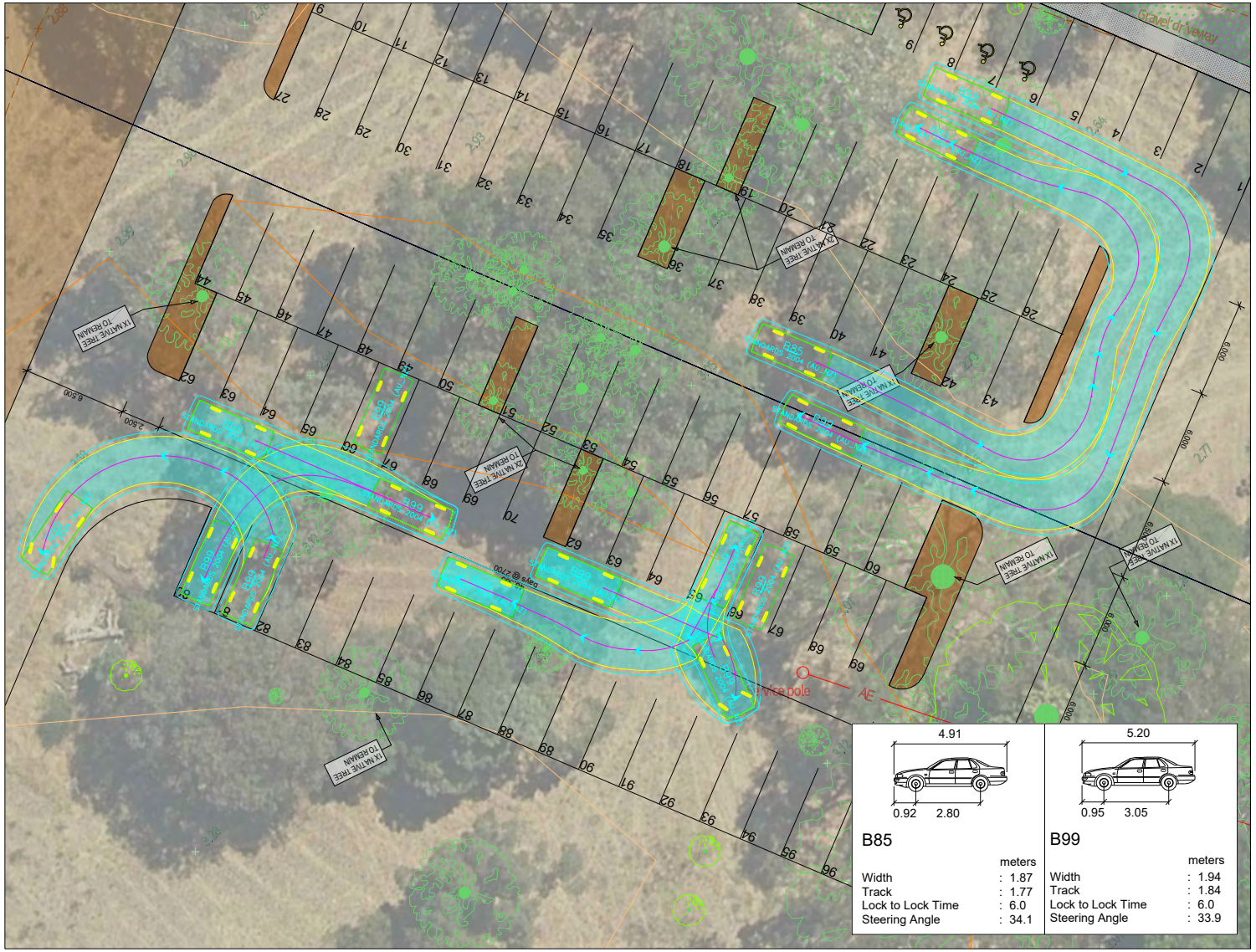
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

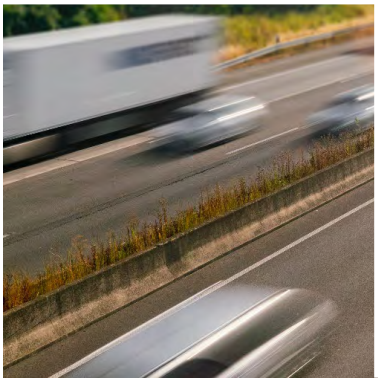


Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Appendix D

SIDRA MOVEMENT SUMMARIES



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Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

MOVEMENT SUMMARY

Site: [101] Gordon Rd / Lakes Rd East / Lakes Rd - IN (Before Worship Service) (Opening Year - 2028 (with left short lane))

Network: [1] 2028 IN (Before Worship Service) (2028)

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

Existing Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 60.0 seconds (Site User-Given Cycle Time)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Lakes Rd															
1	L2	All MCs	146	4.4	146	4.4	0.083	6.7	LOS A	0.0	0.0	0.00	0.57	0.00	45.4
3	R2	All MCs	183	4.4	183	4.4	* 0.573	32.2	LOS C	5.2	39.9	0.96	0.81	0.97	23.3
Approach			329	4.4	329	4.4	0.573	20.8	LOS C	5.2	39.9	0.53	0.70	0.54	29.8
East: Lakes Rd East															
4	L2	All MCs	178	0.0	178	0.0	0.096	6.7	LOS A	0.0	0.0	0.00	0.57	0.00	44.9
5	T1	All MCs	166	8.8	166	8.8	* 0.573	26.7	LOS C	4.8	38.8	0.97	0.79	0.99	31.3
Approach			344	4.3	344	4.3	0.573	16.4	LOS B	4.8	38.8	0.47	0.68	0.48	35.3
West: Gordon Rd															
11	T1	All MCs	136	12.9	136	12.9	0.133	5.8	LOS A	1.7	14.7	0.46	0.38	0.46	55.3
12	R2	All MCs	152	0.0	152	0.0	* 0.408	18.3	LOS B	2.0	15.1	0.92	1.05	0.92	17.2
Approach			287	6.1	287	6.1	0.408	12.4	LOS B	2.0	15.1	0.70	0.73	0.70	30.5
All Vehicles			961	4.9	961	4.9	0.573	16.7	LOS B	5.2	39.9	0.56	0.70	0.57	31.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance

Mov ID	Crossing	Dem. Flow ped/h	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Ped ped	Dist] m	Prop. Qued	Eff. Stop Rate	Travel Time sec	Travel Dist. m	Aver. Speed m/sec
West: Gordon Rd											
P4	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	178.2	200.0	1.12
All Pedestrians		53	24.4	LOS C	0.1	0.1	0.90	0.90	178.2	200.0	1.12

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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Version: 1, Version Date: 11/05/2026

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Version: 3, Version Date: 29/09/2026

MOVEMENT SUMMARY

Site: [102] Lakes Rd / Site - IN (Before Worship Service)
(Opening Year - 2028 (with left short lane))
Network: [1] 2028 IN (Before Worship Service) (2028)
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Lakes Rd															
2	T1	All MCs	327	4.4	327	4.4	0.173	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	69.9
3	R2	All MCs	42	0.0	42	0.0	0.040	6.0	LOS A	0.2	1.2	0.39	0.62	0.39	32.2
Approach			369	3.9	369	3.9	0.173	0.7	NA	0.2	1.2	0.04	0.07	0.04	57.3
East: Site															
4	L2	All MCs	2	0.0	2	0.0	0.007	5.7	LOS A	0.0	0.2	0.50	0.57	0.50	27.5
6	R2	All MCs	2	0.0	2	0.0	0.007	10.5	LOS B	0.0	0.2	0.50	0.57	0.50	21.7
Approach			4	0.0	4	0.0	0.007	8.1	LOS A	0.0	0.2	0.50	0.57	0.50	25.2
North: Lakes Rd															
7	L2	All MCs	42	0.0	42	0.0	0.022	6.4	LOS A	0.0	0.0	0.00	0.61	0.00	37.5
8	T1	All MCs	287	4.4	287	4.4	0.152	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	69.9
Approach			329	3.8	329	3.8	0.152	0.8	NA	0.0	0.0	0.00	0.08	0.00	63.0
All Vehicles			703	3.8	703	3.8	0.173	0.8	NA	0.2	1.2	0.03	0.08	0.03	60.6

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Project: C:\Users\NonaAbao\Protest Engineering\PTG 04285 - Place of Worship Lakes Rd_Greenfields-TIA - General\Modelling\PTG04285 Lakes Rd Greenfields.sipx

MOVEMENT SUMMARY

Site: [201] Gordon Rd / Lakes Rd East / Lakes Rd - OUT (Before Worship Service) (Opening Year - 2028 (with left short lane))

Network: [2] 2028 OUT (Before Worship Service) (2028)

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

Existing Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 60.0 seconds (Site User-Given Cycle Time)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Lakes Rd															
1	L2	All MCs	113	4.4	113	4.4	0.064	6.7	LOS A	0.0	0.0	0.00	0.57	0.00	45.4
3	R2	All MCs	168	4.4	168	4.4	* 0.497	31.1	LOS C	4.6	35.7	0.94	0.80	0.94	23.7
Approach			281	4.4	281	4.4	0.497	21.3	LOS C	4.6	35.7	0.56	0.70	0.56	29.5
East: Lakes Rd East															
4	L2	All MCs	212	0.0	212	0.0	0.114	6.7	LOS A	0.0	0.0	0.00	0.57	0.00	44.9
5	T1	All MCs	135	8.8	135	8.8	* 0.497	26.8	LOS C	3.9	31.1	0.96	0.76	0.96	31.2
Approach			346	3.4	346	3.4	0.497	14.5	LOS B	3.9	31.1	0.37	0.65	0.37	36.4
West: Gordon Rd															
11	T1	All MCs	126	12.9	126	12.9	0.126	6.0	LOS A	1.7	14.0	0.47	0.39	0.47	54.7
12	R2	All MCs	112	0.0	112	0.0	* 0.300	18.0	LOS B	1.5	11.1	0.89	1.06	0.89	17.5
Approach			238	6.8	238	6.8	0.300	11.6	LOS B	1.7	14.0	0.67	0.70	0.67	32.8
All Vehicles			865	4.7	865	4.7	0.497	15.9	LOS B	4.6	35.7	0.52	0.68	0.52	32.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance

Mov ID	Crossing	Dem. Flow ped/h	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Ped ped	Dist] m	Prop. Qued	Eff. Stop Rate	Travel Time sec	Travel Dist. m	Aver. Speed m/sec
West: Gordon Rd											
P4	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	178.2	200.0	1.12
All Pedestrians		53	24.4	LOS C	0.1	0.1	0.90	0.90	178.2	200.0	1.12

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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Version: 3, Version Date: 29/09/2026

MOVEMENT SUMMARY

Site: [202] Lakes Rd / Site - OUT (Before Worship Service)
(Opening Year - 2028 (with left short lane))
Network: [2] 2028 OUT (Before Worship Service) (2028)
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Lakes Rd															
2	T1	All MCs	239	4.4	239	4.4	0.127	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	69.9
3	R2	All MCs	2	0.0	2	0.0	0.002	5.9	LOS A	0.0	0.1	0.39	0.56	0.39	32.3
Approach			241	4.4	241	4.4	0.127	0.1	NA	0.0	0.1	0.00	0.00	0.00	68.7
East: Site															
4	L2	All MCs	42	0.0	42	0.0	0.125	6.1	LOS A	0.5	3.5	0.51	0.69	0.51	27.7
6	R2	All MCs	42	0.0	42	0.0	0.125	9.8	LOS A	0.5	3.5	0.51	0.69	0.51	21.9
Approach			84	0.0	84	0.0	0.125	8.0	LOS A	0.5	3.5	0.51	0.69	0.51	25.4
North: Lakes Rd															
7	L2	All MCs	2	0.0	2	0.0	0.001	6.4	LOS A	0.0	0.0	0.00	0.61	0.00	37.5
8	T1	All MCs	321	4.4	321	4.4	0.170	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	69.9
Approach			323	4.4	323	4.4	0.170	0.1	NA	0.0	0.0	0.00	0.00	0.00	69.5
All Vehicles			648	3.8	648	3.8	0.170	1.1	NA	0.5	3.5	0.07	0.09	0.07	58.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Project: C:\Users\NonaAbao\Protest Engineering\PTG 04285 - Place of Worship Lakes Rd_Greenfields-TIA - General\Modelling\PTG04285 Lakes Rd Greenfields.sipx

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

MOVEMENT SUMMARY

Site: [301] Gordon Rd / Lakes Rd East / Lakes Rd - IN (Before Worship Service) (Horizon Year - 2038 (with left short lane))

Network: [3] 2038 IN (Before Worship Service) (2038)

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

Existing Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 60.0 seconds (Site User-Given Cycle Time)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV %]	Arrival Flows [Total veh/h	HV %]	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Lakes Rd															
1	L2	All MCs	223	4.4	223	4.4	0.126	6.7	LOS A	0.0	0.0	0.00	0.57	0.00	45.4
3	R2	All MCs	278	4.4	278	4.4	* 0.869	41.3	LOS D	9.8	75.0	1.00	1.03	1.44	19.9
Approach			501	4.4	501	4.4	0.869	25.9	LOS C	9.8	75.0	0.55	0.83	0.80	26.7
East: Lakes Rd East															
4	L2	All MCs	271	0.0	271	0.0	0.146	6.7	LOS A	0.0	0.0	0.00	0.57	0.00	44.9
5	T1	All MCs	253	8.8	253	8.8	* 0.869	35.3	LOS D	8.9	71.6	1.00	1.05	1.46	26.6
Approach			523	4.2	523	4.2	0.869	20.5	LOS C	8.9	71.6	0.48	0.80	0.71	31.3
West: Gordon Rd															
11	T1	All MCs	206	12.9	206	12.9	0.203	6.0	LOS A	2.8	23.5	0.49	0.41	0.49	54.7
12	R2	All MCs	233	0.0	233	0.0	* 0.626	19.3	LOS B	3.4	24.9	0.97	1.03	1.00	16.6
Approach			439	6.1	439	6.1	0.626	13.1	LOS B	3.4	24.9	0.74	0.74	0.76	29.5
All Vehicles			1463	4.8	1463	4.8	0.869	20.1	LOS C	9.8	75.0	0.58	0.79	0.76	29.0

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance

Mov ID	Crossing	Dem. Flow ped/h	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Ped ped	Dist] m	Prop. Qued	Eff. Stop Rate	Travel Time sec	Travel Dist. m	Aver. Speed m/sec
West: Gordon Rd											
P4	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	178.2	200.0	1.12
All Pedestrians		53	24.4	LOS C	0.1	0.1	0.90	0.90	178.2	200.0	1.12

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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MOVEMENT SUMMARY

Site: [302] Lakes Rd / Site - IN (Before Worship Service)
(Horizon Year - 2038 (with left short lane))
Network: [3] 2038 IN (Before Worship Service) (2038)
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV %]	Arrival Flows [Total veh/h	HV %]	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist m]	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Lakes Rd															
2	T1	All MCs	498	4.4	498	4.4	0.264	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	69.8
3	R2	All MCs	67	0.0	67	0.0	0.078	7.1	LOS A	0.3	2.3	0.50	0.70	0.50	30.3
Approach			565	3.9	565	3.9	0.264	0.9	NA	0.3	2.3	0.06	0.08	0.06	55.6
East: Site															
4	L2	All MCs	3	0.0	3	0.0	0.017	6.5	LOS A	0.1	0.4	0.64	0.69	0.64	23.0
6	R2	All MCs	3	0.0	3	0.0	0.017	18.0	LOS C	0.1	0.4	0.64	0.69	0.64	16.8
Approach			6	0.0	6	0.0	0.017	12.2	LOS B	0.1	0.4	0.64	0.69	0.64	20.4
North: Lakes Rd															
7	L2	All MCs	67	0.0	67	0.0	0.036	6.4	LOS A	0.0	0.0	0.00	0.61	0.00	37.5
8	T1	All MCs	437	4.4	437	4.4	0.231	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	69.9
Approach			504	3.8	504	3.8	0.231	0.9	NA	0.0	0.0	0.00	0.08	0.00	62.7
All Vehicles			1076	3.8	1076	3.8	0.264	0.9	NA	0.3	2.3	0.03	0.09	0.03	59.6

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Version: 3, Version Date: 29/09/2026

MOVEMENT SUMMARY

Site: [401] Gordon Rd / Lakes Rd East / Lakes Rd - OUT (Before Worship Service) (Horizon Year - 2038 (with left short lane))

Network: [4] 2038 OUT (Before Worship Service) (2038)

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

Existing Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 60.0 seconds (Site User-Given Cycle Time)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Lakes Rd															
1	L2	All MCs	174	4.4	174	4.4	0.098	6.7	LOS A	0.0	0.0	0.00	0.57	0.00	45.4
3	R2	All MCs	256	4.4	256	4.4	* 0.754	34.9	LOS C	7.9	61.1	1.00	0.90	1.19	22.1
Approach			429	4.4	429	4.4	0.754	23.5	LOS C	7.9	61.1	0.59	0.77	0.71	28.0
East: Lakes Rd East															
4	L2	All MCs	321	0.0	321	0.0	0.173	6.7	LOS A	0.0	0.0	0.00	0.57	0.00	44.9
5	T1	All MCs	204	8.8	204	8.8	* 0.754	30.3	LOS C	6.5	52.2	1.00	0.91	1.22	29.1
Approach			525	3.4	525	3.4	0.754	15.9	LOS B	6.5	52.2	0.39	0.70	0.47	34.8
West: Gordon Rd															
11	T1	All MCs	192	12.9	192	12.9	0.192	6.3	LOS A	2.6	22.2	0.50	0.41	0.50	54.2
12	R2	All MCs	171	0.0	171	0.0	* 0.459	18.5	LOS B	2.4	17.6	0.93	1.04	0.93	17.1
Approach			362	6.8	362	6.8	0.459	12.0	LOS B	2.6	22.2	0.70	0.71	0.70	32.1
All Vehicles			1317	4.7	1317	4.7	0.754	17.3	LOS B	7.9	61.1	0.54	0.73	0.61	31.4

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance

Mov ID	Crossing	Dem. Flow ped/h	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Ped ped	Dist] m	Prop. Qued	Eff. Stop Rate	Travel Time sec	Travel Dist. m	Aver. Speed m/sec
West: Gordon Rd											
P4	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	178.2	200.0	1.12
All Pedestrians		53	24.4	LOS C	0.1	0.1	0.90	0.90	178.2	200.0	1.12

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

MOVEMENT SUMMARY

Site: [402] Lakes Rd / Site - OUT (Before Worship Service)
(Horizon Year - 2038 (with left short lane))
Network: [4] 2038 OUT (Before Worship Service) (2038)
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site
Site Category: (None)
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Lakes Rd															
2	T1	All MCs	363	4.4	363	4.4	0.192	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	69.9
3	R2	All MCs	3	0.0	3	0.0	0.004	6.9	LOS A	0.0	0.1	0.48	0.60	0.48	30.6
Approach			366	4.4	366	4.4	0.192	0.1	NA	0.0	0.1	0.00	0.01	0.00	68.5
East: Site															
4	L2	All MCs	67	0.0	67	0.0	0.296	8.1	LOS A	1.3	9.3	0.67	0.88	0.79	22.8
6	R2	All MCs	67	0.0	67	0.0	0.296	17.0	LOS C	1.3	9.3	0.67	0.88	0.79	16.6
Approach			135	0.0	135	0.0	0.296	12.5	LOS B	1.3	9.3	0.67	0.88	0.79	20.2
North: Lakes Rd															
7	L2	All MCs	3	0.0	3	0.0	0.002	6.4	LOS A	0.0	0.0	0.00	0.61	0.00	37.5
8	T1	All MCs	487	4.4	487	4.4	0.258	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	69.8
Approach			491	4.4	491	4.4	0.258	0.1	NA	0.0	0.0	0.00	0.00	0.00	69.5
All Vehicles			992	3.8	992	3.8	0.296	1.8	NA	1.3	9.3	0.09	0.12	0.11	54.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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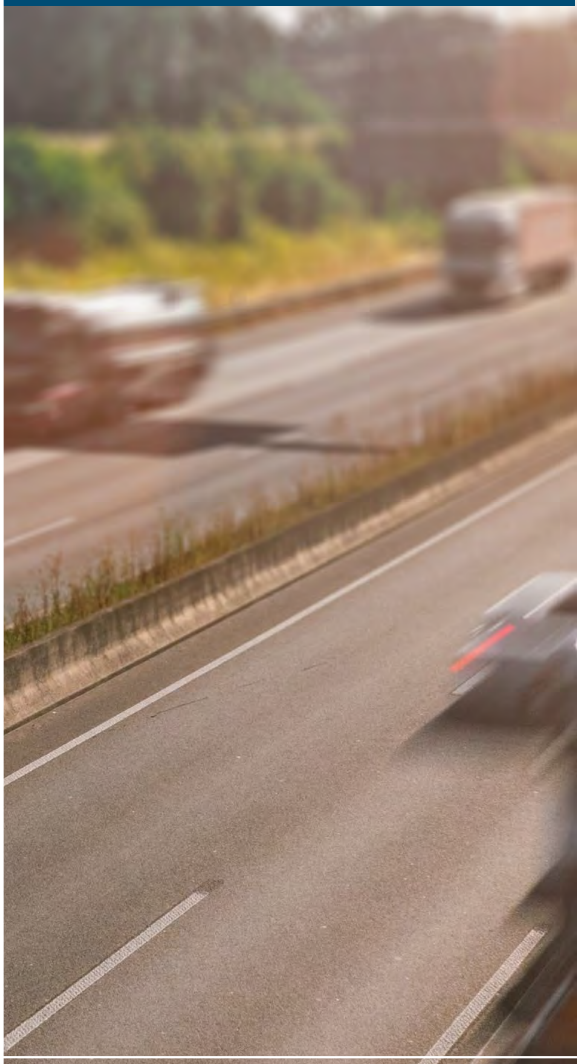
Version: 3, Version Date: 29/09/2026



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Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

BPAD / Fire Protection Association Australia

Bushfire Management Plan Coversheet

This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

Bushfire Management Plan and Site Details					
Site address / Plan reference:	Lots 2 and 3 (No.330-340) Lakes Road				
Suburb:	Greenfields	State:	WA	Postcode:	N/A
Local government area:	City of Mandurah				
Description of the planning proposal:	Place of Worship Development Application				
BMP / Reference number:	BMP/2026-11	Version:	V1.1	Date of issue:	24/4/2026
Client / Business name:	Harley Dykstra				

Reason for referral to DFES[1]	Yes	No
Has the BAL been calculated by a method other than Method 1 as outlined in AS3959? (Tick *No* if AS3959 Method 1 has been used to calculate the BAL)		✔
Have any of the bushfire protection criteria elements been addressed through the use of an outcomes-based approach?		✔
Strategic planning proposal (including rezoning applications)		✔
Local planning scheme amendment containing supplementary provisions, additional to the deemed provisions for bushfire risk management		✔
Where a bushfire local planning policy, or variation to the acceptable solutions or the APZ is proposed		✔
Where there is a conflict of opinion between the decision maker and proponent		✔
Expert technical advice on bushfire behaviour, emergency management, or other occasions where bushfire technical advice is required to support planning decision-making		✔
Expert technical advice on bushfire matters referred to State Administrative Tribunal (SAT) or Development Assessment Panel (DAP)		✔
Comments on future buildings' compliance with FES Commissioner's operational requirement guidelines		✔
Decision maker discretionary referral, (e.g. renewable energy, hazardous materials, vulnerable land use)	✔	

If the development is a special development type as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

Place of Worship - Class 9b Building

Note: The decision maker (e.g. local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".

BPAD Accredited Practitioner Details and Declaration

Name	Accreditation Level	Accreditation No.	Accreditation Expiry
Jemma Douglas	Level 2	38400	February 2027
Company		**Contact No.**	
Bushfire Logic		0410621291	

I declare that the information provided within this bushfire management plan is to the best of my knowledge true and correct.

Signature of Practitioner Date 24 April 2026

[1] For more information please refer to DFES Referral to DFES Checklist

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Bushfire Management Plan

Lots 2 and 3 (No.330-340) Lakes Road, Greenfields

City of Mandurah

Date: 24 April 2026

Bushfire Logic

ABN: 926 121 79165

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Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Bushfire Management Plan

LIMITATIONS STATEMENT

This report has been prepared in accordance with the Agreement between Bushfire Logic and the Client. This Bushfire Management Plan has been prepared for the sole purpose of supporting a development application for a place of worship as it applies to Lots 2 and 3 (No.330-340) Lakes Road, Greenfields (the Site).

In undertaking this work the author(s) have made every effort to ensure the accuracy of the information used. Unless otherwise stated in the report, Bushfire Logic has not independently verified such information and cannot guarantee its accuracy or completeness. Within the limitations imposed by the scope of work, preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable bushfire consultants under similar circumstances. No other warranty, expressed or implied, is made.

The measures contained in this Bushfire Management Plan, are considered to be minimum requirements and they do not guarantee that a building will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating. This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required bushfire protection measures will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Logic has no control. The growth, planting or removal of vegetation, poor maintenance of any fire prevention/mitigation measures, addition of structures not included in this report, or other activity can and will change the bushfire threat to all properties detailed in this report.

Should changes be made to the Site, a new Bushfire Management Plan will be required. All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Logic at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations. Notwithstanding anything contained therein, Bushfire Logic accepts no Liability, including Liability for Loss in connection with:

- A Claim, damage, or injury to property, or persons caused by fire;
- Further growth, planting or removal of vegetation on the Site;
- Poor maintenance of any fire protection measures;
- Additional structures not included in this assessment; or
- Any other activity that may change the bushfire threat level.

The Client and owner of the site acknowledge that they have been made aware of the exclusions above and that such exclusion of Liability is reasonable in all the circumstances.

This report is valid for a period of two years only from the date of its issue. All BAL ratings identified within this report are indicative only and are required to be verified at the time of construction of individual buildings to ensure appropriate setbacks have been achieve.

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Bushfire Management Plan

Document Control: Report Details		
Report version	**Report Date**	**Version Details**
V1.1	24 April 2026	Original
BPAD Practitioner	Jemma Douglas (Level 2)	BPAD-38400

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Bushfire Management Plan

TABLE OF CONTENTS

1. INTRODUCTION 1

1.1 LOCATION 1

1.2 DEVELOPMENT PROPOSAL 2

1.3 STATUTORY FRAMEWORK 3

2. ENVIRONMENTAL CONSIDERATIONS 4

2.1 NATIVE VEGETATION –MODIFICATION AND/OR CLEARING 4

2.2 REVIEW OF THE ENVIRONMENTAL DATA SETS 4

2.3 REVEGETATION/LANDSCAPE PLANS 5

3. BUSHFIRE ASSESSMENT RESULTS 6

3.1 ASSESSMENT INPUTS 6

3.2 ASSESSMENT OUTPUT 8

4. IDENTIFICATION OF BUSHFIRE HAZARD ISSUES 11

4.1 BUSHFIRE CONTEXT AND LANDSCAPE FIRE RISK 11

5. ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA 12

5.1 COMPLIANCE TABLE 12

6. RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF BUSHFIRE MEASURES 20

6.1 DEVELOPER/LANDOWNER RESPONSIBILITIES 20

7. CERTIFICATION 21

8. REFERENCES 22

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Bushfire Management Plan

LIST OF TABLES

Table 1: Environmental Dataset Review....4

Table 2: Vegetation Classification Table (as per AS3959:2018) 6

Table 3: AS3959:2018 Determined BAL Rating for Proposed Development....8

Table 4: Bushfire Protection Criteria Applicable to Subject Site....13

Table 5: Developer/Landowner/Operator Responsibilities....20

LIST OF FIGURES

Figure 1: Location Map for Subject Site....2

Figure 2: Map of Bushfire Prone Areas and relevance to subject site (OBRM, 2024) 3

Figure 3: Pre-Development Photo Points and Vegetation Assessment....7

Figure 4: Post-Development Vegetation Assessment and Asset Protection Zones....9

Figure 5: BAL Contour Map....10

LIST OF APPENDICES

Appendix 1: Vegetation Assessment and Classification

Appendix 2: Development Plans

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Bushfire Management Plan

1. INTRODUCTION

Bushfire Logic has been engaged on behalf of the landowners to prepare a Bushfire Management Plan (BMP) to support a development application for approval to operate a Place of Worship at Lots 2 and 3 (No.330-340) Lakes Road, Greenfields within the City of Mandurah, who is the determining authority.

The site is within a declared Bush Fire Prone Area 2 (BFP2) and the proposed development is required to be assessed for its compliance with State Planning Policy 3.7 – Bushfire (SPP 3.7) (WAPC, 2024) and the bushfire protection criteria contained within the Planning for Bushfire Guidelines (September 2024) (the Guidelines).

The intent of SPP 3.7 is: "to preserve life and reduce the impact of bushfire on property and infrastructure". This report will undertake an assessment using AS3959:2018 and against the applicable Elements set out within the Guidelines.

1.1 LOCATION

The subject lot is 3.9331ha in area and is zoned 'Rural' under the Metropolitan Region Scheme and 'Rural Residential' under City of Mandurah Local Planning Scheme No.12 (LPS 12). The subject site is located immediately adjacent to the Greenfields residential zone and approximately 2.3km north-east of the Mandurah Strategic Centre.

<table>
<tr><td rowspan="2">Address Details</td><td>Street no.
No.330-340</td><td>Lot no.
2 & 3</td><td>Street name
Lakes Road</td></tr>
<tr><td colspan="3">Suburb & State

Greenfields, Western Australia</td></tr>
<tr><td>Local government area</td><td colspan="3">City of Mandurah</td></tr>
<tr><td>Site Area</td><td colspan="3">3.9331ha</td></tr>
<tr><td>Main BCA class of the building</td><td>9b</td><td>Use(s) of the existing building</td><td>Existing Single House and Outbuildings</td></tr>
<tr><td>Description of the building or works</td><td colspan="3">Place of Worship</td></tr>
</table>

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Figure 1: Location Map for Subject Site

1.2 DEVELOPMENT PROPOSAL

The proposal is for the construction and use of a new Place of Worship building, car parking and access ways (Appendix 2: Development Plans). The subject lot contains an existing single house and outbuildings. It is likely that these buildings will be demolished in the future due to their degraded state.

Existing land use	Existing Single Dwelling and Outbuildings
Proposed land use:	Place of Worship
Local Planning Scheme Zoning	Rural Residential
Local Structure Plan:	N/A
Local Planning Policies:	N/A
State Planning Policy 3.7	Section 7(ii) – General Measures Bushfire Protection Criteria 8: Development – Vulnerable Class 9 Buildings

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

The 2023-2024 review of the Bushfire Prone Area Mapping introduced two distinct bush fire contexts. Area 1 comprises selected suburbs located on the Swan Coastal Plain within the Perth, Peel and Greater Bunbury Region Schemes. These are areas where the intensity of development and non-contiguous nature of vegetation reduces the risk of landscape scale bush fire. Area 2 comprises the remainder of the Western Australia. The publicly released Bushfire Prone Area Mapping (OBRM-023) shows that the site is located within Bush Fire Prone Area 2 and as such is subject to a planning assessment of the bushfire risks. The Bushfire Prone Area Mapping is shown in Figure 2.

Figure 2: Map of Bushfire Prone Areas and relevance to subject site (OBRM, 2024)

1.3 STATUTORY FRAMEWORK

This document and the recommendations contained within are aligned to the following policy and guidelines:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Scheme) Regulations 2015*;
- State Planning Policy (SPP) 3.7 – Bushfire (2024)
- Planning for Bushfire Guidelines (2024)
- *Building Act 2011*;
- *Building Regulations 2012*;
- Building code of Australia (National Construction Code);
- *Fire and Emergency Services Act 1998*;
- AS3959-2018 “Construction of buildings in bushfire-prone areas”; and
- *Bushfires Act 1954*.

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

2. ENVIRONMENTAL CONSIDERATIONS

2.1 NATIVE VEGETATION –MODIFICATION AND/OR CLEARING

The subject site contains a number of existing eucalypt and non-native trees with an understory of grassland. Some trees conflicting with the location of the existing building and driveway will be removed as part of the development, however the majority of existing native trees will be retained. A review of the environmental data sets as identified in the Department of Planning Lands and Heritage (DPLH) BMP Template for a complex development application has been undertaken and has not identified any regulated (restricted) vegetation that may be affected by the proposal, see Table 1 Environment Dataset Review.

2.2 REVIEW OF THE ENVIRONMENTAL DATA SETS

Table 1: Environmental Dataset Review

Vegetation Modification and/or Clearing Assessment		
Is modification and/or management of vegetation within the subject lot required?		Yes – some existing native and non-native trees will be removed where conflicting with the location of the proposed building and driveway.
Environmental Value	**Mapped as occurring within or adjacent to the project area**	**Description**
Wetlands	No	The subject lot is not mapped as being within a wetland.
Waterway Control Area	No	The site is not located within the Swan-Canning Water Catchment Area.
Commonwealth Threatened Ecological Communities listed under the *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act)	No	The site is not listed as containing and TEC under the EPBC Act.
Fauna habitat listed under the EPBC Act	Yes	The site is listed as being within the following: • A 500 metre buffer for a confirmed Carnabys Black Cockatoo roosting site; and • An unconfirmed breeding area for the Carnabys Black Cockatoo.

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Bush Forever Site	No	The subject lot not within or adjacent to a Bush Forever reserve.
DBCA managed lands and waters	No	The site is not impacted by DBCA managed land or waters.
Conservation covenants	No	There are no existing conservation covenants in place for the project area.

2.3 REVEGETATION/LANDSCAPE PLANS

The proposed development will include additional landscaping to complement the proposed building. This will include areas of manicured lawns and cultivated gardens surrounding the proposed building and car parking areas. The subject land will be managed by the proposed church operator with a grounds person engaged to undertake regular landscape maintenance work including ensuring grassed areas are regularly mown, fallen branches and leaf litter are removed and disposed of and general garden maintenance. This will ensure the subject site is maintained in accordance with Table 9, Appendix B - Asset Protection Zone Technical Requirements of the Guidelines.

A dedicated 21 metre wide Asset Protection Zone has been shown on Figures 4 and 5 of this report to ensure that the proposed place of worship building can be located within an area of BAL-29 or lower in perpetuity.

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

3. BUSHFIRE ASSESSMENT RESULTS

The bushfire assessment for this site has followed the Bushfire Attack Level (BAL) Assessment and WAPC Planning in Bushfire Prone Areas Guidelines Version 1.4.

3.1 ASSESSMENT INPUTS

Bushfire Assessment inputs for the proposed development have been calculated using the Method 1 BAL Assessment procedures as outlined in AS3959:2018. This incorporates the following factors:

- WA adopted Fire Danger Index (FDI), being FDI 80;
- Vegetation Classes;
- Effective Slope under classified vegetation; and
- Distance between proposed development site and classified vegetation

3.1.1 Relevant Fire Danger Index (FDI)

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index			
FDI 40 ☐	FDI 50 ☐	FDI 80 ☒	FDI 100 ☐
Table 2.7	*Table 2.6*	*Table 2.5*	*Table 2.4*

3.1.2 Vegetation Classification

A site assessment was undertaken on 19 February 2026. All vegetation within 150m of the existing building and the location of the proposed additions was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified in the following pages and shown on the Photo Points and Vegetation Assessment map (Figure 3) on the following page.

A summary of the plot data assessed as per Clause 2.2.3 of AS 3959-2018 is provided below in Table 2 below, detailed plot data is provided in Appendix 2.

Table 2: Vegetation Classification Table (as per AS3959:2018)

Plot	Vegetation Classification	Effective Slope
1	Class B Woodland	All upslopes and flat land (0 degrees)
2	Class G Grassland	All upslopes and flat land (0 degrees)
3	Class D Scrub	All upslopes and flat land (0 degrees)
4	Class A Forest	All upslopes and flat land (0 degrees)
5	Excluded 2.2.3.2 (e) & (f)	N/A

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

FIGURE 3: PRE-DEVELOPMENT VEGETATION AND PHOTOPOINTS ASSESSMENT LOTS 2 & 3 (NO.330-340) LAKES ROAD, GREENFIELDS

Legend

- Photopoint
- Proposed Buildings
- Lot Boundary
- Driveway and Carparking
- 100m Assessment Boundary
- 150m Assessment Boundary
- Existing Buildings

Vegetation Classification

- Excluded 2.2.3.2 (e)
- Excluded 2.2.3.2 (f)
- Class A Forest
- Class B Woodland
- Class G Grassland
- Class D Scrub

N

Bushfire Logic

24 April 2026

Document Set ID: 8924391
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

3.2 ASSESSMENT OUTPUT

3.2.1 Bushfire Attack Level Results

In accordance with SPP 3.7 and the Guidelines, a post-development vegetation assessment has been undertaken (Figure 4: *Post-Development Vegetation* Assessment) which includes an Asset Protection Zone (APZ) to reduce the applicable bushfire attack level (BAL) rating for the proposed place of worship building. A BAL contour map (Figure 5: *Bushfire Attack Level Contour Map*) in accordance with the Method 1 methodology of AS3959-2018 has also been prepared.

Table 3 below provides an assessment of the BAL rating for proposed place of worship building. The indicative BAL rating gives an indication of the level of bushfire attack (i.e. the radiant heat flux) that may be received by the building subject to the implementation of the corresponding APZ (represented by the separation column). The assessed indicative BAL rating is as follows:

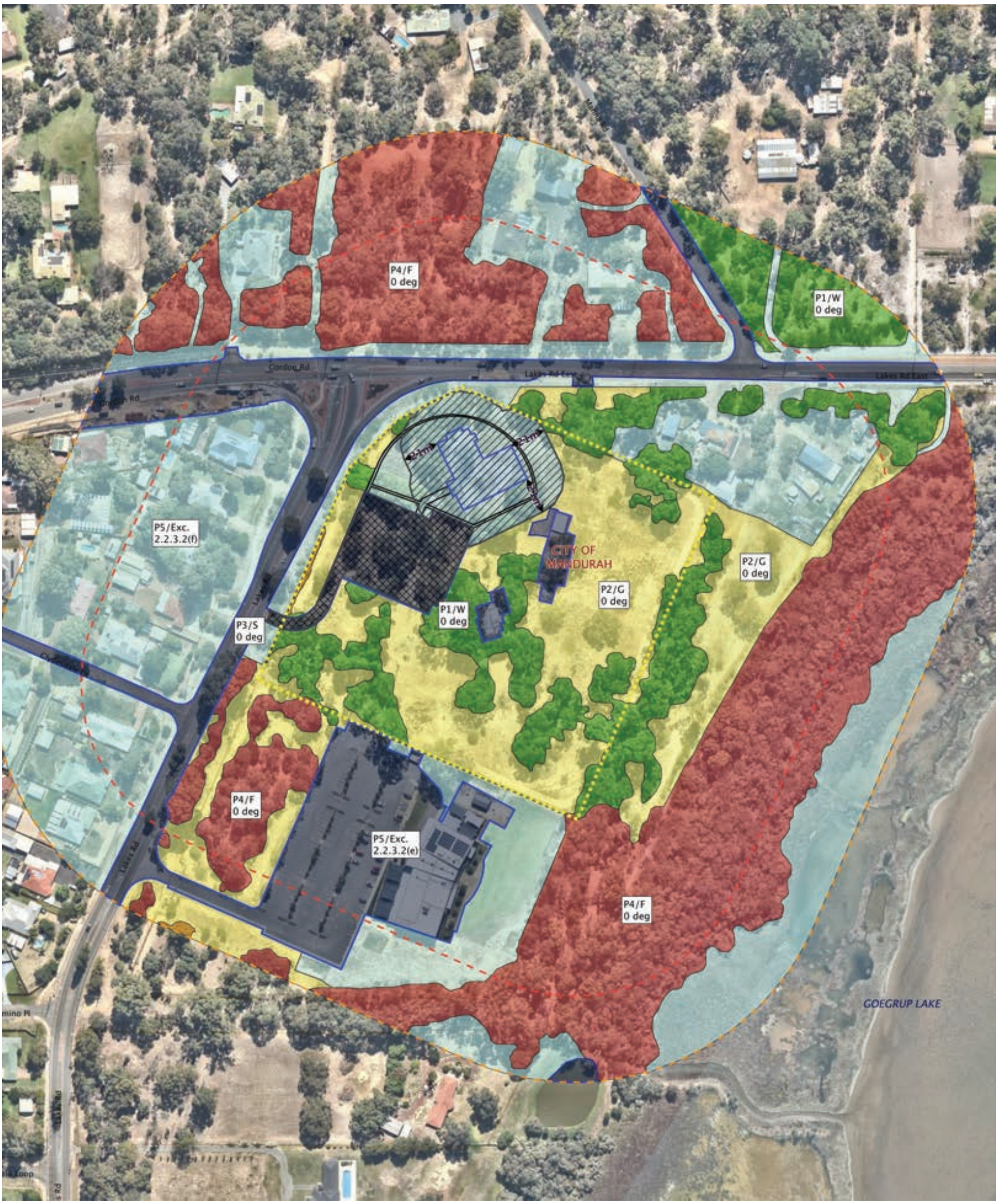
Table 3: AS3959:2018 Determined BAL Rating for Proposed Development

Place of Worship Building				
Plot No.	**Vegetation Classification**	**Effective Slope**	**Separation (m)**	**Indicative Method 1 BAL Rating**
1	Class B Woodland	All upslopes and flat land (0 degrees)	21m (APZ Width)	BAL-19
2	Class G Grassland	All upslopes and flat land (0 degrees)	21m (APZ Width)	BAL-12.5
3	Class D Scrub	All upslopes and flat land (0 degrees)	74m	BAL-12.5
4	Class A Forest	All upslopes and flat land (0 degrees)	48m	BAL-12.5
5	Excluded 2.2.3.2 (e) & (f)	N/A	N/A	BAL-LOW

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

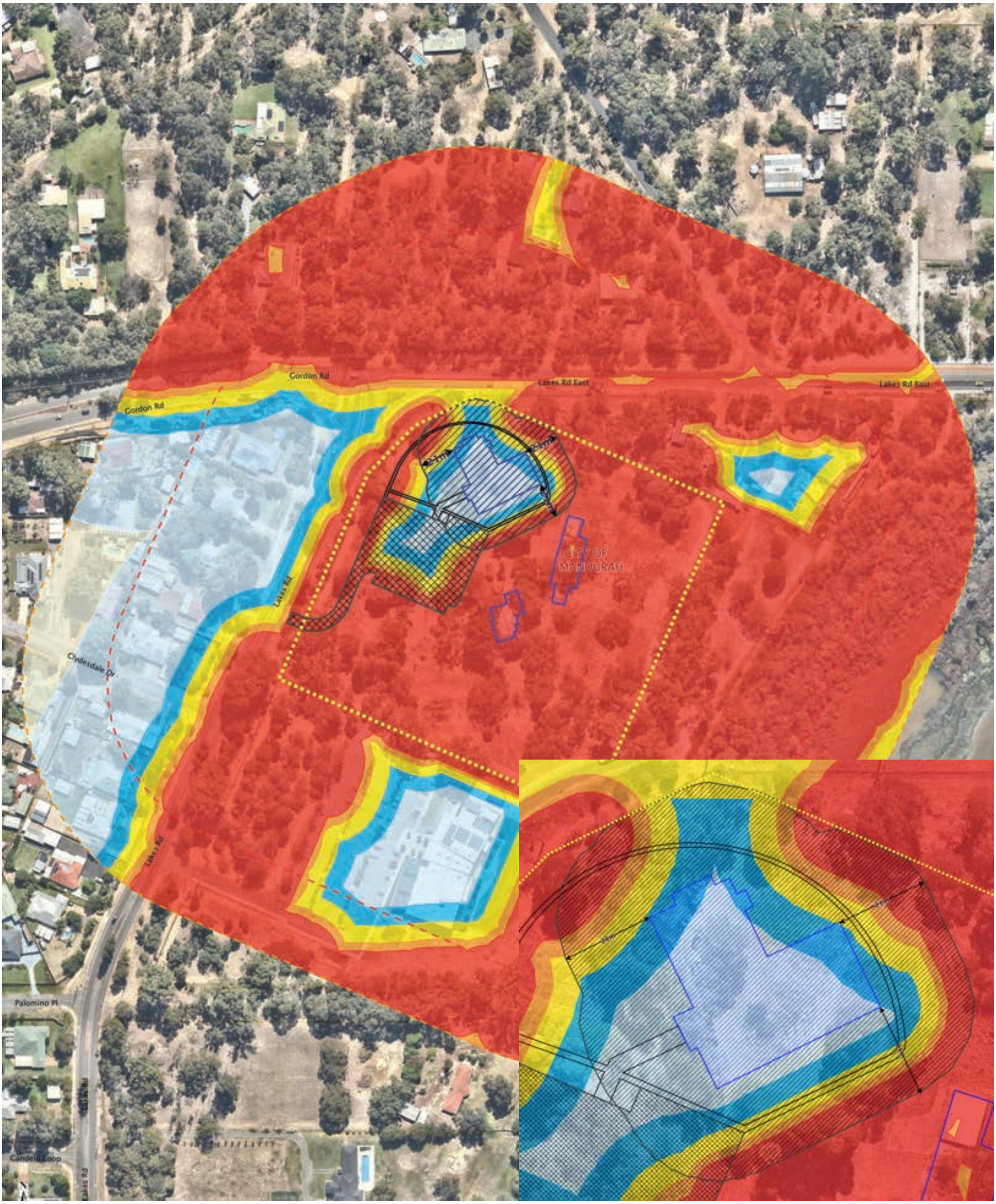
FIGURE 4: POST-DEVELOPMENT VEGETATION ASSESSMENT
LOTS 2 & 3 (NO.330-340) LAKES ROAD, GREENFIELDS



Document Set ID: 8924391
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

FIGURE 5: BUSHFIRE ATTACK LEVEL CONTOUR MAP
LOTS 2 & 3 (NO.330-340) LAKES ROAD, GREENFIELDS



Document Set ID: 8924391
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

4. IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

The purpose of this section is to identify any bushfire hazard issues through an examination of environmental considerations in addition to the bushfire risk assessment. Considerations can include vehicle access constraints both within and adjacent to the site, the location of significant bushfire hazards such as regional reserves or national parks and other relevant bushfire hazards. This is particularly relevant to strategic proposals where consideration of these sorts of factors can assist in determining the suitability of area for development and subdivision or identifying issues that may need to be considered in further detail as part of subsequent planning stages.

4.1 BUSHFIRE CONTEXT AND LANDSCAPE FIRE RISK

The subject lot is 3.9331ha in area and is zoned 'Rural' under the Metropolitan Region Scheme and 'Rural Residential' under City of Mandurah Local Planning Scheme No.12 (LPS 12). The subject site is located immediately adjacent to the Greenfields residential zone and approximately 2.3km north-east of the Mandurah Strategic Centre.

The subject site is well connected to the existing public road network. The subject land is approximately 2.1km west from the Kwinana Freeway with direct access provided to the freeway via Lakes Road to the north of the subject land. Lakes Road also travels south past the subject land providing access to the Peel Health Campus, Pinjarra Road and the Coodanup Commerical precinct. All access roads lead away from the vegetation to the east of the subject land which is considered to be the primary risk of bushfire to the proposed development.

The subject site is provided with an existing connection to the reticulated water service. A hydrant is located on the verge of the subject lot at the intersection of Lakes Road and Gordon Road. Three additional hydrants are located within the Lakes Road and Gordon Road reserves providing sufficient access to water for emergency services in a bushfire event.

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

5. ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA

5.1 COMPLIANCE TABLE

The Guidelines outline different bushfire protection criteria for which strategic planning proposals, structure plans, subdivision and development proposals are to be assessed against for compliance. Development applications such as that proposed are required to be assessed in accordance with Bushfire Protection Criteria 8: Development – Vulnerable Class 9 Buildings (BPC 8). BPC 8 details acceptable solutions in accordance with the following three elements:

- Element 2 – Siting and Design;
- Element 3 – Vehicular Access; and
- Element 4 – Water.

It is acknowledged that development applications have limited ability to alter the location in which they are proposed and therefore assessment under Element 1 – Location is not required.

The proposed development has been assessed against Elements 2 to 4 of the BPC 8 and found to be compliant, refer to Table 4.

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Bushfire Management Plan

Table 4: Bushfire Protection Criteria Applicable to Subject Site

ELEMENT	ACCEPTABLE SOLUTION	APP. YES/ NO	PROPOSAL MEETS ACCEPTABLE SOLUTION
Element 1 - Location			
N/A	N/A	No	N/A Assessment under Element 1: Location is not required for a development application such as that proposed. Not required to be assessed to Element 1.
Element 2 – Siting and Design			
A2.1a Siting and Design OR A2.1b Asset Protection Zone (APZ)	*Habitable building achieves radiant heat impact not exceeding 29kW/m2 (BAL-29)* *OR* *Where a habitable building cannot be wholly within an area with a radiant heat impact not exceeding 29 kW/m2 (BAL-29) in its predevelopment state, an APZ is to be provided.*	Yes	Compliant The vegetation plots within the assessment area have been assessed and classified in accordance with SPP 3.7, the Guidelines and AS3959:2018 as per the worst-case scenario. The proposed development is currently located within an area that unless modified, will have a rating of BAL-FZ. An Asset Protection Zone (APZ) is therefore proposed around the proposed place of worship building. The APZ will ensure the proposed place of worship building achieves a rating of BAL-29 or lower. Figure 3: *Pre-Development Photo Points and Vegetation Assessment* provides an illustration of the existing vegetation classification for the proposed development while Figure 4: *Post-Development Vegetation Assessment and Asset Protection Zones s*how the location and size of the required APZs. Figure 5: *Bushfire Attack Level Contour Map* demonstrates that subject to the APZs being established, the proposed development is capable of being located within an area of BAL-29 or below. The APZ will be 21 metres wide and provide a defendable space wholly within the subject lot that can be implemented in perpetuity. Establishing

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

			the APZ will require some vegetation modification to comply with the requirements of Table 9, Appendix B.2 - *Asset Protection Zone Technical Requirements* of the Guidelines, however where possible mature native eucalypt trees will be able to be retained with surface and near surface fuel modification. Vegetation within the designated APZ will be required to be maintained in accordance with the requirements of Table 9, and an implementation requirement has been included within Table 6 of this report. It is anticipated that the Local Government will require the implementation of this BMP as a condition of development approval which will allow the ongoing enforcement of the BMP under both the *Planning and Development Act 2005* and the *Bushfire Act 1954.* Proposal meets Acceptable Solution A2.1.
A2.2a Siting within 40kW/m2 (BAL-40) and/or more than 40kW/m2 (BAL-FZ)	*The siting of a habitable building or structure, with a radiant heat impact exceeding 29 kW/m2 (BAL-40 or BAL-FZ) should only be considered where:* • *there are no bushfire construction standards required under the BCA; and* • *there are demonstrated site characteristics and/or environmental values that prevent the achievement of a radiant heat impact not exceeding 29 kW/m2 (BAL-29); and* • *it is acknowledged within the bushfire management plan that it is understood that in the event of a bushfire it is possible the building or structure will be damaged or destroyed.*	No	N/A Refer to discussion above. The proposed development will be sited within an area of BAL-29 or lower through the establishment of APZs. Proposal not required to be assessed to A2.2a.
A2.2b Asset Protection Zone	*Where the provision of an APZ in accordance with acceptable solution A2.1b cannot be achieved, then the vegetation immediately surrounding the*	No	N/A

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	habitable building is to be managed as defendable space in accordance with Appendix B.2,		Assessment against A2.2b is not required as APZs will be provided in accordance with A2.1b. Proposal not required to be assessed to A2.2b.
A2.3 Clearing of native vegetation	*Development avoids, or where unavoidable, minimises the clearing of native vegetation*	Yes	Compliant The location of the proposed place of worship building, driveway and car parking area will not require the clearing of any listed or protected native vegetation. Proposal meets Acceptable Solution A2.3.
A2.4 Landscape management plan	*A landscape management plan is to be prepared to identify ongoing on-site vegetation management.*	Yes	Compliant It is not expected that new landscaping will result in changes to the bushfire attack level ratings. If required, the local government can require the submission of a landscaping plan as a condition of approval to check the species and locations of any landscaping proposed. This will ensure that landscaping does not result in changes to the bushfire attack level ratings. As discussed in Section 2.3 of this report above, the subject land will be managed by the proposed church operator with a grounds person engaged to undertake regular landscape maintenance works prior to the bushfire season commencing (i.e. October/November each year) including regularly mowing/slashing grasses within the asset protection zone to 100mm or lower, removal of all fine fuels (leaf, bark and stick debris) from around the outside, underneath and on top of the proposed building, and removing fallen debris, trees or branches from the development area. This will ensure the subject site is maintained in accordance with Table 9, Appendix B - Asset Protection Zone Technical Requirements of the Guidelines.

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

			These ongoing management actions have been included within Table 6 of this report, and it is anticipated that the Local Government will require the implementation of this BMP as a condition of development approval which will allow the ongoing enforcement of the BMP and its implementation measures under both the *Planning and Development Act 2005* and the *Bushfire Act 1954.* Proposal meets Acceptable Solution A2.4.
A2.5 On-site shelter (if required)	*Where an on-site shelter is proposed to comply with A3.5, it is to meet the requirements of A2.5.*	No	N/A Assessment against A2.5 is not required as the proposed development complies with A3.5. Not assessed to Acceptable Solution A2.5.
Element 3 – Vehicular Access			
A3.1 Public roads	*Public roads are to meet the requirements in Appendix B.3, Table 10.*	Yes	Compliant Vehicle access to the subject site is via Lakes Road which is an existing bitumen public road reserve. Proposal meets Acceptable Solution A3.1.
A3.2a Access routes A3.2b For a day use with no overnight accommodation	*Area 2: Public road access should be provided in two different directions to at least two different suitable destinations, with an all-weather surface.*	Yes	Compliant The subject lot is located on the intersection of Lakes Road and Lakes Road East. Lakes Road provides access north-east to Lakes Road East and south-west to Pinjarra Road. Lakes Road is a Distributor B road under the Main Roads road hierarchy. Lakes Road East provides access both east and west connecting to the Kwinana Freeway and Mandjoogoordap Drive. Lakes Road East is a Regional Distributor road under the Main Roads road hierarchy. These road networks provide access away from the bushfire risk to the east of the subject site and to the broader Perth Metropolitan Region.

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

			Proposal meets Acceptable Solution A3.2.
A3.3a No-through roads A3.3b No-through road requirements	*Area 2: If the public road access is via a no-through road which cannot be avoided, the public road access is to be a maximum of 200m from the proposed lot boundary to an intersection where two-way access is provided.* *The no-through road may exceed 200 metres if it is demonstrated that an alternative access, including an emergency access way, cannot be provided due to site constraints, and the following requirements are met:* • *the no-through road travels towards a suitable destination; and* • *• the balance of the no-through road, that is greater than 200 metres from the subject site, is wholly within BAL-LOW, or is within a* • *residential built-out area, or is within Area 1 (Figure 29).* *A no-through road is to meet all the following requirements:* • *requirements of a public road (Appendix B.3, Table 10, Column 2); and* • *turn-around area/head (Figure 30).*	No	N/A The subject site is provided with multiple access options and is not located on a no-through road network. Assessment against A3.3a is not required. Not assessed to Acceptable Solution A3.3a.
A3.4 Emergency access ways	*Where it is demonstrated that A3.2 and A3.3 cannot be achieved, an emergency access way can be considered as an acceptable solution.*	No	N/A The proposed development does not include nor is required to provide an EAW. Not required to be assessed to A3.4.

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

A3.5 On-site shelter	*Where A3.2, A3.3a and A3.4 (if required), cannot be achieved, and the proposed development has a capacity of up to a maximum of 50 guests and employees at any one time, an on-site shelter is to be provided in accordance with A2.5.*	No	N/A Proposal complies with A3.2a and A3.2b and therefore an on-site shelter is not required. Not required to be assessed to A3.5.
A3.6 Fire service access route	*Where proposed lots adjoin classified vegetation under AS 3959 (excluding Class G Grassland), a fire service access route is to be provided to provide firefighter access, where access is not available to the classified vegetation.*	No	N/A A fire service access route is not proposed or required as part of this development application. Not required to be assessed to A3.6.
A3.7 Internal vehicular access and private driveways	*Internal vehicular access and private driveways longer than 70 metres should meet all the following requirements:* • *requirements in Appendix B.3, Table 10, Column 5;* • *passing bays every 200 m with a minimum length of 20 metres and a minimum additional carriageway width of 2 metres (that is, the* • *combined carriageway width of the passing bay and constructed private driveway to be a minimum 6 metres); and* • *turn-around areas as shown in (Figure 30).*	Yes	Compliant The subject lot is provided with a connection to the reticulated water service however the proposed driveway will be approximately 100 metres long. The proposed development therefore requires assessment under A3.7. The proposed development includes access via a new 6.5-metre-wide driveway that will be constructed. The driveway will connect to Lakes Road and will allow for two-way access, passing of vehicles and connectivity through the proposed car parking area adjacent to the place of worship building. To ensure the driveway and turning areas are constructed and thereafter maintained in accordance with the requirements of Appendix B.3, Table 10, Column 5 and Figure 30, an implementation requirement has been included within Table 6 of this report. It is anticipated that the Local Government will require the implementation of this BMP as a condition of development approval which will allow the ongoing enforcement of the BMP under both the *Planning and Development Act 2005* and the *Bushfire Act 1954.*

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

			Proposal meets Acceptable Solution A3.7
A3.8 Signage	*Signage to be provided within the subject site, advising of where each access route travels to and the distance and general information signs on what to do in the event of a bushfire.*	Yes	Compliant Directional signage will be included throughout the site to ensure visitors are familiar with the evacuation route for the site and evacuation destination in the event of a bushfire. An implementation requirement has been included within Table 6 of this report to ensure this signage is installed and thereafter maintained in perpetuity. It is anticipated that the Local Government will require the implementation of this BMP as a condition of development approval which will allow the ongoing enforcement of the BMP under both the *Planning and Development Act 2005* and the *Bushfire Act 1954.* Proposal meets Acceptable Solution A3.8.
Element 4 – Water Supply			
A4.1 Water supply	*Where a reticulated water supply is existing or proposed, a hydrant connection(s) should be provided in accordance with the specifications of the relevant water supply authority.* *Where these specifications cannot be met, a water tank(s) should be provided in accordance with the requirements of Appendix A.4, Table 11 – Water supply dedicated for bushfire firefighting.*	Yes	Compliant The subject site is provided with an existing connection to the reticulated water service. A hydrant is located on the verge of the subject lot at the intersection of Lakes Road and Gordon Road. Three additional hydrants are located within the Lakes Road and Gordon Road reserves providing sufficient access to water for emergency services in a bushfire event. Proposal meets Acceptable Solution A4.1.

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

6. RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF BUSHFIRE MEASURES

6.1 DEVELOPER/LANDOWNER RESPONSIBILITIES

Table 5: Developer/Landowner/Operator Responsibilities

NO.	IMPLEMENTATION ACTIONS	
1	The landowner is to undertake regular landscape maintenance works for the asset protection zone (APZ) prior to the bushfire season commencing (i.e. November) and then regularly as required throughout the bushfire season. These works are to include: • Mowing/slashing grasses within the asset protection zone to 100mm or lower; • Removal of all fine fuels (leaf, bark and stick debris) from within the asset protection zones; • Removal of fallen debris, trees or branches from the asset protection zones and driveways; • Reticulation checks for irrigated areas to ensure they are maintained to a low-threat fuel state. Additional works may also be required in accordance with Appendix B.2, Table 9: *Asset Protection Zone (APZ) technical requirements* of the Planning for Bushfire Guidelines.	Prior to application for building permit and thereafter ongoing.
2	The proposed 6.5-metre-wide driveway and turning areas through the car parking area connecting the proposed place of worship to Lakes Road is to be constructed and thereafter maintained in accordance with the technical specifications Appendix B.3, Table 10 of the Planning for Bushfire Guidelines.	Prior to commencement of use and thereafter ongoing
3	The landowner/operator is to ensure that directional signage is provided throughout the site, on buildings and vehicle accessways in accordance with the Bushfire Emergency Plan. This is to include directional signage to exit the site turning right onto Morrissey Road for evacuation to Bullsbrook townsite.	Prior to commencement of use and thereafter ongoing

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

7. CERTIFICATION

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level (s) stated in this document have been prepared in accordance with the requirements of AS3959:2018 and the Planning for Bushfire Guidelines.

SIGNED, ASSESSOR: …… ……. DATE: 24 April 2026

Jemma Douglas, Bushfire Logic

Accredited Level 2 Bushfire Practitioner (Accreditation No: 38400)

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

8. REFERENCES

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Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

APPENDIX 1: VEGETATION ASSESSMENT AND CLASSIFICATION

Site Details	
Address:	Lots 2 and 3 (No.330-340) Lakes Road
Suburb:	Greenfields
Local Government Area:	City of Mandurah
Description of works:	Place of Worship

Report Details		
Report Version	**Assessment Date**	**Report Date**
1	19 February 2026	24 April 2026

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Bushfire Management Plan

Vegetation Classification

All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

Vegetation Plot 1				
Classification	Class B Woodland			
Exclusion Clause (if applicable)	N/A			
Effective Slope	Measured	Upslope	Applied Range (Method 1)	Upslope or flat 0 degrees
Description/Justification:	This plot is characterised by eucalypts and none-native trees 5-10 metres tall with a prominent grass understory.			
Post Development Assumptions:	Areas of Plot 1 within the development site will be managed by the developer to a low-threat fuel state.			

Photo ID: **P1**

Photo ID: **P2**

Photo ID: **P3**

Photo ID: **P4**

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Photo ID: **P5**

Photo ID: **P6**

Photo ID: **P7**

Photo ID: **P8**

Photo ID: **P9**

Photo ID: **P10**

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Bushfire Management Plan

Vegetation Plot 2				
Classification	Class G Grassland			
Exclusion Clause (if applicable)	N/A			
Effective Slope	Measured	Upslope	Applied Range (Method 1)	Upslope or flat 0 degrees
Description/Justification:	This plot is characterised as grassland, including situations with shrubs and trees. Overstorey foliage is less than 10%.			
Post Development Assumptions:	Areas of Plot 1 within the development site will be managed by the developer to a low-threat fuel state.			

Photo ID: **P11**

Photo ID: **P12**

Photo ID: **P13**

Photo ID: **P14**

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Photo ID: **P15**

Photo ID: **P16**

Photo ID: **P17**

Photo ID: **P18**

Photo ID: **P19**

Photo ID: **P20**

Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Bushfire Management Plan

Vegetation Plot 3				
Classification	Class D Scrub			
Exclusion Clause (if applicable)	N/A			
Effective Slope	Measured	Upslope	Applied Range (Method 1)	Upslope or flat 0 degrees
Description/Justification:	This plot is characterised by unmanaged medium to tall shrubs including Banksia trees 3-5 metres high. Unmanaged grasses also present.			
Post Development Assumptions:	Nil.			

Photo ID: **P21**

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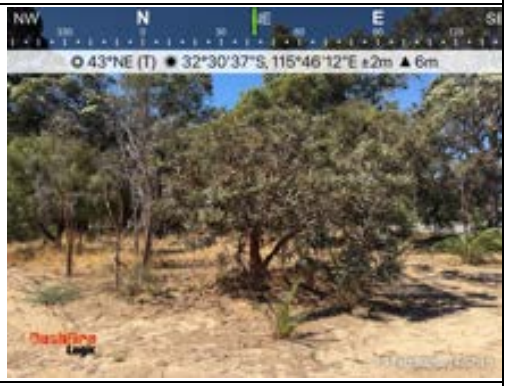
Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Bushfire Management Plan

Vegetation Plot 4				
Classification	Class A Forest			
Exclusion Clause (if applicable)	N/A			
Effective Slope	Measured	Upslope	Applied Range (Method 1)	Upslope or flat 0 degrees
Description/Justification:	This plot is characterised by Banksia trees with isolated eucalypts tall with an understory of juvenile trees, sclerophyllous shrubs and tall grasses providing a clear tiered vegetation structure.			
Post Development Assumptions:	Nil.			

Photo ID: **P23**



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Bushfire Management Plan

Vegetation Plot 5				
Classification	N/A			
Exclusion Clause (if applicable)	2.2.3.2 (f) Low threat vegetation – minimal fuel condition.			
Effective Slope	Measured	N/A	Applied Range (Method 1)	N/A
Description/Justification:	Plot 5 includes areas permanently cleared of vegetation including existing road reserves, buildings and driveways. Plot 5 also includes areas of low-threat vegetation maintained in perpetuity including firebreaks and private cultivated gardens associated with existing dwellings and other land uses.			
Post Development Assumptions:	The subject land will be modified to comply with the requirements of Table 9: Asset Protection Zone Technical Requirements of the Guidelines.			

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Document Set ID: 8564970
Version: 1, Version Date: 11/05/2026

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Version: 3, Version Date: 29/09/2026

Bushfire Management Plan

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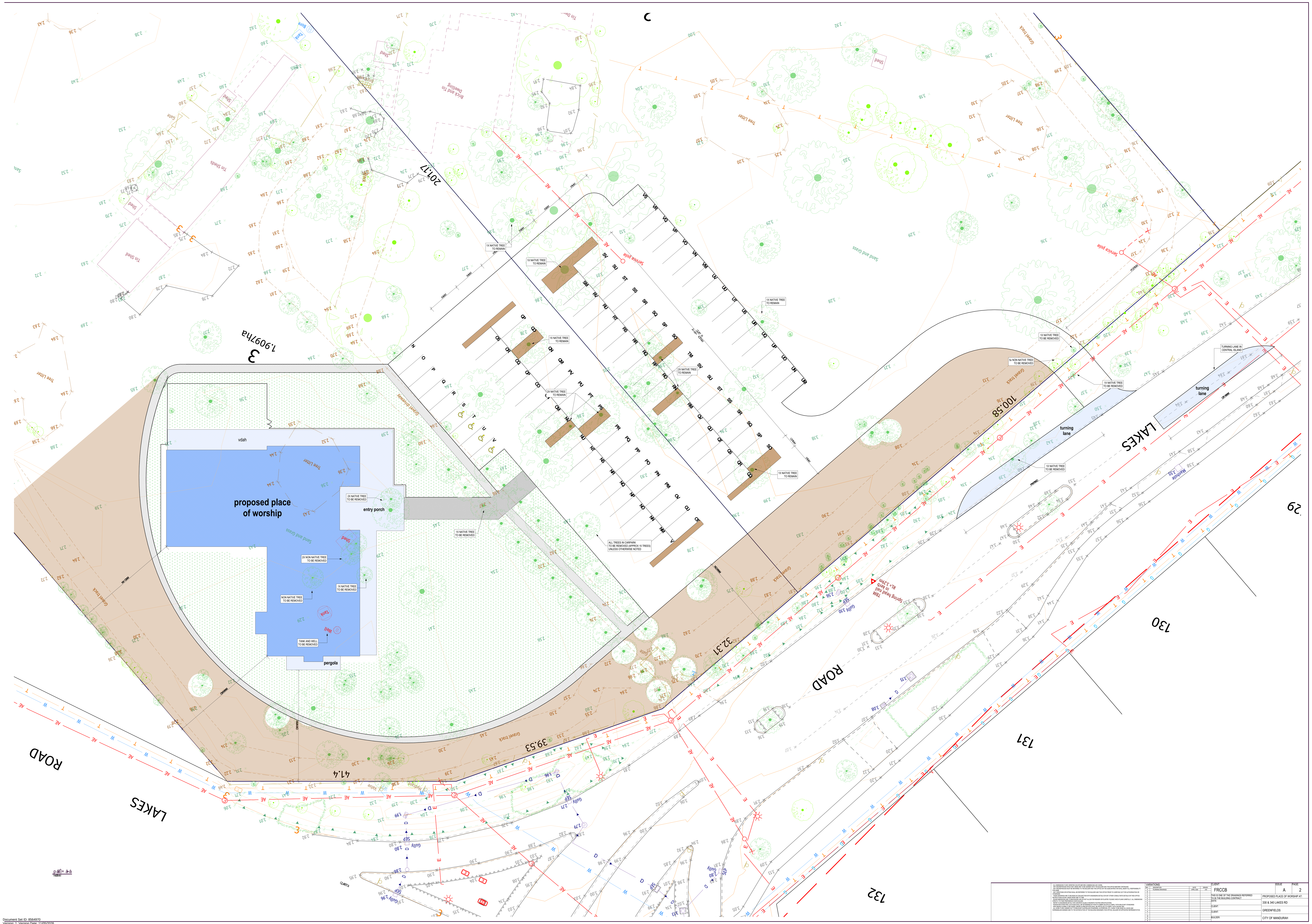

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VARIATIONS:

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PROPOSED PLACE OF WORSHIP AT:

330 & 340 LAKES RD

GREENFIELDS

CITY OF MANDURAH

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PROPOSED PLACE OF WORSHIP AT:

330 & 340 LAKES RD

GREENFIELDS

CITY OF MANDURAH

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Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

HERRING STORER ACOUSTICS

HARLEY DYKSTRA

PROPOSED PLACE OF WORSHIP
330-340 LAKES ROAD
GREENFIELDS

ACOUSTIC ASSESSMENT

MAY 2026

OUR REF: 36388-2-26083

Rochdale Holdings Pty Ltd A.B.N. 85 009 049 067 trading as:
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Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

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ACOUSTIC ASSESSMENT

PROPOSED PLACE OF WORHSIP
330-340 LAKES ROAD, GREENFIELDS

Job No: 26083

Document Reference: 36388-2-26083

HARLEY DYKSTRA

DOCUMENT INFORMATION			
Author:	Aidan Strumpher	**Checked By:**	Geoff Harris
Date of Issue:	4 May 2026		

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Revision	Description	Date	Author	Checked
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DOCUMENT DISTRIBUTION

Version No.	Destination
2	Harley Dykstra Attn: Henry Dykstra Email: henryd@harleydykstra.com.au

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Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

CONTENTS

1.	INTRODUCTION		1
2.	ENVIRONMENTAL NOISE CRITERIA		1
	2.1	Regulations	1
	2.2	Receivers	2
3.	ENVIRONMENTAL NOISE MODELLING		3
	3.1	Car Park	4
	3.2	Mechanical Plant	4
	3.3	Music	4
4.	ENVIRONMENTAL NOISE ASSESSMENT		5
	4.1	Car Park	5
	4.2	Mechanical Plant	6
	4.3	Music	7
5.	ROAD NOISE INGRESS		7
	5.1	Criteria	7
	5.2	Modelling	7
	5.3	Results	9
6.	CONCLUSION		9

APPENDICES

A	SITE PLAN
B	TRAFFIC DATA

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

1. INTRODUCTION

Herring Storer Acoustics was commissioned to undertake an acoustic assessment of the proposed place of worship at 330-340 Lakes Road, Greenfields. The area is illustrated in Figure 3.1 and plans of the proposed addition are included in Appendix A.

It is understood that the intended operations of the venue primarily involve regular Sunday services for approximately one hour between 9:30 am and 3:30 pm. In addition to this the building would also host regular small group meetings and occasional special services such as weddings and funerals.

2. ENVIRONMENTAL NOISE CRITERIA

2.1 REGULATIONS

The *Environmental Protection (Noise) Regulations 1997* stipulate the allowable noise levels at any noise sensitive premises from other premises. The allowable noise level is determined by the calculation of an influencing factor, which is added to the baseline criteria set out in Table 1 of the Regulations. The baseline assigned noise levels are listed in Table 2.1.

TABLE 2.1 – ASSIGNED NOISE LEVELS

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		$L_{A\ 10}$	$L_{A\ 1}$	$L_{A\ max}$
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	35 + IF	45 + IF	55 + IF

Note: The L_{A10} noise level is the noise that is exceeded for 10% of the time.
The L_{A1} noise level is the noise that is exceeded for 1% of the time.
The L_{Amax} noise level is the maximum noise level recorded.

It is a requirement that noise from the site be free of annoying characteristics (tonality, modulation and impulsiveness) at other premises, defined below as per Regulation 9.

"impulsiveness" means a variation in the emission of a noise where the difference between L_{Apeak} and $L_{Amax\ Slow}$ is more than 15dB when determined for a single representative event;

"modulation" means a variation in the emission of noise that –

(a) is more than 3dB $L_{A\ Fast}$ or is more than 3dB $L_{A\ Fast}$ in any one-third octave band;

(b) is present for more at least 10% of the representative assessment period; and

(c) is regular, cyclic and audible;

"tonality" means the presence in the noise emission of tonal characteristics where the difference between –

(a) the A-weighted sound pressure level in any one-third octave band; and

(b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as $L_{A\ Slow}$ levels.

Where the above characteristics are present and cannot be practicably removed, the following adjustments are made to the measured or predicted level at other premises.

TABLE 2.2 – ADJUSTMENTS FOR ANNOYING CHARACTERISTICS

Where tonality is present	Where modulation is present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB

Where the noise emission is music, then any measured level is adjusted according to Table 2.3 below.

TABLE 2.3 – ADJUSTMENTS TO MEASURED MUSIC NOISE LEVELS

Where **impulsiveness** is not present	Where **impulsiveness** is present
+10 dB(A)	+15 dB(A)

2.2 RECEIVERS

Nearby noise sensitive receivers include residences to the north and west on Lakes Road East and Lakes Road. Additionally, a place of worship is located on the adjacent lot to the south. The surrounding area and receivers assessed are illustrated in Figure 3.1. For succinctness, groups of residences are grouped in receivers R2 and R4. The highest noise levels within these groups are reported and assessed.

FIGURE 2.1 – DEVELOPMENT LOCATION AND SURROUNDS

TABLE 2.4 – INFLUENCING FACTOR CALCULATION

Component	Influencing Factor (dB)
Secondary Road within 100m	2
Total	**2**

TABLE 2.5 - ASSIGNED OUTDOOR NOISE LEVELS

Receiver	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
R1, R2, R3	0700 - 1900 hours Monday to Saturday	47	57	67
	0900 - 1900 hours Sunday and Public Holidays	42	52	67
	1900 - 2200 hours all days	42	52	57
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	37	47	57

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.

3. ENVIRONMENTAL NOISE MODELLING

The major noise emissions associated with the proposed development include noise from attendees utilising the car park, mechanical plant and music played within. Modelling was undertaken using the noise modelling software package SoundPlan.

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

3.1 CAR PARK

Noise emissions related to car doors, car starts and vehicle movements within the car park have modelled. Maximum calculated noise levels are listed in Table 3.1.

TABLE 3.1 – CAR PARK NOISE EMISSIONS

Receiver	Noise Received from Source, dB(A)		
	Car Doors	Car Starts	Car Movement
R1	31	29	24
R2	37	35	35
R3	28	26	20
R4	30	28	24

3.2 MECHANICAL PLANT

As mechanical plant selections and locations have not been confirmed at this stage, modelling has been based on an assumed 70 dB(A) sound power level and located on the roof of the building. Calculated noise levels at the receivers are listed in Table 3.2.

TABLE 3.2 – MECHANICAL PLANT NOISE EMISSIONS

Receiver	Noise Level, dB(A)
R1	21
R2	19
R3	21
R4	16

Noise emissions from mechanical plant are typically tonal in nature and hence receive an adjustment of +5 dB to their assessable levels.

3.3 MUSIC

It is understood that regular services and group meetings will not involve amplified music. Wedding ceremonies hosted in the building are to be conducted in a similar manner to regular services except with occasional music played on a piano or organ.

Noise emissions from music played within the building are modelled using an internal sound pressure level of 90 dB(A) and an assumed sound reduction index (R_w) for the facades of 30 dB and with doors and windows closed. This is a conservative assessment both by overestimating the internal noise levels for the type of event and likely underestimating the performance of the facades. Calculated noise levels received at the nearby receivers are listed in Table 3.3.

TABLE 3.3 – MUSIC NOISE EMISSIONS

Receiver	Noise Level, dB(A)
R1	<5
R2	16
R3	17
R4	14

4. ENVIRONMENTAL NOISE ASSESSMENT

Noise emissions calculated above are assessed against the requirements of the *Environmental Protection (Noise) Regulations 1997*.

4.1 CAR PARK

Car park noise emissions are assessed in Tables 4.1 through 4.3.

Car door and car start noise emissions are assessed against the L_{Amax} criteria. As car door noise emissions are frequently impulsive in nature they attract a +10 dB adjustment.

TABLE 4.1 – CAR DOOR ASSESSMENT

Receiver	Assessable Level dB(A)	Assessment Period	L_{Amax} Assigned Level	Exceedance
R1	31 [41]	Day	67	Complies
		Evening	67	Complies
		Sunday, PH Day	57	Complies
		Night	57	Complies
R2	37 [47]	Day	67	Complies
		Evening	67	Complies
		Sunday, PH Day	57	Complies
		Night	57	Complies
R3	28 [38]	Day	67	Complies
		Evening	67	Complies
		Sunday, PH Day	57	Complies
		Night	57	Complies
R4	30 [40]	Day	67	Complies
		Evening	67	Complies
		Sunday, PH Day	57	Complies
		Night	57	Complies

[ ] indicates that a +10 dB adjustment has been applied

TABLE 4.2 – CAR STARTS ASSESSMENT

Receiver	Assessable Level dB(A)	Assessment Period	L_{Amaxc} Assigned Level	Exceedance
R1	29	Day	67	Complies
		Evening	67	Complies
		Sunday, PH Day	57	Complies
		Night	57	Complies
R2	35	Day	67	Complies
		Evening	67	Complies
		Sunday, PH Day	57	Complies
		Night	57	Complies
R3	26	Day	67	Complies
		Evening	67	Complies
		Sunday, PH Day	57	Complies
		Night	57	Complies
R4	28	Day	67	Complies
		Evening	67	Complies
		Sunday, PH Day	57	Complies
		Night	57	Complies

Noise emissions associated with car movements are assessed against the L_{A1} assigned level.

TABLE 4.3 – CAR MOVEMENT ASSESSMENT

Receiver	Assessable Level dB(A)	Assessment Period	L_{A1} Assigned Level	Exceedance
R1	24	Day	57	Complies
		Evening	52	Complies
		Sunday, PH Day	52	Complies
		Night	47	Complies
R2	35	Day	57	Complies
		Evening	52	Complies
		Sunday, PH Day	52	Complies
		Night	47	Complies
R3	20	Day	57	Complies
		Evening	52	Complies
		Sunday, PH Day	52	Complies
		Night	47	Complies
R4	24	Day	57	Complies
		Evening	52	Complies
		Sunday, PH Day	52	Complies
		Night	47	Complies

Noise emissions associated with the use of the car park comply with the requirements of the *Regulations* at all times.

4.2 MECHANICAL PLANT

While mechanical plant details have not been confirmed, indicative noise emissions associated with mechanical plant are assessed against the L_{A10} assigned levels. These emissions are typically tonal in nature and therefore receive a +5 dB adjustment to their assessable levels.

TABLE 4.4 – MECHNICAL PLANT ASSESSMENT

Receiver	Assessable Level dB(A)	Assessment Period	L_{A10} Assigned Level	Exceedance
R1	21 (26)	Day	47	Complies
		Evening	42	Complies
		Sunday, PH Day	42	Complies
		Night	37	Complies
R2	19 (24)	Day	47	Complies
		Evening	42	Complies
		Sunday, PH Day	42	Complies
		Night	37	Complies
R3	21 (26)	Day	47	Complies
		Evening	42	Complies
		Sunday, PH Day	42	Complies
		Night	37	Complies
R4	16 (21)	Day	47	Complies
		Evening	42	Complies
		Sunday, PH Day	42	Complies
		Night	37	Complies

( ) indicates a +5 dB adjustment has been applied for tonality

Noise emissions from the indicative mechanical plant comply with the requirements of the *Regulations* at all times.

4.3 MUSIC

Noise emissions associate with music played within the building are assessed in Table 4.5. Musical noise emissions receive an adjustment of +10 dB to their assessable level.

TABLE 4.5 – MUSIC ASSESSMENT

Receiver	Assessable Level dB(A)	Assessment Period	L_{A10} Assigned Level	Exceedance
R1	1 {11}	Day	47	Complies
		Evening	42	Complies
		Sunday, PH Day	42	Complies
		Night	37	Complies
R2	16 {26}	Day	47	Complies
		Evening	42	Complies
		Sunday, PH Day	42	Complies
		Night	37	Complies
R3	17 {27}	Day	47	Complies
		Evening	42	Complies
		Sunday, PH Day	42	Complies
		Night	37	Complies
R4	14 {24}	Day	47	Complies
		Evening	42	Complies
		Sunday, PH Day	42	Complies
		Night	37	Complies

{ } indicates a +10 dB adjustment has been applied for music

Music noise emissions comply with the requirements at all times.

5. ROAD NOISE INGRESS

5.1 CRITERIA

The proposed development is located on the corner of Lakes Road East and Lakes Road. While these roads are not triggers for State Planning Policy 5.4, due to the proximity and the intended use of the building road noise impacts should be considered. AS 2107-2016 *Acoustics – Recommended design sound levels and reverberation times for building interiors* lists recommended internal design sound levels and reverberation times. Criteria relevant to this development are listed in Table 5.1

TABLE 5.1 – AS 2107 – 2016 RECOMMENDED NOISE LEVELS AND REVERBERATION TIMES

Room Type	Noise Level d(A)	Reverberation Time (s)
Places of worhship – without speech amplification	30 to 40	0.6 to 0.8*
Nurseries	35 to 45	0.4 to 1.0
Conference and meeting rooms	30 to 40	0.6 to 0.7
Kitchens and service areas	45 to 55	-

* Dependent on the volume of the hall.

5.2 MODELLING

A site visit was conducted on the 30th of April 2026 with the intention of measuring the noise associated with Lakes Road and Lakes Road East, however major roadworks were underway and the road usage was deemed to be non-representative. As such, a desktop study has been undertaken using SoundPlan and the CoRTN Algorithm.

The input data for the model included:

- Topographical data, with the ground level within the development based on natural ground levels as per Google Earth.
- Architectural Plans (Shown in Appendix A).
- Road Traffic data as per Table 5.1 and 5.2.
- Adjustments as listed in Table 5.3.

TABLE 5.2 – LAKES ROAD EAST NOISE MODELLING INPUT DATA

Parameter	Lakes Road East (Current) 2026*	Lakes Road East (Future) 2046**
Traffic Volumes	9,370 vpd	13,900 vpd
Percentage traffic 0600 – 2400 hours (Assumed)	94%	94%
Heavy Vehicles (%) (Assumed)	10%	10%
Speed (km/hr)	70 km/hr	70 km/hr
Road Surface	Dense Grade Asphalt	Dense Grade Asphalt

* Based on MRWA Traffic Map, attached in Appendix B
** Assumed, based on a 2% increase in traffic volumes per year

TABLE 5.3 – LAKES ROAD NOISE MODELLING INPUT DATA

Parameter	Lakes Road (Current) 2026*	Lakes Road (Future) 2046**
Traffic Volumes	7,330 vpd	11,550 vpd
Percentage traffic 0600 – 2400 hours (Assumed)	94%	94%
Heavy Vehicles (%) (Assumed)	5%	5%
Speed (km/hr)	70 km/hr	70 km/hr
Road Surface	Dense Grade Asphalt	Dense Grade Asphalt

* Based on MRWA Traffic Map, attached in Appendix B
** Assumed, based on a 2% increase in traffic volumes per year

TABLE 5.4 – ADJUSTMENTS FOR NOISE MODELLING

Description	Value
Façade Reflection Adjustment	+2.5 dB
Conversion from $L_{A10\ (18\ hour)}$ to $L_{Aeq\ (16\ hour)}$ (Day)	2.2 dB*
Australian Road Research correction	-1.7 dB*

* Based on State Planning Policy 5.4 guidance

5.3 RESULTS

Noise levels received at the façade of the development from road noise were determined to be up to 67 dB(A) for future traffic volumes. Requirements to meet the AS2107 internal noise level criteria for the development are listed in Table 5.5 and 5.6.

TABLE 5.5 – REQUIREMENTS TO MEET INTERNAL NOISE CRITERIA

Element	R_w+C_{tr} Requirement
External Walls	50
Roof and ceiling	40

TABLE 5.6 – GLAZING REQUIREMENTS

Room	Noise level dB(A)	Criteria dB(A)	Glazing requirement R_w+C_{tr} dB
Auditorium and Lobby	60 – 67	30	33
Meeting 1	64	30	33
Meeting 2	64	30	34
Infant	64	35	28
All others	-	-	23

6. CONCLUSION

Noise emissions from the proposed place of worship were assessed against the *Environmental Protection (Noise) Regulations 1997* and were found to comply with the Regulations at all times. An assessment of road noise ingress to the development has been undertaken, the results of which are presented in Table 5.4 and Appendix B.

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APPENDIX A

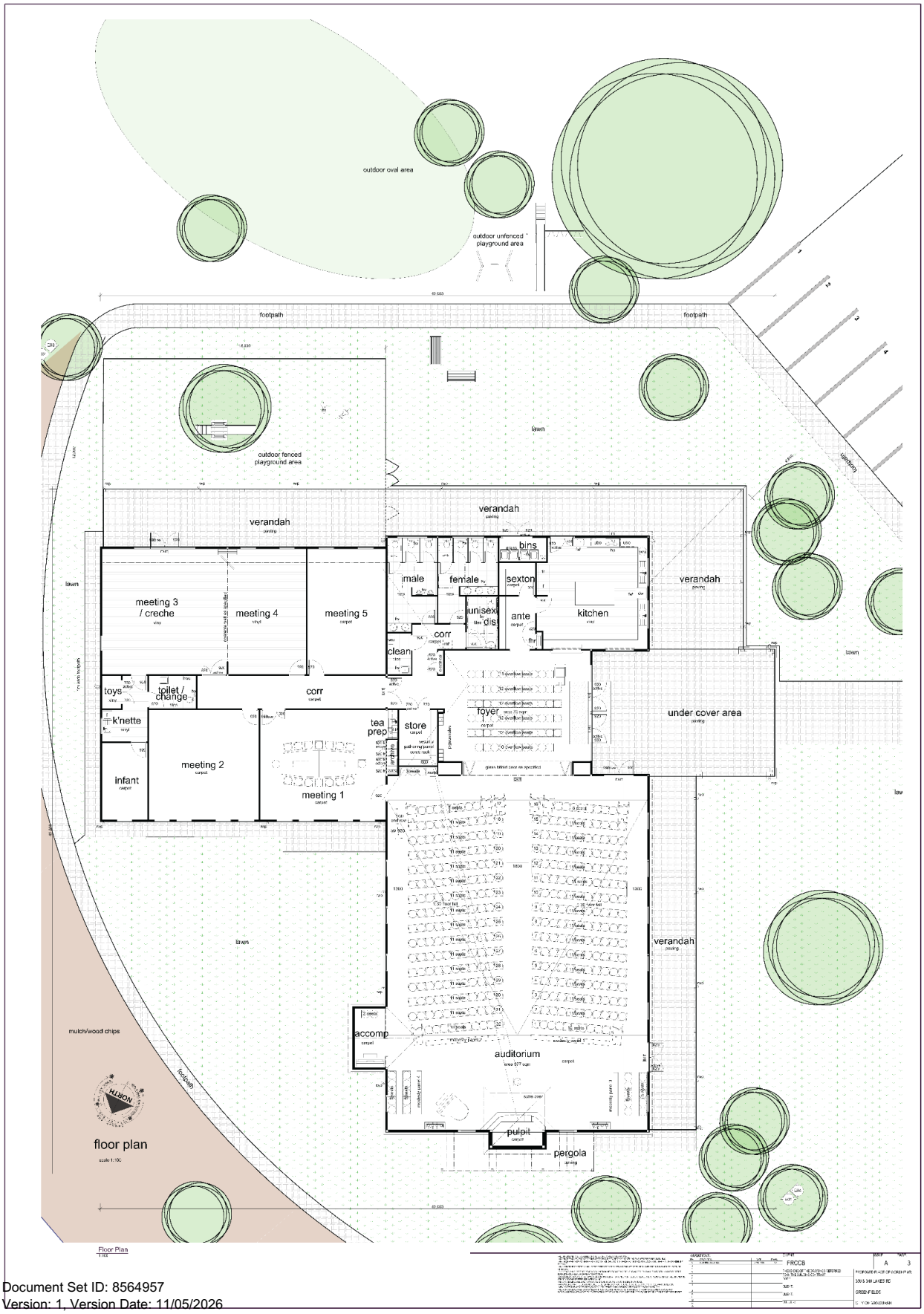
SITE PLAN

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026



Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

APPENDIX B

TRAFFIC DATA

Document Set ID: 8564957
Version: 1, Version Date: 11/05/2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

mainroads WESTERN AUSTRALIA

SITE 16191

Hourly Volume

Gordon Rd (2120397)

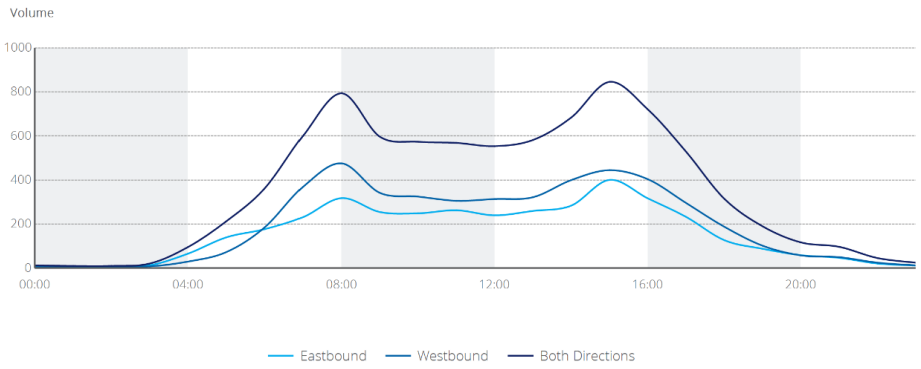
West of Lakes Rd (SLK 2.68)

2022/23
Monday to Friday

	All Vehicles			Heavy Vehicles			
	EB	WB	Both	EB	WB	Both	%
00:00	6	7	13	1	1	2	15.4
01:00	4	6	10	0	0	0	0.0
02:00	4	6	10	1	0	1	10.0
03:00	13	8	21	3	2	5	23.8
04:00	66	30	96	12	4	16	16.7
05:00	140	73	213	24	9	33	15.5
06:00	177	185	362	33	28	61	16.9
07:00	232	370	602	39	37	76	12.6
08:00	318	476	794	45	49	94	11.8
09:00	255	342	597	48	38	86	14.4
10:00	249	325	574	42	35	77	13.4
11:00	263	306	569	44	30	74	13.0
12:00	240	314	554	38	34	72	13.0
13:00	260	322	582	47	39	86	14.8
14:00	284	400	684	40	44	84	12.3
15:00	401	445	846	59	41	100	11.8
16:00	317	404	721	29	31	60	8.3
17:00	233	296	529	22	19	41	7.8
18:00	127	188	315	7	11	18	5.7
19:00	88	102	190	8	5	13	6.8
20:00	59	58	117	4	3	7	6.0
21:00	47	50	97	6	2	8	8.2
22:00	21	25	46	2	1	3	6.5
23:00	12	13	25	1	0	1	4.0
TOTAL	3816	4751	8567	555	463	1018	11.9

Peak Statistics

AM	TIME	07:45	07:30	07:45	08:30	07:45	08:15
	VOL	319	517	834	52	51	98
PM	TIME	15:00	15:00	15:00	15:00	13:30	15:00
	VOL	401	445	846	59	49	100



Proposed Place of Worship – DA-12502 - 330 & 340 Lakes Road, Greenfields: Schedule of Submissions

The submissions contained within this schedule are officer-prepared summaries of the matters raised during public consultation. To improve readability, submissions have been summarised where common themes were identified.

No.	Summary of Submission	Officer Response
1	Objection is raised on environmental grounds due to the site's proximity to Lake Goegrup, surrounding wetlands and native vegetation. Concerns are raised regarding cumulative impacts associated with the existing Kingdom City Church, potential habitat loss for black cockatoos, osprey and other wildlife species, and the broader impact of additional development within an environmentally sensitive area. Further concerns relate to increased traffic, parking demand, noise, lighting and potential impacts on water quality and wetland hydrology. It is considered that the scale of the proposal is excessive and would contribute to further degradation of local environmental values.	Officers in Bushland Management raised similar concerns regarding the original application with the proposed removal of 33 trees. It was noted throughout the tree assessment provided by the applicant that several trees on the property proposed for removal are not endemic to Western Australia, providing minimal to no benefit to fauna that would otherwise utilise the vegetation. The tree assessment noted the presence of foraging beneath several Marri trees, reinforced further during the site inspection undertaken by the Mandurah Environmental Advisory Group (MEAG). In relation to traffic, officers from Engineering Services have considered and reviewed the traffic impact assessment submitted, confirming that the information supplied is consistent with the relevant Australian Standards, reflecting the road network adequately and provides a safe solution which does not adversely impact the network and surrounding landowners. The traffic assessment included the existing Place of Worship to the south both in context of its location and scale. With respect to parking, the site provides parking consistent with the requirements of Scheme No. 12 through both formal and informal parking. The traffic volumes generated by the number of vehicles capable of parking on site does not impact the existing road network.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

		The acoustic assessment does not identify amenity impacts to the surrounding locality, including sensitive land uses. In relation to water quality and proximity to Geogrup Lake, the development does not propose a use which would see the alteration to soil characteristics, the disposal of harmful waste or other activity that would adversely affect the groundwater within the property and adjoining reserves. Further to this, the development is located at the furthest point from Geogrup Lake, reducing impacts of built form on the ecological functionality of the reserve.
2	Objection is raised due to concerns regarding impacts on local wildlife and habitat values. Concern is expressed that further development within the locality is unnecessary and that retaining existing vegetation should be prioritised. It is considered that alternative forms of development, including housing, would better serve community needs provided existing trees and habitat are protected.	With respect to further development, the subject site is zoned Rural Residential under Scheme No. 12. The site is subject to zone objectives, land use permissibility's and development controls which support thorough development considerations. The subject site is not considered by the Environmental Protection Authority to contain threatened ecological communities. As stated in response to submission 1, the site has considerable planted species, several of which are not endemic. In relation to potential for housing, the site is permitted to have single residential development, with the potential for subdivision into four (4) lots as previously approved by the Western Australian Planning Commission. The approval of a four-lot subdivision has the potential to allow for the blanket clearing of 1500m^2 per lot, resulting in the loss of 6000m^2 of vegetation, excluding the clearing required to support reduced bushfire threat ratings to a BAL-29. Refer to the officer responses provided for Submissions 1.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

3	Concerns are raised regarding the removal of mature habitat trees, impacts on black cockatoos and other native fauna, fragmentation of wildlife habitat, and the site's proximity to Lake Goegrup and associated wetlands. Additional concerns relate to the scale and intensity of development within the Rural Residential zone, traffic generation, road safety, cumulative environmental impacts, adequacy of community consultation and the availability of alternative sites. Concern is also expressed regarding perceived environmental costs outweighing any public benefit associated with the proposal. Refusal of the application is requested.	Consideration and subsequent amended plans provided to reduce the number of trees removed from 33 to 18. The proposal was advertised for a period of 28 days, with signage placed on site and all relevant plans and supporting documentation available via the City's website. The advertising was carried out in accordance with the *Planning and Development Regulations 2015.* With respect to public benefit, the property is privately owned and zoned for development opportunities consistent with Scheme No. 12 requirements. Refer to the officer responses provided for Submissions 1.
4	Objection is raised due to ongoing loss of bushland within the locality and concern regarding the cumulative impacts of recent developments. Concern is expressed that the proposal would further reduce the natural character, amenity and environmental values of the area. It is considered that continued development within vegetated areas is inconsistent with community expectations regarding environmental protection. Refusal of the application is requested.	Officers acknowledge concerns regarding cumulative vegetation loss within the locality. Throughout the assessment process, the applicant was requested to redesign the proposal to significantly reduce vegetation impacts, resulting in a reduction from approximately 33 trees proposed for removal to 18. The revised layout retains the majority of mature native vegetation and concentrates development within the most disturbed portion of the site.
5	Clarification is sought regarding the denomination and operator of the proposed place of worship. Concern is expressed regarding uncertainty within the community about the intended users of the facility and the nature of the proposed organisation. Confirmation is requested regarding whether the development is intended for a Christian denomination or another faith-based organisation. Further information is sought to address community uncertainty.	The planning assessment relates to the land use of a Place of Worship rather than the specific beliefs or activities of a religious denomination. Scheme No. 12 defines a Place of Worship as premises used for religious activities such as a church, chapel, mosque, synagogue or temple. The application has been assessed against the planning merits of the proposed land use, built form, environmental impacts,

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

		servicing requirements and surrounding locality rather than the particular denomination or faith group occupying the premises.
6	Objection is raised due to concerns regarding impacts on native wildlife and the continued loss of habitat. It is considered that sufficient church facilities already exist within the surrounding area and that additional development is unnecessary. Concern is also expressed regarding perceived inconsistency between environmental protection objectives and approval of developments involving vegetation clearing. Refusal of the proposal is requested.	Officers acknowledge concerns regarding wildlife habitat and vegetation retention. As discussed elsewhere in this report, the proposal was significantly revised to reduce vegetation clearing and retain the majority of mature native trees and black cockatoo foraging habitat. The question of whether additional church facilities are required is not a planning consideration under Scheme No. 12. The assessment instead considers whether the land use is appropriate for the site and whether impacts can be appropriately managed.
7	Objection is raised due to the location of the proposal adjacent to wetlands and areas of ecological significance. Concerns are raised regarding removal of habitat trees utilised by black cockatoos, impacts from additional traffic, lighting and human activity, and the cumulative effect of development on the environment. Concern is also expressed regarding the suitability of the scale and intensity of the proposal within the Rural Residential area. It is considered that alternative locations with fewer environmental constraints should be investigated.	The proximity of Lake Goegrup and surrounding environmental values formed a key consideration during assessment of the application. In response to concerns raised by officers, MEAG and the community, the development footprint was amended to substantially reduce vegetation clearing and retain significant canopy trees. Engineering assessment confirms that traffic impacts and access arrangements comply with relevant standards, while conditions of approval address lighting, landscaping and vegetation protection. Officers consider the revised proposal appropriately balances environmental and community outcomes.
8	Objection is raised to the removal of mature native trees and associated impacts on native fauna. Concern is expressed regarding the cumulative loss of habitat occurring across Greenfields and the importance of retaining established vegetation for wildlife. It is considered that a place of worship does not justify the environmental impacts resulting from further vegetation removal. Protection of native flora and fauna is supported over additional development.	Officers acknowledge concerns regarding mature tree removal and cumulative habitat loss. Following detailed assessment, the applicant amended the proposal to significantly increase vegetation retention and reduce clearing requirements. The Tree Assessment concluded that trees proposed for removal do not currently contain hollows suitable for breeding habitat, while the majority of mature Marri trees that provide foraging opportunities are retained.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

		Officers consider the revised design achieves a substantially improved environmental outcome compared with the original proposal.
9	Objection is raised specifically to the proposed removal of street trees required to facilitate access and road modifications. Concern is expressed that the removal of verge vegetation sets an undesirable precedent for future developments and may further impact black cockatoo habitat corridors. It is considered that alternative design outcomes should be investigated to avoid or minimise tree removal. Retention of existing street trees is requested.	The proposed road modifications require removal of a limited number of verge trees to facilitate safe access arrangements. Engineering officers have reviewed the access design and concluded that the proposed turn treatments are necessary to ensure the safe operation of the development and surrounding road network. Conditions of approval require landscaping and verge improvements, including additional tree planting. Officers are satisfied that tree removal has been minimised where practical while maintaining appropriate road safety outcomes.
10	Objection is raised due to concerns regarding the clearing of native vegetation and its value as habitat for local flora and fauna. Concern is expressed that places of worship already exist within the broader community and that protection of the natural environment provides greater long-term benefit. The educational, environmental and recreational values of the site are emphasised. Retention of the site as native habitat is supported.	Officers acknowledge the environmental values of the site and surrounding locality. The proposal has been redesigned to reduce vegetation impacts and retain the majority of mature canopy trees. While concerns regarding the need for additional church facilities have been raised, planning assessments must consider whether the land use is permissible and appropriate in the context of the zoning and surrounding area. Officers consider the revised proposal strikes an appropriate balance between environmental protection and development requirements.
11	Objection is raised due to impacts on native wildlife, habitat trees and the surrounding wetland environment. Concerns are also raised regarding traffic generation, road safety and the removal of vegetation within a recognised tree preservation	Concerns regarding habitat protection, traffic and road safety have been carefully considered during the assessment process. The Traffic Impact Assessment has been reviewed by Engineering officers and demonstrates that the surrounding road

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	area. Reference is made to the proximity of Lake Goegrup Nature Reserve and habitats supporting black cockatoos, possums and other fauna. It is considered that the proposal is inconsistent with the intent of the Rural Residential zone.	network can accommodate the proposal subject to the provision of upgraded turning treatments. The revised site layout significantly reduces vegetation clearing and retains the majority of habitat trees. Officers are satisfied that the proposal remains consistent with the objectives of the Rural Residential zone.
12	A request is made to extend the consultation period to enable adequate review of the proposal. Additional information is sought regarding environmental assessments and management measures, particularly in relation to black cockatoo habitat and vegetation retention. Concern is expressed regarding the proposed removal of trees and the adequacy of information available to the public during consultation. Refusal of the application is requested unless additional information is provided.	The proposal was advertised for a period of 28 days in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*. Supporting technical information, including the Tree Assessment, Traffic Impact Assessment and Bushfire Management Plan, was made available during the advertising period. Concerns regarding vegetation retention and black cockatoo habitat were considered throughout the assessment and contributed to substantial amendments to the design. Officers are satisfied that sufficient information has been provided to enable determination of the application.
13	Objection is raised due to the proposed loss of tree canopy and mature vegetation. Concern is expressed regarding the long-term impact this would have on the environmental values and character of the area. It is considered that mature trees provide benefits that cannot be immediately replaced through new plantings. Retention of existing vegetation is supported.	Officers acknowledge that mature trees provide environmental and landscape values that cannot be immediately replicated through replacement planting. For this reason, significant effort was undertaken during assessment to redesign the development and maximise retention of mature canopy trees. The amended plans substantially reduce clearing compared with the original proposal and retain the majority of mature native vegetation on the site. Conditions of approval also require landscaping and tree protection measures to support the long-term environmental outcomes of the development.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

14	Objection is raised due to concerns regarding black cockatoo habitat and the conservation status of the species. Concern is expressed that mature trees provide irreplaceable food and habitat resources and should be protected while recovery efforts continue. The proposal is considered unnecessary given existing places of worship within the locality. It is requested that environmental considerations be prioritised over additional development.	Officers recognise the importance of black cockatoo conservation and the value of mature Marri trees as foraging habitat. The Tree Assessment identified evidence of foraging activity beneath several trees on the site, which directly informed amendments to the development layout. The revised plans retain the majority of mature Marri trees and no trees proposed for removal currently contain hollows or features associated with breeding habitat. Officers therefore consider that environmental impacts have been appropriately minimised.
15	Objection is raised due to the proposed clearing of approximately 30 trees and the resulting loss of habitat for native wildlife. Concerns are raised regarding impacts on biodiversity, traffic generation, lighting, noise and increased human activity in a sensitive environmental setting adjacent to wetlands. It is considered that there is insufficient justification for locating the proposal on environmentally significant land when alternative sites may exist. Refusal of the application is requested and priority is placed on protecting existing habitat and mature vegetation.	Concerns regarding habitat loss, traffic, noise, lighting and impacts on nearby wetlands have been carefully considered through the assessment process. The proposal was amended to significantly reduce vegetation clearing and retain the majority of mature habitat trees. Traffic and acoustic assessments were reviewed by specialist officers who concluded that impacts can be appropriately accommodated subject to recommended conditions. Officers consider the revised development achieves an appropriate balance between environmental protection, community needs and orderly planning outcomes.
16	Objection is raised due to the site's location within a recognised tree preservation area and its proximity to Lake Goegrup Nature Reserve and associated wetlands. Concerns are raised regarding the removal of habitat trees used by black cockatoos, possums and other native fauna, including a significant tree proposed to be affected by the access arrangement. It is considered that further development within this environmentally sensitive area is inappropriate and inconsistent with conservation objectives.	Officers acknowledge concerns regarding habitat trees and the environmental sensitivity of the locality. Following consultation with Bushland Management officers, MEAG and the community, the development layout was amended to significantly reduce vegetation clearing and retain the majority of mature native trees. The revised design retains the majority of black cockatoo foraging habitat while no trees proposed for removal were identified as containing hollows suitable for breeding habitat.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

		Officers consider the proposal appropriately balances development and environmental protection objectives.
17	Objection is raised on the basis that the subject land provides important habitat for native and threatened flora and fauna. Concern is expressed that the proposal would place additional pressure on already vulnerable species through the removal of vegetation and increased human activity. It is considered that the site is unsuitable for development and should remain protected from further clearing.	The environmental values of the site were a key consideration throughout the assessment process. While some vegetation removal is required, the proposal was redesigned to maximise retention of mature canopy trees and habitat values. The Tree Assessment concluded that the site does not contain threatened ecological communities and that vegetation impacts are localised in nature. Conditions of approval further require tree protection and landscaping measures to support long-term environmental outcomes.
18	Objection is raised due to the proposed clearing of approximately 30 trees adjacent to Lake Goegrup Nature Reserve and associated wetlands. Concerns relate to habitat loss, cumulative vegetation clearing within the locality and perceived inconsistencies between tree protection requirements applying to residents and development approvals. Protection of native vegetation and wildlife habitat is considered a higher priority than the proposed development.	Officers acknowledge concerns regarding cumulative vegetation loss and perceived inconsistencies relating to tree removal. The proposal was substantially revised during assessment, reducing tree removals from approximately 33 trees to 18 and retaining the majority of mature native vegetation. The revised outcome represents a significant improvement over the original design and compares favourably to the extent of clearing that could occur under the previously approved subdivision scenario.
19	Objection is raised due to the removal of mature vegetation within a Rural Residential area adjoining Lake Goegrup Nature Reserve. Concerns are raised regarding impacts on migratory birds, black cockatoos, possums and other native fauna utilising the site. It is considered that clearing of vegetation would negatively impact habitat values and is inconsistent with the intent of nearby tree preservation areas.	The environmental significance of mature vegetation and fauna habitat on the site has been carefully considered. The amended design retains the majority of mature Marri trees and foraging habitat, while the Tree Assessment concluded that no trees proposed for removal currently contain hollows likely to support breeding habitat. Officers are satisfied that the revised proposal achieves an appropriate balance between environmental protection and development opportunities permitted under the zoning.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

20	Objection is raised due to environmental concerns and the belief that sufficient places of worship already exist within the locality. Concern is expressed regarding ongoing development within areas containing native vegetation and wildlife habitat. It is considered that environmental protection should be prioritised over additional church development.	The assessment has carefully considered environmental impacts associated with vegetation removal and habitat retention. While submitters have questioned the need for a further place of worship, the planning assessment focuses on whether the proposed land use is appropriate within the zoning framework and whether impacts can be appropriately managed. Officers are satisfied that environmental impacts have been significantly reduced and can be appropriately managed through the recommended conditions.
21	Objection is raised due to concerns regarding impacts on black cockatoos and other native wildlife species dependent on mature habitat trees. Additional concerns are raised regarding traffic impacts at the Lakes Road and Gordon Road intersection and the cumulative loss of vegetation across the locality. It is considered that the environmental significance of the area warrants greater protection from development pressures.	Concerns regarding black cockatoo habitat and traffic impacts were key matters considered during assessment. The revised plans retain the majority of mature Marri trees identified as providing foraging opportunities, while Engineering officers have reviewed and supported the Traffic Impact Assessment. The assessment concluded that the surrounding road network can safely accommodate the proposal subject to the provision of turning lane upgrades.
22	Objection is raised due to the location of the proposal adjacent to Lake Goegrup Nature Reserve and nearby wetlands. Concerns are raised regarding the removal of mature habitat trees, impacts on black cockatoo feeding and movement corridors, traffic generation, and compatibility of the development with the Rural Residential zoning and character of the area. It is also considered that the scale of the building and parking provision is excessive for the locality. Further environmental assessment, including a black cockatoo habitat assessment, is requested should the application continue to be considered.	The application was supported by a Tree Assessment which considered vegetation values and black cockatoo habitat characteristics. The assessment concluded that no trees proposed for removal currently contain hollows suitable for breeding habitat and the revised design significantly increased retention of mature native trees. Traffic, scale and zoning considerations have also been assessed, with officers concluding that the proposal satisfies the objectives of the Rural Residential zone subject to conditions.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

23	Objection is raised to the removal of mature trees due to their environmental, heritage and landscape value. Concern is expressed that the ecological functions provided by existing mature trees cannot be replicated through replacement planting within a reasonable timeframe. Consideration is requested to redesigning, relocating or otherwise amending the proposal to retain significant vegetation.	Officers acknowledge that mature trees provide important environmental and landscape benefits which cannot be immediately replaced through new plantings. For this reason, officers requested substantial amendments to the original proposal resulting in significant reductions in vegetation clearing. The revised design maximises retention of mature trees where practicable while allowing development of a permissible land use within the zone.
24	Objection is raised due to concerns regarding environmental impacts, increased traffic and loss of Rural Residential character. Concerns are expressed regarding the removal of mature vegetation adjacent to Lake Goegrup Nature Reserve, increased traffic from church-related activities, and the visual and amenity impacts of a large-scale development within a semi-rural area. Additional concern is raised regarding the adequacy of the consultation period provided for the proposal. Refusal of the application is requested.	Environmental, traffic and character impacts have been comprehensively assessed through specialist supporting reports and internal referrals. The proposal was amended to reduce vegetation loss and Engineering officers have confirmed the road network can safely accommodate the development. The application was advertised in accordance with statutory requirements and officers consider the revised proposal remains compatible with the intended function of the Rural Residential zone.
25	The submission seeks clarification regarding several aspects of the Traffic Impact Assessment and future operation of the development. Questions are raised regarding traffic modelling at maximum capacity, parking demand, management of overflow parking, treatment of weddings and funerals within the assessment, cumulative traffic impacts with neighbouring places of worship, and future requirements for additional parking provision. Clarification is also sought regarding whether the Free Reformed Church of Comet Bay will be the sole operator of the site and whether other religious organisations could utilise the premises in the future.	The Traffic Impact Assessment considered both current and future operational scenarios for the proposed development, including peak attendance events and future congregation growth. Engineering officers reviewed the assessment and concluded that the proposed access arrangements and parking supply are appropriate. The development approval is attached to the land rather than a particular operator, however, any future use of the site must

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

		remain consistent with the approved Place of Worship land use and any conditions of approval.
26	Objection is raised due to environmental, planning and traffic concerns associated with the proposed development. Concerns relate to the site's proximity to Lake Goegrup Nature Reserve, removal of mature vegetation, impacts on native fauna, traffic generation and perceived inconsistency with the Rural Residential zoning and character of the locality. It is considered that a precautionary planning approach should be adopted given the long-term environmental consequences associated with vegetation loss.	The environmental and traffic matters raised have been carefully considered throughout the assessment process. Specialist reports and internal referrals informed a revised design that significantly reduced vegetation clearing while retaining the majority of mature habitat trees. Officers consider the proposal complies with the planning framework applying to the land and does not result in unacceptable environmental or traffic impacts.
27	Objection is raised due to the proposed removal of approximately 30 trees and associated impacts on habitat for black cockatoos and other threatened species. Concerns are expressed regarding the scale and intensity of the development, its compatibility with the Rural Residential zone, traffic generation and cumulative amenity impacts including lighting and noise. It is considered that more suitable sites exist within urban or community purpose zones. Refusal of the application is requested.	Officers acknowledge concerns regarding vegetation removal traffic and compatibility with the locality. The application was revised to significantly reduce clearing impacts and retain the majority of mature native vegetation. Traffic and acoustic assessments demonstrate that impacts can be appropriately managed, while the permissibility of a Place of Worship within the Rural Residential zone is established under Scheme No. 12 subject to public consultation and assessment.
28	Objection is raised due to the perceived unnecessary duplication of church facilities immediately adjoining an existing church. Concerns are expressed regarding vegetation clearing, wildlife displacement and the cumulative loss of native habitat that has resulted from recent developments within Greenfields. Protection of existing native vegetation and wildlife habitat is considered more beneficial to the community than the proposed development.	The existence of another church nearby does not preclude consideration of an additional Place of Worship under the planning framework. The assessment has focused on land use compatibility, environmental impacts and traffic outcomes. Following revisions to the proposal, officers are satisfied that the majority of native vegetation and habitat values will be retained and that the proposal can be accommodated without unacceptable impacts.
29	Concerns are raised regarding the removal of mature trees and existing street trees from the site. It is considered that greater efforts should be made to retain vegetation through design amendments and, where removal is unavoidable,	Tree retention was a primary focus of the assessment process, resulting in substantial amendments to the original plans. Conditions of approval require landscaping, replacement planting and protection of retained trees during construction.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	replacement planting should be required at a minimum equivalent ratio. Particular concern is expressed regarding impacts on red-tailed black cockatoo habitat and long-term canopy loss within the locality.	Officers acknowledge concerns regarding black cockatoo habitat and note that the majority of mature Marri trees providing foraging opportunities are proposed to be retained.
30	Objection is raised due to the perceived duplication of church facilities and the cumulative impact of vegetation clearing within Greenfields. Concerns are expressed regarding inconsistencies in tree protection outcomes between private residents and development approvals, together with the displacement of native wildlife resulting from habitat loss. Refusal of the application is requested on environmental grounds.	Officers acknowledge concerns regarding cumulative clearing and perceived inconsistencies in the application of vegetation protection measures. The proposal has been assessed on its individual planning merits and was subject to extensive review by environmental officers and MEAG. The revised development footprint significantly reduces vegetation loss compared with the original proposal and retains the majority of mature habitat trees on the site.
31	A detailed planning objection is raised regarding the scale and intensity of the proposal, compatibility with the Rural Residential zone, parking provision, traffic impacts, noise, vegetation clearing, drainage and operational management. Concerns are raised regarding parking shortfalls, cumulative impacts with the adjoining church, environmental assessments, stormwater management and future expansion of the site. It is considered that significant additional information and redesign are required before the proposal could be supported. Refusal or substantial modification of the application is requested.	The matters raised regarding traffic, parking, vegetation retention, drainage, noise and future site operations have been considered through detailed technical reporting and internal referrals. The proposal was substantially amended during assessment to reduce vegetation clearing and retain the majority of mature canopy trees. Engineering, Environmental Health and Bushland Management officers are satisfied that the proposal can be appropriately managed through the recommended conditions of approval.
32	Concern is expressed regarding perceived inconsistency in the application of tree protection requirements between private landowners and larger developments.	Officers acknowledge concerns regarding vegetation protection and community expectations. The proposal has undergone extensive environmental assessment, resulting in a revised layout that reduced tree removals from approximately 33 trees to 18 and retained the majority of mature native vegetation.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	Reference is made to recent vegetation clearing within the locality and concern is raised that community objections are not being adequately considered. Greater protection of existing vegetation is requested.	The application has been assessed on its planning merits and against the requirements of Scheme No. 12.
33	Objection is raised on the basis that additional places of worship are not required within the locality. Concern is expressed that public resources and land could be directed toward alternative community needs. The proposal is considered unnecessary given the number of existing churches nearby.	The planning framework does not assess the need for a particular religious denomination or community organisation. Rather, the assessment considers whether the proposed land use is appropriate having regard to the zoning, site characteristics and potential impacts. A Place of Worship is an “A” use within the Rural Residential zone and may be supported where it satisfies the objectives of Scheme No. 12.
34	Objection is raised due to the site being identified as habitat for black cockatoos and concerns regarding removal of mature vegetation. Concern is also expressed regarding the perceived lack of need for another church in the area and the broader environmental impacts of the proposal. Refusal of the application is requested.	The importance of black cockatoo habitat was a significant consideration during assessment. The applicant was requested to redesign the proposal, resulting in retention of the majority of mature Marri trees identified as providing foraging opportunities. No trees proposed for removal were identified as currently containing hollows suitable for breeding habitat.
35	Objection is raised due to environmental impacts, increased traffic and loss of Rural Residential character. Concerns relate to vegetation clearing near wetlands, traffic associated with church activities and the suitability of a large-scale development within a semi-rural setting. Additional concern is raised regarding the consultation process and adequacy of public engagement.	Concerns regarding traffic, vegetation clearing and consultation have been considered. The application was advertised in accordance with statutory requirements and supported by technical assessments reviewed by City officers. Following revisions, vegetation impacts have been substantially reduced and traffic impacts are considered acceptable subject to the proposed turning lane upgrades.
36	Objection is raised due to the site's proximity to a tree preservation area and Lake Goegrup Nature Reserve.	Officers recognise the environmental values associated with the locality and nearby nature reserve. The amended design

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	Concerns are expressed regarding removal of native vegetation, impacts on birdlife and broader ecological degradation within a valued wildlife area. Protection of the site's environmental values is requested.	significantly improves tree retention outcomes and concentrates development within the more disturbed portion of the site. Officers consider the proposal provides an appropriate balance between environmental protection and permitted development opportunities.
37	Objection is raised due to the removal of bushland and resulting impacts on wildlife habitat. Concern is expressed that natural vegetation cannot be replaced once lost and should be prioritised over additional church development. Refusal of the application is requested.	While vegetation removal is proposed, the revised plans retain the majority of mature native trees and habitat values on the site. Conditions of approval require tree protection, landscaping and ongoing management measures to support the long-term retention of vegetation. Officers consider the environmental impacts have been minimised where practicable.
38	Concern is raised regarding vegetation removal and perceived relaxation of tree protection standards. It is considered that existing church facilities may be capable of meeting community needs without requiring additional vegetation clearing. Retention of the site's natural character is supported.	Concerns regarding vegetation protection have been addressed through substantial amendments to the original proposal. The revised design reduces clearing requirements and retains the majority of significant canopy trees. Whether alternative facilities exist elsewhere is not a determinative planning consideration in assessing the merits of the application.
39	Objection is raised due to loss of tree canopy and open space adjacent to environmentally sensitive land. Concern is expressed that the proposal would reduce the liveability and environmental character of the locality. Protection of existing vegetation is requested.	The proposal has been redesigned to minimise impacts on tree canopy and environmental values. The majority of mature vegetation is retained and development is concentrated within the more disturbed areas of the site. Officers are satisfied that the revised design remains compatible with the broader landscape character of the locality.
40	Objection is raised due to vegetation clearing, habitat loss and concerns regarding the frequency of church activities. It is considered that sufficient church facilities already exist and	The frequency and scale of church activities were considered through the traffic, parking and acoustic assessments submitted with the application.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	that additional environmental impacts are not justified. Refusal of the proposal is requested.	These assessments conclude that impacts can be appropriately accommodated, subject to conditions of approval. Environmental impacts have also been reduced through significant redesign and tree retention measures.
41	Objection is raised due to proposed clearing within an area described as Banksia Woodland habitat adjacent to wetlands and nature reserve land. Concerns are raised regarding black cockatoos, western ringtail possums and the absence of a fauna survey. The proposal is considered an unnecessary duplication of an existing neighbouring church and refusal is requested.	Bushland Management officers carefully considered the habitat values present on the site. The Tree Assessment concluded that no threatened ecological communities or breeding habitat trees would be affected by the revised proposal. The majority of mature Marri trees and associated foraging habitat are proposed to be retained.
42	Objection is raised due to vegetation clearing within an identified tree preservation area and impacts on wildlife habitat. Concerns also relate to traffic, noise, cumulative development within Greenfields and the existence of other churches along Lakes Road. Refusal of the application is requested.	Traffic, noise and vegetation impacts have been assessed through specialist reports and internal referrals. The revised development footprint substantially reduces vegetation removal compared with the original proposal, while Engineering officers have confirmed the road network can safely accommodate the development subject to the recommended upgrades.
43	Objection is raised due to the removal of mature habitat trees and proximity of another church immediately adjoining the site. Concern is expressed that important environmental values will be permanently lost if the development proceeds. Retention of the site as habitat is supported.	Officers acknowledge concerns regarding habitat loss and the proximity of the adjoining church. The assessment has focused on the planning merits of the proposal, including land use compatibility, environmental impacts and traffic outcomes. Following amendment, the majority of mature habitat trees are retained and environmental impacts are significantly reduced.
44	Objection is raised to the proposed clearing of native bushland for development purposes. Concern is expressed that alternative cleared sites may be available and that remaining habitat should be conserved for native wildlife. Refusal of the application is requested.	Alternative locations are not a determining factor where a proposal is capable of complying with the planning framework applicable to the land. The revised design has significantly reduced vegetation clearing and retains the majority of mature native vegetation.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

		Officers are satisfied that environmental impacts have been appropriately minimised.
45	Objection is raised due to the existence of several places of worship already operating within Greenfields and along Lakes Road. Concerns are raised regarding vegetation clearing, traffic management, cumulative impacts with the adjoining church and the loss of habitat. It is considered that an already-cleared site would be more appropriate.	The existence of other places of worship in the locality does not prevent consideration of an additional Place of Worship on land where the use is capable of being supported under Scheme No. 12. Traffic, vegetation retention and cumulative impacts have been assessed, with officers concluding that the revised proposal can be accommodated without unacceptable impacts.
46	Objection is raised due to environmental impacts, increased traffic, potential noise impacts and the removal of mature vegetation. Concern is expressed regarding impacts on red-tailed black cockatoos and the broader loss of natural assets within the locality. It is considered that a place of worship is not an appropriate justification for further vegetation clearing.	Officers acknowledge concerns regarding vegetation removal, traffic and amenity impacts. The proposal was amended during assessment to significantly reduce vegetation clearing and retain the majority of mature native trees and black cockatoo foraging habitat. Traffic and acoustic assessments have been reviewed by specialist officers who are satisfied that impacts can be appropriately managed through the recommended conditions of approval.
47	Objection is raised due to the site being located within a tree preservation area and adjacent to existing church facilities. Concerns are expressed regarding additional noise, traffic generation, removal of significant trees and impacts on local amenity. It is considered that the proposal is inconsistent with the Rural Residential character of the area.	The proposal has been assessed against the objectives of the Rural Residential zone and the permissibility provisions of Scheme No. 12. Traffic, noise and vegetation impacts have been considered through technical assessments and internal referral processes. Officers are satisfied the revised design appropriately balances development outcomes with environmental protection and local amenity considerations.
48	Objection is raised due to the continuing loss of native vegetation and associated impacts on wildlife habitat. Concern is expressed that environmental values are being progressively eroded through development. Refusal of the	Officers acknowledge concerns regarding cumulative habitat loss within the locality. The development footprint was substantially revised during assessment to retain the majority of mature canopy trees and reduce clearing impacts.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	application is requested to protect habitat for black cockatoos and other native fauna.	Conditions of approval relating to landscaping, tree protection and vegetation management further assist in maintaining habitat values on the site.
49	Objection is raised due to impacts on endangered cockatoo habitat and the proposed removal of native trees within Banksia Woodland vegetation. Concern is expressed regarding the absence of a wildlife survey and the potential loss of habitat for black cockatoos and western ringtail possums. Further environmental assessment is requested prior to any determination.	Bushland Management officers reviewed the environmental information submitted with the application, including the Tree Assessment. The assessment concluded that no threatened ecological communities were identified and no trees proposed for removal currently contain hollows suitable for black cockatoo breeding habitat. Officers are satisfied that sufficient environmental information has been provided to inform determination of the application.
50	Objection is raised due to the proposed clearing of native vegetation and the perceived lack of need for an additional church facility. Concerns relate to impacts on black cockatoos, western ringtail possums and other fauna, together with the absence of a wildlife survey. It is considered that existing church facilities already serve the area and that environmental values should be prioritised.	The planning assessment does not consider the broader need for additional church facilities, but rather whether the proposed use is appropriate within the zoning and site context. Environmental impacts have been carefully assessed and the proposal redesigned to significantly reduce vegetation loss. The revised plans retain the majority of mature native trees and identified foraging habitat.
51	Objection is raised due to the proposed removal of mature trees, impacts on threatened black cockatoo habitat and the scale of the development. Concerns are also raised regarding traffic impacts, cumulative effects on surrounding residents and compatibility with the Rural Residential zone. Refusal of the application is requested.	Concerns regarding tree removal, traffic and compatibility with the locality have been considered throughout the assessment process. The revised design substantially reduces vegetation clearing, while Engineering officers have confirmed the proposed road upgrades and access arrangements provide a suitable traffic outcome.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

		Officers consider the proposal remains consistent with the intent of the Rural Residential zone.
52	Objection is raised due to the removal of mature trees within a recognised black cockatoo habitat area. Concerns are expressed regarding traffic generation, habitat fragmentation and perceived inconsistency with Council commitments to conservation. It is considered that alternative locations should be investigated.	The significance of black cockatoo habitat was acknowledged during assessment and directly informed the redesign of the development. The amended plans retain the majority of mature Marri trees identified as providing foraging opportunities. Traffic impacts have been reviewed by Engineering officers, who raise no objection subject to the implementation of the recommended road upgrades.
53	Objection is raised due to the loss of mature trees and habitat for black cockatoos and western ringtail possums. Concern is expressed that a detailed environmental assessment should have accompanied the application. Further ecological investigations are requested before any approval is considered.	Environmental values on the site have been assessed through the Tree Assessment and review by the City's Bushland Management officers. The revised proposal significantly reduces impacts on native vegetation and retains the majority of mature habitat trees. Officers are satisfied adequate information has been provided to assess the environmental impacts of the proposal.
54	Support is expressed for the proposal on the basis that it represents an appropriate use of the land and would provide community benefits. It is considered that the development would support existing community involvement and allow further growth in local services and social support activities.	Officers note the support provided for the proposal and the perceived community benefits associated with establishing a permanent place of worship. The social and community services provided by the congregation have been acknowledged as part of the overall assessment. These positive community outcomes were considered alongside environmental, traffic and planning matters during the assessment process.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

55	Objection is raised due to the perceived lack of need for another church within the locality and the loss of mature trees. Concern is expressed regarding the environmental, landscape and community value of open space and established canopy. Retention of the land as undeveloped open space is supported.	Officers acknowledge concerns regarding tree retention and the perceived need for additional church facilities. The proposal has been redesigned to minimise vegetation impacts and retain the majority of mature native vegetation. While open space and canopy values are recognised, the site is privately owned land located within a zone that contemplates development opportunities consistent with the provisions of Scheme No. 12.
56	Objection is raised due to the scale of the development and associated environmental impacts. Concern is expressed regarding the removal of mature vegetation, impacts on fauna and proximity to wetland areas. It is considered that the proposal is too intensive for the locality.	The scale of the proposal, vegetation impacts and relationship to nearby environmental values have been carefully assessed. Following consultation with City officers and MEAG, the development footprint was amended to significantly reduce clearing and improve tree retention outcomes. Officers consider the revised proposal achieves an appropriate balance between development requirements and environmental protection.
57	A design alternative is suggested that would reduce the development footprint and minimise vegetation loss. It is proposed that parking be incorporated beneath the main building to retain additional trees and habitat. Consideration of a revised design is requested.	Officers acknowledge the suggested alternative design approach. Throughout the assessment process, a number of design modifications were explored with the applicant to improve vegetation retention outcomes. The revised plans represent a substantial reduction in vegetation clearing when compared to the original proposal and are considered to provide an acceptable balance between functionality, cost, site constraints and environmental outcomes.
58	Objection is raised due to the perceived duplication of church facilities and impacts on wildlife habitat. Concern is expressed that community views should be given greater weight and that	The views of the community formed an important part of the assessment process and directly influenced discussions regarding redesign of the proposal.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	environmental values should be prioritised over further development.	This resulted in significantly improved vegetation retention outcomes compared with the original submission. Officers have considered both the environmental concerns raised and the planning merits of the proposal in reaching their recommendation.
59	Concern is expressed regarding ongoing loss of vegetation and tree canopy across Greenfields and Mandurah more broadly. Reference is made to wildlife displacement resulting from recent clearing activities and support is expressed for stronger local planning controls to protect significant trees. A fauna survey is considered necessary before determining the application.	Officers acknowledge concerns regarding cumulative canopy loss throughout the locality. The environmental review undertaken for this application focused on minimising vegetation removal and retaining mature habitat trees wherever practicable. The revised design substantially improves vegetation retention outcomes and conditions of approval require protection of retained trees throughout construction.
60	Objection is raised due to the site's environmental sensitivity and the proposed removal of approximately 30 mature trees. Concerns are expressed regarding fragmentation of habitat used by red-tailed black cockatoos and other species, together with the consistency of tree removal within an area subject to environmental protection measures. Significant redesign or refusal of the application is requested.	The environmental sensitivity of the site and the importance of habitat retention were key considerations throughout the assessment process. In response to concerns raised by officers, MEAG and the community, the proposal was redesigned to reduce vegetation removal from approximately 33 trees to 18 and retain the majority of mature native trees. Officers consider the amended layout achieves a significantly improved environmental outcome while allowing a land use that is capable of being supported within the Rural Residential zone.
61	Objection is raised due to the cumulative environmental impacts of development surrounding Goegrup Lake and associated wetlands. Concerns are expressed regarding impacts on turtles, black cockatoos and other native fauna, together with the	Officers acknowledge concerns regarding cumulative environmental impacts surrounding Lake Goegrup and the broader wetland system. The proposal was amended following consultation with City officers, Bushland Management officers and MEAG to

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	cumulative habitat loss resulting from the existing Kingdom City development and further clearing. It is considered that approval would be inconsistent with broader environmental protection objectives and state planning policies.	significantly reduce vegetation clearing and retain the majority of mature native trees and black cockatoo foraging habitat. The development footprint is concentrated within the more disturbed portion of the site and officers consider the revised proposal appropriately balances environmental protection with land use opportunities supported under the planning framework.
62	Objection is raised due to the removal of native vegetation within an area identified as habitat for black cockatoos and western ringtail possums. Concern is expressed regarding the absence of a wildlife survey and the proximity of an existing large church immediately adjoining the site. Refusal of the application is requested to protect remaining bushland and wildlife habitat.	Officers acknowledge concerns regarding cumulative environmental impacts surrounding Lake Goegrup and the broader wetland system. The proposal was amended following consultation with City officers, Bushland Management officers and MEAG to significantly reduce vegetation clearing and retain the majority of mature native trees and black cockatoo foraging habitat. The development footprint is concentrated within the more disturbed portion of the site and officers consider the revised proposal appropriately balances environmental protection with land use opportunities supported under the planning framework.
63	Support is expressed for the proposal and the establishment of a Free Reformed Church facility within Mandurah. It is considered that the building would provide a positive community asset and serve a wider regional congregation. Approval of the application is supported.	Officers note the support expressed for the proposal and the community benefits associated with establishing a permanent place of worship within Mandurah. The social and community functions of the proposed development have been considered alongside environmental, traffic and planning matters during assessment of the application.
64	Images provided in support of an objection. No written planning comments were included with the submission.	The submission has been noted. While no specific planning comments were provided, all submissions received during the advertising period have been considered as part of the overall assessment of the proposal.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

65	Concern is raised regarding the loss of mature trees and their value to black cockatoo habitat. It is suggested that the car park layout be reconsidered to retain a greater number of existing trees. Design modifications to minimise vegetation clearing are supported.	Officers acknowledge the suggested design amendments aimed at increasing tree retention. Throughout the assessment process, the applicant worked with City officers to modify the layout and reduce vegetation impacts. These amendments resulted in a substantial reduction in tree removals and retention of the majority of mature canopy trees and identified black cockatoo foraging habitat.
66	Objection is raised due to the site being within a recognised tree preservation area and habitat for black cockatoos and other native species. Concern is also expressed regarding the existence of an existing place of worship in close proximity. Refusal of the application is requested.	The environmental significance of the site and surrounding habitat values were key considerations during assessment. The proposal underwent significant redesign to reduce vegetation clearing and maximise retention of mature native trees. While another place of worship exists nearby, the proposal has been assessed on its individual merits against the relevant requirements of Scheme No. 12.
67	Concerns are raised regarding traffic movements at the Gordon Road and Lakes Road intersection and the potential interaction between church traffic and existing turning movements. Additional concerns relate to impacts on wildlife habitat, nearby wetlands and the removal of trees. Greater traffic consideration is requested before any approval is granted.	Traffic impacts associated with the Lakes Road and Gordon Road intersection were comprehensively assessed through the Traffic Impact Assessment and review by the City's Engineering officers. The assessment concluded that the surrounding road network can safely accommodate the development, subject to the provision of upgraded turning lanes and associated access treatments. Environmental concerns raised were also addressed through significant reductions in vegetation clearing and improved retention outcomes.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

68	Support is expressed for the proposal on the basis that a church provides positive social and community outcomes. It is understood that a significant number of native trees are proposed to be retained and that the development may assist in supporting family and community connections. Approval of the application is supported.	Officers note the support expressed for the proposal and the recognition that substantial vegetation retention has been achieved through the revised design. The assessment concluded that the amended plans provide an appropriate balance between community needs, environmental protection and orderly planning outcomes.
69	Objection is raised due to the site being located near a black cockatoo habitat area and concerns regarding the removal of trees used as an important food source. Additional concerns are expressed regarding ongoing roadworks, traffic conditions and a perceived lack of need for another church in the area.	The importance of mature Marri trees as a food source for black cockatoos was recognised throughout the assessment process and informed discussions with the applicant regarding redesign of the proposal. The revised plans retain the majority of mature Marri trees and associated foraging habitat. Traffic concerns were independently reviewed by Engineering officers who concluded that the proposed access arrangements can operate safely.
70	Objection is raised due to the removal of trees considered important to black cockatoo habitat. Concern is expressed that suitable alternative sites may be available that would avoid impacts on wildlife. Protection of habitat values is requested.	Officers acknowledge concerns regarding habitat impacts and the availability of alternative sites. The application has been assessed on the basis of the subject land, its zoning, site characteristics and ability to accommodate the proposed development. Significant amendments were made during assessment to reduce clearing impacts and retain the majority of mature canopy vegetation and foraging habitat values.
71	Objection is raised due to increased traffic and potential impacts on access to Peel Health Campus and emergency services. Concerns are also expressed regarding vegetation clearing, the proximity of two large churches, increased noise and light impacts, and the suitability of the site for development.	Traffic generation, access arrangements, noise and lighting impacts were assessed through supporting technical reports and referrals to specialist officers. Engineering officers have confirmed that the road network can safely accommodate the proposal, while Environmental Health

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

		officers are satisfied that amenity impacts can be appropriately managed through conditions of approval. Vegetation impacts have also been significantly reduced through redesign of the development footprint.
72	Support is expressed for the proposal as a positive addition to the area that may provide broader community benefits. It is considered that the development represents investment in the locality and could contribute positively to the future of the area.	Officers note the support expressed for the proposal and the positive contribution it is anticipated to make to the local community. These social and community benefits were considered alongside environmental, traffic and planning matters throughout the assessment process.
73	Support is expressed for the proposal following review of the publicly available plans and supporting studies. It is considered that traffic, vegetation retention and acoustic matters have been appropriately addressed and that the proposal would provide a suitable permanent facility for the congregation.	Officers note the support provided following review of the supporting technical reports. The conclusions reached within the Traffic Impact Assessment, Tree Assessment and acoustic assessment were independently reviewed by relevant City officers and informed the recommendation presented within this report.
74	Objection is raised due to concerns regarding black cockatoo habitat, tree removal and additional traffic within the locality. Concern is expressed that sufficient places of worship already exist within the area and that future generations should benefit from retained environmental values.	Concerns regarding black cockatoo habitat, tree removal and traffic impacts have been carefully considered throughout the assessment. The revised development layout substantially reduces vegetation clearing and retains the majority of mature Marri trees identified as providing foraging opportunities. Traffic impacts have been assessed by Engineering officers who support the proposal subject to the recommended road upgrades.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

75	Images were provided as part of the submission. No written planning comments accompanied the images.	The submission has been noted. While no specific written planning comments accompanied the images provided, all submissions received during the public advertising period have been considered as part of the overall assessment of the proposal.
76	Objection is raised due to the number of existing places of worship already located along Lakes Road and within the surrounding locality. Concerns are expressed regarding the accuracy of the traffic assessment given recent and ongoing roadworks, together with the loss of mature trees and the gradual urbanisation of the area. It is considered that existing church facilities should be utilised rather than developing additional bushland.	The number of existing places of worship within the locality is acknowledged. However, the planning assessment considers whether the proposed land use is appropriate for the subject site having regard to the zoning, site characteristics and potential impacts. Engineering officers reviewed the Traffic Impact Assessment and concluded that the surrounding road network can safely accommodate the proposal subject to the provision of the recommended turning lane upgrades. The proposal was also amended during assessment to significantly reduce vegetation clearing and retain the majority of mature native trees on the site.
77	Conditional support is expressed provided no significant trees are removed as part of the development. Questions are raised regarding the scale of the proposed facility and the need to accommodate a congregation of up to 350 people. A reduction in the building footprint is suggested to minimise environmental impacts.	Officers acknowledge the conditional support expressed and the preference for retention of significant trees. Tree retention formed a major component of the assessment process, resulting in substantial amendments to the original plans and a reduction in vegetation clearing from approximately 33 trees to 18. The proposed building size and seating capacity were assessed having regard to the applicant's current congregation, projected growth and parking requirements. Officers consider the revised proposal appropriately balances functional requirements with environmental outcomes.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

78	Objection is raised due to the environmental impacts associated with clearing mature trees and wildlife habitat. Concerns are expressed regarding impacts on native bird species, including osprey, wedge-tailed eagles and red-tailed black cockatoos, together with increased traffic generation. It is considered that places of worship are already adequately provided within Mandurah.	The potential impacts on native fauna and habitat values were carefully considered throughout the assessment process. The revised development layout retains the majority of mature Marri trees and existing foraging habitat identified on the site. Traffic impacts were assessed through the Traffic Impact Assessment and independently reviewed by Engineering officers, who concluded that the development can be accommodated without unacceptable impacts to the surrounding road network. Officers consider the environmental impacts have been substantially reduced through the amended design.
79	Objection is raised due to concerns regarding habitat loss, declining bird populations and broader environmental impacts. Concern is also expressed regarding the need for an additional church when numerous existing churches already operate within the City. The proposal is considered inconsistent with community expectations regarding environmental protection.	Officers acknowledge concerns regarding habitat loss and the protection of local bird populations. These matters were considered in conjunction with the Tree Assessment, Bushland Management comments and feedback received through public consultation. The revised proposal significantly improves vegetation retention outcomes compared with the original design and retains the majority of mature habitat trees. While the number of places of worship within the broader locality has been raised, the assessment focuses on whether the proposal is appropriate within the context of the applicable planning framework.
80	Concern is expressed regarding the adequacy of community consultation and the perceived lack of consideration given to environmental impacts. Objection is raised to the removal of trees for a non-essential development and a more detailed	The proposal was advertised for a period of 28 days in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, with development plans and supporting technical information made available for public review.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	review of the proposal is requested. Refusal of the application is supported.	Community feedback played an important role in the assessment process and contributed to discussions with the applicant regarding redesign of the development. These discussions resulted in significant improvements to vegetation retention outcomes and a reduction in the extent of clearing proposed. Officers are satisfied that the application has been subject to an appropriate level of consultation and technical review to support determination of the proposal.
81	Objection is raised due to the loss of bushland habitat and concerns regarding traffic generation and road safety. Questions are raised regarding site access arrangements and whether the local road network can reasonably accommodate another place of worship in proximity to existing facilities. Environmental and infrastructure impacts are requested to be carefully considered.	Concerns regarding traffic generation, road safety and site access are acknowledged. Engineering officers reviewed the Traffic Impact Assessment and concluded that the surrounding road network can safely accommodate the development, subject to the provision of the proposed turning lane upgrades and associated access treatments. Concerns regarding environmental impacts and habitat retention have been addressed through the revised development layout, which significantly reduced vegetation clearing and retained the majority of mature native trees. Refer also to the officer response provided for Submission 67.
82	Objection is raised due to concerns regarding Rural Residential zoning, road safety, environmental impacts and the adequacy of technical studies. Concerns are expressed regarding weekday events not being fully considered within the traffic assessment, removal of trees within a preservation area and the absence of an independent flora and fauna assessment. It is also considered that sufficient church facilities already exist within the locality.	The matters raised regarding traffic, Rural Residential zoning, vegetation retention and environmental assessment have been considered during the assessment process. The proposal is an 'A' use within the Rural Residential zone and may be approved subject to consultation and assessment against the provisions of Scheme No. 12.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

		Traffic, environmental and land use matters were reviewed through specialist reports and internal referrals. Refer also to the officer responses provided for Submissions 22, 31 and 67.
83	Objection is raised due to perceived inconsistency in the application of tree preservation policies. Concerns relate to the removal of mature trees, impacts on black cockatoo habitat, transparency of the consultation process and the need for an additional church in the area. The proposal is considered contrary to community expectations regarding environmental protection.	Concerns regarding tree preservation, black cockatoo habitat and community expectations are acknowledged. The proposal was significantly amended throughout the assessment process to reduce vegetation clearing and maximise retention of mature habitat trees. The consultation process was undertaken in accordance with statutory requirements and all submissions received have been considered as part of the officer assessment.
84	Objection is raised due to the proposed removal of mature native trees adjacent to Lake Goegrup Nature Reserve. Concerns are expressed regarding habitat loss, duplication of church facilities and impacts on wildlife. It is considered that environmental protection should take precedence over further development of church infrastructure.	The environmental values associated with Lake Goegrup Nature Reserve and surrounding habitat were key considerations during the assessment process. Following consultation with City officers, Bushland Management and MEAG, the proposal was revised to substantially reduce vegetation removal and retain the majority of mature native trees. The proximity of other places of worship has also been considered; however, the proposal has been assessed on its own planning merits.
85	A detailed objection is raised by a neighbouring landowner regarding noise, vegetation removal, traffic, bushfire risk, water management, parking provision and impacts on local amenity. Concerns are expressed regarding the scale of the proposal, cumulative impacts, environmental values and the suitability of the location. Refusal of the application is requested on multiple planning grounds.	Officers acknowledge the detailed concerns raised regarding noise, vegetation retention, traffic, bushfire management, servicing, parking provision and residential amenity. These matters have been comprehensively assessed through the Traffic Impact Assessment, Bushfire Management Plan, Tree Assessment, acoustic assessment and internal referrals to Engineering, Environmental Health and Bushland Management officers. In response to concerns raised during assessment, the

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

		proposal was substantially redesigned to reduce vegetation clearing and improve retention of mature habitat trees. Recommended conditions of approval address noise attenuation, landscaping, tree protection, construction management, waste management, parking provision, servicing and bushfire management requirements. On balance, officers are satisfied the revised proposal can be accommodated without resulting in unacceptable impacts on adjoining properties or the broader locality.
86	Objection is raised due to impacts on a tree preservation area, nearby wetlands and local wildlife habitat. Concerns are also raised regarding traffic congestion along Lakes Road and the suitability of the site for a large-scale development. It is considered that alternative locations should be explored.	Concerns relating to environmental values, wetlands and traffic impacts are acknowledged. The revised plans significantly reduce vegetation clearing compared with the original proposal and retain the majority of mature native vegetation. Traffic impacts have been reviewed by Engineering officers, who support the proposal subject to the recommended intersection and turning lane upgrades. Refer also to the officer responses provided for Submissions 7, 22 and 67.
87	Objection is raised due to proposed tree removal and perceived inconsistency between tree preservation controls applying to residents and those applying to development projects. Additional concerns relate to traffic, noise and the existence of another church nearby. Retention of the site as wildlife habitat is supported.	Officers acknowledge concerns regarding tree preservation, wildlife habitat, traffic, noise and the proximity of another church. The proposal has undergone significant amendment to improve vegetation retention outcomes and has been assessed against the relevant planning framework. Traffic and amenity impacts can be appropriately managed through the recommended conditions of approval. Refer also to the officer responses provided for Submissions 18, 30 and 47.
88	Objection is raised due to the proximity of another existing place of worship and concerns regarding impacts on local bird habitat. Questions are raised regarding information contained	The proximity of an existing place of worship has been considered during the assessment process. The Traffic Impact Assessment was reviewed by the City's Engineering officers,

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	within the traffic assessment, including references to existing site access arrangements. Refusal of the application is requested.	who concluded that the site access arrangements and surrounding road network are capable of accommodating the proposal subject to the proposed upgrades. The application has been assessed on the planning merits of the proposed development rather than the existence of other facilities within the locality. Refer also to the officer responses provided for Submissions 25 and 45.
89	Objection is raised regarding the broader community benefit of the proposal and concerns relating to increased traffic and environmental impacts. Personal concerns are expressed regarding the operation and community integration of the Free Reformed Church. It is requested that consideration be given to whether the proposal is in the broader public interest.	The planning assessment considers land use compatibility, environmental impacts, traffic, servicing and compliance with the provisions of Scheme No. 12. Matters relating to the internal operations, beliefs or governance of a religious organisation are not planning considerations relevant to the determination of the application. Officers note the concerns raised and have assessed the proposal against the applicable planning framework. Refer also to the officer response provided for Submission 5.
90	Objection is raised due to impacts on native bushland, black cockatoo habitat and other threatened fauna species. Concerns are expressed regarding proximity to Lake Goegrup, increased traffic, environmental assessments and perceived inconsistency between vegetation protection objectives and proposed clearing. Refusal of the application is requested.	Concerns regarding impacts on black cockatoo habitat, vegetation retention, traffic generation and the environmental significance of the locality have been carefully considered. The proposal was amended during assessment to substantially reduce vegetation clearing and retain the majority of mature native vegetation and identified foraging habitat. Traffic impacts have been reviewed and accepted by Engineering officers, while environmental matters were considered by Bushland Management officers and MEAG. Refer also to the officer responses provided for Submissions 1, 22 and 60.
91	Objection is raised due to the proposed removal of approximately 25 mature trees within a recognised habitat	Officers acknowledge concerns regarding vegetation removal, black cockatoo habitat, traffic safety and the availability of

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	area for black cockatoos. Concerns are expressed regarding perceived inconsistencies between vegetation protection requirements applying to residents and the level of vegetation clearing proposed as part of the development. It is considered that the site should remain protected and that alternative locations within commercial or industrial areas would be more appropriate. Additional concerns are raised regarding traffic safety and the existing level of church provision within the locality.	alternative sites. The proposal was substantially amended during the assessment process, reducing vegetation clearing from approximately 33 trees to 18 and retaining the majority of mature Marri trees that provide foraging habitat. Traffic impacts have been reviewed by Engineering officers, who concluded that the surrounding road network can safely accommodate the proposal subject to the provision of the recommended turning lane upgrades. Refer also to the officer responses provided for Submissions 22, 60 and 67.
92	A strong objection is raised on the basis that the proposal is inconsistent with the objectives of the Rural Residential zone. Concerns are expressed regarding the scale of the proposed development, including the building footprint, auditorium capacity, parking provision and associated institutional infrastructure. Additional concerns relate to the removal of mature trees, impacts on black cockatoo habitat and increased traffic generation requiring road upgrades and turning lanes. It is considered that the proposal would adversely affect the character of the locality and should be refused.	The scale, intensity and compatibility of the proposal with the Rural Residential zone were key considerations during the assessment process. A Place of Worship is an 'A' use within the zone and may be approved following public consultation and assessment against the provisions of Scheme No. 12. The proposed building, parking areas and access arrangements were assessed against relevant planning, engineering and environmental considerations, with the amended design significantly reducing vegetation impacts. Refer also to the officer responses provided for Submissions 22, 31 and 51.
93	Objection is raised on the basis that the proposed location is unsuitable for a development of this scale. Concerns are expressed regarding the clearing of mature vegetation, loss of habitat, increased traffic volumes and the introduction of a high-intensity land use within a Rural Residential setting. It is considered that alternative locations within commercial or community purpose areas would be better equipped to accommodate a facility of this size without requiring significant vegetation clearing. The cumulative environmental and traffic impacts of the proposal are identified as key concerns.	Officers acknowledge concerns regarding the intensity of development, vegetation clearing and traffic generation. The application has been assessed having regard to the characteristics of the subject site, applicable zoning and potential impacts. Throughout the assessment process, the proposal was redesigned to substantially reduce vegetation loss and retain the majority of mature native vegetation.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

		Traffic and parking matters have been independently reviewed by Engineering officers and are considered acceptable subject to the recommended conditions. Refer also to the officer responses provided for Submissions 7, 24 and 27.
94	A detailed objection is raised regarding traffic safety, vegetation removal and environmental impacts. Concerns are expressed that the Traffic Impact Assessment relies on traffic data collected during roadworks and may underestimate existing traffic volumes and operational impacts. Additional concerns relate to the removal of a significant mature habitat tree, impacts on Banksia Woodlands, black cockatoo habitat and other bird species utilising the site. It is considered that the proposal would adversely affect road safety, wildlife habitat and residential amenity, and refusal of the application is requested.	Concerns regarding traffic modelling, road safety and environmental impacts have been carefully considered. The Traffic Impact Assessment was reviewed by the City's Engineering officers, who were satisfied that the adopted methodology appropriately assessed the operation of the road network and proposed access arrangements. Environmental matters were assessed through the Tree Assessment and review by Bushland Management officers, resulting in amendments to the proposal to improve vegetation retention outcomes. Refer also to the officer responses provided for Submissions 21, 49 and 67.
95	Objection is raised by a neighbouring landowner regarding the removal of approximately 30 trees and the resulting loss of vegetation, rural character and visual amenity. Concerns are also expressed regarding impacts on black cockatoo habitat, wetland-associated fauna, traffic generation and the adequacy of the acoustic assessment. Additional concerns relate to noise from the proposed outdoor playground, congregation activities and potential impacts on nearby residential properties. It is requested that further assessment and substantial amendments be undertaken prior to determination of the application.	Officers acknowledge the concerns raised by the adjoining landowner regarding vegetation retention, traffic, noise, visual amenity and potential impacts on nearby residents. These matters were comprehensively assessed through specialist reports, including the Traffic Impact Assessment and acoustic assessment, together with internal referrals to Engineering, Environmental Health and Bushland Management officers. Conditions of approval have been recommended relating to noise attenuation, landscaping, tree protection and site management. Refer also to the officer response provided for Submission 85, which addresses similar matters in detail.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

96	Objection is raised due to the removal of significant mature trees within a recognised tree protection area and the perceived incompatibility of the proposal with the Rural Residential character of the locality. Concerns are expressed regarding traffic safety associated with a busy road intersection and the number of existing churches already operating along Lakes Road. It is considered that the development would adversely affect local amenity and environmental values. Protection of the existing tree canopy and relocation of the proposal to a more suitable site are requested.	Concerns regarding Rural Residential character, tree retention, traffic safety and the location of other churches within the locality are acknowledged. The proposal was redesigned to significantly reduce vegetation clearing and retain the majority of mature native vegetation located on the site. Traffic impacts have been assessed by Engineering officers, while the suitability of the proposed land use has been considered against the objectives and permissibility provisions of Scheme No. 12. Refer also to the officer responses provided for Submissions 45, 47 and 51.
97	A detailed objection is raised regarding the environmental impacts of the proposal, particularly the removal of approximately 30 mature trees and the resulting loss of habitat and landscape character. Concerns are expressed regarding the absence of a comprehensive ecological assessment, impacts on biodiversity, loss of canopy cover and the removal of trees within a recognised Tree Protection Area. Additional concerns relate to traffic generation, road upgrades, cumulative development impacts and the compatibility of the development with the Rural Residential zone. It is considered that insufficient information has been provided to justify the environmental impacts required to facilitate the proposal.	The environmental issues raised, including biodiversity values, habitat retention, vegetation removal and compatibility with the Rural Residential zone, were key considerations throughout the assessment process. Bushland Management officers reviewed the supporting environmental information and requested additional consideration of vegetation retention opportunities, resulting in significant amendments to the development layout. The revised proposal retains the majority of mature habitat trees and substantially reduces clearing impacts compared with the original design. Refer also to the officer responses provided for Submissions 31, 49 and 60.
98	Objection is raised due to the removal of mature vegetation and habitat that provides ecological value for black cockatoos, possums, microbats and other native fauna. Concern is expressed that alternative church facilities may already exist and that additional clearing of mature trees cannot be justified when alternative sites may be available. Particular emphasis	Officers acknowledge concerns regarding habitat values for black cockatoos and other native fauna. The Tree Assessment concluded that no trees proposed for removal contain hollows suitable for breeding habitat, while the revised development layout retains the majority of mature Marri trees and associated foraging habitat.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	is placed on the habitat value of mature hollow-bearing trees and the importance of retaining existing ecological communities. Refusal of the proposal is requested.	The environmental values of the site were carefully considered during assessment and directly influenced the redesign of the proposal.
99	Objection is raised due to the proposed loss of mature trees used by red-tailed black cockatoos and other native fauna. Concern is expressed regarding perceived inconsistencies between Council tree protection initiatives and the scale of tree removal proposed. It is considered that sufficient places of worship already exist and environmental protection should be prioritised. Refusal is requested.	Concerns regarding the loss of mature trees and black cockatoo habitat are acknowledged. The proposal was amended during assessment to significantly reduce vegetation clearing and retain most mature canopy trees identified on the site. While concerns regarding tree preservation initiatives have been noted, the application has been assessed on its individual merits and against the requirements of the planning framework.
100	Objection is raised regarding traffic and road safety impacts, particularly given the location of the proposed access near the Lakes Road and Gordon Road intersection. Concerns are expressed regarding assumptions adopted within the Traffic Impact Assessment, parking demand estimates, overflow parking arrangements and environmental consequences of additional vehicle activity. Further concerns relate to perceived inconsistencies between vegetation clearing restrictions imposed on residents and the scale of clearing proposed for the development. Additional technical information and consideration of alternative sites are requested.	Traffic generation, road safety, parking demand and access arrangements have been carefully assessed through the Traffic Impact Assessment and review by the City's Engineering officers. The assessment concluded that the proposed access location meets the required sight distance standards and that the surrounding road network can safely accommodate the development subject to the recommended road upgrades. Concerns regarding vegetation clearing have been addressed through substantial redesign of the proposal and improved tree retention outcomes.
101	Objection is raised due to the site proximity to Lake Goegrup Nature Reserve and concerns regarding removal of approximately 25 native trees. Concerns are expressed regarding impacts on water quality, native wildlife habitat and the health of the surrounding wetland system. It is considered that a commercial-scale building and large parking area are inappropriate within a Rural Residential area adjoining environmentally sensitive land.	Officers acknowledge concerns regarding the proximity of the site to Lake Goegrup Nature Reserve, vegetation removal and potential impacts on environmental values. The revised development layout significantly reduces the extent of clearing originally proposed and retains the majority of mature native vegetation and black cockatoo foraging habitat. The proposed use is not expected to generate activities that would adversely affect groundwater, wetland hydrology or water

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

		quality, and connection to reticulated sewer is recommended as a condition of approval.
102	Objection is raised due to the site location within a Rural Residential area and recognised tree protection area. Concerns are expressed regarding the loss of mature trees, impacts on black cockatoo habitat and proximity to Lake Goegrup Nature Reserve. Additional concerns relate to road safety due to the site location on a busy intersection.	The concerns raised regarding tree removal, black cockatoo habitat, traffic safety and the environmental sensitivity of the locality are acknowledged. Refer to the officer responses provided for Submissions 16, 21 and 67.
103	No objection is raised to the concept of a Place of Worship; however, concerns are expressed regarding the removal of mature trees and the absence of a flora and fauna assessment. It is suggested that the parking layout be redesigned to facilitate greater tree retention. It is recommended that a flora and fauna study be completed and design amendments be considered prior to determination.	The concerns raised regarding tree retention, environmental assessment and potential design amendments are acknowledged. Refer to the officer responses provided for Submissions 49, 53 and 65.
104	Objection is raised due to the removal of mature trees within an area identified as important black cockatoo habitat and a recognised bird preservation area. Concerns are expressed regarding impacts on wildlife, traffic congestion, noise and the need for publicly funded road upgrades. It is considered that the environmental significance of the site outweighs any benefit associated with the proposal.	The concerns raised regarding black cockatoo habitat, vegetation removal, traffic impacts and road upgrades are acknowledged. Refer to the officer responses provided for Submissions 22, 52 and 67.
105	A comprehensive objection is raised regarding environmental impacts within a Tree Preservation Area and habitat for black cockatoos and other protected species. Concerns are expressed regarding removal of mature native trees, cumulative habitat loss, long-term impacts on threatened bird populations and the number of existing churches already within the locality. Refusal or relocation of the proposal is requested.	The concerns raised regarding cumulative habitat loss, black cockatoo conservation and vegetation removal are acknowledged. Refer to the officer responses provided for Submissions 14, 60 and 97.
106	Objection is raised due to the site being located within a Tree Preservation Area and habitat for threatened wildlife. Concerns are expressed regarding cumulative habitat loss from recent developments, impacts on Carnaby's black	The concerns raised regarding habitat loss, environmental values and cumulative vegetation clearing are acknowledged. Refer to the officer responses provided for Submissions 17, 61 and 97.

	cockatoos and other fauna, and the suitability of the site for further clearing. Reference is also made to potential Aboriginal cultural heritage values associated with the land. Refusal of the application is requested.	Matters relating to Aboriginal cultural heritage are outside the scope of this development assessment and are addressed through separate legislative processes.
107	Concern is expressed regarding the removal of approximately 25 on-site trees and 5 street trees. It is considered that the loss of vegetation would adversely impact birds, possums, insects and broader habitat values that contribute to the character of the locality. Relocation of the proposal to an already-cleared site is requested.	The concerns raised regarding the removal of on-site and verge vegetation are acknowledged. Refer to the officer responses provided for Submissions 9, 23 and 29.
108	Objection is raised due to the proposed clearing of vegetation within a Tree Preservation Area and the resulting impacts on black cockatoos and other native fauna. Concerns are also raised regarding habitat fragmentation, noise, traffic, drainage, loss of visual amenity and precedent effects. It is considered that environmentally significant land should be protected from development where alternative sites may exist.	The concerns raised regarding vegetation retention, habitat fragmentation, drainage, traffic and amenity impacts are acknowledged. Refer to the officer responses provided for Submissions 26, 31 and 60.
109	Objection is raised due to the cumulative concentration of places of worship along Lakes Road and the associated impacts on local character. Concerns are expressed regarding loss of remaining bushland, increased traffic, noise and activity levels, and the removal of mature vegetation and habitat. It is considered that the scale of the proposal is inconsistent with the Rural Residential setting.	The concerns raised regarding the concentration of places of worship within the locality, vegetation loss and impacts on local character are acknowledged. Refer to the officer responses provided for Submissions 28, 45 and 96.
110	Objection is raised regarding increased traffic, parking demand, noise and impacts on neighbouring residential amenity. Concern is expressed that the development is of a scale and intensity that would place additional pressure on local infrastructure and reduce neighbourhood amenity. Refusal of the application is requested.	The concerns raised regarding traffic, parking demand, noise and residential amenity are acknowledged. Refer to the officer responses provided for Submissions 46, 71 and 85, which address these matters in detail.
111	Objection is raised due to the environmental significance of the site and its importance to native birdlife. Concerns are expressed regarding continued loss of natural landscapes and tree canopy within Mandurah, and the perceived lack of need	The concerns raised regarding environmental values, native bird habitat, vegetation loss and the need for an additional place of worship are acknowledged. Refer to the officer responses provided for Submissions 10, 34 and 79.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	for another place of worship. Greater consideration of community and environmental values is requested.	
112	A formal objection is lodged to the proposal. No specific planning grounds or supporting detail are provided within the submission.	The objection is noted. As no specific planning grounds were provided, no detailed officer response is required. The submission has nevertheless been considered as part of the assessment of the application.
113	Objection is raised due to the proximity of another place of worship and concerns regarding the scale of development proposed for the site. It is considered that full development of the lot would be inconsistent with the rural character and visual amenity of the area.	The concerns raised regarding the scale of the development, proximity to another place of worship and compatibility with the character of the locality are acknowledged. Refer to the officer responses provided for Submissions 45, 92 and 109.
114	Objection is raised due to the removal of vegetation used as habitat for endangered red-tailed black cockatoos. Concerns are also expressed regarding impacts on nearby wetlands, local amenity and the compatibility of a large building and parking area within the Rural Residential zone. Relocation to a commercial area is suggested.	The concerns raised regarding black cockatoo habitat, wetland proximity, vegetation removal and the suitability of the proposal within the Rural Residential zone are acknowledged. Refer to the officer responses provided for Submissions 22, 52 and 101.
115	A detailed objection is raised regarding traffic safety, road network capacity, mature tree retention and impacts on protected wildlife habitat. Concerns are expressed that the Traffic Impact Assessment may underestimate existing hazards and that the proposal would increase risks to motorists and emergency services. It is considered that alternative sites should be investigated to avoid environmental and traffic impacts.	The concerns raised regarding traffic safety, road network capacity, mature tree retention and alternative locations are acknowledged. Refer to the officer responses provided for Submissions 67, 94 and 100.
116	Concerns are raised regarding impacts on black cockatoo nesting habitat and the ability of the surrounding road network to manage additional traffic. Clarification is sought regarding the denomination and operation of the proposed place of worship due to the proximity of an existing church. Additional information is requested prior to any decision.	The concerns raised regarding black cockatoo habitat, traffic impacts and the operation of the proposed place of worship are acknowledged. Refer to the officer responses provided for Submissions 5, 14 and 21.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

117	Concern is expressed regarding the adequacy of environmental investigations undertaken to date and the limited consultation period available to review the proposal. It is requested that determination be deferred until broader environmental assessments are completed and the community has had additional opportunity to review the findings.	The concerns raised regarding environmental investigations and the consultation process are acknowledged. Refer to the officer responses provided for Submissions 12, 49 and 80.
118	Objection is raised due to the proposed loss of approximately 30 mature trees in close proximity to a Tree Preservation Area. Concerns relate to impacts on protected species including black cockatoos, peregrine falcons, western ringtail possums and migratory shorebirds. It is considered that the environmental sensitivity of the site warrants refusal of the application.	The concerns raised regarding vegetation removal, habitat impacts and the environmental significance of the site are acknowledged. Refer to the officer responses provided for Submissions 17, 60 and 105.
119	Objection is raised due to impacts on flora and fauna, traffic, and noise within a semi-rural residential environment. Concerns are expressed regarding the removal of mature trees, increased congestion at the Lakes Road and Gordon Road intersection, and cumulative noise impacts associated with two churches operating in close proximity. Alternative sites are considered more suitable.	The concerns raised regarding traffic, noise, vegetation retention and compatibility with the surrounding locality are acknowledged. Refer to the officer responses provided for Submissions 46, 71 and 85.
120	Objection is raised due to cumulative impacts associated with another church adjacent to Kingdom City Church. Concerns are expressed regarding increased traffic, parking demand, noise, removal of native vegetation and impacts on black cockatoo habitat within a recognised Tree Preservation Area. Careful consideration of environmental and residential amenity impacts is requested.	The concerns raised regarding cumulative impacts associated with the adjoining church, traffic, parking demand, vegetation removal and black cockatoo habitat are acknowledged. Refer to the officer responses provided for Submissions 1, 45 and 61.
121	Objection is raised due to the existence of other churches within the area and concerns regarding impacts on endangered black cockatoo habitat. It is considered that additional church facilities are unnecessary and would result	The concerns raised regarding the need for an additional place of worship and impacts on black cockatoo habitat are acknowledged. Refer to the officer responses provided for Submissions 20, 34 and 74.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	in avoidable environmental impacts. Refusal of the application is requested.	
122	A detailed objection is raised regarding the methodology, assumptions and conclusions of the Traffic Impact Assessment. Concerns are expressed regarding use of outdated traffic data, omission of major committed developments, vehicle occupancy assumptions and the absence of cumulative traffic modelling with nearby churches. It is requested that the assessment be independently peer reviewed and that traffic, parking and infrastructure requirements be reassessed.	The concerns raised regarding the methodology, assumptions and conclusions of the Traffic Impact Assessment are acknowledged. Refer to the officer responses provided for Submissions 25, 94 and 100, which address traffic modelling, parking demand and road network capacity.
123	Objection is raised due to the removal of mature trees and wildlife habitat. Concern is expressed regarding the cumulative loss of vegetation throughout Mandurah and Peel and the need to retain remaining bushland rather than facilitate additional development. Alternative developed sites are considered more appropriate.	The concerns raised regarding vegetation removal and the cumulative loss of habitat throughout the region are acknowledged. Refer to the officer responses provided for Submissions 4, 48 and 59.
124	Strong support is expressed for the proposal and the benefits it would provide for the congregation and wider community. It is considered that efforts have been made to minimise environmental impacts and retain vegetation where possible. Approval of the application is supported as an opportunity to provide a permanent place of worship and community facility.	Officers note the support expressed for the proposal and the recognition of the efforts made to reduce environmental impacts through the revised design. Refer also to the officer responses provided for Submissions 54, 68 and 73.
125	Objection is raised due to the perceived lack of need for another church and the removal of native vegetation and wildlife habitat. Concern is expressed that alternative cleared sites or existing facilities should be utilised rather than further reducing environmental values. Refusal of the application is requested.	The concerns raised regarding vegetation retention, habitat protection and the availability of existing church facilities are acknowledged. Refer to the officer responses provided for Submissions 10, 28 and 55.
126	Objection is raised due to environmental impacts, habitat loss and the availability of existing church facilities. Concerns are expressed regarding black cockatoo habitat, traffic generation, parking demand and the adequacy of the Traffic	The concerns raised regarding habitat impacts, traffic generation, parking demand and community need are acknowledged. Refer to the officer responses provided for Submissions 20, 25 and 82.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	Impact Assessment. It is considered that the proposal represents a want rather than a community need and should not occur at the expense of environmental values.	
127	Concerns are raised regarding the residential nature of the locality, black cockatoo breeding habitat and potential runoff impacts to nearby nature reserves and wetlands. It is considered that alternative sites should be investigated and that cumulative environmental impacts require greater consideration.	The concerns raised regarding residential amenity, black cockatoo habitat and potential impacts on nearby wetlands are acknowledged. Refer to the officer responses provided for Submissions 7, 22 and 101.
128	Objection is raised regarding traffic congestion and road safety at the Gordon Road and Lakes Road intersection. Additional concerns relate to impacts on black cockatoo habitat, tree removal and development within a recognised preservation area. Refusal of the proposal is requested.	The concerns raised regarding traffic congestion, road safety and black cockatoo habitat are acknowledged. Refer to the officer responses provided for Submissions 21, 67 and 100.
129	A comprehensive objection is raised due to the removal of approximately 30 mature trees, impacts on threatened species and the location of the development adjacent to Goegrup Nature Reserve. Concerns are expressed regarding traffic safety, perceived inequity in vegetation clearing controls and the lack of published flora and fauna investigations. Further environmental and traffic assessments are requested before any determination.	The concerns raised regarding vegetation removal, threatened species habitat, traffic safety and environmental investigations are acknowledged. Refer to the officer responses provided for Submissions 49, 94 and 97.
130	Objection is raised due to continued vegetation clearing and the perceived oversupply of church facilities within Mandurah. Concern is expressed regarding impacts on wildlife habitat and the need to retain mature trees wherever possible.	The concerns raised regarding vegetation clearing, wildlife habitat and the number of church facilities within Mandurah are acknowledged. Refer to the officer responses provided for Submissions 20, 55 and 79.
131	Concerns are raised regarding the lack of a publicly available environmental impact assessment and the age of the traffic and noise information supporting the proposal. Protection of wildlife habitat and preservation of Greenfields environmental values are considered important issues requiring further investigation.	The concerns raised regarding environmental information and supporting technical studies are acknowledged. Refer to the officer responses provided for Submissions 12, 49 and 117.

132	Concerns are raised regarding community need, traffic impacts, stormwater management and the removal of mature trees used by red-tailed black cockatoos. Additional information is sought regarding environmental assessments, tree replacement outcomes and long-term canopy restoration. Alternative community uses retaining a greater number of trees are suggested.	The concerns raised regarding traffic impacts, stormwater management, habitat retention and tree replacement are acknowledged. Refer to the officer responses provided for Submissions 29, 31 and 100.
133	Objection is raised due to the removal of trees and the resulting impacts on wildlife habitat. It is considered that development of the site for a church is inappropriate given the environmental value of the area.	The concerns raised regarding vegetation removal and habitat impacts are acknowledged. Refer to the officer responses provided for Submissions 8, 17 and 48.
134	Objection is raised due to the removal of trees, impacts on multiple wildlife species and potential adverse effects on surrounding residents. Protection of native habitat is supported over the proposed development.	The concerns raised regarding wildlife habitat and potential impacts on surrounding residents are acknowledged. Refer to the officer responses provided for Submissions 46, 71 and 85.
135	Concern is expressed regarding the removal of native habitat that supports local flora and fauna. It is considered that remaining natural areas should be protected from ongoing development pressures and retained in a natural state where possible.	The concerns raised regarding the retention of natural areas and cumulative environmental impacts are acknowledged. Refer to the officer responses provided for Submissions 4, 59 and 123.
136	Objection is raised due to the proposal being located within an area identified as habitat for endangered black cockatoos and other protected flora and fauna. Concerns are expressed regarding the removal of vegetation within a recognised habitat area and the cumulative impacts of multiple church developments along Lakes Road. It is considered that protection of environmental values should take precedence over additional development.	The concerns raised regarding black cockatoo habitat, protected fauna and the cumulative presence of places of worship along Lakes Road are acknowledged. Refer to the officer responses provided for Submissions 61, 84 and 105.
137	Objection is raised due to likely impacts on native trees, birdlife and wildlife habitat. Reference is made to existing signage identifying the area as requiring protection and preservation. It is considered that no further development should occur within this environmentally sensitive area.	The concerns raised regarding wildlife habitat, vegetation protection and the environmental sensitivity of the locality are acknowledged. Refer to the officer responses provided for Submissions 17, 36 and 118.
138	A comprehensive objection is raised by a resident directly opposite the proposed access point. Concerns relate to	The concerns raised regarding traffic safety, residential amenity, vegetation retention, cumulative impacts and the overall

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	compatibility with the Rural Residential zone, impacts on residential amenity, cumulative impacts with Kingdom City Church, traffic safety, noise, vegetation removal and the adequacy of environmental and servicing information. It is considered that the scale and intensity of the proposal are inconsistent with the character of the locality and that the application should be refused or deferred pending further studies.	suitability of the proposal have been comprehensively assessed. Refer to the officer responses provided for Submissions 31, 85 and 95, which address these matters in detail.
139	Objection is raised due to impacts on local wildlife, vegetation and neighbourhood character within a recognised tree preservation area. Concerns are also expressed regarding traffic impacts associated with the proposed access arrangement and the concentration of church facilities along Lakes Road. It is considered that the proposal provides limited community benefit relative to its environmental impacts.	The concerns raised regarding vegetation removal, traffic impacts, neighbourhood character and the concentration of places of worship within the locality are acknowledged. Refer to the officer responses provided for Submissions 45, 96 and 109.
140	Objection is raised due to existing traffic congestion and concerns regarding safe access to nearby schools, aged care facilities and Peel Health Campus. Concern is expressed regarding further impacts on local amenity and environmental values. It is considered that the proposal would place unnecessary pressure on the surrounding road network.	The concerns raised regarding traffic congestion, access to key community facilities and road network capacity are acknowledged. Refer to the officer responses provided for Submissions 67, 71 and 100.
141	A detailed objection is raised by residents immediately opposite the proposed access. Concerns relate to traffic safety, noise, loss of neighbourhood character, vegetation clearing, impacts on black cockatoos and integration with the surrounding residential area. Additional concerns are raised regarding consultation, bushfire risk, cumulative impacts with nearby churches and whether the site represents the highest community benefit use. Refusal of the application is requested.	The concerns raised regarding traffic safety, amenity impacts, vegetation retention, consultation, bushfire management and cumulative impacts have been comprehensively assessed. Refer to the officer responses provided for Submissions 85, 95 and 138, which address these matters in detail.
142	Objection is raised due to the scale of the development, removal of native vegetation and potential impacts on protected bird species. Concerns are expressed regarding traffic congestion, loss of environmental values and the	The concerns raised regarding vegetation removal, protected bird habitat, traffic impacts and the proximity of another place of worship are acknowledged. Refer to the officer responses provided for Submissions 22, 45 and 104.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	suitability of locating a large place of worship adjacent to an existing church. Protection of native habitat is requested.	
143	Objection is raised due to impacts on native wildlife habitat and the continued loss of mature vegetation within the locality. Concerns are expressed regarding traffic safety, particularly for nearby residents accessing their properties. It is considered that alternative cleared sites should be investigated before environmentally significant vegetation is removed.	The concerns raised regarding habitat loss, vegetation retention and traffic safety are acknowledged. Refer to the officer responses provided for Submissions 17, 65 and 81.
144	Objection is raised due to the proximity of an existing church, removal of approximately 30 trees and the need for additional turning lanes. Concerns are expressed regarding impacts on birdlife, traffic and the adequacy of community notification. It is considered that the congregation could continue utilising existing facilities rather than developing the subject land.	The concerns raised regarding vegetation removal, additional turning lanes, traffic impacts and the presence of existing church facilities are acknowledged. Refer to the officer responses provided for Submissions 9, 45 and 76.
145	Concerns are raised regarding the loss of mature trees that provide habitat for local bird species including osprey and whistling kite, as well as ringtail possums. Additional concern is expressed regarding traffic safety and vehicle movements associated with the proposal. Greater protection of wildlife habitat is requested.	The concerns raised regarding wildlife habitat, mature tree retention and traffic safety are acknowledged. Refer to the officer responses provided for Submissions 17, 23 and 81.
146	Objection is raised regarding the size and location of the proposed development within a Rural Residential area. Concerns are expressed regarding impacts on wildlife habitat, tree removal, noise, lighting, stormwater runoff and traffic generation. It is considered that the proposal is incompatible with the character and environmental values of the locality.	The concerns raised regarding the scale of development, vegetation removal, amenity impacts, drainage and traffic generation are acknowledged. Refer to the officer responses provided for Submissions 31, 56 and 85.
147	Support is expressed for the proposal on the basis that a church is considered a relatively unobtrusive land use. It is considered that the loss of vegetation associated with the proposal is limited and that many trees on the site are not significant habitat trees. Approval of the application is supported.	Officers note the support expressed for the proposal and the acknowledgement of the environmental outcomes achieved through the revised design. Refer also to the officer responses provided for Submissions 54, 68 and 124.
148	Objection is raised due to traffic congestion and road safety concerns at the Lakes Road and Gordon Road intersection. It	The concerns raised regarding traffic congestion, road safety and alternative land use opportunities are acknowledged. Refer

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	is considered that land in proximity to schools, hospitals and public transport should be prioritised for housing rather than additional places of worship. An alternative location for the church is suggested.	to the officer responses provided for Submissions 67, 100 and 140.
149	Objection is raised due to concerns regarding road safety at the proposed entry location and the existence of another large church nearby. Concerns are also expressed regarding cumulative environmental impacts and recent vegetation clearing within the locality. Relocation of the proposal to a more suitable site is requested.	The concerns raised regarding road safety, cumulative environmental impacts and the proximity of another place of worship are acknowledged. Refer to the officer responses provided for Submissions 61, 67 and 109.
150	Clarification is sought regarding the denomination and belief system associated with the proposed place of worship. Concern is expressed regarding the purpose of the facility and whether additional information can be provided regarding the organisation intended to occupy the site.	The planning assessment relates to the land use of a Place of Worship rather than the beliefs or doctrines of a particular religious organisation. Refer to the officer responses provided for Submissions 5 and 89.
151	Objection is raised due to concerns regarding the location of the proposed Place of Worship adjacent to Kingdom City Church and the potential cumulative impacts on traffic movements at the Gordon Road and Lakes Road intersection. Concern is expressed regarding road safety, access to Peel Health Campus and the concentration of church facilities along Lakes Road. Additional concerns relate to the removal of mature trees utilised by black cockatoos, cumulative loss of native vegetation within Greenfields, and the broader impact on environmental values and community character. It is requested that further environmental assessment be undertaken and alternative sites be investigated.	The concerns raised regarding traffic impacts, the concentration of places of worship within the locality, vegetation removal, black cockatoo habitat and cumulative environmental impacts are acknowledged. Refer to the officer responses provided for Submissions 61, 67, 76 and 105.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

19 REPORTS

Subject: 19.1 Outcome of Local Law Review

Summary

In accordance with section 3.16(2) of the *Local Government Act 1995* (the Act) and following Council's resolution at the Ordinary Council Meeting held on 28 April 2026, the City of Mandurah (City) advertised the review of the following local laws:

- *City of Mandurah Cemeteries Local Law 2010* – Attachment 1
- *City of Mandurah Jetties, Waterways and Marina Local Law 2010* – Attachment 2

The purpose of this report is for Council to consider the outcomes of the review of the City's Cemeteries Local Law and Jetties, Waterways and Marina Local Law (Local Laws) and determine whether they should be retained, repealed or amended.

Following a decision of Council, further consultation will be undertaken with Elected Members to obtain their input on any proposed local law amendments.

Disclosure of Interest

NIL

Previous Relevant Documentation

• OCM26/29	28 April 2026	Council resolved to commence Local Law Review (*Cemeteries Local Law & Jetties Waterways and Marina Local Law)*
• G.23/8/18	28 August 2018	2018 Amendment Local Law, final adoption (*Cemeteries Local Law*)
• G.18/2/19	26 February 2019	Cemeteries Amendment Local Law 2019, Final Adoption (Undertaking)
• G.27/4/19	30 April 2019	2018 Amendment Local Law, final adoption *(Jetties Waterways and Marina Local Law)*

Background

At the Ordinary Council Meeting of 28 April 2026, Council resolved to undertake a review of the Local Laws (Stage 1) in accordance with section 3.16 of the Act which requires all local laws to be reviewed periodically (Section 3.16 Review).

The Local Government Reform has introduced significant changes to the Section 3.16 Review process, including the extension of the local law review period from 8 years to 15 years. Under the *Local Government Amendment Act 2024 (*Amendment Act), any local law not reviewed within 15 years will automatically lapse.

Provisions under the Amendment Act came into effect on 7 December 2024 triggering a two-year transitional period for local governments to complete reviews of any overdue local laws. Accordingly, the City must review and report on all due or overdue local laws by December 2026 to ensure they remain valid and enforceable.

The Local Laws were adopted more than eight years ago and have not yet undergone a Section 3.16 Review and therefore, are subject to this transitional requirement.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Comment

Following completion of the public notice and consultation process undertaken as part of the Section 3.16 Review, City officers have considered the ongoing suitability, effectiveness and necessity of the City's Cemeteries Local Law and Jetties, Waterways and Marina Local Law.

Cemeteries Local Law

The review identified that the Cemeteries Local Law remains appropriate and fit for purpose at this time. While some matters were identified for potential future consideration, the City is currently exploring transitioning aspects of cemetery service delivery to the Metropolitan Cemeteries Board. It is therefore considered appropriate that the Local Law remain unchanged following this review and the effectiveness of those arrangements be assessed before determining whether any amendments to the Local Law are required.

Accordingly, it is recommended that Council determine that the Cemeteries Local Law remain unchanged following this Section 3.16 Review, with any future amendments to be considered once Council consider any transition arrangements, and these if any, have been fully implemented and evaluated.

Jetties, Waterways and Marina Local Law

The review of the Jetties, Waterways and Marina Local Law has identified that the Local Law would benefit from amendment to ensure it remains contemporary and better support the City’s operational objectives and processes. Proposed amendments include updating terminology and definitions, improving clarity and consistency, addressing issues identified through stakeholder consultation and ensuring it continues to support the effective management of the City's waterways, jetties and marina facilities.

Accordingly, it is recommended that Council endorse the commencement of the amendment process for the Jetties, Waterways and Marina Local Law.

Consultation with Elected Members

Should Council determine that the Jetties, Waterways and Marina Local Law be amended, City officers will commence development and drafting of the proposed Amendment Local Law for further consideration by Council. This will include Elected Member workshops to provide input into the amendments.

Following Elected Member consultation, the implementation of these amendments will be completed in accordance with section 3.12 of the Act which is considered as ‘making’ a new local law (Stage 2).

Any amendment to a local law is subject to scrutiny by the Joint Standing Committee on Delegated Legislation (JSCDL). Proposed changes should be informed by stakeholder engagement to ensure they are reasonable and legally enforceable. As part of the section 3.12 process, the City will undertake a minimum of 6 weeks of public consultation and consultation with the relevant Ministers. Careful consideration will be given to local laws held by other local governments and the decisions of the JSCDL. City officers will also undertake further consultation with internal officers and Elected Members to ensure collaboration during the development process.

Any submissions will be reported to Council for consideration prior to the final adoption and submission to the JSCDL.

A summary of the local law process is set out below:

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Stage of the Making of a Local Law Process	Requirement	Status/ Date of Compliance
Stage1 Review of Local Law s3.16 Procedure	Within a period of 15 years after the day on which a local law commenced or a determination in respect of the local law, a local government must carry out a review of the local law to determine whether it considers that the local law should be repealed, be amended or remain unchanged. (section 3.16 (1))	28 April 2026 Status: complete
Stage 1A	Local public notice must be given stating that – (a) The local government proposes to review the local law; (b) A copy may be inspected or obtained; and (c) Submissions about the local law may be made (before a day to be specified in the notice), being not less than 6 weeks after the notice is given. (section 3.16 (2))	6 May 2026 Closing date for public consultation: 19 June 2026 Status: complete
Stage1B – current stage	After the last day for submissions, the City must consider any submissions received and prepare a report for Council to determine (by absolute majority) whether it considers that the local law should be repealed or amended. (Section 3.16 (2)). Noting at the time Council does not need to resolve what the amendments will be to the local law.	**For Council approval:** **22 September 2026**
Stage 2 Making of Local Law Stage 2A - Drafting and Development	Workshop with Elected Members to review and develop the amendments to the local law.	A workshop to be scheduled in coming months.
Stage 2B - s3.12 Procedure	At a council meeting the person presiding is to give notice to the meeting of the purpose and effect of the proposed local law in the prescribed manner. (Section 3.12(2)) Purpose and effect to be included in both the agenda and minutes for the meeting. (*Local Government (Function and General) Regulations* Reg 3)	Date to be determined
Stage 2C(i)	Local public notice must be given stating that – (a) The local government proposes to make a local law and summarise the purpose and effect of the local law; (b) A copy may be inspected or obtained; and (c) Submissions about the local law may be made (before a day to be specified in the notice), being not less than 6 weeks after the notice is given (Section 3.12(3))	Date to be determined

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

2C(ii)	A copy of the notice and a copy of the proposed local law is given to the Departmental CEO and any other department assisting the administration of an Act under which the local law is proposed to be made (Section 3.12(3))	Date to be determined
2D	After the last day of submissions, the local government is to consider any submissions and may make the local law as proposed or make a local law that is not significantly different from what was proposed (Section 3.12(4)) *absolute majority required	Date to be determined
2E	Once adopted, local laws must be advertised in the Government Gazette and a copy must be given to the Departmental CEO and any other department of Public Service assisting the administration of an Act under which the local law is made (Section 3.12(5))	Date to be determined
2F	Local public notice must be given stating – (1) The title of the local laws; (2) Summarizing the purpose and effect of the local law, specifying the date the local laws come into force; and (3) The local law is published on the City's website and that copies of the local law may be inspected at or obtained. (Section 3.12(6))	Date to be determined
2G	Within 10 working days of gazettal, copies of Local Laws to be provided to the Joint Standing Committee on Delegated Legislation (JSCDL) including explanatory or other material relating to them. (Section 3.12(7)) **Note*: The JSCDL has the authority to recommended to Parliament that a local law is disallowed if it determines that the process as detailed in the Act is not followed, or the proposed local law does not meet the standard prescribed.	Date to be determined.

Commercial Operators workshop

On 3 September 2026, a workshop was held with commercial operators to obtain feedback on the Section 3.16 Review of the Jetties, Waterways and Marina Local Law.

Commercial operators generally raised matters relating to signage, seasonal operator standards, future infrastructure needs and jetty availability. While these matters are important to the operation of commercial activities, most relate to operational management, asset planning, permit administration or other regulatory frameworks. The City will consider these matters and refer them to the relevant business areas where appropriate. The operators also noted that the since the Local Law was drafted commercial use of the waterways has developed into a key tourism product.

Signage may be more appropriately managed through the *Local Government Property and Public Places Local Law,* approvals processes, lease/licence conditions, signage policies or operational management of City assets. Investigation will be undertaken to identify whether any additional provisions or operational arrangements are required.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Mandurah Environmental Advisory Group

A workshop with the Mandurah Environmental Advisory Group (MEAG) has been scheduled for 18 September 2026 and had not been held at the time this report was prepared. Feedback received through the workshop will be considered in the development of the proposed amendments prior to commencement of the statutory local law amendment process. Further feedback will also be sought from MEAG once the draft Amendment Local Law has been prepared.

Access and Inclusion Advisory Group

This item was considered by the Access and Inclusion Advisory Group (AIAG) at its meeting of 25 June 2026, and the following feedback relevant to the Jetties, Waterways and Marina Local Law (Jetties Local Law) is set out below:

Recommendation	Officer Comment
Shared-use issues were identified, with members noting that most users are considerate but suggesting more could be done to encourage respectful behaviour in shared spaces. Discussion included fishing activities and group gatherings, including situations where equipment or other items may obstruct jetties and affect the safe and convenient use of facilities by others.	Feedback has been noted. The current local law already contains provisions relating to nuisance, obstruction and interference with other users of jetties and waterways. The matters raised will be considered further as part of the development of the proposed local law.
Concerns were raised regarding vandalism of public infrastructure, particularly at the All Abilities Launch Pad. Suggestions included improved lighting, CCTV and increased patrols.	Vandalism and security matters are operational issues that sit outside the scope of the Local Law. The feedback has been provided to the relevant City officers for consideration as part of ongoing asset management, security and maintenance programs.
Members highlighted the importance of signage, including tactile signage, appropriate placement heights, positive messaging and avoiding excessive signage.	The City supports the use of clear, accessible and effective signage to promote safe and inclusive use of public facilities. Feedback will be considered as part of future signage reviews and when developing supporting educational materials.
Accessibility issues were identified, including steps at some access points, uneven floating jetties and debris accumulation following adverse weather events.	Infrastructure design, maintenance and accessibility improvements are operational matters outside the scope of the Local Law. Feedback has been referred to the relevant City officers for consideration in future asset planning, maintenance and accessibility initiatives.
Members discussed consideration of e-scooters within the Local Law review due to safety concerns associated with their speed and quiet operation.	Feedback regarding e-scooters and similar devices has been noted and will be considered as part of the review.

The AIAG also provided broader feedback regarding accessibility, infrastructure design, maintenance, security and asset management matters. While these issues generally fall outside the scope of the Jetties, Waterways and Marina Local Law review, they have been referred to the

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

relevant City officers for consideration. Feedback relating to e-scooters, accessibility and the use of mobility aids will be considered as part of the development of proposed amendments to the Local Law.

Consultation

The City advertised the intention to undertake a review of the Local Laws by local public notice in the Mandurah Times, placed on noticeboards at the Administration Building, at all City libraries and the City's Website and social media platforms.

Local public notice was given for a period of no less than six weeks inviting public submissions and concluded on 19 June 2026. The outcome of the public consultation is as follows:

External Consultation	Comment
Cemeteries Local Law	
Members of the community One submission – 7 June 2026: Does the local law provide enough flexibility for modern memorial options, including digital memorials and other contemporary ways families may wish to remember loved ones. The City is encouraged to ensure processes and requirements are easy for families to understand during what is often a difficult and emotional time.	The feedback is acknowledged. The review has not identified a need to amend the local law at this time. While modern memorial options may be considered in the future, the proposed transfer of cemetery operations to the Metropolitan Cemeteries Board means such matters are more appropriately considered through future cemetery management and operational arrangements.
Jetties, Waterways and Marina Local Law	
Members of the community Submission 1 – Port Bouvard Ratepayers Association on 11 June 2026: • Areas covered by this law should be fully described, with maps showing areas. • With regard clause 2.3 (Users causing a nuisance) Regular occurrences where vessels are using waterways, contrary to signs as per item 2.8 (3) and amplifying devices on commercial vessels, contrary to item 4.6 (b). Can we have specified in Part B general provisions, how, and who to report these issues? • With regard clause 5.3(b) (Private jetties and pontoons) private jetty and pontoons are to be constructed in such a manner, as to not impose any additional load on the waterway edge wall, however it appears a number of pontoon type jetties have been fixed directly to canal wall contravening the local law. Can it be specified, that inspections are to take place on a regular basis, and by whom will be	Public submissions relevant to this local law will be considered as part of the development of the proposed amendment local law in accordance with section 3.12 of the Act. The local law applies to public jetties, waterways and marina facilities that are under the care, control and management of the City. Users must use best endeavours to minimise the impact of noise upon surrounding residences and businesses. Unreasonable noise emissions, particularly relating to the use of sound amplifying devices are subject to compliance with the *Environmental Protection (Noise) Regulations 1997*. The City will ensure that the Port Bouvard Ratepayers Association is included as an interested stakeholder and will provide a copy of any proposed amendment local law for review and comment as part of the statutory consultation process. Jetties are operational matters administered by the Department of Transport (DOT). The

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

responsible to undertake these inspections and seek remedy from the canal homeowner.	community can report concerns directly to the DOT through its customer service and reporting channels.
Submission 2 – 28 May 2026: I don't think that commercial operators such as Boat Hire and the like should be able to have loading jetties in predominantly residential canals. This would cause nuisance and increase potential for injury and damage to property. The current boat hire company in Mandurah is already causing concerns by allowing non experienced boaters to hire vessels with little regard and knowledge. Near misses are already a frequent issue for others who share the waterway.	Jetties within the City of Mandurah waterways may be designated for private or public purposes. Public jetties governed by the City of Mandurah are used by a combination of recreational and commercial vessels at designated locations. Commercial vessels may only berth at the City of Mandurah's commercial jetties where express authorisation to do so has been granted by authorised officers under the current local law incur fines of up to $5,000 may apply to unauthorised use of a public jetty.
Submission 3 – 28 May 2026: This is absurd imposition of jetty owners that really boils down to more jobs for mates in council, more costs for rate payers ceding more control to local government that in general of tens prices inept at wielding authority - no changes in any part and no additions to the rules already in place.	Public submissions relevant to this local law will be considered as part of the development of the proposed amendment local law in accordance with section 3.12 of the Act. Community feedback received through the review includes differing views regarding the appropriate level of regulation, inspection and enforcement. Feedback often advocates for increased compliance and enforcement measures. Such measures would have associated financial and resource implications.
Submission 4 – 28 May 2026: Should be stronger enforcement of provisions relating to speeding boats on the canals and estuary. Engine noise of boats should be limited, and such limits enforced particularly in canals. Some unnecessarily powerful boats cause disturbing and potentially damaging vibrations to houses they pass. Council should liaise closely with law enforcement in these matters, including provision of speed radars.	The submission raises a number of matters, some of which may fall outside the scope of this local law. The WA Water Police are responsible for law enforcement and water safety. Users must use best endeavours to minimise the impact of noise upon surrounding residences and businesses. Unreasonable noise emissions from vessels may also be subject to the requirements of the *Environmental Protection Act 1986 and* the *Environmental Protection (Noise) Regulations 1997*. Public submissions relevant to this local law will be considered as part of the development of the proposed amendment local law in accordance with section 3.12 of the Act.
Submission 5 – 7 June 2026:	

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Given the law is now more than a decade old, I encourage the City to review whether it adequately addresses newer recreational activities and emerging watercraft technologies. I also support continued emphasis on protecting water quality and the environment. Where possible, the City should provide plain-English guidance and clear signage so residents and visitors can easily understand their obligations without needing to read the full local law.	Noted. The Proposed amendment to this local law is supported to ensure it remains contemporary and effective. Comments on water quality, environment and signage will be considered through the next stage of the process.

As part of the section 3.12 process for making a new local law, additional consultation will occur and relevant identified parties will be provided the opportunity to give feedback on the future proposed Amendment Local Law.

Statutory Environment

Local Government Act 1995

Section 3.16 - Periodic Review of Local Laws:

(3) After the last day for submissions, the local government is to consider any submissions made and cause a report of the review to be prepared and submitted to its council.
(4) When its council has considered the report, the local government may determine (absolute majority required) whether or not it considers that the local law should be repealed or amended.

Policy Implications

NIL

Financial Implications

A budget of $20,000 has been allocated for the local law reviews. Whilst the majority of drafting will be undertaken by Governance and Legal Services, the City will incur fees for public advertising costs and publishing in the Government Gazette.

Risk Implications

The section 3.16 review ensures compliance with the Act and supports sound governance. Failure to undertake the review may expose the City to legal and reputational risk. The recommendations arising from the review support the continued effectiveness and relevance of the Local Laws and are not expected to create any significant additional risk to the City.

Strategic Implications

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

Economy
- A diversified economy that supports growth sectors
- A thriving city that residents are proud to call home and people want to visit
- A supportive business environment where investment is encouraged, and entrepreneurship prospers

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Community
- Access to support services that enhance opportunities for everyone
- Safe and connected communities
- Inclusive and welcoming places, spaces and neighbourhoods

Environment
- Nature has a voice in all decision-making
- A shared responsibility for our environment with a focus on engagement, education and respect
- Our natural environment is celebrated, protected and restored for generations to come
- Our built environment is clean, accessible and sustainable
- Our coast and waterways are healthy and celebrated

Leadership
- Sound decisions based on evidence and meaningful engagement
- Effective advocacy focused on the needs of the community and strong relationships with key stakeholders
- Well-maintained assets and facilities that meet the needs of our community
- Responsible, transparent, value for money delivery of well planned, sustainable, projects, programs and services

Conclusion

The review has identified that the Jetties, Waterways and Marina Local Law should be amended to ensure it remains contemporary, enforceable and operationally effective. Detailed amendment proposals will be presented to Council as part of the section 3.12 local law amendment process.

The review has also found that the Cemeteries Local Law remains fit for purpose and should remain unchanged. Accordingly, it is recommended that the Cemeteries Local Law review be concluded without amendment.

Officer Recommendation

That Council:

1. **Receives and acknowledges the outcome of the public consultation as detailed in this Report in relation to the:**
   - **1.1. *City of Mandurah Cemeteries Local Law 2010***
   - **1.2. *City of Mandurah Jetties, Waterways & Marina Local Law 2010***
2. ***Determines its intention to amend the *City of Mandurah Jetties, Waterways & Marina Local Law 2010* upon the commencement of section 3.12 of the *Local Government Act 1995*.**
3. ***Determines the *City of Mandurah Cemeteries Local Law 2010* is to remain unchanged.**
4. **Notes the amendment of the *City of Mandurah Jetties, Waterways & Marina Local Law 2010* will be subject to further reports to Council in accordance with section 3.12 of the *Local Government Act 1995.***
5. **Notes that further Elected Member workshops will be held to seek input on the amendments to the *City of Mandurah Jetties, Waterways & Marina Local Law 2010* prior to advertising.**

***Absolute Majority**

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Attachments

1. Cemeteries Local Law 2010 (7) [**19.1.1** - 21 pages]
2. Jetties Waterways and Marina Local Law 2010 (8) [**19.1.2** - 28 pages]

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

CONSOLIDATED LOCAL LAW

CITY OF MANDURAH

CITY OF MANDURAH

LOCAL GOVERNMENT ACT 1995

CEMETERIES ACT 1986

CEMETERIES LOCAL LAW 2010

(Principle Local Law)

Gazette Number 84. 20 May 2011

CEMETERIES AMENDMENT LOCAL LAW 2018

Gazette Number 134. 7 September 2018

CEMETERIES AMENDMENT LOCAL LAW 2019

Gazette Number 32. 12 March 2019

LOCAL GOVERNMENT AMENDMENT (INFRINGEMENT NOTICES) LOCAL LAW 2021

Gazette Number 212. 17 December 2021

- PLEASE NOTE:
- This version of the City of Mandurah Cemeteries Local Law 2010 combines the:

- Principle
  - City of Mandurah Cemeteries Local Law 2010; and
- Amendment:
  - City of Mandurah Cemeteries Local Law Amendment Local Law 2018;
  - City of Mandurah Cemeteries Local Law Amendment Local Law 2019;
  - Local Government Amendment (Infringement Notices) Local Law 2021.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

LOCAL GOVERNMENT ACT 1995
CEMETERIES ACT 1986

CITY OF MANDURAH

CEMETERIES LOCAL LAW 2010

ARRANGEMENT

PART 1—PRELIMINARY 1
1.1 Citation 1
1.2 Interpretation 1
1.3 Repeal 2
1.4 Application 2
1.5 Commencement 2
PART 2—ADMINISTRATION 3
2.1 Powers and functions of Chief Executive Officer. 3
PART 3—APPLICATION FOR FUNERALS 3
3.1 Application for burial 3
3.2 Applications to be accompanied by certificates etc. 3
3.3 Certificate of identification 3
3.4 Minimum notice required 3
PART 4—FUNERAL DIRECTORS 4
4.1 Funeral director's licence expiry 4
4.2 Responsibilities of funeral directors 4
4.3 Single funeral permits 4
4.4 Application refusal 4
PART 5—FUNERALS 4
5.1 Receipt of an application for a funeral 5
5.2 Fixing times for a funeral 5
5.3 Times for burials 5
5.4 Requirements for funerals and coffins 5
5.5 Funeral processions 6
5.6 Vehicle entry restricted 6
5.7 Vehicle access and speed limitation 6
5.8 Offenders may be ordered to leave 6
5.9 Conduct of funeral by board 6
5.10 Disposal of ashes 7
PART 6—BURIALS 7
6.1 Depth of graves 7

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

6.2 Dimensions of graves 8
6.3 Preparation of graves 8
PART 7—MEMORIALS AND OTHER WORK 8
7.1 Use of wood 8
7.2 Plants and trees 8
7.3 Supervision 8
7.4 Australian War Graves 8
7.5 Requirements of a memorial plaque 9
PART 8—GENERAL 9
8.2 Dogs 9
8.3 Prohibited activities 9
8.4 Recording 10
8.5 Damaging and removing of objects 10
8.6 Withered flowers 10
8.7 Littering and vandalism 10
8.8 Advertising 10
8.9 Obeying signs and directions 10
8.10 Removal from the cemetery 10
PART 9—LAKES LAWN CEMETERY 11
9.1 Flowers and memorials 11
PART 10—OLD MANDURAH CEMETERY 11
10.1 Application for monumental work 11
10.2 Placement of monumental work 11
10.3 Removal of rubbish 11
10.4 Operation of work 12
10.5 Removal of sand, soil or loam 12
10.6 Hours of work 12
10.7 Unfinished work 12
10.8 Monumental mason's licence expiry 12
10.9 Monumental mason's licence 12
10.10 Carrying out monumental work 12
10.11 Responsibilities of the holder of a monumental mason's licence 13
10.12 Cancellation of a monumental mason's licence 13
PART 11—OFFENCES AND MODIFIED PENALTIES 13
11.1 General 13
11.2 Modified penalties 13
Schedule 1 14
MODIFIED PENALTIES 14
Schedule 2 15

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

FORM—NOTICE OF INFRINGEMENT 15
Schedule 3 17
FORM—WITHDRAWAL OF INFRINGEMENT 17

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

LOCAL GOVERNMENT ACT 1995
CEMETERIES ACT 1986

CITY OF MANDURAH

CEMETERIES LOCAL LAW 2010

Under the powers conferred by the *Cemeteries Act 1986, Local Government Act 1995* and under all other powers enabling it, the Council of the City of Mandurah resolved on 27 April 2011 and subsequently amended on 28 August 2018 and 26 February 2019 to make the following local law.

PART 1—PRELIMINARY

1.1 Citation

This local law may be cited as the *City of Mandurah Cemeteries Local Law 2010*.

1.2 Interpretation

In this local law unless the context otherwise requires—

Act means the *Cemeteries Act 1986*;

ashes means so much of the remains of a dead body after the due processes of cremation as may be contained in a standard sized ashes container;

authorised person means a person -

(a) authorised by the Council, under section 9.10 of the *Local Government Act 1995* to perform all or any of the functions conferred on an authorised person under this local law; or

(b) appointed by the CEO of the Board under section 64 of the Act to issue infringement notices in accordance with section 63 of the Act;

Board means the City of Mandurah;

Cemetery means the Lakes Lawn Cemetery and the Old Mandurah Cemetery which the Governor by order has vested under the care, control and management of the Board;

CEO means the chief executive officer for the time being, of the Board;

coffin means a coffin or receptacle used for the transportation of a dead body to the grave;

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

funeral includes the burial of a dead body and all associated processions and ceremonials but does not include so much of a ceremonial that is solely a religious right;

funeral director means a person holding a current funeral director's licence;

funeral director's Licence means a licence issued by the Board in accordance with part 4 which entitles the holder to conduct funerals at the Cemetery;

ground niche means a specified area of the Cemetery for the placement of ashes not being a wall niche or a grave;

memorial means a memorial plaque as described in clause 7.5, a memorial as described in clause 9.1 or as otherwise approved by the Board;

monumental mason means a person holding a current monumental mason's licence;

niche wall means a building or construction wholly above ground level so constructed as to allow the disposition of ashes into a compartment in the wall or floor and being sealed from view;

personal representative means the administrator or executor of an estate of a deceased person;

set fee refers to fees and charges set by a resolution of the Board and published in the Government Gazette, under section 53 of the Act;

single funeral permit means a permit issued by the Board under section 20 or 21 of the Act which entitles the holder to conduct at the cemetery a funeral of a person named in the permit;

standard grave means a grave which does not exceed any of the following dimensions: 2 metres long, 1.2 metres wide and 2.1 metres deep; and

vehicle has the same meaning as described in the *Road Traffic (Administration) Act 2008.*

[Clause 1.2 amended by Government Gazette; 134 of 2018 and 32 of 2019]

1.3 Repeal

Part VII of the City of Mandurah Consolidated Local Laws relating to Cemeteries as published in the *Government Gazette* of 13 February 1998 is repealed.

1.4 Application

This local law applies to the Lakes Lawn Cemetery and the Old Mandurah Cemetery located in the district of the City of Mandurah.

1.5 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

PART 2—ADMINISTRATION

2.1 Powers and functions of Chief Executive Officer.

Subject to any directions given by the Board, the CEO shall exercise all the powers and functions of the Board in respect of the cemetery.

PART 3—APPLICATION FOR FUNERALS

3.1 Application for burial

(1) A person may apply for approval to bury a dead body in the cemetery in the form determined by the Board from time to time.

(2) An application under subclause (1) is to be accompanied by the set fee.

3.2 Applications to be accompanied by certificates etc

All applications referred to in clauses 3.1 shall be accompanied by either a medical certificate of death or a Coroner's order of burial, and a certificate issued under clause 3.3, in respect of the body.

3.3 Certificate of identification

(1) After a dead body is placed in a coffin and prior to a dead body being removed to the cemetery a person who personally knew the deceased shall identify the dead body and shall complete a certificate of identification in the form determined by the Board from time to time, unless—

(a) in the opinion of the Funeral Director, the dead body is not in a fit state to be viewed; or

(b) after reasonable effort the Funeral Director is unable to arrange for a person to identify the dead body.

(2) Where—

(a) in the opinion of the Funeral Director, the dead body is not in a fit state to be viewed; or

(b) after reasonable effort the Funeral Director is unable to arrange for a person to identify the dead body,

then the Funeral Director shall complete a certificate dispensing with identification in the form determined by the Board from time to time.

3.4 Minimum notice required

All bookings to hold a funeral shall be made with the Board at least 48 hours prior to the time proposed for burial on the application, otherwise an extra charge may be made.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

[Clause 3.4 amended by Government Gazette 134 of 2018]

PART 4—FUNERAL DIRECTORS

4.1 Funeral director's licence expiry

(1) A funeral director's licence shall expire on 30 June in each year.

(2) A funeral director's licence is not transferable.

4.2 Responsibilities of funeral directors

(1) The Board may upon receipt of an application in writing by any person and upon payment of the set fee issue to the applicant a funeral directors licence.

(2) The holder of a funeral director's licence shall be responsible for the compliance by every person purporting to be authorised to direct a funeral within a cemetery pursuant to that licence with—

(a) all the requirements of—

(i) the licence;

(ii) this local law; and

(iii) the Act; and

(b) any conditions imposed by the Board in respect of that licence.

4.3 Single funeral permits

Every application for a single funeral permit made under section 20 or 21 of the Act shall include coffin specifications and details of the vehicle transporting the dead body to the gravesite.

4.4 Application refusal

The Board may refuse an application for a single funeral permit if, in the opinion of the Board, either the coffin specifications or the details of the vehicle transporting the dead body to the gravesite are not structurally sound or are otherwise inadequate or inappropriate, or on any other grounds.

[Clause 4.4 amended by Government Gazette 134 of 2018]

PART 5—FUNERALS

Division 1—General

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

5.1 Receipt of an application for a funeral

Upon receipt of a properly completed application form, in the form determined by the Board from time to time, and the satisfaction of all other requirements of this local law, the Board may—

(a) fix a time for the funeral; and

(b) dig or re-open any grave that is required.

5.2 Fixing times for a funeral

The time fixed for a funeral is at the discretion of the Board but subject to this Part will be as near as possible to the time requested by the applicant.

5.3 Times for burials

(1) A person shall not carry out a burial—

(a) on Christmas Day;

(b) on Good Friday; or

(c) at any time other than during the following days and hours—

(i) Monday—Friday; 9:00 a.m. to 2.30 p.m.

(ii) Saturdays, Sundays and Public Holidays; 8:30 a.m. to 11:00 a.m. except with the written permission of the Board or its authorised person.

(2) The Board may, by notice displayed at the Board's Office and at the cemetery at least one week before a Public Holiday, close the Cemetery on that Public Holiday and where a cemetery is so closed no funeral may take place within it, except with the written permission of the Board.

[Clause 5.3 amended by Government Gazette 134 of 2018]

5.4 Requirements for funerals and coffins

A person shall not bring a dead body into the cemetery unless—

(a) the Board has approved an application for the burial of that dead body in accordance with Part 3 of this local law; and

(b) it is enclosed in a coffin which in the opinion of the Board is structurally sound and bears the name of the deceased person indelibly inscribed in legible characters on a plate on the coffin's lid;

(i) under the plate referred to in subclause (b); and

(ii) there is a substantive lead strip bearing the surname of the deceased person stamped in legible characters, each character being not less than 10 mm in height.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

5.5 Funeral processions

The time fixed by the Board for any burial shall be the time at which the funeral procession is to arrive at the cemetery gates, and, if not punctually observed, then the applicant who applied to hold the funeral under clause 3.1 shall pay the set fee for being late.

5.6 Vehicle entry restricted

(1) Subject to subclause (2), every funeral procession shall enter by the principal entrance, and no vehicle except the hearse, and official mourning coaches, shall be permitted to enter the cemetery.

(2) This clause shall not apply to persons using wheelchairs or motorised wheelchairs.

5.7 Vehicle access and speed limitation

(1) A person shall drive a vehicle on a vehicular access way or the constructed roadway or other areas designated for the use of vehicles within the cemetery, unless otherwise authorised by the Chief Executive Officer.

(2) A person driving a vehicle, within a cemetery, shall not exceed the speed limit of 5 km per hour, and shall comply with the signs and directions in the cemetery.

[Clause 5.7 amended by Government Gazette 134 of 2018]

5.8 Offenders may be ordered to leave

(1) A person committing an offence under clause 5.7 may be ordered to leave the cemetery by the CEO or an authorised person.

(2) A person who has been ordered to leave the cemetery by the CEO or an authorised person is to leave immediately in a peaceful manner and not cause a disruption or be a nuisance to the funeral congregation or ceremony in procession.

5.9 Conduct of funeral by board

When conducting a funeral under section 22 of the Act the Board may—

(a) require a written request for it to conduct a funeral to be lodged with it;

(b) in its absolute discretion, charge any person requesting it to conduct a funeral the set fee for the conduct of that funeral by it;

(c) where no fee or a reduced fee has been charged by it for the conduct of the funeral, determine the manner in which the funeral shall be conducted;

(d) bury a dead body only when a permit to bury has been obtained for that body;

(e) specify an area in the cemetery where the dead body is to be buried or the ashes placed;

(f) conduct the funeral notwithstanding the failure of a person to make any application or to obtain any consent required under this local law;

(g) do or require anything which it considers is necessary or convenient for the

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

conduct of a funeral by it.

Division 2—Placement of Ashes

5.10 Disposal of ashes

(1) The personal representative of a deceased person whose body has been cremated may apply, in an application under clause 3.1 or otherwise, for permission to dispose of the ashes in the cemetery and upon payment of the set fee the Board may grant permission for the ashes to be disposed of by one of the following methods—
   (a) niche wall
   (b) ground niche
   (c) family grave
   (d) scattering to the winds
   (e) other memorials approved by the Board

(2) Subject to subclauses (3) and (4), a person shall not place the ashes of a deceased person in the cemetery.

(3) An authorised person may place the ashes of a deceased person in a cemetery in accordance with the Board approval provided—
   (a) the person requesting the placement of the ashes has the permission of the Board; and
   (b) the ashes are placed within an area set aside for that purpose by the Board.

(4) An authorised person may place the ashes of a deceased person within a grave in accordance with the Board approval, provided the person requesting the placement of the ashes has the written permission of the Board and the approval of the holder of the right of burial of the grave.

PART 6—BURIALS

6.1 Depth of graves

(1) A person shall not bury a coffin within the cemetery so that the distance from the top of the coffin to the original surface of the ground is—
   (a) subject to paragraph (b), less than 750 mm, unless that person has the permission of an authorised person; or
   (b) in any circumstances less than 600 mm.

(2) The permission of the authorised person in subclause (1)(a) will only be granted where in the opinion of the authorised person exceptional circumstances require granting of that permission.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

6.2 Dimensions of graves

(1) A person shall not bury a dead body in a cemetery other than in a standard grave, unless that person has the permission of an authorised person.

(2) The permission of the authorised person in subclause (1) shall not be granted unless in the opinion of the authorised person, exceptional circumstances require granting of that permission.

[Clause 6.2 inserted by Government Gazette 134 of 2018]

6.3 Preparation of graves

A person shall not dig or prepare a grave or fill a grave, unless that person has the permission of an authorised person.

[Clause 6.3 inserted by Government Gazette 134 of 2018]

PART 7—MEMORIALS AND OTHER WORK

Division 1—General

7.1 Use of wood

No wooden fence, railing, cross, other wooden erection or temporary marker shall be allowed on or around any grave.

7.2 Plants and trees

No plants, trees or shrubs shall be placed on any grave or within the cemetery except such as shall be approved by the Chief Executive Officer.

[Clause 7.2 amended by Government Gazette 134 of 2018]

7.3 Supervision

All workers, whether employed by the Board or by any other person, shall at all times whilst within the boundaries of the cemetery be subject to the supervision of the CEO or an authorised person and shall obey such directions as the CEO or an authorised person may give.

7.4 Australian War Graves

Notwithstanding anything in this local law to the contrary, the Office of Australian War Graves—

(a) may place a memorial on a military grave;

(b) is not required to pay the set fee for any memorial that is placed upon a military grave; and

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

(c) is still required to notify the Board of intending Australian War Grave and may be required to complete application for monumental works.

[Clause 7.4 amended by Government Gazette 134 of 2018]

Division 2—Memorial Plaque Section

7.5 Requirements of a memorial plaque

(1) All memorial plaques placed in a memorial plaque section of the cemetery shall—

(a) be made of admiralty bronze;

(b) not be less than the dimensions 380 mm x 280 mm,

(c) not more than 560 mm x 305 mm;

(d) not exceed 20 mm in thickness; and

(e) be placed upon a base mounting approved by the Board.

(2) Nothing, whether transparent or otherwise, shall be placed over a memorial plaque.

(3) A person shall not display any trade names or marks upon any monument erected within the lawn section of the cemetery.

[Clause 7.5 amended by Government Gazette 134 of 2018]

PART 8—GENERAL

8.1 Animals

Subject to clause 8.2, a person shall not bring an animal into or permit an animal to enter or remain in the cemetery, other than with the approval of the CEO or an authorised person.

8.2 Dogs

Dogs are permitted to be walked in the cemetery provided—

(a) they are restrained by the means of a leash or chain no longer than 2 m in length and under the control of a person capable of controlling the dog at all times; and

(b) the person responsible for the dog whilst in the cemetery removes any excreta in accordance with the *City of Mandurah Dogs Local Law* 2010 and disposes of such excreta in an appropriate waste receptacle.

[Clause 8.2 amended by Government Gazette 134 of 2018]

8.3 Prohibited activities

Unless the prior written approval of the Board or an authorised person has been obtained a person shall not—

(a) swim or wade in or remove fish or wildlife from lakes, tanks or other water features;

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

(b) camp; or

(c) light a fire; within the Cemetery.

8.4 Recording

A person shall not record or film a funeral or memorial within the cemetery without the prior approval of the next of kin of the deceased person whose funeral or memorial is being held.

8.5 Damaging and removing of objects

Subject to clause 8.6, a person shall not damage, remove or pick any tree, plant, shrub or flower in the cemetery or any other object or thing on any grave or memorial or which is the property of the Board without the permission of the Board.

8.6 Withered flowers

A person may remove withered flowers from a grave or memorial and these are to be placed in a waste receptacle provided by the Board for that purpose.
[Clause 8.6 amended by Government Gazette 134 of 2018]

8.7 Littering and vandalism

A person shall not—

(a) break or cause to be broken any glass, ceramic or other material in or upon the cemetery;

(b) discard, deposit, leave or cause to be discarded, deposited or left any refuse or litter in or upon the cemetery other than in a waste receptacle provided for that purpose; or

(c) mark, scribe or write on a plinth or memorial.

[Clause 8.7 amended by Government Gazette 134 of 2018]

8.8 Advertising

(1) A person shall not advertise or carry on any trade, business or profession within the cemetery without the prior written approval of the Board.

(2) The Board may consider and grant approval subject to such conditions as the Board thinks fit.

8.9 Obeying signs and directions

A person shall obey all signs displayed, marked, placed or erected by the Board within the cemetery and any other lawful direction by the CEO or an authorised person.

8.10 Removal from the cemetery

Any person failing to comply with any provisions of this local law or behaving in a manner that in the opinion of the Board, the CEO or an authorised person is inappropriate in the

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

cemetery may in addition to any penalty provided by this local law be ordered by the Board, the CEO or an authorised person to leave the cemetery for a period of not less than 12 hours.

PART 9—LAKES LAWN CEMETERY

This Part applies to the Lakes Lawn Cemetery only.

9.1 Flowers and memorials

(1) The Cemetery is a lawn cemetery and all flowers must be placed wholly within receptacles provided.

(2) An authorised person will remove all withered flowers on Monday of each week and all faded and unsightly plastic or artificial flowers and memorials on the last Monday of each calendar month.

(3) No person shall place or affix by any method any wooden, metal, plastic or stone memorials or vases, statues or photographs, pots or other memorials within the Cemetery or on the concrete plinth..

[Clause 9.1 amended by Government Gazette 134 of 2018]

PART 10—OLD MANDURAH CEMETERY

This Part applies to the Old Mandurah Cemetery only.

Division 1—Memorial Plaques

10.1 Application for monumental work

A Board may require the written consent of the holder of the right of burial of the grave to accompany an application under section 30 of the Act.

10.2 Placement of monumental work

(1) Every memorial shall be placed on proper and substantial foundations.

(2) A person shall not display any trade names or marks upon any monument erected within the cemetery.

(3) An admiralty bronze memorial plaque may be attached to a monument erected or being erected the cemetery.

10.3 Removal of rubbish

All refuse, rubbish or surplus material remaining after memorial works are completed under a permit issued under section 30 of the Act shall be immediately removed from the cemetery by the person carrying out the works.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

10.4 Operation of work

All material required in the erection and completion of any work shall, as far as practicable, be prepared before being taken to the cemetery, and all materials required by persons carrying out the works shall be admitted at such entrance as the CEO or an authorised person shall direct.

10.5 Removal of sand, soil or loam

No sand, earth or other material shall be taken from any part of the cemetery for use in the erection of any memorial or work except with the written approval of the Board.

10.6 Hours of work

Persons shall not be permitted to carry out memorial or other work on graves within the cemetery other than between the hours of 8:15 a.m. and 4:00 p.m. on weekdays or 8:15 a.m. and noon on Saturdays without the written permission of the Board.

10.7 Unfinished work

Should any work by masons or others be not completed before 4:00 p.m. on weekdays or noon on Saturdays, they shall be required to leave the work in a neat and safe condition to the satisfaction of the CEO or an authorised person.

Division 2—Licensing of Monumental Masons

10.8 Monumental mason's licence expiry

(1) A monumental mason's licence shall, subject to clause 10.12, expire on 30 June in each year.

(2) A monumental mason's licence is not transferable.

10.9 Monumental mason's licence

(1) The Board may upon receipt of an application in writing by any person and upon payment of the set fee issue to the applicant a monumental mason's licence.

(2) A licence issued under subclause (1) authorises the holder to carry out monumental works within the cemetery subject to the provisions of this local law and such conditions as the Board shall specify upon the issue of that licence.

10.10 Carrying out monumental work

(1) A person shall not carry out monumental work within the cemetery unless that person—

(a) is the holder of a current monumental mason's licence issued pursuant to clause 10.9; or

(b) is an employee of a person who holds such a licence; or

(b) is authorised by the Board to do so.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

10.11 Responsibilities of the holder of a monumental mason's licence

The holder of a monumental mason's licence shall be responsible for the compliance by every person purporting to be authorised to carry out monumental works within the cemetery pursuant to that licence this local law and any other written law which may affect the carrying out of monumental works.

10.12 Cancellation of a monumental mason's licence

(1) The Board may by notice in writing to the holder of a monumental mason's licence terminate the licence on any of the following grounds—
   (a) that the holder of the licence has committed a breach of this local law or any other written law which may affect the carrying out of monumental works; or
   (b) that the holder of the licence has purported to transfer the licence issued to that holder to another person.

(2) Upon the termination of a monumental mason's licence under this clause no part of any fee paid for the issue of that licence is refundable by the Board.

PART 11—OFFENCES AND MODIFIED PENALTIES

11.1 General

A person who commits a breach of any provision of this local law commits an offence and shall on conviction be liable to a penalty not exceeding $500.00 and if the offence is a continuing one to a further penalty not exceeding $20.00 for every day or part of a day during which the offence has continued.

11.2 Modified penalties

(1.) The offences specified in the Schedule 1 are offences which may be dealt with under section 63 of the Act.

(2.) The modified penalty payable in respect of an offence specified in the Schedule 1 is set out in the fourth column of the Schedule 1.

(3.) The prescribed form of the infringement notice referred to in section 63(1) of the Act is set out in the Schedule 2.

(4.) The prescribed form of the notice withdrawing an infringement notice referred to in section 63(3) of the Act is set out in the Schedule 3.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Schedule 1
Local Government Act 1995 Cemeteries Act 1986
City of Mandurah Cemeteries Local Law 2010
MODIFIED PENALTIES

Item No.	Clause	Nature of offence	Modified penalty
1	5.6	Unauthorised vehicle in cemetery	$50.00
2	5.7	Driving in excess of 5kph in cemetery	$50.00
3	8.1	Unauthorised animal in cemetery	$50.00
4	8.3	Prohibited activity without approval	$50.00
5	8.4	Recording a funeral or memorial without approval	$50.00
6	8.5	Damage or removal of objects	$50.00
7	8.7	Littering and vandalism within the cemetery	$50.00
8	8.8	Unauthorised advertising, and/or trading within the cemetery	$50.00
9	8.9	Disobeying sign or lawful direction	$50.00
10	9.1(3)	Unauthorised placement of memorials, vases, statues, photographs or pots	$50.00
11	10.3	Placement and non-removal of rubbish and surplus materials	$50.00
12	10.5	Unauthorised use of earth or other material taken from another part of the cemetery	$50.00
13	10.7	Leaving uncompleted works in an untidy or unsafe condition	$50.00

[Schedule 1 amended by Government Gazette 134 of 2018]

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Schedule 2
Local Government Act 1995 Cemeteries Act 1986
City of Mandurah Cemeteries Local Law 2010
INFRINGEMENT NOTICE
FORM—NOTICE OF INFRINGEMENT

[clause 11.2(3)]

To:_____
(name)

_____
(address)

It is alleged that at_____:_____hours on_____day of 20_____at_____

_____

you committed the offence indicated below by an (x) in breach of clause ..... of the *City of Mandurah Cemeteries Local Law 2010*

_____
(Authorised Person)

Offence

- ❑ Unauthorised vehicle in cemetery
- ❑ Driving in excess of 5kph in cemetery
- ❑ Unauthorised animal in cemetery
- ❑ Prohibited activity without approval
- ❑ Recording a funeral or memorial without approval
- ❑ Damage or removal of objects
- ❑ Littering and vandalism within the cemetery
- ❑ Unauthorised advertising, and/or trading within the cemetery
- ❑ Disobeying sign or lawful direction
- ❑ Unauthorised placement of memorials, vases, statues, photographs or pots
- ❑ Placement and non removal of rubbish and surplus materials
- ❑ Unauthorised use of earth or other material taken from another part of the cemetery
- ❑ Leaving uncompleted works in an untidy or unsafe condition

Other Offence _____

$ _____

Subject to the right of the Board to refrain from accepting the modified penalty, you may dispose of the alleged offence either;

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

(a) by the payment of the modified penalty shown, within 28 days of the date of the notice to the Cashier, Administration Centre, City of Mandurah, 3 Peel Street (PO Box 210), Mandurah WA 6210, or

(b) by having it dealt with by a Court.

If this modified penalty is not paid within the time specified, court proceedings may be taken against you under the *Fines, Penalties and Infringement Notice Enforcement Act 1994*.

1. INFRINGEMENT NOTICES SERVED PERSONALLY

If you take no action you may be prosecuted or enforcement action may be taken under the *Fines, Penalties and Infringement Notices Enforcement Act 1994*. Under that Act, some or all of the following actions may be taken — your driver's licence may be suspended, your vehicle licence may be suspended or cancelled, you may be disqualified from holding or obtaining a driver's licence or vehicle licence, your vehicle may be immobilised or have its number plates removed, your details may be published on a website, your earnings or bank accounts may be garnished, and your property may be seized and sold. If you change address it is important that you advise us immediately. Failure to do so may result in your Driver's Licence or any vehicle licence you hold being suspended without your knowledge.

2. INFRINGEMENT NOTICES SERVICED BY POST

If you take no action you may be prosecuted or enforcement action may be taken under the *Fines, Penalties and Infringement Notices Enforcement Act 1994*. Under that Act, some or all of the following actions may be taken — your driver's licence may be suspended, your vehicle licence may be suspended or cancelled, you may be disqualified from holding or obtaining a driver's licence or vehicle licence, your vehicle may be immobilised or have its number plates removed, your details may be published on a website, your earnings or bank accounts may be garnished, and your property may be seized and sold. If the above address is not your current address, or if you change address, it is important that you advise us immediately. Failure to do so may result in your Driver's Licence or any vehicle licence you hold being suspended without your knowledge.

PLEASE PRESENT THIS NOTICE INTACT WHEN MAKING PAYMENT. COUNCIL OFFICES TELEPHONE: 9550 3777 FACSIMILE: 9550 3888

[Schedule 2 amended by Government Gazette 134 of 2018]
[Schedule 2 amended by Gazette Number 212. 17 December 2021]

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Schedule 3

Local Government Act 1995 Cemeteries Act 1986

City of Mandurah Cemeteries Local Law 2010

WITHDRAWAL OF INFRINGEMENT NOTICE
FORM—WITHDRAWAL OF INFRINGEMENT

[clause 11.2(4)]

No._____

_____Date __/ _____ / _____

To [1] _____

Infringement Notice No _____dated __/ _____ / _____ for the alleged offence of [2]

Penalty [3] _____ is withdrawn

(Delete whichever does not apply)

* No further action will be taken.

* It is proposed to institute court proceedings for the alleged offence.

---

[1] Insert name and address of alleged offender.

[2] Insert short particulars of offence alleged.

[3] Insert amount of penalty prescribed.

_____

(Authorised Person)

_____

Dated 9 May 2011.
The Common Seal of the City of Mandurah was affixed by authority of a resolution of the Council in the presence of—

DARREN GEORGE LEE, Deputy Mayor.
Acting for the Mayor pursuant to section 5.34 of the Local Government Act 1995 (as amended)

MARK ROBERT NEWMAN, Chief Executive Officer.

_____

17

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

CONSOLIDATED LOCAL LAW

CITY OF MANDURAH

CITY OF MANDURAH

JETTIES, WATERWAYS AND MARINA LOCAL LAW 2010

(Principle Local Law)

Gazette Number 53. 4 April 2011

JETTIES, WATERWAYS AND MARINA AMENDMENT LOCAL LAW 2011

Gazette Number 6. 10 January 2012

JETTIES, WATERWAYS AND MARINA AMENDMENT LOCAL LAW 2018

Gazette Number 64. 10 May 2019

This Local Law is approved to apply outside the district see Government Gazette: 51, 18 April 2019:

LOCAL GOVERNMENT ACT 1995
City of Mandurah
EXTENSION OF AREA OF APPLICATION OF LOCAL LAW
Department of Local Government, Sport and Cultural Industries.

DLGSC: MH7-47

It is hereby noted for public information that the Governor has approved under section 3.6 of the *Local Government Act 1995* of the making of the *City of Mandurah Jetties, Waterways and Marina Amendment Local Law 2018* to the extent that it will apply outside the district of the City of Mandurah.
DUNCAN ORD, Director General.

PLEASE NOTE:
This version of the City of Mandurah Jetties, Waterways and Marina Local Law 2010 combines the:

- Principle
  - City of Mandurah Jetties, Waterways and Marina Local Law 2010; and
- Amendment:
  - City of Mandurah Jetties, Waterways and Marina Amendment Local Law 2011;
  - City of Mandurah Jetties, Waterways and Marina Amendment Local Law 2018.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

LOCAL GOVERNMENT ACT 1995

CITY OF MANDURAH

JETTIES, WATERWAYS AND MARINA LOCAL LAW 2010

ARRANGEMENT

PART 1—PRELIMINARY 4
1.1 Citation 4
1.2 Interpretation 4
1.3 Repeal 7
1.4 Application 7
1.5 Commencement 7
PART 2—USE OF WATERWAYS 8
2.1 Swimming in waterway 8
2.2 Fishing in waterways 8
2.3 Users of waterway not to cause a nuisance 8
2.4 Maintenance of vessels 8
2.5 Storage of fuels 8
2.6 Pollution of waterway 8
2.7 Restrictions on vessel anti-fouling paint 9
2.8 Application of signs 9
PART 3—MOORING OF VESSELS 9
3.1 Application of part 9
3.2 Vessels moored within mooring envelope 9
3.3 Mooring lines 9
3.4 Inspection of mooring lines by authorised person 10
3.5 Connection of moored vessels to electrical power supply 10
3.6 Mooring in waterway 10
PART 4—USE OF PUBLIC JETTIES 11
4.1 Use of a public jetty 11
4.2 Mooring of vessels 11
4.3 Authorised person may order removal of vessel 12
4.4 Vehicles on public jetties 12
4.5 Fishing from public jetties and bridges 12
4.6 Prohibited activities on vessels, public jetties or bridges 12
4.7 Material not to be removed 12
4.8 Damage to public jetty, boat ramp or bridge 13
4.9 Obstruction of public jetty or bridge 13

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

4.10 Littering on a public jetty or bridge 13
4.11 Launching of vessels 13
4.12 Miscellaneous prohibitions 14
4.13 Application for consent 14
4.14 Local government may close jetties or regulate activities 14
PART 5—PRIVATE JETTIES AND WATERWAYS LOTS 15
5.1 Activities prohibited on a private jetty 15
5.2 Mooring of vessels 15
5.3 Private jetties and pontoons 15
5.4 Design of mooring piles 16
PART 6—MAINTENANCE OF WATERWAY EDGE WALLS 16
6.1 Maintenance of waterway-edge walls 16
PART 7—USE OF MARINA 17
7.1 Requirement for licence 17
7.2 Application for licence and application fee 17
7.3 Obligations of licensee 17
7.4 General prohibitions 20
7.5 Right of entry and execution of repairs 20
7.6 Removal of vessel 21
7.7 Termination of licence 21
7.8 Breach of licence 21
PART 8—GENERAL PROVISIONS 22
8.1 Objections and appeals 22
8.2 Notice of breach 22
8.3 Offences and penalties 22
8.4 Prescribed offences 23
8.5 Forms of infringement notices 23
8.6 Fees and charges 23
8.7 Costs of repair 24
Schedule 1 24
Prescribed offences 24
Schedule 2 26
Form 1 26

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

LOCAL GOVERNMENT ACT 1995

CITY OF MANDURAH

JETTIES, WATERWAYS AND MARINA LOCAL LAW 2010

Under the powers conferred by the *Local Government Act 1995* and under all other powers, the Council of the City of Mandurah resolved on 22 March 2011 and subsequently amended on 14 December 2011 and 30 April 2019 to adopt the following local law.

PART 1—PRELIMINARY

1.1 Citation

This local law may be cited as the *City of Mandurah* Jetties, Waterways and Marina Local Law 2010.

1.2 Interpretation

In this local law unless the context otherwise requires—

Act means the *Local Government Act 1995*;

animal means any animal other than a dog;

AS/NZS 1158 means the standard called “Lighting for roads and public spaces” published by Standards Australia;

AS/NZS 1163 means “Cold-formed structural steel hollow sections” published by Standards Australia;

AS/NZS 2159 means the standard called “Piling—Design and installation” published by Standards Australia;

AS/NZS 3004 means the standard called “Electrical installations—Marinas and Recreational Boats” published by Standards Australia;

AS/NZS 3191 means the standard called “Electric flexible cords” published by Standards Australia;

AS/NZS 3962 means the standard called “Guidelines for design of marinas” published by Standards Australia;

AS/NZS 3678 means “Structural Steel—Hot-rolled plates, floorplates and slabs” published by Standards Australia;

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

AS/NZS 3679.1 means the standard called "Structural steel—Hot-rolled bars and sections" published by Standards Australia;

AS/NZS 3679.2 means "Structural steel—Welded I sections" published by Standards Australia;

authorised person means a person appointed by the Council under section 9.10 of the Act to perform any of the functions of an authorised person under this local law;

bait means food, or some substance, used as a lure in fishing;

boat lifter means any mechanical or electrical device used to lift a boat out of the water;

boat ramp means a place where vehicles equipped with trailers launch and retrieve recreational vessels;

CEO means the Chief Executive Officer of the City of Mandurah;

commercial vessel has the meaning given to it by the *Western Australian Marine Act 1982*;

complying drop net means a drop net that—

(a) is not more than 1.5 metres at its widest point; and

(b) is so constructed so that when set—

(i) its side or sides collapse so that its netting lies flat on the ground; and

(ii) its netting is not capable of ensnaring or entangling a fish;

cost of the City includes its administrative costs;

district means the district of the City of Mandurah;

fish has the meaning given to it by section 4 of the *Fish Resources Management Act 1994*;

fishing has the meaning given to it by section 4 of the *Fish Resources Management Act 1994*

fishing net means any fishing net other than a—

(a) hand scoop or hand dip net;

(b) prawn hand trawl net; or

(c) complying drop net;

gangway means a structure including a removable ladder, ramp or footway that provides pedestrian access between a fixed jetty or the shore and a pontoon, floating jetty or a vessel;

jetty means—

(a) any jetty, pier, wharf, quay, walkway, grid, slip, landing place, stage, platform (other than a platform that is a vessel for the purposes of the Western Australian Marine Act 1982) over any waters, and

(b) any ramp or supporting structure for the launching, landing or retrieving of a vessel;

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

jetty or pontoon envelope means the area designated by the local government within a waterway lot within which the construction of a jetty or pontoon and associated gangway is permissible;

local government means the City of Mandurah;

litter has the meaning given to it by the *Litter Act 1979*;

marina means a complex of interconnecting pens, and all jetties and walkways, together with any adjoining waterway, which are under the care, control or management of the local government;

moor means to secure a vessel to a mooring;

mooring means something to which a vessel may be moored and includes an anchor, stake or mooring pile;

mooring envelope means the area of a waterway lot designated for the mooring of vessels;

mooring pile means any pile used or capable of being used to secure a vessel;

nuisance means—

(a) an activity or condition which is harmful or annoying and which gives rise to legal liability in the tort of public or private nuisance at law; or

(b) an unreasonable interference with the use and enjoyment by a person of his or her ownership or occupation of land; or

(c) interference which causes material damage to land or other property on the land affected by the interference;

owner in relation to any vessel, vehicle, cargo, property or other chattel, means the person who is the lawful owner of the person entitled to possession of the same if that is not the lawful owner;

pen means a specific area within a marina for the mooring of a vessel and does not include any adjacent jetty and walkway;

pollutant means any noxious, polluting or offensive material whether solid or liquid including but not limited to non-biodegradable chemicals or cleaning agents, rubbish, dirt, black water, sewage, oil, oily bilge water, sullage, fuel or the content of brine tanks, fish products including fish carcasses (but excluding bait), shells, offal or litter;

pontoon means a floating platform or similar structure providing landing, docking or mooring facilities;

private jetty means any jetty other than a public jetty;

public jetty means any jetty under the care, control or management of the local government;

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

reasonable notice in regard to intended entry, means notice containing the purpose or purposes for which entry is required and giving a notice period of not less than 24 hours in accordance with section 3.32 of the Act;

Regulations mean the *Local Government (Functions and General) Regulations 1996;*

sign includes any notice, mark, structure or device on which may be shown words, numbers, expressions, colours or symbols;

State Authority means the relevant Statutory Authority responsible for the designation of mooring envelopes;

vessel means any kind of vessel, whether licensed or unlicensed, used or capable of being used in navigation by water, however propelled or moved, and without limiting the generality of the foregoing includes—

(a) a barge, lighter, floating restaurant, dinghy, commercial vessel, tender vessel or other floating structure; and

(b) an air-cushion vehicle, or other similar craft, used wholly or primarily in navigation by water,

but does not include structures used only for the purpose of a jetty or for storage;

waterway means any area of water under the care, control and management of the local government or a person authorised by the local government to undertake such care, control or management on behalf of the local government;

waterway-edge wall means any revetment wall separating the land filled part of a lot adjoining a waterway from the submerged part of such a lot together with any associated retaining wall; and

waterway lot means any privately owned land or lot adjoining a waterway.

[Clause 1.2 amended by Government Gazette No. 6 of 2012 and No.64 of 2019]

1.3 Repeal

Division 5 of Part III of the City of Mandurah Consolidated Local Laws published in the Government Gazette of 13 February 1998 is repealed.

1.4 Application

This local law applies throughout the district.

1.5 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

PART 2—USE OF WATERWAYS

2.1 Swimming in waterway

(1) No person shall swim in a waterway so as to cause a nuisance.

(2) Notwithstanding subclause (1) a person—

(a) may swim in that portion of a waterway that is within 25 metres of a beach or foreshore provided the beach or foreshore has not been designated or set aside as a locality where swimming or bathing is prohibited;

(b) may swim in any area of a waterway that has been designated or set aside by the local government by signs or otherwise as a swimming area; and

(c) may swim in any waterway with the written consent of an authorised person.

2.2 Fishing in waterways

A person shall not—

(a) fish in a waterway from a vessel;

(b) use a net for the purpose of fishing in a waterway;

(c) use a gidgee or speargun; or

(d) fish from a private jetty or private land, so as to cause a nuisance.

2.3 Users of waterway not to cause a nuisance

No person shall moor their vessel or otherwise use a waterway in such a manner as to cause a nuisance to other users of the waterway.

2.4 Maintenance of vessels

A person shall not clean, repair or maintain a vessel moored in a waterway, pen, jetty or mooring envelope in such a manner as to cause a nuisance to other users of the waterway.

2.5 Storage of fuels

A person shall not store fuel—

(a) on a jetty;

(b) on any other structure built on or over the water and that is attached to the land; or

(c) otherwise within 20 metres of the high watermark,

except in a fuel storage facility constructed with the approval of an authorised person.

[Clause 2.5 amended by Government Gazette No.64 of 2019]

2.6 Pollution of waterway

A person shall not deposit or release or permit to be deposited or released any pollutant into a waterway whether from a vessel, jetty, bridge, pen or private land.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

2.7 Restrictions on vessel anti-fouling paint

Any vessel that is coated with anti-fouling paint containing any substance or additive compound that has been altered or is applied at variance with manufacturers or government specification, which is known to bio-accumulate toxins or contain residual chemicals that risk being harmful to the marine environment, is prohibited from using the waterways or entering a marina.

2.8 Application of signs

(1) A sign that—

(a) was erected by the local government or a person authorised by the local government prior to the coming into operation of this local law; and

(b) relates to the use of a waterway, jetty or marina,

shall be deemed for the purposes of this local law to have been erected by the local government under the authority of this local law and shall have effect as such.

(2) Where the use of a vessel in a waterway is regulated by a sign, then the sign shall for the purposes of this local law apply to that part of the waterway which—

(a) lies beyond the sign; and

(b) lies between the sign and the next related sign beyond that sign.

(3) No person shall use a vessel in a waterway contrary to a sign.

[Clause 2.8 amended by Government Gazette No.64 of 2019]

PART 3—MOORING OF VESSELS

3.1 Application of part

This Part applies to the mooring of any vessel whether on a waterway, pen, jetty or within a marina.

3.2 Vessels moored within mooring envelope

Where a vessel is moored within a mooring envelope it must be wholly contained within the length and width of that mooring envelope.

3.3 Mooring lines

The owner of a vessel must—

(a) provide, use and adequately maintain mooring lines sufficient to ensure the safe mooring of the vessel, and which shall not be less than the sizes listed below—

Length of vessel	Mooring line diameter
Up to 5 m	Not less than 12 mm
5 m to 8 m	Not less than 16 mm

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

8 m to 12 m	Not less than 20 mm
12 m to 15 m	Not less than 24 mm; and

(b) periodically inspect the mooring lines and replace any mooring line which is unfit for its intended purpose so as to ensure compliance with the requirements set out in this clause.

[Clause 3.3 amended by Government Gazette No.64 of 2019]

3.4 Inspection of mooring lines by authorised person

Where an authorised person considers the mooring line of a vessel may be faulty, or not compliant with the requirements of clause 3.3(a), the authorised person may issue a written direction to the owner of the vessel requiring within a specified time frame—

(a) the replacement of any mooring line; or

(b) the testing and certification of any mooring line as suitable for its purpose by a marine engineer or equivalent and the provision of such certification to the local government.

[Clause 3.4 amended by Government Gazette No.64 of 2019]

3.5 Connection of moored vessels to electrical power supply

The owner of a moored vessel must not connect or permit the connection of the vessel to the mains power supply of a dwelling unless—

(a) the power supply of the vessel complies with AS/NZS 3004;

(b) the power cords used to connect the power supply of the vessel to the mains power supply of the dwelling comply with AS/NZS 3191; and

(c) the power cords or leads used to connect the vessel to the mains power supply of the dwelling do not enter the water and do not otherwise create a hazard for those in the vicinity of the vessel.

[Clause 3.5 amended by Government Gazette No.64 of 2019]

3.6 Mooring in waterway

(1) No person shall not moor or anchor a vessel in a waterway so as to —

(a) obstruct the waterway; or

(b) cause a nuisance to other users of the waterway.

(2) A person shall not moor or anchor a vessel in a waterway for more than four hours in any seven day period if and while the vessel is moored or anchored to a public foreshore.

[Clause 3.6 amended by Government Gazette No.64 of 2019]

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

PART 4—USE OF PUBLIC JETTIES

4.1 Use of a public jetty

(1) A person shall not land at, use or enter a public jetty except in accordance with this local law.

(2) A person shall not land at, use or enter a public jetty which is—

(a) under construction or repair; or

(b) closed under section 6 of the *Jetties Act 1926* or any other written law,

unless that person is engaged in the construction or repair of that public jetty in accordance with the written authorisation of an authorised person.

[Clause 4.1 amended by Government Gazette No.64 of 2019]

4.2 Mooring of vessels

(1) A person shall not moor or fasten a vessel to a public jetty or allow a vessel to remain alongside or so that any part of the vessel is within 3 metres of the public jetty, unless—

(a) the vessel is in distress such that repairs are required and then only to effect the minimum repairs necessary to enable the vessel to be moved elsewhere;

(b) it is for recreational purposes, and then not for a continuous period exceeding 4 hours without the prior written consent of an authorised person;

(c) where the vessel is being used for commercial purposes, the person has first obtained the approval of an authorised person and paid any required fee to the local government for such mooring or making fast; or

(d) the mooring of the vessel is authorised or permitted by the local government either by way of a sign affixed by the local government to the public jetty or by written consent of an authorised person.

(2) A person shall not—

(a) moor or fasten a vessel to a public jetty or any part of the jetty except to such mooring piles, ring bolts or other fastenings as are provided;

(b) permit a vessel to remain alongside a public jetty unless the vessel is so moored or fastened; or

(c) moor or fasten a vessel to a public jetty whilst the vessel is under any means of propulsion.

(3) For the purpose of this clause 4.2, a vessel is considered to remain alongside or adjacent to a public jetty if any part of the vessel remains within 3 metres of the jetty for more than two hours in any 24 hour period.

[Clause 4.2 amended by Government Gazette No.64 of 2019]

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

4.3 Authorised person may order removal of vessel

Notwithstanding anything to the contrary in this local law, a person shall immediately remove a vessel moored or fastened to or standing alongside a public jetty, upon being directed to do so by an authorised person.

4.4 Vehicles on public jetties

A person shall not—

(a) drive or allow a vehicle to remain on a public jetty (other than a boat ramp) without the prior written consent of an authorised person; or

(b) ride a bicycle, or allow a bicycle to remain, on a public jetty;

except for an emergency vehicle responding to an emergency

[Clause 4.4 amended by Government Gazette No.64 of 2019]

4.5 Fishing from public jetties and bridges

A person shall not—

(a) fish from a public jetty or bridge so as to obstruct or interfere with the free movement of a vessel approaching, passing or leaving the jetty or bridge or so as to cause a nuisance on or near the public jetty or bridge; or

(b) hang or spread a fishing net from, on or over any part of a public jetty or bridge.

4.6 Prohibited activities on vessels, public jetties or bridges

A person shall not—

(a) without the prior written consent of an authorised person offer for sale or sell goods or services from a vessel, public jetty or bridge;

(b) use any loud speaking or sound amplifying device on a vessel, public jetty or bridge without the prior written consent of an authorised person;

(c) interfere with the free movement of others entering or leaving a public jetty or bridge; or

(d) jump or dive from a public jetty or bridge; or

(e) use a fire hose on a public jetty or bridge, except in case of an emergency.

[Clause 4.6 amended by Government Gazette No.64 of 2019]

4.7 Material not to be removed

A person shall not remove or cause to be removed from a public jetty or from its approaches any gravel, stone, timber, tree, shrub or grass or other material without the prior written permission of an authorised person.

[Clause 4.7 amended by Government Gazette No.64 of 2019]

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

4.8 Damage to public jetty, boat ramp or bridge

(1) A person shall not cause damage to a public jetty, boat ramp or bridge.

(2) Where damage is caused to a public jetty, boat ramp or bridge, the local government may repair the damage and the costs of the repair shall be a debt due to the local government recoverable in a court of competent jurisdiction.

(3) The debt referred to in clause 4.8(2) is payable—

(a) where the damage is caused by the use of a vessel or vehicle, by the person in control of the vessel or vehicle at the time the damage occurs;

(b) where the damage is not caused by the use of a vessel or vehicle, by the person or persons who caused the damage; or

(c) where the damage is caused by the use of a vessel or a vehicle while under the control of an agent or employee of the owner of the vessel or vehicle, but without prejudice to the liability of any person arising under this or any other clause of the Local Law.

[Clause 4.8 amended by Government Gazette No.64 of 2019]

4.9 Obstruction of public jetty or bridge

(1) A person shall not, without the written consent of an authorised person, cause any obstruction on a public jetty or bridge or impede the free passage of other persons to, from or on a public jetty or bridge.

(2) A person shall not obstruct or hinder any authorised person, or worker engaged in the construction or repair of any public jetty or bridge.

4.10 Littering on a public jetty or bridge

A person shall not—

(a) discard or deposit anything, including fish or bait, on to a public jetty or bridge so as to litter or cause pollution; or

(b) deposit any offensive rubbish or offal into any rubbish bin located on a public jetty or bridge.

4.11 Launching of vessels

A person shall not launch or permit the launching of a vessel from or over any public jetty (other than a boat ramp) unless he or she has—

(a) applied to, and obtained the written consent of, the local government in the form (if any) prescribed by the local government for any purpose; and

(b) paid to the local government any fee set by the local government from time to time for the purpose.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

4.12 Miscellaneous prohibitions

No person shall on any public jetty or bridge—

(a) light, place or keep a fire upon or so near as to endanger the jetty or bridge;

(b) throw or impel any stone, or other missile onto or there from, except for the express purpose of fishing and then only in accordance with clause 4.5;

(c) permit an animal to remain thereon, except with the written consent of an authorised person;

(d) be in a state of intoxication or in possession of any intoxicating substance unless such intoxicating substance is cargo or medical supply carried for lawful purpose;

(e) fix or place any receptacle capable of holding water and providing a breeding site for mosquitoes or other insects;

(f) land, place or handle explosives without the prior written consent of an authorised person; or

(g) loiter, lounge, camp or sleep or erect a tent, camp or fly a model aeroplane.

[Clause 4.12 amended by Government Gazette No. 6 of 2012 and No. 64 of 2019]

4.13 Application for consent

(1) Where a person is required to obtain the written consent of the local government under this local law, the person is to apply for that consent in the manner required by the local government.

(2) The local government may, in accordance with sections 6.16 to 6.19 of the Act, determine and impose a fee for receipt of an application for consent made under clause 4.13(1).

(3) If an application for consent is not made in the manner required by the local government or the fee, if any, which is charged to accompany that application is not paid, the local government may refuse to consider the application for consent.

(4) The local government shall give its decision on an application for consent, in writing to the person who applied for that consent.

4.14 Local government may close jetties or regulate activities

The local government may—

(a) Close or cause to be closed any jetty or any part thereof;

(b) Regulate, prohibit or restrict access to any jetty or any part thereof; and

(c) Direct persons to leave the jetty or any part thereof, for the purposes of—

(i) a function or public convenience at or on the jetty;

(ii) repair, maintenance or construction of the jetty;

(iii) public safety; or

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

(iv) other operational reasons.

[Clause 4.14 amended by Government Gazette No. 64 of 2019]

PART 5—PRIVATE JETTIES AND WATERWAYS LOTS

5.1 Activities prohibited on a private jetty

A person shall not on a private jetty without the prior written consent of an authorised person—

(a) offer for sale or sell goods or services;

(b) display any sign or advertisement other than those authorised by the local government;

(c) use any loud speaking or sound amplifying device; or

(d) interfere with the free movement of others on any waterway adjoining the private jetty.

[Clause 5.1 amended by Government Gazette No. 64 of 2019]

5.2 Mooring of vessels

A person shall not—

(a) moor or permit the mooring of a commercial vessel at a private jetty without the prior approval of the local government; or

(b) moor or permit the mooring of a vessel at a private jetty without the consent of the owner of the jetty.

[Clause 5.2 amended by Government Gazette No. 64 of 2019]

5.3 Private jetties and pontoons

(1) A person shall not construct a jetty or pontoon—

(a) in such a manner as to damage a waterway-edge wall underlying or adjoining the jetty or pontoon;

(b) in such a manner as to impose any additional load upon a waterway edge wall, unless approved by the local government; or

(c) other than within the jetty or pontoon envelope designated by the local government.

(2) The installation of sewage and sullage or fuel storage facilities is prohibited on any private jetty or pontoon.

(3) An owner may with the permission of the local government and in accordance with AS1158 install lighting on a private jetty.

(4) The owner of a private jetty or pontoon must maintain the jetty or pontoon so as to avoid it becoming dilapidated, unsightly, unsafe or otherwise unfit for its purpose, and

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

must comply with any notice given by the local government in that regard within 28 days or such longer period as may be stipulated in the notice.

(5) A person shall not construct a gangway—

(a) other than in accordance with AS 3962;

(b) in such a manner as to damage or impose any additional load upon a waterway-edge wall;

(c) other than within the jetty or pontoon envelope; or

(d) that is permanently attached or fixed to a waterway-edge wall;

(e) that is in excess of 2 metres in width to a jetty or pontoon.

[Clause 5.3 amended by Government Gazette No. 64 of 2019]

5.4 Design of mooring piles

(1) A person shall not construct a mooring pile other than—

(a) in accordance with AS 2159;

(b) where steel piles are installed, in accordance with AS 3679.1, AS 3679.2, AS 1163 and AS 3678 as applicable.

(2) A person must not construct, position or place a mooring pile, pole or other structure for the purpose of mooring a vessel within a waterway without the written consent of the local government.

[Clause 5.4 amended by Government Gazette No. 64 of 2019]

PART 6—MAINTENANCE OF WATERWAY EDGE WALLS

6.1 Maintenance of waterway-edge walls

(1) An owner of property must maintain any waterway-edge wall within their property so as to avoid it becoming dilapidated, unsightly, unsafe or otherwise unfit for its purpose, and must comply with any notice given by the local government in that regard within 28 days or such longer period as may be stipulated in the notice; and

(2) A person must not drill, cut, alter or remove a waterway-edge wall without the written consent of the local government.

(3) An owner of property containing a waterway-edge wall shall maintain a depression on the dry side of the owner's lot behind the top of the retaining wall edge for drainage purposes.

[Clause 6.1 amended by Government Gazette No. 64 of 2019]

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

PART 7—USE OF MARINA

7.1 Requirement for licence

A person must not, without first obtaining a licence from the local government, moor or anchor or cause any vessel to be moored or anchored, within a marina.

[Clause 7.1 amended by Government Gazette No. 64 of 2019]

7.2 Application for licence and application fee

(1) Where a person is required to obtain a licence under this Part, that person shall apply for the licence in the form in Schedule 2.

(2) The local government may, in accordance with sections 6.16 to 6.19 of the Act, determine and impose an application fee for a licence under clause 7.1

(3) The application for a licence must be made by—

(a) the owner of the vessel; or

(b) the owner's agent who has the written authority to sign the application on behalf of the owner of the vessel.

(4) The licence is to be issued in the name of the owner of the vessel.

(5) If an application is not made in the manner required by the local government or the fee, if any, which is charged in respect of the application is not paid, the local government may refuse to consider the application for a licence.

[Clause 7.2 amended by Government Gazette No. 64 of 2019]

7.3 Obligations of licensee

(1) During the term of the licence, the licensee must—

(a) keep and maintain the vessel in a state of good and substantial repair and in a clean, tidy, orderly and seaworthy condition;

(b) keep and maintain the pen in which the licensee's vessel is moored and any adjacent jetty or walkway in a clean, tidy and orderly condition;

(c) ensure that, except during entry into and exit from the pen, no portion of the vessel moored in the pen shall extend beyond the boundaries of the pen;

(d) ensure that the vessel does not at any time interfere with, obstruct or impede the movement of any other vessel within a marina;

(e) ensure that the vessel does not at any time interfere with, obstruct or impede the movement of any materials, goods or equipment along or over any jetty or walkway forming part of a marina;

(f) ensure that any vessel under the control of the licensee, or the licensee's agent or licensee or employee, when approaching, using or leaving the pen is

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

controlled in a cautious and seamanlike manner and does not cause a nuisance or damage to any other vessel, property or persons;

(g) ensure that hose pipes or electricity leads or similar projections from a vessel do not obstruct or create a hazard to persons walking or otherwise travelling within a marina;

(h) without the prior written consent of the local government, carry out or permit to be carried out any major structural work to the vessel in a pen or marina;

(i) hold a third party insurance policy for the vessel housed in the pen or pen system;

(j) use power points and water taps provided within the pen system only with the appropriate connections and for the purpose of minor maintenance, and ensure all power cords are in good order and repair, and not placed in the water;

(k) comply with all conditions attaching to the licence.

(2) During the term of the licence, the licensee must not—

(a) permit any vessel other than the one described in the licence to use or to occupy the pen without the prior written consent of the local government;

(b) store or keep, or permit to be stored or kept, on or in any vessel in the pen, or the pen system, any inflammable substance except that which is contained in tanks or lines which either form a permanent part of a vessel or which comply with the *Uniform Shipping Laws Code 1981* (Cth) and the relevant regulations created under the *Western Australian Marine Act 1982* (WA);

(c) do or leave undone, or cause or permit to be done or left undone, in or upon the pen any act or thing which may cause damage or become a nuisance, annoyance or inconvenience, to other users of a marina;

(d) cause any entrance gate to a marina to be held open by any manner whatsoever;

(e) permit any animal to stray in or on any part of a marina;

(f) without the prior written consent of the local government, make any alteration or addition to the pen or any part thereof;

(g) without the prior written consent of the local government, affix or exhibit, or cause or permit to be affixed or exhibited, on any part of the pen or vessel any poster, sign or advertisement other than a vessel's registration numbers and name;

(h) without the prior written consent of the local government, carry out or permit to be carried out any major structural work to the vessel in a pen or marina;

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

(i) operate or permit to be operated any noisy, noxious or objectionable engine, radio or other apparatus or machinery within the pen, so as to cause any nuisance or annoyance to another user of a marina;

(j) provide any person with the key (or any copy, duplicate or replica of the key) giving access to a marina;

(k) leave the vessel unattended in such a manner as to prevent the movement of another vessel in or out of its pen, or obstruct the movement of vessels in a marina;

(l) engage a vessel's propulsion system while secured to a pen or pen system except when alighting (leaving/arriving) from the pen or carrying out mechanical repairs or testing;

(m) live on board a vessel without the prior written authorisation of an authorised person;

(n) install a vessel lifting device without the prior written authorisation of an authorised person;

(o) bring, deposit or release or permit to be brought, deposited or released any black water, raw sewerage, oil or fuel, fish products including fish carcasses (but excluding bait), shells and offal, whether solid or liquid, and regardless of whether or not it is dangerous, polluting or noxious in nature, into or within the pen or the waters surrounding the pen;

(p) do or leave undone, or cause or permit to be done or left undone, in or upon the pen any act or thing which may—

(i) cause damage; or

(ii) become a nuisance, annoyance or inconvenience;

to other users of the pen system; or

(q) use a fire hose, where no emergency exists.

(3) A licensee or a person under the charge of the licensee, subject to subclause (2)(o), may—

(a) wash down their vessel, the pen, or the adjacent jetty or walkway, provided no non- biodegradable chemicals or cleaning agents are used;

(b) clean fish on board their vessel or at any designated area for cleaning fish within the pen system; or

(c) bring fuel in approved containers onto or within a pen system for the purposes of refuelling.

[Clause 7.3 amended by Government Gazette No. 64 of 2019]

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

7.4 General prohibitions

(1) A person shall not perform underwater repairs or hull cleaning in a marina without having first obtained written consent from the local government and provided the activity is only undertaken within the licensee's pen.

(2) A person shall not without obtaining the prior written consent of the local government use —

(a) a power point for longer than 3 hours; or

(b) a water tap for longer than 30 minutes,

in a 24-hour period commencing at midnight of the previous day.

(3) A person who has obtained the written authorisation of the local government to live on board a vessel may connect to power for longer periods but must not in doing so restrict power to other pen holders required for the purpose of minor maintenance.

[Clause 7.4 amended by Government Gazette No. 64 of 2019]

7.5 Right of entry and execution of repairs

(1) An authorised person may, at any reasonable time on reasonable notice during the term of a licence, enter upon and view the condition of the relevant pen, the vessel and any buoys and lines or any part thereof within or attached to the pen.

(2) An authorised person may give to the licensee a notice in writing requiring the licensee to execute any repairs and works within a stipulated time period that, in the reasonable opinion of the authorised person, are necessary for the proper maintenance of any of the things referred to in subclause (1).

(3) The licensee must execute all repairs and works required to be done within any reasonable time period stipulated by written notice given by an authorised person.

(4) If the licensee does not, within the time specified in any notice issued under this clause, complete the repairs and works required in the notice, an authorised person may enter the mooring pen and complete the repairs and works required in the notice.

(5) The cost of any repairs and works undertaken by the local government under subclause (4) shall be a debt due to the local government payable by the licensee.

(6) An authorised person may, at any reasonable time on reasonable notice enter a pen for the purpose of making surveys or carrying out any works the local government may deem to be necessary without paying to the licensee any compensation, although any work shall be carried out with the least inconvenience possible to the licensee.

(7) An authorised person may enter a pen or a vessel, at any time when, in the reasonable discretion of the authorised person, an emergency exists.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

[Clause 7.5 amended by Government Gazette No. 64 of 2019]

7.6 Removal of vessel

An authorised person may, in any of the circumstances mentioned in clause 7.5, move or cause to be moved any vessel located within a pen. The cost of moving a vessel under this clause shall be a debt due to the local government, payable by the licensee and recoverable in a Court of competent jurisdiction.

[Clause 7.6 amended by Government Gazette No. 64 of 2019]

7.7 Termination of licence

(1) The local government may, on 30 days written notice to the licensee, terminate a licence granted under clause 7.2 in the event of—

(a) the annual service fee or any part thereof, payable by a licensee being in arrears for one calendar month after becoming due and payable; or

(b) any default by a licensee in the due observance and performance of any of the requirements contained in this local law or any condition of the licence.

(2) Termination of a licence pursuant to this clause will not prejudice the local government's rights, powers and remedies in relation to any fee or other monies owed as a debt due to the local government under this local law or in relation to penalties for breach of this local law.

(3) Upon the expiration or earlier termination of a licence granted under clause 7.2, the licensee shall remove the vessel from the pen within 7 days. If the licensee fails to remove the vessel within 7 days the local government may remove and store the vessel and the costs of removing and storing the vessel shall be a debt due to the local government payable by the licensee and recoverable in a Court or competent jurisdiction.

(4) In the event of a licensee discontinuing the use of the pen he or she shall not be entitled to a refund of that part of any fee paid by the licensee in respect of a licence, the service fee or any other fees that may apply from time to time.

[Clause 7.7 amended by Government Gazette No. 64 of 2019]

7.8 Breach of licence

In the event of a breach by the licensee of any of the provisions of this local law, the licensee's vessel may be removed, impounded and disposed of in accordance with Part 3, Division 3, Subdivision 4 of the Act.

[Clause 7.8 inserted by Government Gazette No. 64 of 2019]

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

PART 8—GENERAL PROVISIONS

8.1 Objections and appeals

When the local government makes a decision as to whether it will—

(a) grant a person a licence under this local law; or

(b) renew, vary, or cancel a licence that a person has under this local law,

the provisions of Division 1 of Part 9 of the Act and regulation 33 of the Regulations shall apply to that decision.

8.2 Notice of breach

(1) Where a breach of any provision of this local law has occurred, the local government may give a notice in writing to the person alleged to be responsible for such breach.

(2) A notice issued pursuant to subclause (1) shall—

(a) specify the provision of this local law which has been breached;

(b) specify the particulars of the breach; and

(c) state the manner in which the recipient is required to remedy the breach to the satisfaction of the local government within a time period stipulated in the notice which shall be not less than 14 days from the giving of the notice, except as provided in subclause (3).

(3) Where the breach of a notice involves or includes the treatment or use of a vessel for a limited period of time, the breach will occur if the vessel is treated or used in the manner complained of for more than the limited or stipulated time.; and

(4) It is an offence to fail to comply with a notice issued by the local government pursuant to subclause (1).

[Clause 8.2 amended by Government Gazette No. 64 of 2019]

8.3 Offences and penalties

(1) A person who—

(a) fails to do anything required or directed to be done under this local law;

(b) fails to comply with the requirements of a notice issued under this local law by the local government or by an authorised person; or

(c) does anything which under this local law that person is prohibited from doing;

commits an offence.

(2) Where, under this local law, an act is required to be done or forbidden to be done in relation to any land or premises, the owner or occupier of the land or premises has the duty of causing to be done the act so required to be done, or of preventing from being done the act forbidden to be done.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

(3) A person who commits an offence under this local law is liable to a maximum penalty of $5,000 and a maximum daily penalty of $500 in respect of each day or part of a day during which the offence has continued.

(4) Any person who fails to comply with a direction issued by an authorised person commits an offence.

(5) Any person who obstructs an authorised person in the course of the authorised person's duties under this local law commits an offence.

[Clause 8.3 amended by Government Gazette No. 64 of 2019]

8.4 Prescribed offences

(1) An offence against a clause specified in Schedule 1 is a prescribed offence for the purposes of section 9.16(1) of the Act.

(2) The amount of the modified penalty for a prescribed offence is that specified adjacent to the clause in Schedule 1-

(a) in the case of a first offence the modified penalty will be that prescribed in column 4 of Schedule 1; and

(b) in the case of a subsequent offence the modified penalty will be that prescribed in column 5 of Schedule 1.

(3) An authorised person, before giving an infringement notice to a person in respect of the commission of a prescribed offence, must be satisfied that—

(a) the prescribed offence is a relatively minor matter; and

(a) only straightforward issues of law and fact are involved in determining whether the prescribed offence was committed, and the facts in issue are readily ascertainable.

[Clause 8.4 amended by Government Gazette No. 64 of 2019]

8.5 Forms of infringement notices

For the purposes of this local law—

(a) where a vehicle is involved in the commission of an offence, the form of the notice referred to in section 9.13 of the Act is that of Form 1 of the Regulations;

(b) the form of the infringement notice given under section 9.16 of the Act is that of Form 2 in Schedule 1 of the Regulations; and

(c) the form of the notice given under section 9.20 of the Act withdrawing an infringement notice is that of Form 3 in Schedule 1 of the Regulations.

8.6 Fees and charges

Fees and charges may be imposed by the local government for the purposes of this local law in accordance with the requirements of Part 6, Division 5, Subdivision 2 of the Act.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

8.7 Costs of repair

Any person who causes damage to a jetty, bridge or pen under the care, control and management of the local government, whether or not they are committing an offence under this local law, shall pay the costs of repairing any damage caused to the local government and the local government may recover the cost as a debt due in a Court of competent jurisdiction.

[Clause 8.7 amended by Government Gazette No. 64 of 2019]

Schedule 1

Prescribed offences

[cl 8.4(1)&(2)]

City of Mandurah

Jetties, Waterways and Marina Local Law 2010

OFFENCES AND MODIFIED PENALTIES

Item No	Clause	Nature of offence	Modified penalty first offence	Modified penalty subsequent offence
1	2.1(1)	Swimming in a waterway so as to cause a nuisance in a waterway so as to cause a nuisance	$50	$100
2	2.2(a)	Fishing in a waterway from a vessel so as to cause a nuisance	$100	$200
3	2.2(b)	Using a net to fish in a waterway so as to cause a nuisance	$100	$200
4	2.2(c)	Using a gidgee or speargun to fish in a waterway so as to cause a nuisance	$100	$200
5	2.2(d)	Fishing from a private jetty or private land so as to cause a nuisance	$100	$200
6	2.3	Using a waterway so as to cause a nuisance	$100	$200
7	2.4	Maintaining a vessel so as to cause a nuisance	$100	$200

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

8	2.6	Depositing or releasing pollutant into waterway	$250	$500
9	2.8(3)	Using a vessel in a waterway contrary to a sign	$100	$200
10	3.2	Mooring a vessel other than wholly within a mooring envelope	$100	$200
11	3.3	Mooring a vessel with faulty or inadequate mooring lines	$100	$200
12	3.6	Mooring or anchoring in a waterway to cause obstruction or cause a nuisance	$150	$300
13	4.2	Unauthorised mooring of a vessel at a public jetty	$100	$200
14	4.5(a)	Fishing from a public jetty or bridge so as to cause obstruction or nuisance	$100	$200
15	4.5(b)	Using a fishing net on a public jetty or bridge	$100	$200
16	4.6(a)	Selling goods or services from a vessel, public jetty or bridge	$100	$200
17	4.6(b)	Using a loud speaking device on a public jetty or bridge	$100	$200
18	4.6(c)	Interfering with the free movement of others entering or leaving a public jetty or bridge	$100	$200
19	4.6(d)	Jumping or diving from a public jetty or bridge	$100	$200
20	4.6 (e)	Use of fire hose where no emergency exists	$500	
21	4.8(1)	Causing damage to a public jetty or bridge	$200	$400
22	4.9	Causing an obstruction of a public jetty or bridge	$100	$200
23	4.10	Littering on a public jetty or bridge	$100	$200
24	4.12	Miscellaneous prohibitions	$100	$200
25	5.1	Prohibited activities on a private jetty	$100	$200
26	5.2(a)	Mooring of a commercial vessel on a private jetty	$100	$200
28	5.2(b)	Mooring of a vessel on a private jetty without consent of owner	$100	$200
29	5.3 (1)	Unsatisfactory construction of jetty or pontoon	$100	$200
30	5.3(4)	Failing to maintain private jetty or pontoon	$100	$200
31	6.1(1)	Failing to maintain waterway-edge wall	$100	$200
32	6.1(2)	Damaging a waterway-edge wall	$200	$400
33	7.1	Mooring or anchoring a vessel in a marina without a licence	$100	$200
34	7.3(2)(q)	Use of a fire hose where no emergency exists	$500	
35	8.2(4)	Failure to comply with notice	$100	$200
36	8.3(1)	Other offence not specified	$100	$200

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

37	8.3(4)	Failure to comply with a direction by an authorised person	$100	$200

[Schedule 1 amended by Government Gazette No. 64 of 2019]

Schedule 2

Form 1

City of Mandurah [cl 7.2]

Jetties, Waterways and Marina Local Law 2010

APPLICATION FOR LICENCE TO MOOR VESSEL IN MARINA

I hereby apply for the allocation of boat pen accommodation at the Mandurah Ocean Marina Recreational Jetty and acknowledge that the lodgment of this application is subject to approval and payment of pen fee before occupying the pen allocated to my vessel.

Marina Selection

Mandurah Ocean Marina Recreational Berth ◯
Mandurah Ocean Marina Brokers Berth ◯
Mary Street Lagoon—Halls Head ◯
Mandurah Ocean Marina Commercial Berth ◯
South Harbour Mini Marina ◯
Dolphin Pool Recreational Berth (10 meter) ◯

Applicants Details

Applicant Name

Company Name (If invoice is to be addressed to Company Name)

Address

Postal Address (if different to above):

Home Tel:

Mobile Tel No:

Fax

Business Tel:

Email:

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Emergency Contact Name (Not Self)

Emergency Tel:

Vessel Details

Vessel Name:

Vessel Type:

Registration Number:

Insurance Company, Policy Number and Expiry and Expiry Date:

Length (m) (including extremes bowspirit and davits):

Beam(m):

Current Insurance Certificate of Currency **Attached:**

Draft(m):

Current Boat Registration/Certificate of Survey Paper **Attached**—
(Expiry Date:_____)

Commercial Operator Details

Please only answer the following questions if you are applying for a commercial berth

Commercial Activity (eg Lobster,prawn,charter))

If Fishing, company that you fish for:

I acknowledge by signing this Pen Licence Application that I have received the following documents and will comply with the terms, conditions and policies contained within these documents throughout the initial and any extended term. Should I disagree with any of the clauses within the documents I will respond in writing to the Marina Manger within 7 days from the date on this application whereby I will be entitled to a refund minus the applicable daily charge and application fees.

Marina Pen Agreement Terms and Conditions

Applicants Signature:

Date:

Approved by Marina Management:

Date:

Office Use Only
Licence from:
Licence to:
Keys Issued:
Pen Number Allocated:

27

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Dated 23 March 2011.

The Common Seal of the City of Mandurah was affixed by authority of a resolution of the Council in the presence of—

PATRICIA M. CREEVEY, *OAM*, Mayor.

MARK R. NEWMAN, Chief Executive Officer.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Subject: 19.2 Review of Consolidated Local Laws

Summary

The *Local Government Act 1995* (the Act) requires local governments to periodically review their local laws to determine whether they should be retained, amended or repealed (Section 3.16 Review).

This report seeks Council approval to commence a Section 3.16 Review of the remaining operative parts (Parts) of the *City of Mandurah Consolidated Local Laws 1998* (Consolidated Local Laws):

- Part I - Revocation and Citation and Application of Local Laws – Attachment 1
- Part II - General Interpretation – Attachment 2
- Part VIII - Blasting, Quarrying and Excavations – Attachment 3
- Part IX - Buildings – Attachment 4
- Part XX - Enforcement – Attachment 5
- Part XXI - Objections and Appeals and Miscellaneous – Attachment 6

A preliminary assessment by City officers indicates that the remaining Parts are obsolete, administrative in nature, or addressed through State legislation and standalone local laws. Accordingly, repeal is the anticipated outcome. However, completing the Section 3.16 Review before commencing the repeal process will provide a formal and transparent basis for Council's determination.

Council is requested to approve local public notice of the review in accordance with section 3.16(2) of the Act, commencing the statutory review process (Stage One). Following the public submission period, a further report will be presented to Council to consider any submissions received and determine whether the remaining Parts should be repealed, amended or retained without change.

Disclosure of Interest

NIL

Previous Relevant Documentation

G.9189/A	27 January 1998	Principal Consolidated Local Laws, final adoption
G.9030	21 October 1997	Principal Consolidated Local Laws, endorsement

Background

Local Government Reform has introduced changes to the Section 3.16 Review requirements under the Act. Transitional provisions established a two-year period for local governments to review local laws that were due or overdue for review by 6 December 2026.

The City is currently undertaking a broader Local Law Review Program (Review Program) to ensure its local laws remain current, effective and compliant with legislative requirements. The City's remaining operative Parts of the Consolidated Local Laws form part of that program.

Comment

The Consolidated Local Laws were adopted in 1998. A number of Parts have since been replaced by standalone local laws. The remaining operative Parts are old, largely administrative or procedural, and in many instances are now addressed through other legislation or individual local laws.

City officer consultation undertaken as part of the Review Program has indicated that there appears to be no substantive operational need to retain the remaining Parts.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Preliminary City officer assessment

City of Mandurah Consolidated Local Laws	Officer Comment
Part I – Preliminary provisions - Revocation and Citation and Application of Local Laws Summary: Preliminary provisions establishing the operation and application of the Consolidated Local Laws, including the revocation of historical by-laws and the extent to which the local laws apply within the district.	No ongoing operational need has been identified for this Part. Although it contains preliminary provisions relating to the operation and application of the Consolidated Local Laws, provisions within refer to Parts of the Consolidated Local Laws that have since been repealed or replaced by standalone local laws. As a result, provisions no longer serve an ongoing purpose.
Part II – General Interpretation Summary: Provisions containing general definitions and interpretation for the Consolidated Local Laws.	No ongoing operational need has been identified for this Part. The definitions were developed for the Consolidated Local Laws and are now largely obsolete, with definitions now contained within individual local laws or provided for under other legislation.
Part VIII - Blasting, Quarrying And Excavations Summary: Provisions regulating blasting, quarrying and excavation activities including the licensing, operation and rehabilitation of blasting, quarrying and excavation sites.	Relevant matters are generally addressed through planning approvals and other legislative and regulatory frameworks reducing the need for a separate local law regulating excavation and extractive industry activities. It is not anticipated that repeal of this Part would create a regulatory gap.
Part IX Buildings Summary: Provisions relating to filling of land, including requirements for fill material, compaction standards, and Council approval of final land levels to ensure appropriate drainage outcomes. Provisions relating to fencing and building applications have previously been repealed.	Matters relating to land fill, site levels and drainage are addressed through development approvals and other legislation and therefore considered unnecessary.
Part XX – Enforcement Summary: Provisions establishing enforcement powers under the Consolidated Local Laws, including powers to remove and impound, recovery of expenses, infringement notices and prosecution of breaches.	No ongoing operational need has been identified for this Part. Enforcement powers and compliance mechanisms are now contained within individual local laws or legislation under which those local laws are made and therefore considered unnecessary.
Part XXI – Objections and Appeals and Miscellaneous Summary: Provisions establishing objection and appeal rights to decisions made under the Consolidated Local Laws, together with miscellaneous provisions relating to forms, fees and conditions imposed on licences, approvals and other authorisations	No ongoing operational need has been identified for this Part. These provisions are largely administrative in nature and are now generally addressed within individual local laws or other legislation and regulatory frameworks.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Repeal is therefore the likely outcome of the review. However, undertaking the Section 3.16 Review process first is recommended.

Although the Act does not require a Section 3.16 Review to be completed before commencing the repeal process in accordance with section 3.12 of the Act, advice from the Department of Local Government, Industry Regulation and Safety (LGIRS) has confirmed that the City must complete any Section 3.16 Review by the December 2026 deadline to satisfy the statutory review obligations.

Undertaking the Section 3.16 Review first mitigates the risk that consultation undertaken as part of a repeal process could identify a need to retain all or part of the remaining Parts of the Consolidated Local Laws, leaving insufficient time to complete the review before this deadline.

The review process will allow the City to formally advertise the review, invite submissions and present the recommendation to Council before any repeal local law is prepared. The review is expected to be relatively straightforward.

Current Local Law Process

During the public consultation period, relevant City officers and stakeholders will have an opportunity to identify any matter that should be considered before Council makes its determination. Following consultation, Council must determine by absolute majority whether the remaining Parts should be repealed, amended or remain unchanged to finalise Stage One.

If Council determines that the remaining Parts should be repealed, a separate Repeal Local Law will then be prepared and progressed under section 3.12 of the Act (Stage 2).

Consultation

Local public notice will be given to advertise the Section 3.16 Review of the remaining operative Parts of the Consolidated Local Laws and invite public comment for a period of not less than six weeks.

Relevant City officers and stakeholders will also be invited to provide feedback. Any submissions received will be considered and reported to Council as part of the review outcome.

Statutory Environment

Local Government Act 1995

Section 3.16 - Periodic Review of Local Laws:

(2) The local government is to give local public notice stating that —

(a) the local government proposes to review the local law; and

(b) a copy of the local law may be inspected or obtained at any place specified in the notice; and

(c) submissions about the local law may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given.

(3) After the last day for submissions, the local government is to consider any submissions made and cause a report of the review to be prepared and submitted to its council.

(4) After the report has been submitted to its council, the local government must determine (absolute majority is required) whether it considers that the local law should be repealed, be amended or remain unchanged*.

Policy Implications

NIL

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Financial Implications

A budget of $20,000 has been allocated for the local law reviews. Whilst the majority of drafting will be undertaken internally, the City will incur legal fees for final review of the draft, public advertising costs and publishing in the Government Gazette.

Risk Implications

Commencing the Section 3.16 Review will support compliance with the Act and provide a documented basis for Council's determination.

The review is not expected to create any significant operational or regulatory risk. If the review is not completed within the transitional period, there is a risk that the provisions may cease to have effect before the City has formally determined the appropriate outcome.

Strategic Implications

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

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

Conclusion

In accordance with Section 3.16(1) of the *Local Government Act 1995*, Council is required to undertake a formal review of the *City of Mandurah Consolidated Local Laws 1998.*

Council is requested to approve the commencement of statutory review process by endorsing the advertising of the remaining operative Parts of the Consolidated Local Laws. A further report will be presented to Council to consider any submissions received and determine whether the remaining Parts should be repealed, amended or remain unchanged following the six-week advertising period.

Officer Recommendation

That Council:

1. **In accordance with section 3.16 of the *Local Government Act 1995* determines to undertake a review of the following Parts of the *City of Mandurah Consolidated Local Laws 1998*:**

   1.1. Part I - Revocation and Citation and Application of Local Laws;
   1.2. Part II - General Interpretation;
   1.3. Part VIII - Blasting, Quarrying and Excavations;
   1.4. Part IX - Buildings;
   1.5. Part XX - Enforcement; and
   1.6. Part XXI - Objections and Appeals and Miscellaneous.

2. **Approves local public notice being given stating that the City proposes to review the remaining operative Parts of the *City of Mandurah Consolidated Local Laws 1998* and inviting submissions in accordance with section 3.16(2) of the *Local Government Act 1995*.**

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

3. **Notes that submissions may be made before a day specified in the notice, being not less than six weeks after the notice is given.**
4. **Notes that a further report will be presented to Council for consideration of any submissions received.**

Attachments

1. Revocation Citation and Application of Local Laws Consolidated Local Law (2) [**19.2.1** - 6 pages]
2. General Interpretation of Local Laws Consolidated Local Law (3) [**19.2.2** - 3 pages]
3. Blasting Quarrying Excavations Consolidated Local Law (2) [**19.2.3** - 7 pages]
4. Buildings Consolidated Local Law (2) [**19.2.4** - 2 pages]
5. Enforcement of Local Laws Consolidated Local Law (6) [**19.2.5** - 6 pages]
6. Objections Appeals Misc Consolidated Local Law (2) [**19.2.6** - 1 page]

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

PART I – REVOCATION AND CITATION AND APPLICATION OF LOCAL LAWS

1.1 REVOCATION

The following By-laws and all amendments thereto are hereby revoked:

- By-law relating to Hawkers, Stall Holders and Trading in Public Places published in the Government Gazette 4 March, 1994.
- Building By-law published in the Government Gazette 2 March, 1961
- Building Lines By-law published in the Government Gazette 2 July, 1962
- Deposit of Refuse and Litter By-law published in the Government Gazette 2 January 1966
- Heavy Traffic By-law published in the Government Gazette 5 February, 1958
- Holiday Cabins and Chalets By-law published in the Government Gazette 13 August, 1968
- Petrol Pumps By-law published in the Government Gazette 13 November, 1959
- Prevention of Damage to Streets By-law published in the Government Gazette 18 February, 1965
- Street Photographers By-law published in the Government Gazette 20 January, 1959
- By-laws Relating to the Mandurah Aquatic Recreation Centre published in the Government Gazette on 3 August, 1984
- Lakes Memorial Park Public Cemetery By-laws published in the Government Gazette on 19 November, 1982
- Roads over Bridges By-law published in the Government Gazette 14 July, 1950
- Heavy Traffic over Bridges By-law published in the Government Gazette 24 November 1950
- Vehicles on Roads By-law published in the Government Gazette 4 April, 1952
- Parking By-law published in the Government Gazette 30 May, 1952
- Heavy Traffic By-law published in the Government Gazette 22 May, 1953
- Minimum Area for Dwellings By-law published in the Government Gazette 27 October, 1950

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

- Buildings By-law published in the Government Gazette 3 November, 1950
- General, Straying Stock By-law published in the Government Gazette 30 May, 1952
- Dogs By-law published in the Government Gazette 19 December, 1952
- Dogs By-law published in the Government Gazette 22 May, 1953
- Prevention of Swimming near Traffic Bridge By-law published in the Government Gazette 23 October, 1953
- Amendment to Parking By-law published in the Government Gazette 8 January, 1954
- By-law No.96B - Control Fishing from Traffic Bridge By-law published in the Government Gazette 29 January, 1954
- Fire Prevention By-law published in the Government Gazette 12 February, 1954
- Amendment to Building By-law No.2 published in the Government Gazette 21 May, 1954
- Control of Camping and Caravan Parks By-law published in the Government Gazette 6 August, 1954
- Control of Dogs Amendment By-law published in the Government Gazette 3 May, 1955
- Traffic Bridge (Sitting Space and Crabbing) By-law No.96A published in the Government Gazette 9 August, 1955
- Control Boats Mooring North Peninsula Footbridge By-law published in the Government Gazette 18 April, 1956
- Parking - Ormsby Terrace By-law published in the Government Gazette 28 September 1956
- Long Service Leave By-law published in the Government Gazette 12 July, 1957
- Motor Cycle Race Meeting By-law published in the Government Gazette 15 October, 1957
- Heavy Traffic By-law published in the Government Gazette 5 February, 1958
- Street Photographers By-law published in the Government Gazette 20 January, 1959

- TV Masts and Antennae By-law published in the Government Gazette 6 May, 1960
- Requiring Removal of Refuse By-law published in the Government Gazette 27 October, 1960
- Hawkers By-law published in the Government Gazette 27 October, 1960
- Application of Uniform General Building By-law published in the Government Gazette 19 January, 1962
- Building Line By-law published in the Government Gazette 2 July, 1962
- Draft Model By-law No. 8 - Old Refrigerators and Cabinets published in the Government Gazette 3 April, 1963
- By-law Relating to Building Lines published in the Government Gazette 11 August, 1964
- Draft Model By-law No.16 - Deposit of Refuse and Litter published in the Government Gazette 20 January, 1966
- Draft Model By-law No.17 - Vehicle Wrecking published in the Government Gazette 20 January, 1966
- Draft Model By-law No.13 - Signs, Hoardings and Bill Posting published in the Government Gazette 11 March, 1967
- Draft Model By-law No.7 - Removal of Obstructing Animals and Vehicles published in the Government Gazette 5 May, 1967
- Draft Model By-law No.14 - Safety-Decency in Respect of Bathers published in the Government Gazette 5 July, 1967
- Draft Model By-law No.13 - Signs, Hoardings and Bill Posting published in the Government Gazette 23 January, 1968
- Draft Model By-law No.3 - Motel By-laws published in the Government Gazette 25 June, 1968
- Draft Model By-law No.4 - Standing Orders published in the Government Gazette 4 October, 1968
- Draft Model By-law No.18 - Holiday Cabins and Chalets published in the Government Gazette 17 December, 1968
- Draft Model By-law - Petrol Pumps published in the Government Gazette 19 February, 1969

- Caravan Parks - Amendments By-law published in the Government Gazette 27 August, 1969
- Extractive Industry By-law No.9 published in the Government Gazette 27 August, 1969
- Petrol Pumps By-law No.10 - Amendment published in the Government Gazette 1 December, 1970
- Filling of Land By-laws published in the Government Gazette 30 June, 1971
- Control of Dogs By-law published in the Government Gazette 31 March, 1971
- Parking of Commercial Vehicles on Street Verge By-law published in the Government Gazette 9 November, 1971
- Long Service Leave By-law published in the Government Gazette 2 March, 1973
- Amendment Control of Dogs published in the Government Gazette 14 November, 1975
- By-Law Relating to the Payment of Rates and Charges published in the Government Gazette 25 June 1993.
- By-Law Relating to the Payment of Rates and Charges published in the Government Gazette 23 June 1995.
- Caravan Parks and Camping Grounds By-laws 1996 published in the Government Gazette 30 April, 1996.

The following Local Laws and all amendments thereto are hereby revoked:

- Part XII of the Consolidated Local Laws relating to Hawkers, Stallholders and Street Traders published in the Government Gazette 13 February, 1998.
- Part XIV of the Consolidated Local Laws relating to Signs, Hoardings and Bill Posting published in the Government Gazette 13 February, 1998.
- Part XVIII of the Consolidated Local Laws relating to Standing Orders published in the Government Gazette on 13 February, 1998.

1.2 **CITATION**

These Local Laws may be cited as "City of Mandurah Consolidated Local Laws".

1.3 READ AS A WHOLE

These Local Laws shall be read as a whole and the treatment of a subject matter in one part does not exclude the treatment of the same subject matter in another part.

1.4 GENERAL APPLICATION

1.4.1 These Local Laws shall apply to the whole of the Local Government District of the City of Mandurah together with any place to which the Governor has given approval for the Local Laws or any part of them to apply as provided in section 3.6 of the Act.

1.4.2 These Local Laws incorporate all local laws of the City of Mandurah with the exception of local laws made under the Health Act 1911, and planning schemes made under the Town Planning and Development Act 1928.

1.5 ADJOINING WATERS AND RESERVES

Part III of these Local Laws shall apply:

(a) to rivers, water courses, tidal and non-tidal waters, in or outside but adjoining the District;

(b) without limiting the generality of paragraph (a) of this section, in the sea adjoining the District for a distance of 183 metres seaward from the low water mark at ordinary spring tides or to the extent otherwise approved by the Governor under section 3.6 of the Act;

(c) to the reserves specified by the Council from time to time for the purpose of this section; and

(d) to any other public place or public reserve adjoining any of the places mentioned in paragraphs (a) and (b) of this section.

1.6 PARKING REGION

For the purposes of the provisions of Part XVI of these Local Laws, the whole of the District with the exception of:

(a) any approach and departure prohibition areas applicable to bridges, subways and traffic lights;

(b) any other street that may from time to time be or come under the control of Main Roads Western Australia, or the Commissioner of Police;

(c) Coast Road (excluding service roads);

(d) Pinjarra Road - that portion of Pinjarra Road outside the Mandurah town site extending from the south eastern corner of Lot 11 and the prolongation of the eastern boundary of Reserve 30471 to the eastern boundary of the Local Government;

(e) Fremantle Road - the portion of Fremantle Road outside the Mandurah town site extending from the prolongation of the northern boundary of Lot 158 to the northern boundary of the Local Government,

is constituted as a parking region.

1.7 This Local Law will come into operation on the fourteenth day after the day on which it is published in the Government Gazette.

PART II - GENERAL INTERPRETATION

2.1 GENERAL DEFINITIONS

In these Local Laws, unless the context otherwise requires:

2.1.1 "Act" means the Local Government (Miscellaneous Provisions) Act, 1960 or the Local Government Act 1995 as the circumstances and context require;

"1960 Act" means the Local Government (Miscellaneous Provisions) Act 1960;

"1995 Act" means the Local Government Act 1995;

"animal" except in Part VI means any animal other than a dog;

"Authorised Officer" means in respect of any Part of these Local Laws the CEO or other officer of the City of Mandurah authorised by the Council or the CEO (as appropriate) to administer that Part;

"Authorised Person" means the CEO, or an Authorised Officer, or any other employee appointed in writing by the CEO as an Authorised Person under these Local Laws, or a Police Officer having authority under the Police Act 1892, or any other person expressly authorised by the CEO in writing to perform a function under these Local Laws;

"beehive" means a moveable or fixed structure, container or object in which a colony of bees is kept;

"boat" means any structure or vessel whether propelled manually or by the wind or power, made or used to float upon or travel under water;

"Bush Fires Act" means the Bush Fires Act 1954;

"cattle" includes horses, mares, fillies, foals, geldings, colts, camels, bulls, bullocks, cows, heifers, steers, calves, asses, mules, sheep, lambs, goats, swine, deer, alpacas, llamas, emus, ostriches, kangaroos, or other animals of a like kind;

"Cemeteries Act" means the Cemeteries Act 1986;

"CEO" means the Chief Executive Officer of the City, and includes in the absence of the Chief Executive Officer, the Deputy or Acting Chief Executive Officer of the City;

"City" means the City of Mandurah;

"Council" means the council of the City;

"District" means the Local Government District of the City;

"Dividing Fences Act" means the Dividing Fences Act 1961;

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

"Dog Act" means the Dog Act 1976;

“employee” means an employee of the City;

“gender and number” in these local laws words denoting a gender or genders include each other and words in the singular number include the plural and words in the plural number include the singular.

"holiday accommodation" means accommodation which, by way of trade or business, is held out as being available or is made available for holiday purposes for occupation by persons other than the proprietor, and which comprises not less than 4 units;

"licence" means a licence issued pursuant to these Local Laws;

"licensee" means a person to whom a licence is granted under these Local Laws;

"Local Government" where the context permits means the Local Government of the City;

“Local Laws” means these Local Laws;

"lot" has the meaning given to the term in the Town Planning and Development Act 1928;

"member of the Police Force" means a member of the Police Force of Western Australia;

"Minister" means the Minister for Local Government;

"nuisance" means:

(a) any activity, thing, condition, circumstance or state of affairs caused or contributed to by one person which is injurious or dangerous to the health of another person of normal susceptibility, or which has a disturbing effect on the state of reasonable physical, mental or social well-being of another person;

(b) any thing a person does or permits or causes to be done which interferes with or is likely to interfere with the enjoyment or safe use by another person of any public place; and

(c) any thing a person does on public or private land which unreasonably detracts from or interferes with the enjoyment or value of land owned by another person, provided that any thing done in accordance with the law or a legal right or which is consistent with the standard of behaviour in the relevant locality shall not be unreasonable for the purpose of this provision;

"person" and words applying to any person or individual include a body corporate and in the plural a group of persons and a club association or other body of persons;

"proprietor" means the owner or occupier of the land on which holiday accommodation is situated;

"public place" includes a street, way or place which the public are allowed to use, whether the street, way or place is or is not on private property. It shall also include parklands, squares, reserves, beaches and other lands set apart for the use and enjoyment of the inhabitants of the District and includes all lands vested in or under the care, control or management of the City of Mandurah;

"surveyor" means the building surveyor for the time being appointed by the Council pursuant to the Act and includes, in the absence of the building surveyor, the acting building surveyor;

"town planning scheme" means any town planning scheme for the time being applying zoning or classification to land within the District;

"unit" means a cabin, apartment, chalet, cottage or flat;

"vehicle" includes:

(a) every conveyance, not being a train, vessel, aircraft, or wheelchair and every object capable of being or designed to be propelled or drawn on wheels or tracks by any means, whether used in that way or not; and

(b) where the context permits, an animal driven or ridden,

and whether currently licensed or not.

2.1.2 Unless otherwise defined herein the terms and expressions used in these Local Laws shall have the meanings given to them in the Act, and where a term is defined in each the 1960 Act and the 1995 Act, the meaning given in the 1995 Act shall prevail.

2.1.3 A reference to the Council having the power to do something in its discretion or a reference to the Council forming an opinion prior to the doing of anything shall be deemed to include a reference to any Authorised Officer or Authorised Person, or any other person, or any committee to whom or to which the Council has delegated the power or the doing of the thing exercising such discretion or forming such opinion.

2.1.4 A reference to the CEO or any other employee of the City includes a person duly appointed to act or from time to time acting in the position of that employee.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

PART VIII - BLASTING, QUARRYING AND EXCAVATIONS

Division 1 – Preliminary

8.1 PRELIMINARY PROVISIONS

8.1.1 Part VIII Definitions

In this Part unless the context otherwise requires:-

"excavation" in its substantive sense includes a quarry and when used as a verb includes the activity of quarrying, and in a like manner the term refers to any other process or activity for removal of substances from the earth;

“excavation fund” means a fund established by the Council for the purpose of restoring and reinstating an excavation site.

"excavation licence" means a licence to carry on an extractive industry issued in accordance with this Part;

"excavation site" means a defined area of land upon which an extractive industry is, or is proposed to be, carried on;

"extractive industry" means an industry or process or any other activity whatsoever involving the quarrying, excavation or other removal whatsoever from its natural state in the earth of any material;

"material" means any stone, gravel, sand, clay, limestone, loam or any other substance of a like kind.

8.1.2 Terms and expressions used in this Part:

(a) shall have the meanings given in subsection 8.1.1 which shall prevail over any other conflicting definition; and

(b) otherwise shall be interpreted in accordance with section 2.1.

8.1.3 Application

The provisions of this Part do not apply to the carrying on of an extractive industry on Crown land.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Division 2 – Licensing Provisions

8.2 LICENSING

8.2.1 Excavation Licence Required

A person shall not, without an excavation licence first having been issued by the Council under this Part, carry on any extractive industry on any land within the District.

8.2.2 Blasting Permits

A Blasting Permit must be obtained from Council before any blasting is carried out on the excavation site.

8.2.3 An applicant for an excavation licence shall provide the Council with such additional information concerning the proposed excavation as the Council may reasonably require over and above the planning approval.

8.2.4 An application for an excavation licence must be accompanied by:

(a) evidence that the applicant served notice by certified mail on:

(i) every owner or occupier of land within 500 metres from the boundaries of the excavation site: and

(ii) every authority or the person having control or jurisdiction over any power lines or telephone cables or poles, or pylons in respect thereof, public or private easements, sewers, pipelines, reserves, bridges, railway lines, dams, water-courses, drains or sumps within 500 metres from the boundaries of the excavation site.

(b) evidence that the applicant advertised notice of the intended application in a newspaper circulating within the District on a date not less than 1 month or more than 2 months prior to the date upon which the application is lodged with the CEO; and

(c) copies of all planning approvals required under any Town Planning Scheme with respect to the proposed carrying on of the extractive industry.

8.2.5 Discretion

The Council may in its discretion issue or refuse to issue a licence or issue a licence subject to such conditions as it thinks fit.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Division 3 - Conditions

8.3 CONDITIONS

8.3.1 Imposition of Conditions on Licence

Without limiting the generality of subsection 8.2.5, the Council may impose conditions on an excavation licence relating to any or all of the following: These will be over and above the planning conditions:

(a) the hours during which excavation work may be carried out;

(b) the hours during which blasting operations may be carried out;

(c) the hours during which any processing plant associated with, or located on, the excavation site may be operated;

(d) the depths below which a person shall not excavate;

(e) distances from adjoining land or streets within which a person shall not excavate;

(f) the safety of persons employed at the excavation site;

(g) the planting, care and maintenance of trees, shrubs and other landscaping features during the time in which the extractive industry is carried out in order to effectively screen the area to be excavated;

(h) the drainage of the excavation site and the disposal of water therein;

(i) the restoration and reinstatement of the excavation site;

(j) the provision of retaining walls to prevent subsidence of any portion of the excavation or of land abutting the excavation;

(k) requiring the licensee to enter into an agreement with the Council in respect of any condition or conditions imposed;

(l) distances from adjoining land or streets within which a person shall not excavate;

(m) requiring the licensee to furnish to the Council a Surveyor's Certificate each year one month prior to the annual fee being payable to certify that material has not been excavated below the final contour levels outlined within the approved excavation programme; and

(n) otherwise regulating the carrying on of an extractive industry.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

8.3.2 Without limiting the generality of paragraph (k) of subsection 8.3.1 Council may, before granting any licence under these Local Laws, require the applicant to enter into an agreement for the payment to the Council of a sum of money, being the expense estimated by the Council as likely to be incurred by it, in repairing and maintaining roads under its control in the neighbourhood of the proposed excavation by reason of extraordinary damage, as a result of heavy or extraordinary traffic conducted by the licensee or any person acting on the licensee's behalf in the exercise of the licence, if granted; and any such agreement shall be deemed to have been entered into under the provisions of section 57(1) of the Road Traffic Act, 1974.

8.3.3 The due observance of any agreement entered into by the applicant pursuant to subsection 8.3.3 shall be a condition of the granting and holding of the licence.

8.3.4 In the event of disagreement between the applicant and the Council as to the amount of the expense estimated by the Council pursuant to these Local Laws, that disagreement shall be referred to the Minister whose decision shall be binding on both the applicant and the Council.

8.3.6 A person to whom a licence has been issued under this Part shall ensure that the provisions of these Local Laws and any conditions of such licence are observed at all times. If any provision of these Local Laws or any condition of a licence is not observed and complied with that person commits an offence against these Local Laws and in addition to any other penalty which might be imposed under these Local Laws, if the default continues for 14 days after the service on the licensee of written notice of the default the Council may by further written notice cancel the licence.

8.3.7 **Default Under Agreement**

Where an agreement has been made between the licensee and the Council in accordance with paragraph (k) of subsection 8.3.1, or subsection 8.3.3 and there is default in complying with any of the terms of the agreement which continues following the expiration of a period of 14 days from service upon the licensee of written notice from the Council of such default, the licensee commits an offence against these Local Laws and in addition to any other penalty which might be imposed under these Local Laws or any other order, the Council may by further written notice cancel the excavation licence of the defaulting licensee.

8.4 **FORM**

An excavation licence issued under this Part shall be in accordance with the form (if any) prescribed by the Council for the purpose.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

8.5 **TRANSFER OF LICENCE**

A licence issued under this Part shall not be transferred to another person except with the written consent of the Council and such additional conditions as the Council may impose.

8.6 Every application to transfer a licence under section 8.13 shall be in writing in the form (if any) prescribed by the Council for the purpose and shall be signed by both the transferor and transferee, and shall be accompanied by a consent in writing to the application signed by the owner of the excavation site where the applicant is not the owner of the excavation site. Without limiting the discretion of the Council in that regard, the Council may refuse to transfer a licence to a person who has failed to comply with a condition of any excavation licence issued by the Council, or who has defaulted under an agreement with the Council relating to excavation.

8.7 **TERM OF LICENCE**

An excavation licence issued under this Part shall be valid for a term not exceeding 10 years from the date of issue as the Council at that date determines and may in the discretion of the Council be renewed thereafter by the Council for a further term or terms. Without limiting the discretion of the Council in that regard, the Council may refuse to renew a licence on the application of any person who has failed to comply with a condition of the licence, or who has defaulted under an agreement with the Council relating to excavation or breached a duty under section 8.11. The refusal of renewal shall not excuse the licensee from the obligation to comply with the conditions on the licence previously issued, or from compliance with the provisions of any agreement with the Council.

8.8 **CANCELLATION**

If a licensee fails to comply with any condition of an excavation licence or breaches a duty provided in section 8.11, the Council after giving reasonable notice, may cancel the licence.

8.9 **NO COMPENSATION**

The Council's refusal to transfer a licence under section 8.6, refusal to renew a licence under section 8.7, or cancellation of a licence under section 8.8 shall not give rise to any claim for compensation or damages.

8.10 **FEES**

The fees to be charged for an application for licence and for every renewal thereof and for an application to transfer a licence shall be prescribed by the Council from time to time. No licence is valid until the fees have been paid.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Division 4 - Duties of Licensee

8.11 **DUTIES OF LICENSEE**

A licensee shall, subject to any condition imposed by the Council pursuant to this Part:

(a) not remove any tree or shrub within 40 metres (or such lesser distance specified as a condition of the excavation licence) of the boundary of any road reserve on land in respect of which an excavation licence has been granted, except for the purpose of constructing access roads or erecting buildings for use in connection with the excavation and then only with the express approval of the Council;

(b) securely fence the excavation and keep the gateways locked when not actually in use in order that unauthorised persons will not enter the excavation. Provide signage on the fence indicating danger, quarry site, every 100m;

(c) drain and keep drained the excavation site in such a manner as to prevent the accumulation of water therein;

(d) refrain from carrying out blasting operations in or about an excavation site on Christmas Day and Good Friday and except between the hours of 8.00 a.m. and 5.00 p.m. Mondays to Fridays (inclusive);

(e) take all reasonable steps to prevent the emission of dust, noise and other forms of nuisance from the excavation site;

(f) not excavate otherwise than in accordance with the terms of the application and accompanying site plans and excavation and management programmes approved by the Council;

(g) restore, and reinstate the excavation site in accordance with the terms of the application and accompanying site plans and excavation and management programmes approved by the Council;

(h) give the Council at least 7 days' written notice of his or her intention to temporarily cease operations for a period of 12 months or more or to cease operating under his or her licence permanently;

(i) unless an exemption is given in writing by the Council, ensure that all crushing or other treatment plant is enclosed within suitable buildings or otherwise treated to reduce noise, dust and any other emissions whatsoever to the point where they do not cause nuisance or disturbance to the occupiers or users of any neighbouring properties;

(j) comply with the safe working provisions of the Mines Regulations Act, 1946 and the safety rules for pits issued by the Council from time to time;

(k) apply for a blasting permit for any blasting from Council.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

8.12 **REHABILITATION OF SITE**

Upon the expiration or cancellation of an excavation licence or the sooner cessation of any excavation work, the licensee shall ensure that:

(a) the excavation is restored and reinstated in accordance with proposals approved by the Council or in such manner as the Council shall subsequently agree with the licensee in writing;

(b) any face permitted to remain upon the excavation site is left safe to the satisfaction of the Council's Director of Infrastructure Services, and with all loose materials removed therefrom, and the sides sloped to a batter of not more than 1:3;

(c) the agreed floor level of the excavation site is graded to an even surface or otherwise in accordance with any excavation and rehabilitation programme approved by the Council; and

(d) all dumps of stone, sand, or other material are so left that no portion of that stone or other material can escape onto land not owned or occupied by the licensee nor into any stream, water-course or drain that is not wholly situated within the land owned or occupied by the licensee.

8.13 Upon satisfactory restoration and reinstatement of the excavation site by the licensee the Council shall refund any moneys paid by the licensee into the excavation fund.

8.14 If the licensee does not carry out restoration and reinstatement of the excavation site at the licensee's own cost upon completion of the excavation or the expiration of the licence, the Council may:

(a) apply money from the excavation fund to or towards the restoration and reinstatement of the excavation site;

(b) forfeit the bond obtained from the licensee pursuant to section 8.9 and may apply the amount of the bond forfeited or so much of that amount as is required, towards the carrying out of such restoration and reinstatement work.

8.15 **GENERAL CONDITIONS**

Subject to any condition imposed by the Council in accordance with this Part, a person shall not without the written approval of the Council:

(a) excavate within 20 metres of a boundary of any land not the subject of an excavation licence held by, and not owned by, that person;

(b) excavate within 20 metres of any land affected by a registered grant of easement or 40 metres of any water course; or

(c) excavate within a distance of 40 metres of any road reserve.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

PART IX - BUILDINGS

Division 1 - Preliminary

9.1 DEFINITIONS

9.1.1 In this Part, unless the context otherwise requires -

"commercial and industrial area", "residential area" and "rural area" mean any areas which are zoned or set apart for those uses in the Zoning Scheme;

"dangerous", relating to any fence, means a fence or part of a fence which is likely to collapse or fall by reason of its faulty design, location or construction, deterioration of materials, damage by termites, decay, changes in ground levels or any other cause whatsoever;

"dividing fence" means a fence that separates the lands of different owners whether the fence is on the common boundary of adjoining lands or on a line other than the common boundary;

"Dividing Fences Act" means the Dividing Fences Act, 1961;

"fence" means any fence or wall and includes a retaining wall;

"fill" when used as a verb means to place material on land for the purpose of raising the surface level of the land or to displace surface water or to replace excavated material; when used as a noun the term means the material used to fill land in the preceding sense and the derivatives have a corresponding meaning;

"fines" means sand or similar fine material capable of being compacted by mechanical means to a practically irreducible mass;

"sufficient fence" means a sufficient fence relating to dividing fences on boundaries between lots or other holdings and may be more particularly prescribed by the Council from time to time.

9.1.2 Terms and expressions used in this Part:

(a) shall have the meanings given to them in the Dividing Fences Act; and

(b) subject to paragraph (a) shall have the meanings given to them in subsection 9.1.1 which shall prevail over any conflicting definition in subsection 2.1.1; and

(c) subject to paragraphs (a) and (b) shall be interpreted in accordance with section 2.1.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Division 2 - Construction of Fences - *repealed Government Gazette No. 107 14 July 2015*

Division 3 - Maintenance of Fences - *repealed Government Gazette No. 107 14 July 2015*

Division 4 - Filling

9.15 A person shall not fill any land or cause any land to be filled except in accordance with these Local Laws.

9.16 Material used as fill shall be non-organic, and capable of freely passing through a 100 millimetre sieve opening, and shall contain sufficient fines to fill all voids greater than those occurring in undisturbed sand.

9.17 The top 600 millimetres of fill in any case shall be of clean sharp sand or loam which is free of clay or light plastic soil.

9.18 Fill shall be consolidated at 300 millimetre layers to the satisfaction of the surveyor or other Authorised Officer.

9.19 Before commencing to fill any land the owner of the land or a person on the owner's behalf shall make application to the Council for the final levels of the filled land and of the adjoining street to be fixed, and filling shall not commence until the final levels have been fixed to the satisfaction of the Council.

9.20 The fill placed on any land shall not be higher than a level nominated by the Council, and the levels shall be fixed so as to provide adequate surface run-off of all storm and other waters without detriment to adjoining properties.

Division 5 - Applications to Build - *repealed Government Gazette No. 107 14 July 2015*

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

PART XX – ENFORCEMENT OF LOCAL LAWS

Division 1 – Preliminary

20.1 In this part, unless the context otherwise requires –

"alleged offender" means the person who is alleged to have committed a contravention that can lead to impounding;

"contravention that can lead to impounding" means anything prescribed under the authority of the 1995 Act to be a contravention that can lead to impounding;

"specified", in relation to a notice, means specified in the notice.

20.2 It shall be a breach of these Local Laws for any person to hinder or interfere with an Authorised Person acting in the course of a duty, power or function under these Local Laws.

20.3 **IDENTIFICATION**

An Authorised Person shall on demand show an identification of that person as such.

Division 2 – Impounding

20.4 **CATTLE TRESPASS**

The provisions of this Division do not apply to cattle to the extent that they are in conflict with any provision in Part XX of the 1960 Act.

20.5 **POWER TO REMOVE AND IMPOUND**

(1) An Authorised Person may remove and impound any animal, vehicle or goods involved in a contravention under these Local Laws that can under these Local Laws or under any other law lead to impounding.

(2) An Authorised Person may use reasonable force to exercise the power referred to in subsection (1) (1995 Act s.3.39).

20.6 Where an Authorised Person places an animal, vehicle or goods in a local government depot, public pound, or other place set aside for that purpose, the animal, vehicle or goods shall thereafter be dealt with according to law.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

20.7 Every animal, vehicle or thing seized under these Local Laws shall be entered in a register, provided by Council for that purpose, details of the time and date, a description of the animal, vehicle or goods and of the place from which it was removed and shall notify the CEO who shall exhibit on the noticeboard of Council notification that an animal, vehicle or goods therein described has been taken into custody and shall, unless the animal, vehicle or goods is sooner recovered, keep that notification exhibited for a period of not less than 7 days.

20.8 **PROSECUTION OR NOTICE**

(1) When any animal, vehicle or goods has been impounded under section 20.5 Council is required to either –

(a) institute a prosecution against the alleged offender; or

(b) give the alleged offender notice that the animal, vehicle or goods may be collected from a place specified during such hours as are specified.

(2) If after the expiration of 7 days after the animal, vehicle or goods was removed for impounding, Council has been unable to give the alleged offender a notice under subsection (1)(b) because it has been unable, after making reasonable efforts to do so, to find the alleged offender, Council is to be taken to have given that notice. (1995 Act s.3.42).

(3) In an appropriate case Council may both prosecute and give a notice under subsection (1)(b).

20.9 Where an animal, vehicle or goods has been removed and impounded under section 20.5 and a prosecution is instituted, if the alleged offender –

(a) is not convicted; or

(b) is convicted but the court does not order that animal, vehicle or goods be confiscated,

and if the animal, vehicle or goods continues to be impounded, Council is required to give the alleged offender notice that the goods may be collected from the place specified during such hours as are specified. (1995 Act s.3.44).

20.10 A notice referred to in the preceding section is to include a short statement of the effect of the relevant provisions of sections 3.46, 3.47 and 3.48 of the 1995 Act.

20.11 A person may recover a seized animal, vehicle or goods from custody by paying to Council the costs of removing, impounding and keeping the animal, vehicle or goods and Council may refuse to allow an animal, vehicle or goods impounded under section 20.5 to be collected until those costs have been paid. (1995 Act s.3.46(1)).

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

20.12(1) Council may sell or otherwise dispose of any animal, vehicle or goods that has been ordered to be confiscated by a court in a prosecution by the City. (1995 Act s.3.47(1)).

(2) Council may sell or otherwise dispose of an impounded animal, vehicle or goods that has not been collected within the period specified in subsection (3) of –

(a) a notice having been given under section 20.8(1)(b) or section 20.9 hereof; or

(b) being impounded if Council has been unable, after making reasonable efforts to do so, to give that notice to the alleged offender.

(3) The period after which an animal, vehicle or goods may be sold or otherwise disposed of under subsection (2) is –

(a) for an animal – 7 days; and

(b) for a vehicle or goods – 2 months.

(4) Section 3.58 of the 1995 Act applies to the sale of an animal, vehicle or goods under this section as if they were property referred to in that section of the 1995 Act.

(5) Money received by Council from the sale of an animal, vehicle or goods under subsection (2) is to be credited to its trust fund except to the extent required to meet the costs and expenses incurred by Council in removing, impounding and selling the animal, vehicle or goods. (1995 Act s.3.47)).

20.13 **DISPOSAL OF SICK OR INJURED ANIMALS**

If an impounded animal is ill or injured to such an extent that treating it is not practicable, the animal shall be dealt with in accordance with section 3.47A of the 1995 Act.

20.14 **RECOVERY OF IMPOUNDING EXPENSES**

If a vehicle, animal or goods is removed and impounded under section 20.5 and the alleged offender is convicted, Council may take the recovery action referred to in section 3.48 of the 1995 Act.

20.15 A person is not entitled to claim, by way of damages or otherwise against an Authorised Person Council or the City in respect of any animal, vehicle or goods seized and dealt with under the provisions of these Local Laws or against any person who purchases an animal, vehicle or goods sold by Council under the provisions of this Part.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Division 3 - Infringement Notices

20.16 **DEFINITIONS**

For the purpose of this Division, the terms "Authorised Person" and "owner" have the meanings given to them in section 9.15 of the Act.

20.17 These provisions for Infringement Notices apply only to such of these Local Laws as are made under the Act. Where Parts of these Local Laws are made under other statutes, any Infringement Notice provisions in those statutes shall apply to those Parts respectively.

20.18 Notices and Infringement Notices issued pursuant to this Division shall be issued in the circumstances referred to in section 9.16(2) of the Act, and in accordance with the provisions of Part 9 Division 2 Subdivision 2 of the Act, and Part 5 of the Local Government (Functions and General) Regulations 1966, and the forms prescribed in the Regulations shall apply.

20.19 Every breach of any of these Local Laws made under the Act (excluding specifically Parts VI, VII and XVII) is hereby prescribed as a breach in respect of which an infringement notice may be issued provided that the infringement notice procedure may only be adopted if the CEO or an Authorised Person under this Division is satisfied that the breach in the circumstances of the particular case has the characteristics referred to in paragraphs (a) and (b) of section 9.16(2) of the Act.

20.20 An infringement notice may be withdrawn in the manner provided and subject to the provisions in section 9.20 of the Act and regulation 27 of the Local Government (Function and General) Regulations, and using the form prescribed in the Regulations.

20.21 Where any Act allows an infringement notice to be issued in respect of an offence under these Local Laws an infringement notice may be issued in lieu of proceedings by way of Summons but upon failure of the offender to pay the modified penalty under the infringement notice proceedings may be commenced in Court without further notice.

20.22 **INFRINGEMENT NOTICE PENALTIES**

20.22.1 Notwithstanding any other provision of this section, the amount of the penalty, which may be provided in any infringement notice, shall not exceed –

(a) $500 for an offence involving a breach of a Local Law made under the Act; and

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

(b) the maximum amount permitted under the relevant Act in respect of any of these Local Laws made under that Act.

20.22.2 Council may prescribe from time to time infringement notice penalties for any offence or class of offences under these Local Laws by an entry in the schedule at the end of these Local Laws. If no entry appears in the schedule for any offence, the infringement notice penalty is hereby prescribed as –

(a) where no previous penalty is known to have been imposed under these Local Laws for that offence - $50; and

(b) where a previous penalty is known to have been imposed under these Local Laws for that offence, the penalty shall increase by $25 for each repeat offence up to the maximum penalty of $500.

20.22.3 Where a penalty is set out in the Schedule at the end of these Local Laws for any offence, that penalty shall be the penalty prescribed for that offence and in that case, the general infringement notice penalty in the proceeding subsection shall not apply.

20.23 The amount of the penalty which may be provided in any infringement notice shall not exceed:

(a) $500 for an offence involving a breach of a local law made under the Act; and the maximum amount permitted under the relevant Act in respect of any of these local laws made under that Act.

Division 4 - General Offence and Penalty Provisions

20.23 **GENERAL PENALTY PROVISION**

20.23.1 Any person failing to do any act directed to be done, or doing any act forbidden to be done by these Local Laws, or any notice or order under these Local Laws commits an offence.

20.23.2 The maximum penalty in respect of:

(a) an offence involving a breach of any of these Local Laws made under the Act shall be $5,000; and

(b) an offence involving a breach of any of these Local Laws made under any other Act shall be the maximum penalty under that Act for a breach of local laws made under the authority of that Act.

20.23.3 Subject to subsection 20.23.2, any person who commits a first offence under these Local Laws shall be liable, if no inconsistent penalty is provided by these Local Laws or any other law:

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

(a) a minimum penalty of $100.00 and a maximum penalty of $1,000.00; and

(b) in addition, if the Court thinks fit, a minimum daily penalty of $10.00 per day and a maximum daily penalty of $100.00 per day.

20.23.4 Any minimum penalty or minimum daily penalty referred to in subsection 20.23.3 shall increase in severity by one-tenth for each successive breach of the same provision by the same offender but shall not in any event exceed the maximum provided in subsection 20.23.2.

20.23.5 The imposition of any penalty pursuant to these Local Laws shall not be inconsistent with or repugnant to any of the provisions of the Act or any other law in force, and in the case of inconsistency the other law shall apply.

20.24 SEIZURE OF ARTICLES UNDER PART III

An Authorised Person may in or on any place to which Part III applies, seize any device used for surf riding, including a surf-ski, surf-board, malibu board, or boat where the device is being used contrary to the provisions of these Local Laws.

20.25 Any device of the kind referred to in section 20.24 may be impounded after seizure for any period not exceeding 2 months as may be specified by the Authorised Officer to the person having the custody of such device immediately prior to the time of seizure.

20.26 Where such device is not claimed by the owner thereof within 2 months after the expiration of the period for which the device was impounded, the device may be sold by Council and the proceeds of such sale may be applied towards recouping the costs of and incidental to impounding it.

20.27 Where the costs referred to in section 20.26 exceed the cost of the impoundment then the excess shall be paid to the owner of the device or where the identity or whereabouts of that owner are unknown placed in a trust fund and dealt with in accordance with the relevant provisions of the Act.

Division 5 - General

20.28 No person shall, without the authority of Council, mark, set up or exhibit any sign purporting to be or resembling a sign marked, set up or exhibited by Council under the authority of these Local Laws.

20.29 Council shall not be liable or be held responsible for any injury, accident, loss, or damage whatsoever which occurs to or is sustained by any person, or any damage or loss to any private property, while on any public park, land, or public reserve or other public place whatsoever under the care, control and management of Council except in the case of negligence or breach of statutory duty by Council.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

PART XXI - OBJECTIONS AND APPEALS AND MISCELLANEOUS

21.1 RIGHTS OR OBJECTIONS AND APPEAL

21.1.1 Where any provision is made for the granting issuing or giving of any licence, authorisation, registration, approval or consent or the like under these Local Laws, or for the refusal, refusal of renewal, or cancellation of the same, or for the imposition of conditions, then the rights of objection and appeal and the procedures associated with them provided for in Part 9 Division 1 of the Act shall apply, together with the relevant provision of the Local Government (Functions and General) Regulations 1996.

21.1.2 The preceding subsection shall not apply to Parts VI, VII and XVII except to the extent that there will be no inconsistency with the Acts under which those Parts are made, and to the extent that the rights of appeal provided by the Act are applicable.

21.2 FORMS

Where provision is made for a form to be prescribed or provided, if none is prescribed or provided then a form appropriate to the circumstances will suffice if it provides information needed by the Council to perform its relevant function under these Local Laws.

21.3 FEES

Where provision is made for fees to be prescribed, if no fees are prescribed by the Council at the time the same fall due, the CEO shall assess a fee appropriate to cover the administrative expenses involved in the relevant Council function, and as soon as possible thereafter request the Council to prescribe the relevant fee or fees.

21.4 CONDITIONS

If provision is made in these Local Laws for the granting or issuing of any licence, authorisation, registration, approval or consent or the like subject to conditions, the person to whom the same is granted issued or given and every other person operating under or within the terms of such licence, authorisation, registration, approval or consent or the like shall comply with such conditions and any failure to comply shall be a breach of this section and subject to the penalties applicable to the relevant Part of these Local Laws.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Subject: **Mandurah Performing Arts Centre – Funding Agreement**

Summary

The City of Mandurah (City) and Mandurah Performing Arts Centre (ManPAC) share a longstanding commitment to delivering high-quality arts, cultural and community outcomes for Mandurah. This commitment was previously formalised with a Memorandum of Understanding (MOU), with a term spanning 1 July 2021 – 30 June 2026.

The City has prepared new arrangements in the form of a Funding Agreement to continue its support of ManPAC. The proposed Agreement endeavours to provide for greater clarity, good governance and overall continuous improvement that outlines the obligations for each party.

The draft Funding Agreement was reviewed and supported by the ManPAC Board.

Disclosure of Interest

Director Place and Community is the City's officer representative on the Mandurah Performing Arts Centre Board.

Location

The City leases Mandurah Performing Arts Centre Incorporated a 3229 square metre portion of Reserve 42050, located at 9 Ormsby Terrace, Mandurah.

Lease area

Previous Relevant Documentation

G.13/6/21	22 June 2021	Council authorised the Chief Executive Officer to prepare and execute a Memorandum of Understanding with Mandurah Performing Arts Incorporated.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Background

The arrangements between the City of Mandurah and the Mandurah Performing Arts Centre (ManPAC) provide the foundation for a strong and collaborative partnership that supports the delivery of arts, cultural and community outcomes for Mandurah.

The previous arrangement with ManPAC was in the form of a Memorandum of Understanding (MOU), which ended on 30 June 2026. The MOU no longer provides an appropriate framework for the future direction of the partnership and has been the subject of extensive review. The new Agreement will ensure that governance arrangements remain current, relevant and aligned with the strategic objectives of both organisations. To note, the lease has also expired and is in a holding over period, with an intention for the new lease to be negotiated once the Funding Agreement is in place.

The draft Agreement establishes the respective roles, responsibilities, expectations and governance arrangements between the City and ManPAC, ensuring there is a shared understanding of how services, funding, facilities and strategic priorities will be managed to benefit the community. The Agreement proposes an initial 5-year term from 1 July 2026 to 30 June 2031, with a further 5-year term 1 July 2031 to 30 June 2036.

The revised Agreement includes the following key terms:

- The establishment of a Funding Agreement (rather than MOU) which reflects more accurately the nature of the relationship between the two parties, embeds both parties as separate entities, and indicates the legally binding intention.
- A change in the funding model from a straight financial contribution lump sum to a financial contribution lump sum plus establishment of ManPAC Operating Reserve, ManPAC Asset Reserve and City of Mandurah ManPAC Building Reserve, with a surplus / deficit treatment included. This promotes financial sustainability and good governance.
- Addition of review of the financial contribution amount every 3 years, providing increased fiscal prudence with City funds to assess the operating environment.
- An increased expectation for ManPAC to complement their programming with Mandurah Arts Festival, CASM and other major events in the City where ManPAC is in the event footprint, such as Crab Fest and Christmas. This leverages the City's investment in ManPAC for it to be promoted to local and regional visitors, and improves activation at significant City events.
- The addition of Child Safe improves child safeguarding consistent with the City's Child Safe Commitment and Child Safe Organisation Plan.
- An expanded description of how ManPAC is to acknowledge the City. Given the City's support and contribution is extensive and ongoing, the City should be recognised as the main funding partner of ManPAC.

Comment

The Funding Agreement will provide certainty for both parties and demonstrate a continued commitment to working together to deliver high-quality performing arts, cultural experiences and community engagement opportunities. It will strengthen accountability, support long-term planning, and ensure the partnership continues to contribute to Mandurah's cultural identity, economic vitality and community wellbeing over the coming years.

Consultation

City officers met with the Chair and Chief Executive Officer of ManPAC as part of initial discussions on the future arrangements between both parties, which resulted in an agreed new approach. The final draft was circulated to the ManPAC Board and received support at a meeting on 31 August 2026.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Statutory Environment

The Funding Agreement will be legally binding on both parties.

Policy Implications

Nil

Financial Implications

The Funding Agreement requires the City to pay ManPAC an annual Financial Contribution of $844,295 per annum, adjusted annually by CPI over the terms of the Agreement, and to be paid in a lump sum.

The Financial Contribution will be reviewed by the City every three (3) years from the Commencement Date and every three (3) years thereafter.

The Agreement requires ManPAC to establish and maintain a ManPAC Operating Reserve which requires ManPAC to utilise any surplus in the current financial year, to firstly top-up the ManPAC Operating Reserve to the amount required to be held, which is an equivalent 12 months operating and/or to the satisfaction of ManPAC and the City.

The Agreement requires ManPAC to establish and maintain a ManPAC Asset Reserve. For commercial hires and bookings, ManPAC are required to recover the full hourly charge for the renewal of assets, as agreed by the City of Mandurah and ManPAC, each financial year, and transfer this component of income to the ManPAC Asset Reserve. For community hires and bookings, ManPAC are required to recover 33.33% of the full hourly charge for the renewal of assets, rate as agreed by the City of Mandurah and ManPAC, each financial year, and transfer this component of income to the ManPAC Asset Reserve. The purpose of setting funds aside incrementally over time, will ensure when renewal or replacement of components of ManPAC are required to be completed, the users at the time have contributed towards the works. This will ensure future users or ratepayers will not have to fund the complete works.

The Agreement requires the City to establish and maintain a City of Mandurah ManPAC Building Reserve. Each financial year, the City will notify ManPAC of the contribution to be made to the Reserve and the planned renewal investment in the building and other capital infrastructure assets. The establishment and ongoing funding of the Reserve is consistent with the City's broader approach to long term financial and asset sustainability, including the Asset Renewal Contribution (ARC). The ARC is intended to progressively increase the level of funding available for the renewal of the City's existing asset base and reduce reliance on significant rate increases or borrowings when major renewal works become necessary. ManPAC will have its own Building reserve rather than be included in the Asset Management Reserve. This approach supports the principle of recognising that assets deteriorate through their use over time. Ratepayers who use and benefit from these assets should therefore contribute towards their ongoing renewal during the period in which that benefit is received. This avoids placing a disproportionate financial burden on future ratepayers simply because major renewal or replacement works fall due at a particular point in time. Applying this approach to the ManPAC building provides for a planned and sustainable contribution towards its future renewal requirements, while providing greater certainty to both the City and ManPAC regarding the long term management of the facility.

A surplus and deficit treatment will be applied whereby any Operating Deficit must be funded from the ManPAC Operating Reserve. Any Operating Surplus must be applied in the following order:

- ManPAC Operating Reserve top-up to the required amount; then
- ManPAC Asset Reserve to fund the difference between the annual depreciation of ManPAC Assets and the amount transferred from commercial and community hires and bookings during the financial year; then

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

- Balance, if any, to transfer remaining surplus to the City of Mandurah ManPAC Building Reserve.

Council has approved sufficient funds in the 2026/2027 Operating Budget, and Long Term Financial Plan to cover the funds outlined in the Funding Agreement.

Economic Implications

For the financial year 2025/2026, ManPAC reported bringing more than 100,000 people to the centre, providing local access to high quality arts and entertainment and supporting seniors, children, families, young people, people with disability and culturally diverse communities. They provided a platform for local artists, schools, dance groups, community theatre and volunteers and overall, are intentional to strengthen Mandurah's identity as a vibrant, creative and liveable regional city.

In July 2026, ManPAC reported that they created an economic impact of $25m for the local economy in 2025/26. This included a direct impact of $16m (effects attributable to ManPAC events that create additional activity in the local economy) and indirect impact of $9m (reasonably foreseeable effects to the local economy that occur later in time caused by ManPAC events). ManPAC reports that 97% of customers advise they are "extremely likely" to recommend ManPAC to friends and colleagues.

Environmental Implications

Nil

Risk Implications

In the absence of a formalised Agreement, there is a risk that the roles, responsibilities, funding arrangements and governance expectations between the City of Mandurah and the Mandurah Performing Arts Centre may become unclear, leading to misunderstandings, inefficiencies and potential disputes. The absence of an agreed framework could also reduce accountability, weaken strategic alignment, and limit the ability of both organisations to effectively plan for and deliver performing arts, cultural services and community outcomes.

Strategic Implications

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

<u>Economy</u>
- A thriving city that residents are proud to call home and people want to visit

<u>Community</u>
- Access to support services that enhance opportunities for everyone
- Inclusive and welcoming places, spaces and neighbourhoods
- An enriched, creative, and empowered community that values culture, heritage and lifelong learning
- A healthy lifestyle and healthy community, with an emphasis on prevention

<u>Leadership</u>
- A clear and shared vision for Mandurah's future
- Sound decisions based on evidence and meaningful engagement
- Well-maintained assets and facilities that meet the needs of our community
- Responsible, transparent, value for money delivery of well planned, sustainable, projects, programs and services

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Conclusion
The proposed Agreement provides a clear and contemporary framework for the ongoing positive relationship between the City of Mandurah and the Mandurah Performing Arts Centre, supporting the delivery of arts, cultural and community outcomes for the Mandurah community. The Agreement clarifies the roles, responsibilities, funding arrangements and governance expectations of both parties, promoting transparency and accountability. The new Funding Agreement has been reviewed and received support from the ManPAC Board.

Adoption of the Agreement will help ensure the continued sustainability, effectiveness and strategic alignment of ManPAC Centre with the City's objectives and community priorities.

Officer Recommendation
That Council:

1. Authorises the Chief Executive Officer to prepare and execute a Funding Agreement which includes the following:

1.1. Five plus five-year funding agreement commencing 1 July 2026 for the operations of the Mandurah Performing Arts Centre of $844,295 per annum adjusted annually by CPI.

1.2. Reserves to be maintained and established:

1.2.1. ManPAC must establish and maintain a ManPAC Operating Reserve. ManPAC must utilise any surplus in the current financial year, firstly, to top-up the ManPAC Operating Reserve to the amount required to be held, which is an equivalent 12 months operating and/or to the satisfaction of ManPAC and the City.

1.2.2. ManPAC must establish and maintain a ManPAC Asset Reserve. For commercial hires and bookings, ManPAC are required to recover the full hourly charge for the renewal of assets, as agreed by the City of Mandurah and ManPAC, each financial year, and transfer this component of income to the ManPAC Asset Reserve. For community hires and bookings, ManPAC are required to recover 33.33% of the full hourly charge for the renewal of assets, rate as agreed by the City of Mandurah and ManPAC, each financial year, and transfer this component of income to the ManPAC Asset Reserve.

1.2.3. City of Mandurah must establish and maintain a City of Mandurah ManPAC Building Reserve. Each financial year, the City of Mandurah will notify ManPAC of the contribution the City will make into the City of Mandurah ManPAC Building Reserve and the renewal investment into the building and other capital infrastructure assets.

1.3. The application of a surplus and deficit treatment requiring that:

1.3.1. Any Operating Deficit must be funded from the ManPAC Operating Reserve.

1.3.2. Any Operating Surplus must be applied in the following order:

1.4. ManPAC Operating Reserve top-up to the required amount; then

1.5. ManPAC Asset Reserve to fund the difference between the annual depreciation of ManPAC Assets and the amount transferred from commercial and community hires and bookings during the financial year; then

1.6. Balance, if any, to transfer remaining surplus to the City of Mandurah ManPAC Building Reserve.

1.7. The City shall review the Financial Contribution every three (3) years from the Commencement Date and every three (3) years thereafter.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

1.8. The provision of funding is subject to the following conditions, with ManPAC to provide:

- **a Strategic Plan (to be reviewed every three years);**
- **a copy of its audited annual statement of accounts for each preceding financial year, no later than 30 November;**
- **a proposed annual budget for the upcoming financial year no later than 1 June;**
- **provision of an Annual Report detailing;**
  - **a. performance against the measures identified in the ManPAC Strategic Plan**
  - **b. compliance with ManPAC's obligations outlined in the Agreement**
  - **c. financial statements**
  - **d. membership statistics**
  - **e. annual program**
- **advice of any changes in its office holders or its rules of associations; and**
- **any information on Mandurah Performing Arts Incorporated membership or other information in relation to the management or activities of Mandurah Performing Arts Incorporated requested by the City to determine Mandurah Performing Arts Incorporated compliance with the Parties Obligations.**

1.9 An obligation for ManPAC to demonstrate best endeavours to open, promote and showcase ManPAC to a regional audience for large scale public events where ManPAC is in the event footprint, such as Crab Fest and Christmas celebrations, and to feature in the Mandurah Arts Festival.

1.10 A demonstrated commitment to good Child Safe practices.

Attachments
Nil

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Subject: 19.4 Monthly Financial Report - August 2026

Summary

The Financial Report for August 2026 together with associated commentaries, notes on investments, balance sheet information, schedule of accounts and the tenders awarded under the delegation by the Chief Executive Officer are presented for Elected Members' consideration.

Disclosure of Interest

Nil

Previous Relevant Documentation

- 23/06/2026 Budget Adoption 2026/2027

Background

Nil

Comment

The Financial Report for August 2026 shows an actual surplus for this period of $115 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 2026.

In the month of July, the City issues invoices for Rates and Refuse, leading to a substantial surplus at the beginning of the financial year. However, as the year progresses, this surplus gradually diminishes due to the City's budgetary expenditures. The Financial Report for August 2026 shows that as of August 2026, $33.2 million (29.3%) of the rates have been received.

A summary of the financial position for August 2026 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**	**592**	**(8)**	**-1%**
Revenue					
Revenue from operating activities	167,900	138,078	138,044	(34)	0%
Capital revenue, grants and Contribution	15,066	2,511	1,185	(1,326)	-53%
	182,966	**140,589**	**139,229**	**(1,360)**	
Expenditure					
Operating Expenditure	(185,870)	(31,356)	(23,483)	7,873	-25%
Capital Expenditure	(56,939)	(7,170)	(5,970)	1,200	-17%

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

	(242,809)	**(38,527)**	**(29,453)**	**9,074**	
Non-cash amounts excluded from operating activities	35,948	6,000	6,000	(0)	0%
Non-cash amounts excluded from investing activities	(1,497)	(1,497)	(454)	1,043	-70%
Other Capital Movements	24,260	(942)	(1,351)	(408)	43%
Closing Funding Surplus / (Deficit)	**(532)**	**106,224**	**114,564**	**8,340**	**8%**

The following table highlights the status of the City's key capital projects for the 2026/2027 financial year:

Project	**2026/27 Actuals Incl. CMT $`000s**	**2026/27 Annual Budget $`000s**	**On Time / On Budget**	**Asset Classification**	**Comment**
Eastern Foreshore Boardwalk Renewal	161	1,624	The project is expected to be completed within budget by the end of the 2027/28 financial year.	*Coastal & Marine*	The boardwalk design was completed in 2025/26. Procurement for the construction phase has commenced, with construction estimated to commence in March 2027 and to continue through the 2027/28 financial year.
Birchley Road Boat Ramp Upgrade	93	967	This project is funded by the Recreational Facilities Boating Scheme. The project is expected to be completed within budget by the end of the 2026/27 financial year.	*Coastal & Marine*	The boat ramp design was completed in 2025/26 and the Section 18 approval has been granted by the Department of Planning, Lands and Heritage. Procurement for the construction phase has commenced, with construction scheduled for completion by the end of the 2026/27 financial year.
Falcon Coastal Shared Path	456	2,164	This project is funded by the Australian Government	*New Asset*	The detailed design will be updated to incorporate the outcomes of the

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

			Active Transport Fund. The project is expected to be completed by 2028 within budget.		community consultation process and the design review. The updated detailed design is presently being finalised. Procurement for the construction phase will commence in September 2026 with onsite construction works expected to commence in early 2027.
Mandurah Netball and Multi-use Facility	183	663	The project is funded by the State Government through a Department of Creative Industries, Tourism and Sport election commitment. The project is expected to be completed by the end of the 2028/29 financial year. A potential funding shortfall has been identified and communicated to the funding bodies, with mitigation measures currently being explored.	*New Asset*	The project is progressing in line with the program, with concept designs and stakeholder engagement workshops completed. Procurement documentation for the detailed design phase is being prepared. Updated cost estimates have identified a potential funding shortfall. Further actions to address the funding gap will be considered once funding requirements have been confirmed.
MARC Sports Court Upgrade	159	530	The project is jointly funded by the State Government through a Department of Creative Industries, Tourism and Sport election commitment, and the Australian Government	*New Asset*	The project is progressing in line with the program, with concept designs and stakeholder engagement workshops completed. Procurement documentation for the detailed design phase is being prepared. Updated cost estimates have identified a potential funding shortfall. Further actions to address the

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

			through the Major and Local Community Infrastructure Program. The project is expected to be completed by the end of the 2028/29 financial year. A potential funding shortfall has been identified and communicated to the funding bodies, with mitigation measures currently being explored.		funding gap will be considered once funding requirements have been confirmed.
Mandurah Terrace - Resurface	148	1,376	This project is funded via the Main Roads Regional Road Group program. The project is expected to be completed within budget by the end January 2027.	*Roads*	The project is in the planning phase, with preliminary assessments completed and no significant issues identified. Due to its CBD location, ongoing management of stakeholder engagement, traffic impacts and construction staging will be important to support project delivery.

2026/27 Budget Variations

Western Foreshore Changing Places Facility

The City has been successful in obtaining a capital grant, through the Department of Communities under the Expanding the Changing Places Network Program, to deliver a Changing Places facility at the existing ablution facility on the Western Foreshore, Mandurah. The project aims to enhance accessibility and inclusion by constructing an accredited Changing Places facility in accordance with the national Changing Places Design Specifications.

Under the agreement, the Department of Communities will provide grant funding of $100,000 towards the project, whilst the City is required to contribute $37,885 towards construction. To meet the milestones outlined in the grant agreement, it is recommended that a new capital project, Western Foreshore Changing Places Facility, be approved with a budget allocation of $45,000 in

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

2026/27, fully funded by the Department of Communities grant. This funding will enable the commencement of design, accreditation, and procurement activities in accordance with the approved project delivery timeframe.

The budget and funding requirements for the construction phase in 2027/28 will be informed by the outcomes of the design process. Any additional budget requirements and funding sources will be considered as part of the forthcoming Long Term Financial Plan review and the 2027/28 Budget adoption process.

Automatic Number Plate Recognition (ANPR) CCTV Grant

The City has been successful in obtaining a capital grant, through the Department of Local Government, Industry Regulation and Safety, under the 2026 CCTV Grant Program Election Commitment, to procure and install dual CCTV/ANPR cameras at two locations within the City of Mandurah. The confirmed locations are the Mandurah Bridge – Pinjarra Road (east & westbound) and Mandurah Terrace (south) near Little Stiller, Brighton Hotel and Tuckey Lane.

This project will expand the City's CCTV network, providing enhanced surveillance and vehicle identification capabilities to support community safety, crime prevention and WA Police investigations. The cameras will be integrated with existing CCTV infrastructure and relevant information-sharing platforms.

Under the agreement, the Department of Local Government, Industry Regulation and Safety will provide grant funding of $40,686 towards the project. The total project cost is estimated at $72,000, requiring a City contribution of $31,314. To meet the milestones and delivery requirements outlined in the grant agreement, it is recommended that a new capital project, Automatic Number Plate Recognition (ANPR) CCTV Grant, be established in 2026/27 with a total expenditure budget of $72,000 and a corresponding capital grant revenue budget of $40,686.

It is proposed that the $31,314 contribution for the City be funded from the Community Safety Reserve.

CCTV at Lakelands Park Facility

The Lakelands Park Community Sports Facility has recently experienced an increase in anti-social behaviour and reported break-ins. In response, a multi-disciplinary site assessment was undertaken in early 2026 to evaluate the feasibility and requirements of installing a CCTV system. The assessment identified several key risk areas across the site, including building entry points, car parking areas, storage facilities, and high-traffic communal spaces. The review confirmed that a CCTV system can be effectively integrated with the City’s existing infrastructure and that a targeted camera layout would provide appropriate coverage of critical areas while maintaining privacy considerations.

The estimated cost of the project is $72,000. Installation of the CCTV system is expected to significantly improve security, asset protection, and operational management at the facility. The project will help deter anti-social behaviour, reduce maintenance and repair costs associated with vandalism and property damage, enhance accountability among facility users, and protect the City’s assets while supporting a safer environment for staff, users, and the broader community.

It is proposed that the $72,000 required for this project be funded from the Community Sporting and Recreation Facilities Fund (CSRFF) 2026/27 budget. The CSRFF program is currently under review by the State Government and is not expected to reopen until early 2027, with any successful projects unlikely to be delivered before the end of the financial year. The CSRFF budget is typically reserved to fund the City’s one-third contribution toward approved CSRFF projects. However, as no CSRFF-funded projects are anticipated to proceed during 2026/27, it is recommended that the current CSRFF budget allocation of $118,332 be reduced by $72,000 to $46,332, to fund this proposed community facility improvement.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Doddi's Beach Car Park Renewal

The Doddi's Beach (southeast) car park renewal works commenced towards the end of August 2026. The works are due to be completed in late October 2026. The project has a budget of $184,116, however the extent of tree roots within the works area have increased the pavement renewal component and it is now expected that the works will cost up to $250,000. Accordingly, it is requested that the budget be increased by $65,884 to $250,000 to ensure the full scope of renewal works can be completed.

It is proposed that the $65,884 increase be funded from within the Car Park Renewal Program, through savings identified in the Merlin Street Car Park Renewal project. This reallocation would reduce the Merlin Street Car Park Renewal budget from $841,675 to $775,791, whilst maintaining sufficient funding to deliver the planned works for that project.

Synthetic Turf Cricket Wicket Renewal

The Synthetic Turf Cricket Wicket Renewal project is an annual program established to replace synthetic cricket wickets that are approaching the end of their service life. The project currently has a budget of $6,747 in 2026/27 to replace the small, synthetic turf wicket cover at Dorothy & Charlie Coote Reserve.

Following recent discussions with the South Mandurah Football Club and the South Mandurah Cricket Club, it has been identified that the existing hybrid cricket wicket at Falcon Reserve is no longer fit for purpose. The works will involve the removal of the existing synthetic surface and hardstand, followed by the reinstatement of a traditional hard wicket, at an estimated cost of $45,961. It is therefore proposed that the Synthetic Turf Cricket Wicket Renewal project budget be increased by $45,961, from $6,747 to $52,708, to enable the Falcon Reserve wicket to be renewed prior to the commencement of the upcoming cricket season.

It is proposed that the additional $45,961 be funded partly from the Lakelands Park Compound capital project. This project currently has an allocated budget of $23,961 to modify the existing compound and provide additional storage capacity. However, works completed in late 2025/26 under the Mustangs Storage Lakelands Park capital project have already delivered a number of the intended outcomes, including the widening of the compound gates and the provision of a sea container to meet the storage needs of the North Mandurah Football Club within the compound. As a result, the Lakelands Park Compound project is no longer required in its current form, and it is proposed that the project be withdrawn and the $23,961 budget reallocated to the Synthetic Turf Cricket Wicket Renewal project to address the more immediate asset renewal need at Falcon Reserve.

It is proposed that the remaining $22,000 be funded from the Community Sporting and Recreation Facilities Fund (CSRFF) capital project. As previously outlined, this budget is typically reserved for the City's one-third contribution towards approved CSRFF projects. However, as no CSRFF-funded projects are currently anticipated to proceed in 2026/27, funding capacity is available within the program. Subject to approval of the proposed budget allocation for the CCTV at Lakelands Park Facility project, the CSRFF budget will reduce to $46,332. It is recommended that $22,000 be reallocated to this community cricket wicket renewal project, leaving a remaining balance of $24,332.

Seascapes Tanks Renewal

The Seascapes water tanks supply irrigation water for four parks in Halls Head (Paradise, Magnetic, Hayman and Montego Parks). Two of the three Seascapes water tanks are exhibiting signs of corrosion. As a result, a budget of $111,642 was allocated in 2026/27 to undertake investigations into the extent of the corrosion and identify the required renewal works. The investigation has now been completed and confirmed that Tank 1 has reached the end of its useful life and requires

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

immediate replacement. While the condition of Tank 2 is less severe, it is also expected to require replacement within the next 12 months.

Given the short timeframe between the replacement needs of both tanks, and to achieve greater cost efficiencies during the construction process, it is recommended that both tanks be replaced in 2026/27. The estimated cost of the replacement works is $161,642, requiring an additional budget allocation of $50,000.

It is proposed that the additional $50,000 be funded from the Caddadup Recycled Water Supply capital project, which has a current budget of $106,400. A two-stage hydrogeological investigation is being undertaken to assess groundwater availability for the proposed Southport Public Open Space water supply. Stage 1 is nearing completion and has confirmed sufficient groundwater availability to support the project. The findings from Stage 1 provide the information required to progress to detailed design and licence approvals, eliminating the need to proceed with Stage 2. As a result, budget savings have been identified within the project and are available to fund the additional budget required for the Seascapes Tanks Renewal project.

Basketball Half Court Noise Mitigation

The Basketball Half Court Noise Mitigation project has a current budget of $35,354 to investigate and identify suitable noise mitigation measures at Watersun Reserve in Silver Sands. Noise monitoring confirmed that basketball activity would exceed allowable noise levels within the residential setting regardless of the court's location in the park. Following consultation with the State Government, it was determined that the basketball ring should be removed and replaced with alternative play equipment better suited to the site.

Extensive community engagement undertaken in 2025/26 identified bouldering elements and soccer goals as the preferred alternative play items. The proposal also includes painting recreational games, such as hopscotch, on the existing concrete pad. The total estimated cost is $49,942, resulting in a budget shortfall of $14,588.

It is recommended that the $14,588 budget shortfall be funded from the completed PRK 26-27 Retaining Wall capital project. This project has a current budget of $17,710, with actual expenditure of only $3,121, resulting in available savings of $14,588. The savings have arisen due to a change in project scope, with one retaining wall already removed as part of works completed in 2025/26 and the second location requiring only the removal and disposal of signage, with minimal retaining wall works required.

Regional Road Group Projects

The following four Main Roads Western Australia South West Regional Road Group-funded projects were completed in 2025/26. The financial outcome of each project at 30 June 2026 is summarised in the table below:

Capital Expenditure			
Project Description	**2025/26 Actuals ($)**	**2025/26 Current Budget ($)**	**2025/26 Budget Variance ($)**
Pinjarra Rd	1,637,458	2,209,444	571,986
Upgrade - Tims Thicket Rd	901,759	1,336,963	435,204
Renew - Tims Thicket Rd	474,883	492,546	17,663
Preservation RRG - Coolibah Ave	669,256	876,309	207,053
Total	**3,683,356**	**4,915,262**	**1,231,906**

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Capital Grant Revenue			
Project Description	**2025/26 Actuals ($)**	**2025/26 Current Budget ($)**	**2025/26 Budget Variance ($)**
Pinjarra Rd	1,091,639	1,443,120	351,481
Upgrade - Tims Thicket Rd	601,172	868,814	267,642
Renew - Tims Thicket Rd	316,589	331,186	14,597
Preservation RRG - Coolibah Ave	446,171	584,206	138,035
Total	**2,455,571**	**3,227,326**	**771,755**

The City identified forecasted budget savings and engaged with Main Roads Western Australia prior to the close of the 2025/26 financial year, to seek guidance on the potential reallocation of these unspent funds to a 2026/27 road project. This approach was proposed to maximise the utilisation of the City's Regional Road Group grant funding allocation.

As part of the 2025/26 Five-Year Regional Road Group Program submission, the City submitted a Project Assessment Form for Peelwood Parade, outlining a staged three-year road resurfacing program. Given the scalable nature of the project, the City proposed bringing forward several future stages of the works to ensure full utilisation of the grant allocation. Main Roads Western Australia has subsequently provided formal approval for this approach.

Due to the project's proximity to schools, businesses and key bus routes, works have been scheduled during all 2026/27 school holiday periods to minimise disruption to the local community and transport network. Construction is scheduled to commence in October 2026 and continue during the December 2026/January 2027 and April 2027 school holidays. The following table outlines the works planned for completion during the 2026/27 financial year.

- Casuarina Dr Roundabout to Silvertop Ave
- Roundabout at McLarty Rd and Peelwood Pde
- McLarty Rd Roundabout to Mahogany Dr (Eastbound and Westbound Lanes)
- Mahogany Dr to Glencoe Pde Roundabout (Eastbound and Westbound Lanes)
- Roundabout at Glencoe and Peelwood Pde

It is therefore recommended that the 2025/26 budgets for the four projects listed above be reduced to reflect actual expenditure and capital grant revenue. The corresponding reduction in expenditure, grant funding, and the associated City contribution is proposed to be carried forward to the 2026/27 financial year and allocated to the Peelwood Parade Resurface capital project, as detailed below:

Peelwood Parade Resurface Capital Project					
Current 2026/27 Expenditure Budget	1,346,749	Current 2026/27 Capital Grant Budget	853,377	Current 2026/27 CoM Funding	493,372
Proposed 2026/27 Expenditure Budget	2,578,655	Proposed 2026/27 Capital Grant Budget	1,625,132	Proposed 2026/27 CoM Funding	953,523
Variance	**1,231,906**		**771,755**		**460,151**

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

CPK – City Centre Parking Plan Delivery

Following a review of the accounting treatment for Cash in Lieu funding, it is proposed that the funding revenue source for the CPK – City Centre Parking Plan Delivery capital project be amended to the Cash in Lieu Parking Reserve.

To give effect to this revised funding source, the following budget variation is proposed for 2025/2026:

- Decrease capital contribution revenue to Cash in Lieu of $17,000
- Increase transfer from the Cash in Lieu Parking Reserve of $17,000

This budget variation is funding-neutral and reflects a change in the accounting treatment and source of funding only.

Port Bouvard Recreation and Sporting Club

Community Loan

Port Bouvard Recreation and Sporting Club have applied for a community loan. In accordance with the Council Policy Provision of Loans to Sporting and Community Associations Policy POL-FCM 03, the City may make loans available to sporting and community associations. As assessment has been undertaken in accordance with the Policy to determine eligibility:

Policy Criteria	Assessment
Loans will only be made available to organisations for the upgrade or refurbishment of existing City of Mandurah community infrastructure or for the purchase of capital items specific to the improvement and/or maintenance of the asset.	Due to a building compliance issue affecting the machinery shed, the Club is required to replace the structure. Having recently completed car park works that exceeded the Club's original budget, the Club is seeking an interest free loan to fund the replacement of the machinery shed, which is a Club owned asset.
Loans will not be made available as a capital contribution to the development of new facilities or to assist with day-to-day operating matters.	The is not applicable. The Club is replacing an existing asset.
Organisations must make sufficient data available to demonstrate a capacity to repay loans through the provision of but not limited to relevant Business Plans, Audited Financial Statements and other necessary documentation.	The Club has made available the 2026 financial statements, it's 2026/27 budget, 5 year forecast and its 5 year development plan. The 5 year forecasts include the proposed loan repayments.
Loans, and conditions of repayment, must be approved by Council. Budget adoption does not signify approval for a loan.	Council is seeking to endorse the recommendation.
Minor requirements up to $50,000 may be funded on an interest free basis from the City's interest-free loan reserve.	The Club is seeking $40,000 to be repaid over four years
Where the City accesses borrowings to provide for an organisation's requirements, the cost of borrowings may be passed on to the organisation.	This is not applicable. The City's Interest Free Loan Reserve balance is $191,704.
The City reserves the right to seek guarantors for loans. Where a loan obligation exists, leases and licences will be amended to state that default on repayments, or failure to comply with	An assessment has been undertaken on the Club's financial position and it has been determined that a guarantor is not required.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

loan conditions, may be considered as a lease termination event.	

Property Disposal

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

City officers have now progressed a number of actions outlined in the Strategy, however prior to commencing the disposal of properties in accordance with Section 3.58 of the Act, Council is required to approve the disposal of the properties. In accordance with DA-CNP 02 Disposing of Property, Council is now requested to approve the properties listed for sale over the next 12 months.

Council is now requested to vary the Annual Budget 2026/2027 to incorporate approximately $5.14 million in revenue for the proceeds of sale with the proceeds to be placed firstly in the City Centre Acquisition Reserve to increase the balance in that reserve to $3 million, then the remainder to be placed in the Building Reserve. To enable the CEO to commence the disposal of property in accordance with DA-CNP 02 Disposing of Property, Council is requested to approve the disposal of properties listed in Confidential Attachment 3.

Additional Allocation for Training and Professional Development for Australian Institute of Company Directors (AICD) Course

Deputy Mayor Jess Smith and Councillor Jacob Cumberworth have indicated that they would like to undertake the Australian Institute of Company Directors (AICD) Course. In accordance with clause 3(b) 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 and membership is around $10,000 which includes (course and membership fee to obtain the member discounted course fee). It is recommended that Council approve an additional $9,000 in Deputy Mayor Jess Smith training budget to complete the AICD course based on her remaining allocation for 2025-2027 financial years. It is recommended that Council approve an additional $4,500 in Councillor Jacob Cumberworth training budget to complete the AICD course based on his remaining allocation for 2025-2027 financial years. There are sufficient funds in the Elected Member training budget to cover this additional amount.

Adoption of new Fees and Charges

In accordance with Section 6.16 of the *Local Government Act 1995* (the Act), local governments may impose or recover fees and charges for goods or services it provides. To date, there has been no changes to the Fees and Charges Schedule adopted by Council as part of the adoption of Annual Budget 2026/2027.

Following recent operational disruptions associated with blockages caused by the size and nature of materials delivered to the Kwinana Energy Recovery Facility, the City has reviewed the acceptance and handling of commercial waste at the Waste Management Centre. Revised waste-handling practices are being introduced to improve load inspection, classification, and separation and to prevent non-conforming waste including oversized, hazardous, or otherwise unsuitable items from entering the general waste stream.

Where the City approves acceptance of non-conforming waste, the standard commercial waste charge based on weight will apply, together with an additional non-conforming waste handling and

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

disposal fee of $50 plus GST per load. The additional fee is to recover costs associated with inspection, separation, handling, transport, and alternative disposal. Prohibited waste including hazardous materials and recyclables will continue to be refused through the commercial general waste service.

Council is requested to support the adoption of the new Fees and Charges for public notice.

Consultation

Nil

Statutory Environment

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

Policy Implications

Nil

Financial Implications

Any material variances that have an impact on the outcome of the budgeted surplus position are explained in the Monthly Financial Report, as detailed in Attachment 1.

Economic Implications

Nil

Environmental Implications

Nil

Risk Implications

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

Strategic Implications

The following strategies from the City of Mandurah Strategic Community Plan 2024-2044 is/are 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.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Officer Recommendation

PART A

That Council:

1 Receives the Financial Report for August 2026 as detailed in Attachment 1 of the report.

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

Total Municipal Fund	**$**	**10,463,585.24**
Total Trust Fund	**$**	**0.00**
	$	**10,463,585.24**

3 Approves the following budget variations for the following projects for 25/26:

3.1 Decrease in capital expenditure of $571,986* for Pinjarra Road Project
- **To be funded from decrease in regional road group grant revenue of $351,481***
- **To be funded from reduction in transfer out of asset management reserve of $220,505***

3.2 Decrease in capital expenditure of $435,204* for Upgrade – Tims Thicket Road Project
- **To be funded from decrease in regional road group grant revenue of $267,642***
- **Transfer in of $167,562* to asset management reserve**

3.3 Decrease in capital expenditure of $17,663* for Renew – Tims Thicket Road Project
- **To be funded from decrease in regional road group grant revenue of $14,597***
- **Transfer in of $3,066* to asset management reserve**

3.4 Decrease in capital expenditure of $207,053* Preservation RRG – Coolibah Ave Project
- **To be funded from decrease in regional road group grant revenue of $138,035***
- **To be funded from reduction in transfer out of asset management reserve of $69,018***

3.5 Decrease in cash in lieu of public parking contribution of $17,000* for CPK – City Centre Parking Plan Delivery project

3.6 Increase in transfer out of Cash in Lieu Parking reserve $17,000* for CPK – City Centre Parking Plan Delivery project.

4 Approves the following budget variations for 2026/27 annual budget:

4.1 New capital expenditure of $45,000* for the Western Foreshore Changing Places Facility
- **To be funded from an increase in grant revenue of $45,000* by the Department of Communities**

4.2 New capital expenditure of $72,000* for the Automatic Number Plate Recognition (ANPR) CCTV Grant
- **To be funded from an increase in grant revenue of $40,686* by the Department of Local Government, Industry Regulation and Safety**
- **To be funded from a transfer out of $31,314* from the Community Safety Reserve**

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

4.3 New capital expenditure of $72,000 for the CCTV at Lakelands Park Facility
- **To be funded from a decrease in capital expenditure of $72,000* from CSRFF project municipal funding**

4.4 Increase in capital expenditure of $65,884 for Doddi's Beach Car Park Renewal
- **To be funded from an underspend of $65,884* on the Merlin Street Car Park Renewal Project**

4.5 Increase of capital expenditure of $45,961* for Synthetic Turf Cricket Wicket Renewal Project
- **To be funded from a decrease in capital expenditure of $22,000* from CSRFF Project municipal funding**
- **To be funded from an underspend of $23,961* from Lakelands Park Compound Project**

4.6 Increase in capital expenditure of $50,000* for Seascapes Tanks Renewal Project
- **To be funded from an underspend of $50,000* on the Caddadup Recycled Water Supply Project**

4.7 Increase in capital expenditure of $14,588* for Basketball Half Court Noise Mitigation Project
- **To be funded from an underspend of $14,588* PRK 26-27 Retaining Wall Project**

4.8 Increase in capital expenditure of $1,231,906* for Peelwood Parade Resurface Project
- **To be funded from an increase in regional road group grant revenue of $771,755***
- **To be funded from a transfer out of Asset Management Reserve of $460,151***

4.9 Increase in proceeds from sale of land of $5,138,796
- **To be transferred to the Building Reserve $4,364,495**
- **To be transferred to the City Centre Acquisition Reserve $774,301**

5. Approve the variation to the budget Chief Executive Officer to commence the disposal of properties in accordance with Section 5.38 of the *Local Government Act 1995* for the properties listed in Confidential Attachment 3.

6. Adopt the new Fees and Charges for Commercial Waste Additional Non-Conforming Waste Handling and Disposal Fee of $50 plus GST per approved non-conforming commercial load (non-refundable) at the City of Mandurah Waste Management Centre, in addition to the applicable standard commercial waste charge and in accordance with section 6.19 of the Local Government Act 1995, give local public notice of the Fees and Charges Schedule to take effect on the 1 October 2026.

7. In accordance with the Council Provision of Loans to Sporting and Community Associations Policy POL-FCM 03, approve an interest free community loan for Port Bouvard Recreation and Sporting Club:
- **Loan amount: $40,000**
- **Loan term: 4 years**
- **Loan purpose: machinery shed (Club owned asset)**

And the $40,000 be transferred from the Interest Free Loans Reserve.

Absolute Majority

PART B

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

That Council approves an additional allocation of $4,500 to the 2026/2027 training and development allocation for Councillor Jacob Cumberworth in accordance with the Elected Member Entitlements Council Policy to be funded within the existing Elected Member training budget.

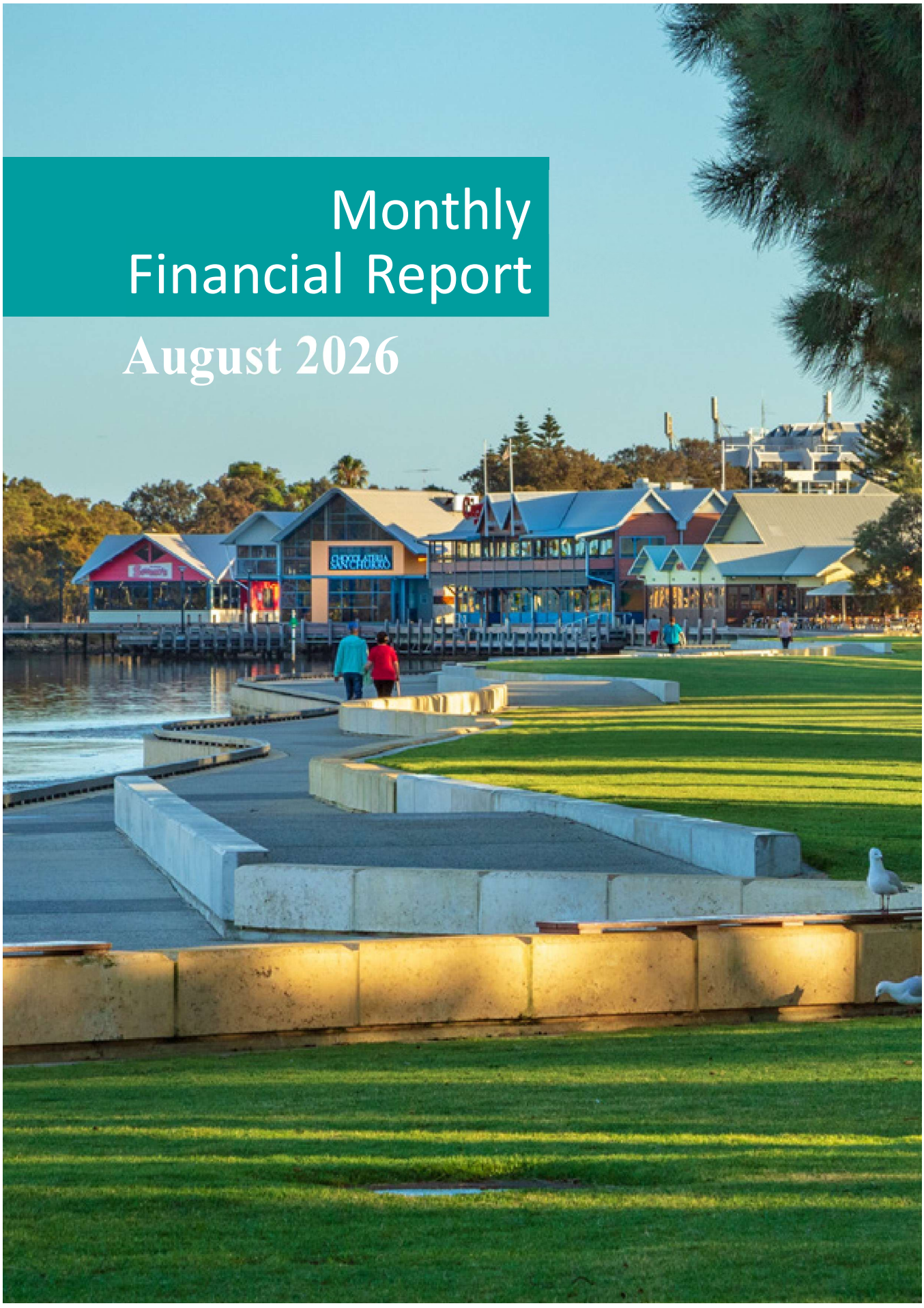
PART C

That Council approves an additional allocation of $9,000 to the 2026/2027 training and development allocation for Deputy Mayor Jess Smith in accordance with the Elected Member Entitlements Council Policy to be funded within the existing Elected Member training budget.

Attachments

Attachment 1	***Monthly Financial Report***
Attachment 2	***Schedule of Accounts (electronic only)***
Attachment 3	***CONFIDENTIAL: Disposal of Properties***

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026



Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

City of Mandurah
August 2026

$532K

Estimated deficit at 30 June 2026 with proposed budget amendments

$114.6M ▼

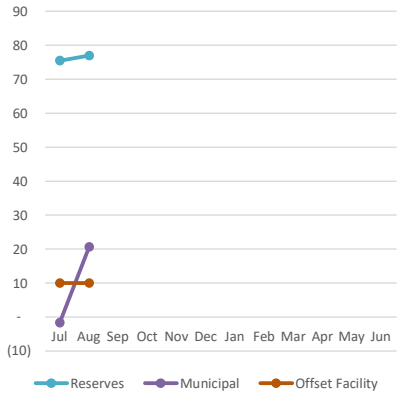
Year to Date Actual Surplus

Executive Summary

- Actual Rates Raised $109.5M
- Actual Rates Received $33.3M (29.3% collected)
- Actual Operating Revenue $138M
- Actual Capital Revenue $1.2M
- Actual Operating Expenditure $23.5M
- Actual Capital Expenditure $6M
- Actual Proceeds from Sale of Assets $0M

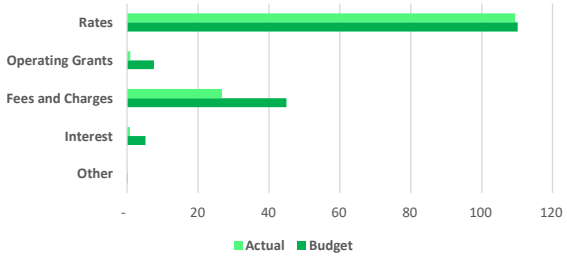
Investments

$ Millions



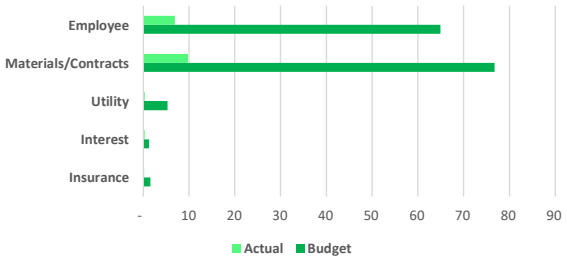
Year to Date Revenue Actuals Compared to Annual Budget

$ Millions

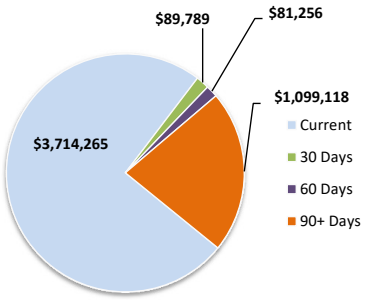


Year to Date Expenditure Actuals Compared to Annual Budget

$ Millions



Sundry Debtors Outstanding



Rates Outstanding

498	Properties with >$10K outstanding ▼
3830	Properties $3K to $10K outstanding ▼
0	Properties commenced legal action in 25/2 ▲
$3.04M	Estimated Value of Rates Exemptions =

Grants Received in 25/26 year

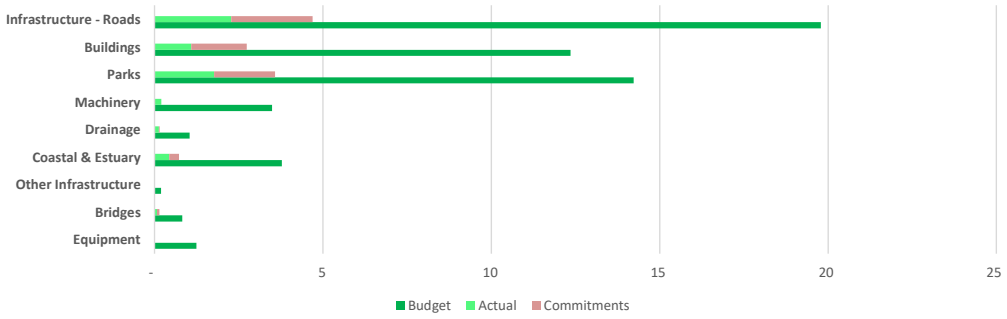
9.58%	Grants received - Accrual Basis

CEO Delegation Tenders

1	Tenders accepted/rejected during the month through CEO delegation

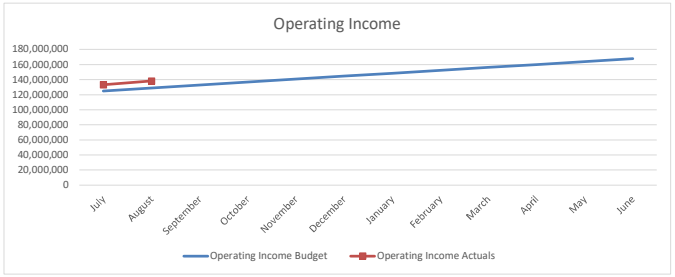
Year to Date Capital Actuals Compared to Annual Budget*

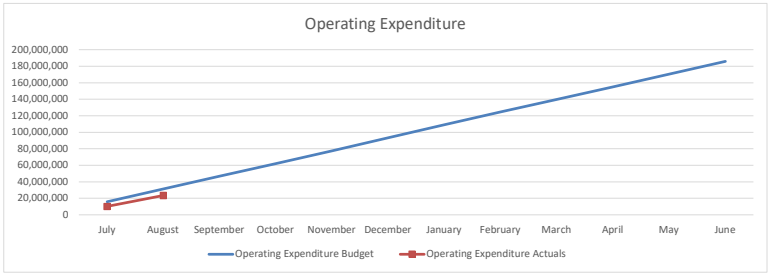
$ Millions

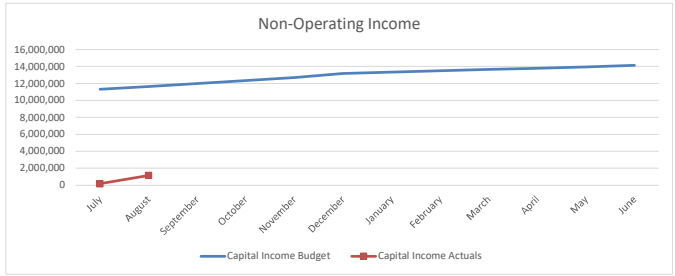


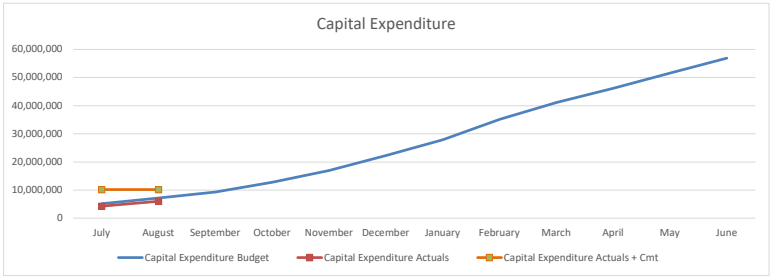
*Commitments are raised based on contract amounts. Contracts may span multiple financial years causing commitments to display over the total budget for the year.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026









Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

CITY OF MANDURAH

MONTHLY FINANCIAL REPORT
For the Period Ended 31 August 2026

TABLE OF CONTENTS

Statement of Financial Activity by Nature or Type		4
Note 1	Statement of Financial Activity Information	5
Note 2	Cash and Investments	6
Note 3	Receivables	7
Note 4	Disposal of Assets	8
Note 5	Tenders/Quotes Awarded	9
Note 6	Capital Acquisitions	10
Note 7	Borrowings	15
Note 8	Cash Reserves	17
Note 9	Operating Grants and Contributions	18
Note 10	Non Operating Grants and Contributions	19
Note 11	Proposed Budget Variations for Council Approval	20
Note 12	Approved Budget Amendments	22
Note 13	Explanation of Material Variances	24

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

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	**592,065**	(7,935)	(1.32%)	
Revenue from operating activities							
Rates		110,168,408	110,168,408	**109,457,444**	(710,964)	(0.65%)	
Operating grants, subsidies and contributions		7,571,777	1,261,963	**926,400**	(335,563)	(26.59%)	▼
Fees and charges		44,915,531	25,774,023	**26,781,165**	1,007,142	3.91%	
Interest earnings		5,149,629	858,271	**868,451**	10,180	1.19%	
Other revenue		94,397	15,733	**10,898**	(4,835)	(30.73%)	▼
Profit on disposal of assets	4	-	-	**-**	0	0.00%	
		167,899,742	**138,078,398**	**138,044,358**	(34,040)	-0.02%	
Expenditure from operating activities							
Employee costs		(64,892,671)	(10,959,377)	**(6,891,707)**	4,067,670	37.12%	▲
Materials and contracts		(76,744,761)	(12,969,591)	**(9,754,806)**	3,214,785	24.79%	▲
Utility charges		(5,319,341)	(886,557)	**(320,512)**	566,045	63.85%	▲
Depreciation on non-current assets		(36,013,230)	(6,002,205)	**(6,000,761)**	1,444	0.02%	
Interest expenses		(1,257,730)	(209,622)	**(289,438)**	(79,816)	(38.08%)	▼
Insurance expenses		(1,576,044)	(262,674)	**(214,984)**	47,690	18.16%	▲
Other expenditure		(66,284)	(66,284)	**-**	66,284	100.00%	▲
Loss on disposal of assets	1(a) & 4	-	-	**(10,713)**	(10,713)	100.00%	▼
		(185,870,061)	**(31,356,310)**	**(23,482,921)**	7,873,389	25.11%	
Non-cash amounts excluded from operating activities	1(a)	35,948,147	6,000,397	**6,000,035**	(362)	(0.01%)	
Amount attributable to operating activities		**17,977,828**	**112,722,485**	**120,561,472**	7,838,987	(6.95%)	
Investing activities							
Non-operating grants, subsidies and contributions		14,132,269	2,355,378	**1,153,089**	(1,202,289)	(51.04%)	▼
Proceeds from disposal of assets	4	934,129	155,688	**31,608**	(124,081)	(79.70%)	▼
Payments for property, plant and equipment	6	(56,938,667)	(7,170,321)	**(5,969,826)**	1,200,495	16.74%	▲
Amount attributable to investing activities		**(41,872,268)**	**(4,659,255)**	**(4,785,130)**	(125,875)	-2.70%	
Non-cash amounts excluded from investing activities	1(b)	(1,497,472)	(1,497,472)	**(454,112)**	1,043,360	(69.67%)	
Amount attributable to investing activities		**(43,369,740)**	**(6,156,727)**	**(5,239,242)**	917,485	14.90%	
Financing Activities							
Proceeds from new debentures	7	8,500,000	-	**-**	0	0.00%	
Repayment of debentures	7	(5,228,510)	(871,418)	**(698,114)**	173,304	19.89%	▲
Payment of lease liability		(424,643)	(70,774)	**(103,373)**	(32,599)	(46.06%)	▼
Principal elements of interest earning liability		-	-	**(250,439)**	(250,439)	100.00%	▼
Transfer from reserves	8	24,952,564	-	**238,884**	238,884	100.00%	▲
Transfer to reserves	8	(3,539,677)	-	**(537,556)**	(537,556)	100.00%	▼
Amount attributable to financing activities		**24,259,734**	**(942,192)**	**(1,350,598)**	(408,405)	(43.35%)	
Closing Funding Surplus / (Deficit)	1(d)	**(532,178)**	**106,223,565**	**114,563,698**	8,340,133	7.85%	

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.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

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				
Movement in liabilities associated with restricted cash		103,372	17,229	(222,802)
Movement in pensioner deferred rates (non-current)		-	-	11,737
Movement in employee benefit provisions (non-current)		(168,455)	(28,076)	93,735
Movement in Liabilities		-	-	113,055
Funds in Suspense Accounts				(7,162)
Add: Loss on asset disposals	4	-	-	10,713
Add: Depreciation on assets		36,013,230	36,013,230	6,000,761
Total non-cash items excluded from operating activities		**35,948,147**	**36,002,383**	**6,000,035**

(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		(1,497,472)	(1,497,472)	(454,112)
Total non-cash amounts excluded from investing activities		**(1,497,472)**	**(1,497,472)**	**(454,112)**

(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 2026	Budget Closing 30 Jun 2027	Year to Date 31 Aug 2026
Adjustments to net current assets				
Less: Reserves - restricted cash		(77,986,943)	(58,359,495)	(78,285,614)
Less: - Financial assets at amortised cost - self supporting loans		(48,876)	-	(48,876)
Less: Unspent loans		(625,629)		(625,629)
Less: Inventory - Land Held for Resale			(445,000)	(445,000)
Less: ESL debtors			-	(7,886,695)
Less: Prepaid Rates		(6,312,547)		(797,398)
Add: AL provision		-	-	4,839,939
Add: Borrowings	7	5,330,292	5,480,285	4,632,178
Add: Other liabilities		5,100,688	-	6,104,527
Add: Lease liability		433,045	(223,246)	329,672
Add: Provisions - employee		4,135,176	792,521	4,081,100
Add: Loan Facility offset		-	-	10,000,000
Total adjustments to net current assets		**(69,974,794)**	**(52,754,935)**	**(58,101,795)**

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

Current assets				
Cash and cash equivalents	2	98,919,953	76,233,359	96,606,080
Rates receivables	3	4,955,384	3,522,745	96,843,190
Receivables	3	3,593,177	2,596,188	14,408,730
Other current assets		3,533,932	4,559,404	2,551,339
Less: Current liabilities				
Payables		(19,463,362)	(17,998,144)	(16,749,578)
Borrowings	7	(5,330,292)	(5,480,285)	(4,632,178)
Interest earning liabilities		(1,014,736)	-	(764,297)
Unspent non-operating grant, subsidies and contributions liability		(4,085,952)	(2,722,760)	(5,281,400)
Lease liabilities		(433,045)	223,246	(329,672)
Provisions		(10,108,199)	(8,710,996)	(9,986,721)
Less: Total adjustments to net current assets	1(c)	(69,974,794)	(52,754,935)	(58,101,795)
Closing Funding Surplus / (Deficit)		**592,065**	**(532,178)**	**114,563,697**

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.

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

OPERATING ACTIVITIES
NOTE 2
CASH AND INVESTMENTS

	Total Amount	Interest rate	Total Interest Earnings at Maturity Date	S&P rating	Deposit Date	Maturity Date	Term days
	$	$	$				
Cash on hand	**20,173,188**			**AA-**			
Municipal Bank Account (inc. Bonds Investments & Notice Savers)	20,173,188	Variable			NA	NA	
ANZ	**33,453**		**293**	**AA-**			
ANZ TD 10	33,453	3.50%	293		1/07/2026	1/10/2026	92
NAB	**29,635,942**		**416,438**	**AA-**			
NAB TD 114	3,272,767	5.00%	39,858		4/06/2026	4/09/2026	92
NAB TD 115	3,305,086	5.15%	55,930		18/08/2026	18/12/2026	122
NAB TD 125	3,136,210	5.00%	39,033		9/06/2026	9/09/2026	92
NAB TD 126	3,136,210	5.00%	39,033		9/06/2026	9/09/2026	92
NAB TD 127	3,136,210	5.00%	39,033		9/06/2026	9/09/2026	92
NAB TD 133	3,150,316	5.05%	39,596		30/07/2026	30/10/2026	92
NAB TD 134	3,150,316	5.05%	39,596		30/07/2026	30/10/2026	92
Reserve 44 - 70-586-3025	3,677,052	5.15%	62,225		18/08/2026	18/12/2026	122
Reserve 45 - 70-568-6989	3,671,774	5.15%	62,135		18/08/2026	18/12/2026	122
Westpac	**40,546,918**		**521,169**	**AA-**			
WBC TD 110	3,307,509	5.20%	42,790		3/08/2026	3/11/2026	92
WBC TD 120	3,120,022	5.14%	39,905		20/06/2026	20/09/2026	92
WBC TD 121	3,120,022	5.14%	39,905		20/06/2026	20/09/2026	92
WBC TD 122	3,152,299	5.14%	40,318		2/07/2026	2/10/2026	92
WBC TD 123	3,152,299	5.14%	40,318		2/07/2026	2/10/2026	92
WBC TD 124	3,152,299	5.14%	40,318		2/07/2026	2/10/2026	92
WBC TD 129	3,153,475	5.13%	40,255		24/07/2026	24/10/2026	92
WBC TD 130	3,153,475	5.13%	40,255		24/07/2026	24/10/2026	92
WBC TD 135	3,078,237	5.20%	39,824		7/08/2026	7/11/2026	92
WBC TD 136	4,052,427	5.20%	52,427		25/08/2026	25/11/2026	92
WBC TD 137	4,052,427	5.20%	52,427		25/08/2026	25/11/2026	92
WBC TD 138	4,052,427	5.20%	52,427		25/08/2026	25/11/2026	92
CBA	**7,250,333**		**95,854**	**AA-**			
CBA TD 48 - B33713404	7,250,333	4.99%	95,854		10/08/2026	16/11/2026	98
Total Municipal and Reserve Funds	**97,639,834**		**1,033,753.82**				

Interest revenue	
Investment Interest Accrued	424,189
Investment Interest Matured	257,103
Rates Interest	187,159
	868,451

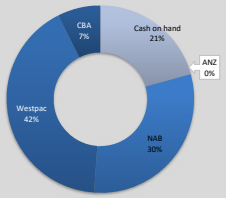
Municipal Cash	Total Restricted Cash
$30.67 M	**$76.97 M**

Loan Offset Facility	Amount	Interest rate on loans	Monthly Interest Saved	YTD Interest Saved
Westpac	10,000,000	6.16%	20,152	21,452

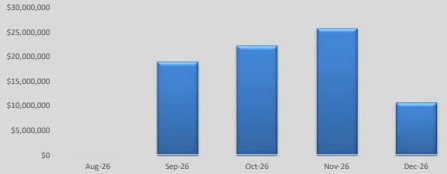
KEY INFORMATION
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments highly liquid investments with original maturities of twelve months or less that are readily convertible to known amounts of cash and which 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.

% of Investments with each institution



Invested Funds Maturing Timeline



Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2026

OPERATING ACTIVITIES
NOTE 3
RECEIVABLES

Rates Receivable	30-Jun-26	31-Aug-25	31 Aug 26
	$		$
Opening Arrears Previous Years	3,963,715	3,963,715	4,118,532
Rates levied	104,683,375	101,952,329	109,457,444
Less - Collections to date	(104,528,559)	(30,921,680)	(33,256,099)
Equals Current Outstanding	**4,118,532**	**74,994,364**	**80,319,877**
Net Rates Collectable	**4,118,532**	**74,994,364**	**80,319,877**
% Collected	96.2%	29.2%	29.3%

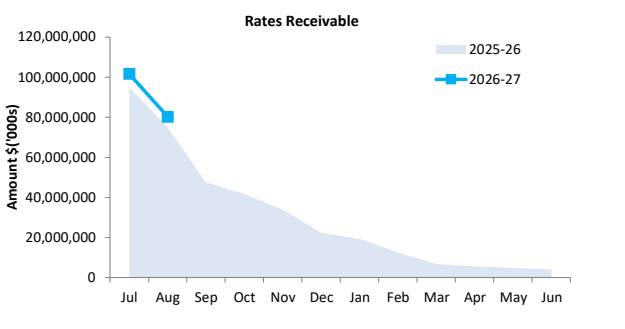
	31 Aug 25	31 Aug 26
- No. of Legal Proceedings Commenced for the financial year	0	0
- No. of properties > $10,000 outstanding	334	498
- No. of properties between $3,000 and $10,000 outstanding	3,619	3,830
- Value of Rates Concession	51,256	61,375
- Estimated Value of Rates Exemptions	2,335,088	3,040,086

Receivables - General	31-Aug-25	Current	30 Days	60 Days	90+ Days	31 Aug 26
	$	$	$	$	$	$
Balance per Trial Balance						
Sundry receivable	1,608,149	1,954,685	44,080	42,502	632,880	2,674,147
Recreation Centres	8,385	74,098	13,464	4,896	13,047	105,505
Mandurah Ocean Marina	129,995	1,613,565	0	0	0	1,613,565
GST receivable	697,546	55,863	0	0	0	55,863
Allowance for impairment of receivables	(215,611)	0	0	0	(269,893)	(269,893)
Infringements	792,334	16,053	32,245	33,857	723,084	805,239
Total Receivables General Outstanding	**3,020,797**	**3,714,265**	**89,789**	**81,256**	**1,099,118**	**4,984,427**
Percentage		74.5%	1.8%	1.6%	22.1%	

Other Receivables	31-Aug-25	Current	30 Days	60 Days	90+ Days	31 Aug 26
	$	$	$	$	$	$
Balance per Trial Balance						
Pensioners rates and ESL deferred	9,019,078	0	0	0	9,425,419	9,425,419
Other Receivables	5,198,124	0	0	0	483,342	483,342
Total Other Receivables Outstanding	**14,217,202**	**0**	**0**	**0**	**9,908,761**	**9,908,761**
Percentage		0%	0%	0%	100%	

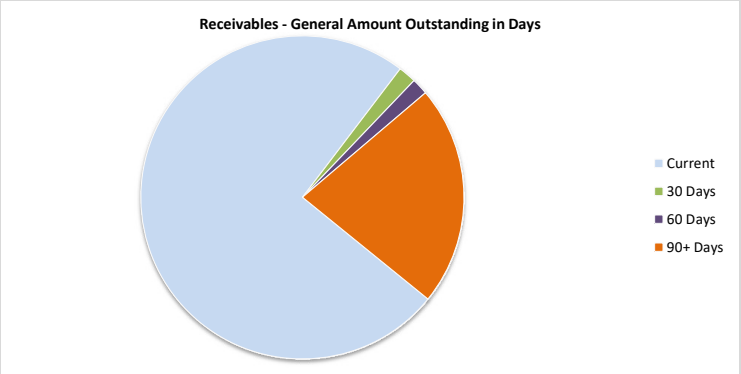
KEY INFORMATION

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.



Total investments

Collected	Rates Due
29.3%	$80,319,877



Debtors Due
$4,984,427

Over 30 Days
25%

Over 90 Days
22%

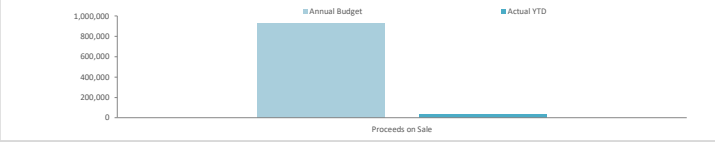
Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

)TES TO THE STATEMENT OF FINANCIAL ACTIVITY
)R THE PERIOD ENDED 31 AUGUST 2026

OPERATING ACTIVITIES
NOTE 4
DISPOSAL OF ASSETS

			Budget				YTD Actual			
Asset	Asset ID	Directorate	Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
			$	$	$	$	$	$	$	$
Land										
Light Passenger Vehicles - Replacement										
MH5296B KIA SPORTAGE DSL MY21	C05521	Built & Natural Enviroment	13,261	13,261	0	0	0	0	0	0
MH6604B - ISUZU MUX LSM WAGON	C06522	Built & Natural Enviroment	28,788	28,788	0	0	0	0	0	0
MH6510B - TOYOTA COROLLA	C05922	Built & Natural Enviroment	15,465	15,465	0	0	0	0	0	0
MH6880B- NISSAN X TRAIL	C06922	Built & Natural Enviroment	17,272	17,272	0	0	0	0	0	0
MH6456B - MAZDA CX-5B MAXX	C07422	Built & Natural Enviroment	13,924	13,924	0	0	0	0	0	0
Light Commercial Vehicles - Replacement										
MH6904B-FORD RANGER	U00622	Built & Natural Enviroment	17,820	17,820	0	0	0	0	0	0
MH5895B-MITSUBISHI TRITON	U00822	Built & Natural Enviroment	19,170	19,170	0	0	0	0	0	0
MH7264B FORD RANGER	U02022	Built & Natural Enviroment	21,316	21,316	0	0	0	0	0	0
MH5128B - FORD RANGER	U03321	Built & Natural Enviroment	16,802	16,802	0	0	0	0	0	0
MH6976B-ISUZU D'MAX	U02722	Built & Natural Enviroment	22,032	22,032	0	0	0	0	0	0
MH7006B ISUZU D'MAX	U03822	Built & Natural Enviroment	19,032	19,032	0	0	0	0	0	0
MH5889B - FORD RANGER PU XL 4X4	U05021	Built & Natural Enviroment	25,534	25,534	0	0	0	0	0	0
MH6393B-FORD RANGER PU	U07222	Built & Natural Enviroment	19,106	19,106	0	0	0	0	0	0
MH7083B FORD RANGER	U02522	Built & Natural Enviroment	19,746	19,746	0	0	0	0	0	0
MH5572B - FORD RANGER XL 4X2	U05521	Built & Natural Enviroment	16,550	16,550	0	0	0	0	0	0
MH5084B- FORD RANGER-PU	U04121	Built & Natural Enviroment	22,047	22,047	0	0	0	0	0	0
MH5086B - FORD RANGER PU XL 4X4	U01621	Built & Natural Enviroment	22,922	22,922	0	0	0	0	0	0
MH5085B - FORD RANGER PU XL 4X4	U06621	Built & Natural Enviroment	23,588	23,588	0	0	0	0	0	0
MH5613B FORD RANGER PU XL 4X2	U02621	Built & Natural Enviroment	18,929	18,929	0	0	0	0	0	0
MH7086B-FORD RANGER	U08522	Built & Natural Enviroment	16,950	16,950	0	0	0	0	0	0
MH6311B-ISUZU D'MAX SX UTE	U08422	Built & Natural Enviroment	26,723	26,723	0	0	0	0	0	0
MH8510B - FORD RANGER 4X2	U01922	Built & Natural Enviroment	21,448	21,448	0	0	0	0	0	0
Trucks & Buses Replacements										
MH5603A - HINO - 616-300-KEVRECK	T00117	Built & Natural Enviroment	19,190	19,190	0	0	0	0	0	0
MH4967A - HINO - 921	T01217	Built & Natural Enviroment	23,880	23,880	0	0	0	0	0	0
MH4792A - HINO - 921	T02017	Built & Natural Enviroment	20,323	20,323	0	0	0	0	0	0
MH4968A - HINO - 921	T04117	Built & Natural Enviroment	23,904	23,904	0	0	0	0	0	0
MH9929A - HINO - 616-300-KEVRECK	T01818	Built & Natural Enviroment	0	0	0	0	36,680	30,025	0	(6,655)
MH2306B - SCARAB - HINO 1426	T05119	Built & Natural Enviroment	147,717	147,717	0	0	0	0	0	0
HINO 1124 MH0562A	T01615	Built & Natural Enviroment	39,394	39,394	0	0	0	0	0	0
HINO 917 MH1429A	T03016	Built & Natural Enviroment	21,608	21,608	0	0	0	0	0	0
HINO 917 MH1627A	T03716	Built & Natural Enviroment	25,874	25,874	0	0	0	0	0	0
HINO 917 MH1625A	T04016	Built & Natural Enviroment	20,325	20,325	0	0	0	0	0	0
HINO SCARAB MISTRAL HINO 1426 1GWL205	T05019	Built & Natural Enviroment	136,965	136,965	0	0	0	0	0	0
Trailers										
Bartco - Vms trailer XP-7TR VMS 400	P03117	Built & Natural Enviroment	8,884	8,884	0	0	0	0	0	0
Southwest - Flat top 2000KG	V02016	Built & Natural Enviroment	1,655	1,655	0	0	0	0	0	0
Bartco - Aarow board C SIZE AMBER	V02116	Built & Natural Enviroment	2,629	2,629	0	0	0	0	0	0
Southwest - Cargo 2000KG	V05717	Built & Natural Enviroment	2,217	2,217	0	0	0	0	0	0
MH9040B - JETWAVE DRAIN CLEANER	V02917	Built & Natural Enviroment	0	0	0	0	5,641	1,583	0	(4,058)
Parks & Mowers										
Mow master - Pitch mower DC26W2	P30817	Built & Natural Enviroment	376	376	0	0	0	0	0	0
Mow master - Pitch mower DC26W2	P30917	Built & Natural Enviroment	376	376	0	0	0	0	0	0
Mow master - Verti-mower VMM26/2	P31117	Built & Natural Enviroment	388	388	0	0	0	0	0	0
Miscellaneous Equipment										
Olimpian generator	P611	Built & Natural Enviroment	0	0	0	0	0	0	0	0
Dynapac - Plate compactor LG500	P61416	Built & Natural Enviroment	0	0	0	0	0	0	0	0
Carryovers - Trailers										
			0	0	0	0	0	0	0	0
					0	0			0	0
			934,129	**934,129**	**0**	**0**	**42,321**	**31,608**	**0**	**(10,713)**

KEY INFORMATION



Proceeds on Sale		
Annual Budget	YTD Actual	%
$934,129	$31,608	3%

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

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
T14-2026	MPAC HVAC Replacement and Roof Works Project	Safeway Building and Renovations Pty Ltd	Upon completion of the required works, the dates for Practical Completion are as follows: Separable Portion 1: 26 February 2027 Separable Portion 2: 31 March 2027	$4,536,182.00

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

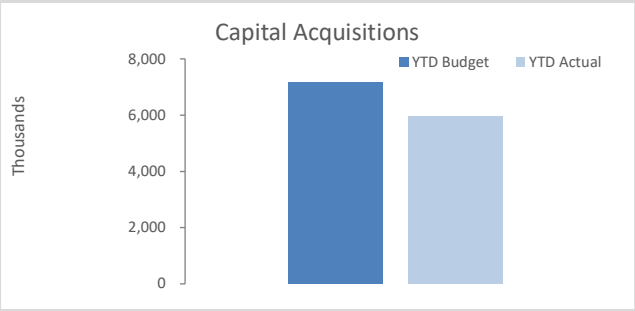
INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS

Capital Acquisitions	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	YTD Actual Variance
	$		$	$	$
Buildings	10,458,425	12,350,594	1,152,634	1,087,061	(65,573)
Equipment	1,161,214	1,238,214	173,036	350	(172,686)
Machinery	3,491,880	3,491,880	671,980	198,173	(473,807)
Infrastructure - Roads	17,273,142	19,790,885	2,401,174	2,279,262	(121,911)
Bridges	729,684	827,882	135,149	69,684	(65,466)
Parks	11,340,532	14,226,316	2,108,641	1,768,141	(340,500)
Drainage	1,041,572	1,041,572	65,290	129,677	64,387
Coastal & Estuary	3,504,950	3,782,991	428,631	437,479	8,848
Other Infrastructure	220,000	188,332	33,788	-	(33,788)
Capital Expenditure Totals	**49,221,399**	**56,938,667**	**7,170,321**	**5,969,826**	**(1,200,495)**
Capital Acquisitions Funded By:					
	$		$	$	$
City of Mandurah Contribution	**14,965,761**	**14,742,112**	**(9,172,984)**	**5,024,014**	14,196,998
Capital grants and contributions	**11,619,409**	**14,132,267**	**11,665,924**	**1,153,089**	(10,512,835)
Borrowings	**8,500,000**	**8,500,000**	**1,416,667**	**-**	(1,416,667)
Other (Disposals & C/Fwd)	**934,129**	**934,129**	**155,688**	**31,608**	(124,081)
Cash Backed Reserves					
Building Reserve	**684,176**	**684,176**	**114,029**	**-**	(114,029)
Parking Reserve		**33,000**	**5,500**	**0**	(5,500)
Asset Management Reserve	**10,463,602**	**15,498,338**	**2,583,056**	**(221,659)**	(2,804,715)
Sustainability Reserve	**72,000**	**128,400**	**21,400**	**-**	(21,400)
Sanitation Reserve	**1,084,608**	**1,084,608**	**180,768**	**(17,225)**	(197,993)
Major Public Artworks	-	**47,273**	**7,879**	**-**	(7,879)
Plant Reserve	**897,714**	**1,154,363**	**192,394**	**-**	(192,394)
Capital Funding Total	**49,221,399**	**56,938,667**	**6,977,927**	**5,969,826**	**(1,200,495)**

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
	$56.94 M	**$5.97 M**	**10%**

Capital Grant	Annual Budget	YTD Actual	% Received
	$14.13 M	**$1.15 M**	**8%**

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS (CONTINUED)

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						
750736	Operations Centre Redevelopment	216,926	272,626	26,210	51,626	221,000	Consultant work underway
750732	Dawesville Community Centre	0	850,000	188,889	320,508	529,492	Landscape construction works 10% complete.
750689	Works & Services Building Refurb	0	0	0	850	(850)	Ongoing project. 2025/26 to 2026/27 carryover budget variation to be processed in August 2026 Financial Report.
750695	Waste Management Centre - Upgrade Fire Infrastructure	0	0	0	986	(986)	Construction complete. Finances to be finalised. 2025/26 to 2026/27 carryover budget variation to be processed in August 2026 Financial Report.
750753	Site Main Switchboard Program	0	0	0	0	0	Committed only
750754	Administration Centre Refurbishment	161,740	161,740	11,740	11,740	150,000	Design Only
750756	BLD - Renewal - MPAC HVAC	0	0	0	7,577	(7,577)	CMT only to be coded to MPAC Renewal project upon GR.
750776	Minor City Maintenance Capital Renewals	250,000	250,000	41,667	0	250,000	Ongoing Program
750784	BLD - CASM workshop upgrade	161,740	161,740	11,740	20,110	141,630	Design Complete
750788	BLD - Community Shed (Dower St)	271,158	334,158	41,658	21,158	313,000	Design 10% complete
750789	New - Falcon Men's Shed	107,826	107,826	7,826	7,826	100,000	Design 10% complete
750790	New - MARC Sports Court Upgrade	460,500	530,500	95,852	103,485	427,015	Refer to Financial Report, Key Capital Projects table.
750794	BLD - 26-27 - Site Main Switchboard	188,696	188,696	16,474	13,696	175,000	Ongoing Program
750797	BLD - Park Ridge Ablution Septic System	12,939	12,939	939	939	12,000	Design Only
750798	BLD - Port Bouvard SLC HVAC	325,389	325,389	25,389	25,389	300,000	Construction to commence Q4
750799	BLD - 25-26 Meadow Springs Sport Fac Ext Paint	0	0	0	28,441	(28,441)	Construction 90% complete. 2025/26 to 2026/27 carryover budget variation to be processed in August 2026 Financial Report.
750802	BLD - MARC Indoor Pirate Playground	596,547	596,547	46,547	50,747	545,800	Construction to commence Q3
750803	BLD - MARC Creche Softfall	10,783	10,783	783	783	10,000	Construction to commence Q4
750807	BLD - Mandurah Museum Roof Replacement	172,522	172,522	12,522	12,522	160,000	Consultant work underway
750809	BLD - Mandurah Family & CC Roof Cover	140,174	140,174	10,174	10,174	130,000	Design 20% complete
750811	BLD - MSLSC External Painting	102,435	102,435	13,864	7,435	95,000	Construction complete. Finances to be finalised. 2025/26 to 2026/27 carryover budget variation to be processed in August 2026 Financial Report.
750813	BLD - Southern Estuary Hall Demolition	0	59,160	59,160	0	59,160	Construction 10% complete
750814	BLD - Falcon Res Comment Box Demolition	16,174	16,174	1,174	1,174	15,000	Construction to commence Q2
750816	BLD - Madora Bay South Ablution	0	0	0	0	0	Construction complete. Finances to be finalised. 2025/26 to 2026/27 carryover budget variation to be processed in August 2026 Financial Report.
750817	BLD - Lakelands Community House Decking	16,174	16,174	1,174	1,174	15,000	Construction to commence Q3
750820	BLD - Renew - Falcon Bay Ablution Roof	0	0	0	15,952	(15,952)	Construction complete. Finances to be finalised. 2025/26 to 2026/27 carryover budget variation to be processed in August 2026 Financial Report.
750821	BLD - Falcon Comm Centre Floorcovering	5,391	5,391	5,391	391	5,000	Concept only
750824	BLD - 25-26 - Site Main Switchboard	0	0	0	0	0	Committed only
750825	NEW - Town Beach SLS Storage	295,859	414,944	25,859	25,859	389,085	Design 80% complete
750826	NEW - Eastern Foreshore North Ablution	53,913	53,913	3,913	3,913	50,000	Design Only
750827	NEW - Peelwood Reserve Oval Storage	162,695	210,346	20,637	12,695	197,651	Construction to commence Q2
750830	New - Canopus Display Shed	0	0	0	9,252	(9,252)	Construction to commence Q2. 2025/26 to 2026/27 carryover budget variation to be processed in August 2026 Financial Report.
750831	BLD - MPAC Renewal	5,249,109	5,695,109	249,232	155,611	5,539,498	Design 80% complete
750832	SES - Training Roof Facility and Screen	0	0	0	495	(495)	Ongoing Program
750833	PBRC Tank Upgrade	0	0	0	5,620	(5,620)	Construction complete. Finances to be finalised. 2025/26 to 2026/27 carryover budget variation to be processed in August 2026 Financial Report.
750837	BLD - SES Building - Boundary retaining wall	48,522	48,522	8,522	3,522	45,000	Design 30% complete
750838	BLD - Falcon Library Workroom & Customer Service Desk	43,131	43,131	3,131	3,131	40,000	Construction to commence Q2

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

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
	750839	BLD - Calypso Park Ablution Roof Renewal	97,044	97,044	13,393	7,044	90,000	Consultant work underway
	750840	BLD - Civic Centre North Wing Demolition	161,740	161,740	11,740	11,740	150,000	Design Only
	750841	BLD - Coote Reserve Facilities Upgrade	5,391	5,391	391	391	5,000	Concept only
	750842	BLD - SE Dawesville Ablution Renewal	53,913	53,913	3,913	3,913	50,000	Design Only
	750843	BLD - Rushton Park Stadium - HVAC	75,479	75,479	5,479	5,479	70,000	Design Only
	750844	BLD - Seniors Centre - Flooring Renewal	23,722	23,722	23,722	14,309	9,413	Construction complete. Finances to be finalised
	750845	BLD - Seniors - Substructure / Boardwalk	54,470	54,470	4,470	4,470	50,000	Design only
	750846	BLD - Seniors - Modify Kitchen Servery	10,783	10,783	10,783	783	10,000	Construction complete. Finances to be finalised
	750847	BLD - MARC UV Asset Renewal	195,234	195,234	23,805	45,419	149,814	Construction to commence Q3
	750848	BLD - Tims Thicket Waste - Generator Upgrade	43,131	43,131	13,131	3,131	40,000	Construction to commence Q2
	750849	BLD - Southern Operations - Safety Upgrades	125,618	125,618	9,118	9,118	116,500	Construction to commence Q3
	750850	BLD - MARC Urinal Replacement	53,913	53,913	3,913	3,913	50,000	Consultant work underway
	750851	BLD - MARC Prominent Dialog Controller Upgrade	56,339	56,339	4,089	4,089	52,250	Construction to commence Q3
	750852	BLD - 26/27 Sewerage Pump Station Renewals	86,261	86,261	6,261	6,261	80,000	Construction to commence Q2
	750853	BLD - 26/27 Fire Detector Renewals	107,826	107,826	7,826	7,826	100,000	Construction to commence Q2
	750854	BLD - Bortolo Pavilion Improvements	48,522	48,522	3,522	10,820	37,702	Consultant work underway
	750856	BLD - SMFC Clubhouse Upgrades	188,696	188,696	22,030	13,696	175,000	Construction to commence Q3
	750786	BLD - Antenna Mast Removal	0	37,000	0	0	37,000	Investigative work underway
	750835	BLD - Mandurah Ocean Marina Chalet Renewal	0	82,697	41,349	(123)	82,820	Construction 20% complete
	750773	BLD - Rushton Park Kiosk Lower Level Tiling Renewal	0	29,103	7,276	0	29,103	Construction to commence Q2
	750783	Waste Management Centre - OSH Projects	0	0	0	0	0	Construction complete. Finances to be finalised. 2025/26 to 2026/27 carryover budget variation to be processed in August 2026 Financial Report.
	Bridges							
	880017	BRG Fathom Turn Footbridge Maintenance	554,141	554,141	54,141	54,141	500,000	Design 40% complete
	880018	BRG - Level Three Inspections	175,542	273,741	81,008	15,542	258,199	Procurement to commence Q3
	Parks							
	700516	Yalgorup National Park	2,718,115	2,933,818	180,009	144,059	2,789,759	Design Complete - Construction pending environmental approvals.
	700575	Coodanup Foreshore Park Upgrade	742,266	1,092,266	160,917	222,847	869,419	Construction 90% complete
	700586	Warrungup Spring Reserve Boardwalk Renewal	0	0	0	128,016	(128,016)	Construction 90% complete. 2025/26 to 2026/27 carryover budget variation to be processed in August 2026 Financial Report.
	700619	Dawesville SE Foreshore	0	400,000	66,667	0	400,000	Consultation progressing
	700628	Boardwalk and Beach Access Renewal Program	0	100,000	33,333	56,654	43,346	Construction complete. Finances to be finalised
	700629	Eastern Foreshore Boardwalk Renewal	1,369,717	1,623,758	162,057	124,435	1,499,322	Refer to Financial Report, Key Capital Projects table.
	700635	Norwich Reserve Upgrade	0	128,000	23,273	0	128,000	Construction 90% complete
	700650	Lakes Lawn Cemetry Recovery	0	0	0	0	0	Construction complete. Finances to be finalised
	700653	25-26 Res Elect Meter Replacement	0	0	0	0	0	Committed only
	700657	PRK Bardoc Reserve Upgrade	454,232	454,232	54,232	58,187	396,045	Construction to commence Q3
	700658	PRK Mississippi Reserve Playground Upgrade	0	50,000	8,333	8,587	41,413	Construction 90% complete
	700660	PRK 26-27 Softfall Rubber Renewal	22,489	22,489	3,114	20,353	2,136	Construction complete. Finances to be finalised
	700661	PRK 26-27 Signage Renewal	123,304	123,304	64,257	64,416	58,888	Ongoing Program
	700662	PRK - Merlin Reserve Renewal	750,090	750,090	80,090	80,090	670,000	Design 70% complete
	700670	NEW - Playground, Olive Park Res, Falcon	170,337	170,337	25,025	20,337	150,000	Construction to commence Q1
	700674	PRK 26-27 Park Fixtures New	112,444	112,444	15,569	20,053	92,390	Construction 40% complete
	700676	PRK 26-27 Retaining Wall	17,710	17,710	2,452	3,121	14,588	Construction complete. Finances to be finalised
	700682	PRK 26-27 Bin Enclosures Upgrade	56,222	56,222	8,603	23,447	32,775	Construction 10% complete
	700683	New - Regional Multi-use Facility	592,516	662,516	119,986	171,473	491,043	Refer to Financial Report, Key Capital Projects table.
	700684	NEW - Lakelands Youth Park	182,330	212,330	39,711	40,335	171,995	Design 10% complete
	700687	Lakelands Dugouts	82,384	82,384	384	384	82,000	Construction to commence Q4
	700689	PRK – Blue Bay Foreshore Upgrade	59,901	59,901	9,901	9,901	50,000	Design Only
	700690	PRK – 26-27 Shade Sails New	112,444	112,444	17,206	12,444	100,000	Construction to commence Q2
	700691	PRK – Glencoe Reserve Upgrade	11,356	11,356	1,515	1,356	10,000	Design Only
	700692	PRK – Dawesville Foreshore Upgrade	30,229	30,229	5,229	5,229	25,000	Design Only
	700693	PRK – Henson Street Renewal Project	259,253	259,253	259,253	44,806	214,447	Construction to commence Q2
	700694	PRK – 26-27 Signage New	100,815	100,815	61,450	60,815	40,000	Ongoing Program
	700695	PRK – Mississippi Amazon Park Upgrade	11,356	11,356	1,356	3,621	7,735	Design Only
	700696	PRK – 26-27 Boardwalk & Beach Access Rnwl	1,374,845	1,374,845	140,080	120,165	1,254,680	Construction to commence Q3
	700697	PRK – 26-27 Fencing Renewal	132,704	132,704	18,374	16,465	116,239	Construction to commence Q1
	700698	PRK – 26-27 Parks Furniture Renewal	39,420	39,420	5,458	21,241	18,180	Construction 90% complete
	700699	PRK – 26-27 Synthetic Turf Cricket Wicket Renewal	6,747	6,747	747	747	6,000	Construction to commence Q3
	700700	PRK – Florida Foreshore Renewal	272,539	272,539	40,039	32,539	240,000	Construction to commence Q2
	700701	PRK – Marungi Reserve Renewal	5,678	5,678	678	2,768	2,910	Design Only
	700702	PRK – Linville Reserve Renewal	11,356	11,356	1,515	1,356	10,000	Design Only
	700703	NEW – Lakelands Park Compound	23,961	23,961	3,961	3,961	20,000	Budget Variation to withdraw project included in August 2026 Financial Report as works completed in 2025/26.
	700704	PRK – 26-27 Irrigation Infrastructure Rnwl	33,733	33,733	4,671	3,733	30,000	Ongoing Program

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

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	700705	PRK - Mandurah Quay Marina Path and Landscaping	35,941	35,941	5,941	5,941	30,000	Design Only
	700706	PRK – Seascapes Tanks Renewal	111,642	111,642	13,230	11,642	100,000	Construction to commence Q2
	930050	Caddadup Recycled Water Supply (MAR)	61,408	117,808	49,008	11,408	106,400	Feasibility study in progress
	930045	Major Public Artworks	0	47,273	7,879	3,306	43,967	In Delivery
	700639	PRK - Hockey Turf Surface Renewal	0	148,714	29,743	840	147,874	Construction 90% complete
	750787	Basketball Half Court Noise Mitigations	0	32,774	5,959	0	32,774	Design 50% complete
	700659	PRK 25-26 Boardwalk and Beach Access Rnwl	0	572,210	95,368	0	572,210	Construction to commence Q3
	700685	PRK - Rushton North Lighting	0	0	0	0	0	Construction 80% complete. 2025/26 to 2026/27 carryover budget variation to be processed in August 2026 Financial Report.
	700688	Peel Hockey Water Tanks	0	50,000	8,333	0	50,000	Ongoing Program
	Roads							
	501192	Falcon Coastal Shared Path	2,025,589	2,163,610	394,760	99,616	2,063,994	Refer to Financial Report, Key Capital Projects table.
	501293	Shared Path Renewal Program	0	0	0	7,138	(7,138)	Funding for the budget overspend will be allocated through the Budget Review process.
	501194	23-24 TM Mandurah Tce/Adonis Rd	368,233	368,233	23,082	23,082	345,150	Construction to commence Q4
	501260	Mewburn Centre Carpark Upgrade	62,272	62,272	12,965	12,965	49,307	Consultant work underway
	501263	Lake Valley Drive and Badgerup Avenue Blackspot	281,956	281,956	17,674	33,277	248,679	Construction to commence Q2
	501265	Lynda Street and Baroy Street Blackspot	0	630,213	420,142	501,692	128,522	Construction 90% complete
	501291	Pinjarra Road	236,721	236,721	14,839	16,594	220,127	Design Only
	501303	RDS - Renew - The Glen	1,451,889	1,451,889	91,010	91,010	1,360,879	Construction to commence Q3
	501308	TMP - BS - Tuckey Street	0	132,256	37,787	221,237	(88,981)	Construction 90% complete. 2025/26 to 2026/27 carryover budget variation to be processed in August 2026 Financial Report.
	501310	CPK Doddies Beach Carpark Renewal	184,116	184,116	69,066	44,446	139,670	Construction 10% complete
	501313	TMP - BS Pinjarra -Anstruther Rd Intersct	0	0	0	0	0	Construction complete. Finances to be finalised. 2025/26 to 2026/27 carryover budget variation to be processed in August 2026 Financial Report.
	501314	CPK Merlin St Carpark Renewal	841,675	841,675	52,759	54,810	786,865	Construction to commence Q2
	501315	RDS - Renew - Exchequer Avenue	674,260	674,260	51,361	60,556	613,704	Construction to commence Q4
	501318	TMP - LATM - Glencoe Parade	268,650	353,013	30,900	16,840	336,173	Design Complete
	501319	TMP - Westview Parade, Wannanup	0	0	0	41,595	(41,595)	Construction 90% complete. 2025/26 to 2026/27 carryover budget variation to be processed in August 2026 Financial Report.
	501320	PTH - Renew - Mandurah Road	0	0	0	94,898	(94,898)	Construction complete. Finances to be finalised. 2025/26 to 2026/27 carryover budget variation to be processed in August 2026 Financial Report.
	501330	CPK - City Centre Parking Plan Delivery	80,000	118,000	7,911	0	118,000	Ongoing Project
	501331	RDS - Renew - Clarice Street	0	214,608	71,536	26,113	188,495	Construction 90% complete
	501342	SLF - 26-27 Street Furniture New	42,722	42,722	722	722	42,000	Ongoing Program
	501348	RDS - Old Coast Road - Resurface	96,082	96,082	7,319	7,319	88,763	Construction to commence Q2
	501349	RDS - Balmoral Parade - Resurface	250,825	250,825	19,106	19,106	231,718	Construction to commence Q1
	501350	RDS - Florida Parade Resurface	368,876	368,876	28,099	39,777	329,099	Construction 10% complete
	501352	RDS - Nettle Place - Resurface	62,931	62,931	4,794	9,424	53,507	Construction to commence Q2
	501353	RDS - Pioneer Court - Resurface	207,666	207,666	15,819	46,726	160,940	Construction 40% complete
	501354	RDS - Priam Road - Resurface	218,011	218,011	16,607	29,282	188,729	Construction to commence Q2
	501355	RDS - Westbury Way Resurface	321,397	321,397	24,482	40,008	281,389	Construction 10% complete
	501356	RDS - Wisteria Gardens - Resurface	130,638	130,638	9,951	24,995	105,642	Construction 20% complete
	501357	RDS - Castlewood & Surrounds Resurface	532,626	532,626	40,572	58,494	474,132	Construction to commence Q1
	501359	RDS - Irving Avenue - Resurface	304,816	304,816	23,219	23,219	281,597	Construction to commence Q1
	501360	SLF - 26-27 Street Furniture Renewal	45,773	45,773	773	773	45,000	Ongoing Program
	501361	RDS - Bortolo Road - Rehabilitation	1,993,243	1,993,243	124,944	124,944	1,868,299	Construction to commence Q3
	501362	RDS - Peel Street - Preservation	662,819	662,819	41,548	41,548	621,271	Construction to commence Q4
	501363	RDS - Mandurah Terrace - Resurface	1,376,138	1,376,138	104,826	108,412	1,267,726	Refer to Financial Report, Key Capital Projects table.
	501364	RDS - Gordon Road - Rehabilitation	21,042	21,042	1,319	1,319	19,723	Design Only
	501365	CPK - Breakwater Boat ramp - Renewal	10,521	10,521	10,521	659	9,861	Construction to commence Q4
	501366	CPK - Harold Thomson Reserve - Upgrade	17,578	17,578	2,786	2,786	14,792	Design Only
	501367	TMP - Wattleglen Avenue, Erskine	15,781	15,781	989	989	14,792	Design Only
	501368	TMP - Sabina Drive, Madora Bay	214,783	214,783	13,463	13,463	201,319	Design 15% complete
	501369	TMP - Tuckey-Sutton Mandurah	228,713	228,713	14,337	14,337	214,377	Construction to commence Q2
	501370	TMP - Ormsby Terrace - Henson Street Intersection, Mandurah	5,260	5,260	330	330	4,931	Design Only
	501371	RDS - Seascapes Boulevard - Resurface	286,560	286,560	21,828	21,828	264,732	Construction to commence Q2
	501372	RDS - Rio Grande Avenue - Rehabilitation	52,605	52,605	3,297	3,297	49,307	Design Only
	501373	RDS - Waterside Drive - Resurface	1,313,683	1,313,683	100,068	146,241	1,167,441	Construction 10% complete
	501374	RDS - Education Drive - Resurface	5,260	5,260	401	401	4,860	Design Only
	501375	TMP - Lilydale Drive, Lakelands	15,781	15,781	989	989	14,792	Design Only
	501376	TMP - Pinjarra Rd and Parkview Rd Intersection	70,252	70,252	4,404	4,404	65,849	Construction to commence Q3
	501377	RDS - Peelwood Parade - Resurface	1,346,749	1,346,749	102,587	113,426	1,233,322	Construction to commence Q1
	501378	PTH - 26-27 Path Renewal Program	578,651	578,651	44,881	36,272	542,379	Construction to commence Q1

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

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	501379	Digital Speed Signs	0	90,000	15,000	0	90,000	Ongoing Program
	501129	Trails Project	0	330,000	55,000	0	330,000	Construction 60% complete
	501311	TMP - LATM Oakmont Avenue	0	138,988	30,886	(2,098)	141,086	Construction 60% complete
	501294	SLF - Decorative Streetlighting Renewal	0	409,341	136,447	0	409,341	Ongoing Program
	501321	PTH - Renew - Caddadup Reserve	0	99,000	16,500	0	99,000	Ongoing project
	501317	TMP - Dandaragan Drive	0	53,000	13,250	0	53,000	Construction to commence Q1
	501316	TMP - Cossack Way	0	35,088	11,696	0	35,088	Design Complete
	501175	24-25 TM Discretional Traffic Management	0	89,864	29,955	0	89,864	Ongoing Program
	501345	SLF - City Centre Lighting Audit	0	35,000	11,667	0	35,000	Procurement underway
	Drainage							
	600208	DRG - Mandurah Gardens Est	126,251	126,251	7,914	7,914	118,337	Design 85% complete
	600209	DRG - Portmarnock Circle	157,814	157,814	9,892	9,892	147,922	Procurement underway
	600213	DRG - Scenic Dr and Philante St Int	157,814	157,814	9,892	9,892	147,922	Procurement underway
	600219	DRG - Lyelta Street	99,949	99,949	6,265	6,265	93,684	Procurement underway
	600220	DRG - Durham Crescent	205,158	205,158	12,860	16,028	189,130	Construction to commence Q3
	600225	DRG - Mississippi Drive	210,419	210,419	13,190	14,540	195,879	Construction to commence Q1
	600226	DRG - Parkview Street	84,167	84,167	5,276	65,145	19,023	Construction to commence Q2
	Coastal & Estuary							
	911015	C&M - 25-26 Doddis Beach Protection	1,458,242	1,458,242	139,242	139,242	1,319,000	Design 90% complete
	911014	C&M - 25-26 Town Beach Seawall Renewal	0	278,041	92,680	111,529	166,512	Construction 90% complete
	911016	C&M - 25-26 Waterside Foreshore seawall	315,086	315,086	30,086	30,086	285,000	Design Complete
	911018	C&M - 25-26 Memorial Park Seawall	243,225	243,225	23,225	23,225	220,000	Design Complete
	911019	C&M - 25-26Darwin Tce Public Jetty Renew	199,002	199,002	19,002	19,002	180,000	Design Complete
	911020	C&M - 25-26 Birchley Rd Boat Ramp Upgr	967,371	967,371	92,371	92,371	875,000	Refer to Financial Report, Key Capital Projects table.
	911024	C&M - Soldiers Cove Seawall	82,440	82,440	7,440	7,440	75,000	Design Only
	911025	C&M - Mary St Upper Apron Renewal	105,499	105,499	5,499	5,499	100,000	Design 10% complete
	911026	C&M - Tuckey Lane Seawall Renewal	54,960	54,960	14,960	4,960	50,000	Design Only
	911027	C&M - Mary St Rock Protection Renewal	79,125	79,125	4,125	4,125	75,000	Construction to commence Q4
	Equipment							
	930043	Christmas Decorations Program	200,000	200,000	0	350	199,650	Ongoing Program
	820195	Furniture & Equipment	51,214	51,214	8,536	0	51,214	Ongoing Program
	770023	WMC - Waste Compactor	880,000	880,000	146,667	0	880,000	Ongoing Program
	820198	CCTV Storage	0	77,000	12,833	0	77,000	Ongoing Program
	820199	MARC Generator	30,000	30,000	5,000	0	30,000	Ongoing Program
	Plant & Machinery							
	770001	Replacement Light Passenger Vehicles	175,000	175,000	46,667	27,985	147,015	Ongoing Program
	770002	Replacement Light Commercial Vehicles	765,000	765,000	200,000	31,898	733,102	Ongoing Program
	770006	Trucks and Buses	2,230,500	2,230,500	371,750	138,290	2,092,210	Ongoing Program
	770009	Parks and Mowers	28,000	28,000	4,667	0	28,000	Ongoing Program
	770010	New - Heavy Vehicles Plant and Equipment	0	0	0	0	0	Ongoing Program
	770011	Miscellaneous Equipment	0	0	0	0	0	Ongoing Program
	770007	Trailers	93,380	93,380	15,563	0	93,380	Ongoing Program
	770012	New - Vehicle and Small Plant Program	200,000	200,000	33,333	0	200,000	Ongoing Program
	Other Infrastructure							
	930048	LTFP Program - CSRFF	150,000	118,332	22,121	0	118,332	Ongoing Program
	950831	Health Sampling	30,000	30,000	5,000	0	30,000	Acquisition to be completed in Q3.
	950832	Marina Sullage Pump	40,000	40,000	6,667	0	40,000	Ongoing Program
	Waterfront Redevelopment							
	700055	Waterfront Project	0	238,443	79,481	5,266	233,177	Construction 90% complete
	700665	New - Western Foreshore Leisure Precinct	343,092	343,092	63,092	63,092	280,000	Design 10% complete
	911022	C&M - Western Foreshore Coastal Protection	907,957	1,082,957	137,124	138,705	944,252	Design 10% complete
	Grand Total		**49,221,399**	**56,938,667**	**7,170,321**	**5,969,826**	**50,968,840**	

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

FINANCING ACTIVITIES
NOTE 7
BORROWINGS

Repayments - Borrowings

Information on Borrowings		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	1 July 2026	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	$	$	$	$	$	$	$	$	$
Law, order, public safety									
Bortolo Fire Track Water Infrastructure	28,748	-	-	570	5,376	28,179	23,363	326	1,864
Community amenities									
Halls Head Recycled Water 2019/20	99,756	-	-	3,756	25,906	96,000	70,459	1,110	5,831
Ablutions 2021/22	151,588	-	-	4,643	33,953	146,944	111,380	1,016	796
Recreation and culture									
Falcon Seawall	344,444	-	-	19,552	123,686	324,893	206,380	2,654	4,064
Mandjar Square Stage 3 and 4	206,252	-	-	10,889	65,459	195,363	130,118	2,279	9,357
Novara Foreshore Stage 3	83,352	-	-	4,395	26,422	78,957	52,400	921	3,902
Falcon Skate Park Upgrade	54,424	-	-	2,067	15,174	52,357	38,653	605	3,275
Falcon Bay Foreshore Stage 3 of 4	136,984	-	-	5,206	38,670	131,778	93,362	1,524	6,732
Mandjar Square Final Stage	137,346	-	-	5,214	38,705	132,132	93,669	1,528	7,000
Westbury Way North side POS Stage 3	100,917	-	-	3,797	25884	97,120	71,663	1,123	5893
Smart Street Mall Upgrade 2019/20	196,576	-	-	7,596	61890	188,979	133,988	2,186	9697
Smart Street Mall 2020/21	606,034	-	-	20,514	143330	585,519	430,686	3,888	7099
Enclosed Dog Park	13,045	-	-	374	2683	12,670	9,886	146	743
Falcon Bay Upgrade - Stage 4 of 5	149,121	-	-	4,361	35930	144,760	108,180	1,665	3247
Novara Foreshore Stage 4	61,377	-	-	1,781	13292	59,596	45,863	685	2603
Bortolo Reserve - Shared Use Parking and Fire Track Facility	159,197	-	-	4,657	39324	154,541	113,542	1,777	1772
South Harbour Paving Upgrade Stage 2	31,926	-	-	918	6648	31,009	24,140	356	1823
Eastern/ Western Foreshore 2020/21	552,912	-	-	18,552	144777	534,360	389,014	3,870	6882
Falcon Skate Park Upgrade 2020/21	46,460	-	-	1,347	9984	45,113	34,790	519	1725
Eastern/ Western Foreshore 2021/22	902,451	-	-	27,976	204622	874,475	660,821	6,128	12892
Parks and Reserves Upgrades 2021/22	292,000	-	-	8,913	66301	283,087	213,886	2,137	2362
Mandurah Library Re Roofing Project	73,737	-	-	1,783	15706	71,954	55,432	835	3216
Enclosed Dog Park 2021/22	110,531	-	-	2,838	24535	107,693	81,559	1,251	1477
Falcon Bay Upgrade - Stage 4 of 5 2021/22	44,407	-	-	1,133	9813	43,274	33,034	503	1508
Novara Foreshore Stage 4 2021/22	138,119	-	-	4,183	30977	133,935	101,725	980	943
Smart Street Mall 2021/22	372,213	-	-	11,308	84365	360,905	272,743	2,753	4368
Falcon Reserve Activation Plan Stage 3	246,318	-	-	7,350	53736	238,967	192,378	1,606	2063
2022/23 Parks and Reserves Upgrades	239,726	-	-	7,201	52392	232,525	187,106	1,531	1723
Kangaroo Paw Park	189,503	-	-	5,624	41292	183,879	148,087	1,258	1363
Seascapes Boardwalk	122,884	-	-	3,086	26868	119,798	95,930	1,392	663
Bruce Cresswell Reserve	120,964	-	-	3,017	26328	117,947	94,553	1,371	1169
Falcon Bay Stage 5 of 5	89,848	-	-	2,228	19476	87,620	70,306	1,018	580
Mandurah Community Museum Roof and Gutters	80,014	-	-	2,005	17472	78,009	62,482	907	527
2022/23 South Harbour Upgrades	63,535	-	-	1,564	13704	61,971	49,765	720	337
Pleasant Grove Foreshore	39,006	-	-	880	7932	38,126	31,069	442	2550
Smart Street Mall Upgrade	38,783	-	-	876	7896	37,907	30,882	440	2536
Parks & Reserves Program	2,881,728	-	-	51,825	450792	2,829,904	2,431,149	23,307	155317
Parks & Reserves Upgrade 24-25	1,088,922	-	-	19,015	150960	1,069,906	938,009	6,145	58175
Parks & Reserves Upgrade 25-26	1,521,139	-	-	18,555	139239	1,502,584	1,510,761	14,809	90022
Halls Head Bowling Club upgrade [28]	90,072	-	-	7,679	47,125	82,393	39,304	983	4,054
MARC Solar Plan [30]	53,281	-	-	4,510	26,470	48,771	24,339	582	2,202
Novara Foreshore Development [32]	93,937	-	-	8,051	53,992	85,886	33,907	1,025	1,340
Falcon Bay Foreshore Upgrades [33]	101,279	-	-	8,611	54,087	92,669	41,116	1,105	4,395
Mandjar Square Development [35]	116,321	-	-	9,977	65,628	106,345	45,006	1,269	1,205
Lakelands DOS [37]	464,460	-	-	42,792	336,456	421,668	127,853	3,544	8,246
26/27 Parks & Reserves Program	0	-	2,000,000	-	-	-	2,000,000	-	0
Transport									

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

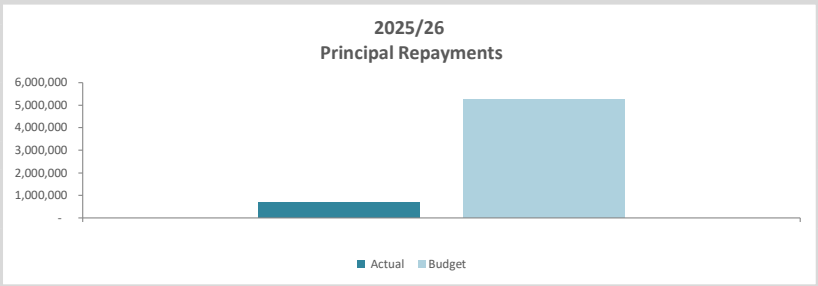
FINANCING ACTIVITIES
NOTE 7
BORROWINGS

Repayments - Borrowings

Information on Borrowings		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	1 July 2026	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
New Road Construction 2018/19	571,644	-	-	32,826	204,452	538,818	343,348	4,014	8,009
New Boardwalks 18/19	202,325	-	-	10,690	65840	191,635	125,382	2,236	4547
Pinjarra Road Carpark	83,606	-	-	4,398	26422	79,208	52,667	924	4169
Coodanup Drive - Road Rehabilitation	42,718	-	-	2,236	13201	40,482	27,280	472	2516
South Harbour Upgrade 2019/20	113,772	-	-	4,311	29813	109,462	79,982	1,265	5409
New Road Construction 2019/20	297,363	-	-	12,794	109344	284,569	187,704	2,154	2271
New Roads 2020/21	303,010	-	-	10,327	76409	292,684	216,136	1,943	2777
Carryover Roads 2020/21	302,255	-	-	9,047	67803	293,209	221,161	2,254	2633
Roads 2021/22	153,903	-	-	4,634	34054	149,270	112,798	1,042	966
Carparks 2021/22	101,108	-	-	2,618	22569	98,490	74,472	1,144	880
Cambria Island Abutment Wall	36,582	-	-	936	8098	35,646	27,290	414	1304
RC Pinjarra Road Stage 3	308,061	-	-	8,889	67164	299,173	240,708	2,305	3299
RC Pinjarra Road Stage 4	308,077	-	-	8,888	67164	299,189	240,724	2,306	3300
Cambria Island Abutment Walls Repair	166,153	-	-	4,720	36060	161,433	129,991	1,290	2320
SP Halls Head PSP	122,884	-	-	3,678	26868	119,205	95,930	800	663
RC Peel Street	69,559	-	-	1,698	14916	67,862	54,586	788	400
Torcello Mews Canal PAW Renewal	62,255	-	-	1,534	13440	60,720	48,747	706	332
Halls Head Pde Beach Central CP Stage 2	60,771	-	-	1,489	13068	59,282	47,655	689	318
Halls Head Parade Car Park Stage 2a	34,736	-	-	726	6720	34,011	28,011	394	2260
Senior Citizens Carpark	9,242	-	-	165	1620	9,077	7,613	105	596
Roads & Drainage Program	1,981,146	-		37,097	309912	1,944,049	1,671,376	14,555	106778
Roads & Drainage Program 24-25	2,028,733	-	-	28,368	281232	2,000,365	1,747,608	18,504	110692
Roads & Drainage Program 25-26	551,284	-		8,703	46486	542,580	504,385	3,389	30055
Mandurah Marina [29]	53,268	-	-	4,511	26,506	48,757	24,253	581	2,201
MARC Carpark [31]	76,894	-	-	6,539	39,758	70,355	33,502	839	3,588
Mandurah Foreshore Boardwalk Renewal [34]	107,129	-	-	9,171	60,270	97,958	40,598	1,169	1,079
New Road Construction [36]	257,096	-	-	22,608	170028	234,488	86,964	2,802	3300
Smoke Bush Retreat Footpath [38]	27,745	-	-	2,341	13,234	25,404	13,274	303	1,363
Bridges Program	0	-	300,000	-	-	-	300,000	-	0
Carpark Program	0	-	400,000	-	-	-	400,000	-	0
26/27 Roads & Drainage Program	0	-	1,300,000	-	-	-	1,300,000	-	0
Economic services									
Mandurah Ocean Marina Chalets Refurbishment	90,052	-	-	2,382	20,403	87,670	66,058	1,019	573
Other property and services									
Civic Building - Tuckey Room Extension	207,286	-	-	10,933	65,758	196,353	130,570	2,291	9,370
Building Renewal & Upgrades Program	1,180,184	-		23,752	184,620	1,156,433	995,645	7,018	63,608
Mandurah Quay Seawall Repair	1,651,236	-		20,142	128,269	1,631,094	1,391,731	16,076	82,930
Building Renewal & Upgrades Program 24-25	664,254	-	0	11,796	91,752	652,458	572,526	3,496	35,479
26-27 Building Renewal & Upgrades	0	-	3,500,000	-		-	3,500,000	-	0
Coastal & Marine Infrastructure Progra,	0	-	1,000,000	-		-	1,000,000	-	0
	24,961,969	0	8,500,000	698,114	5,228,510	24,263,855	27,895,414	205,505	949,523
Total	24,961,969	0	8,500,000	698,114	5,228,510	24,263,855	27,895,414	205,505	949,523
Current borrowings	5,228,510		8,500,000	698,114	5,228,510	4,632,178	5,228,510	205,505	949,523
Non-current borrowings	19,733,459					19,631,677	22,666,904		
	24,961,969					24,263,855	27,895,414		

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
$698,114

Interest Expense
$205,505

Loans Due
$24.26 M

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

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	10,824,110	515,721	96,457	0	0	(684,176)	0	10,655,655	10,920,568
Parking	543,070	25,875	4,837	0	0	0	0	568,944	547,907
Asset Management	29,995,092	953,387	264,262	0	0	(15,951,290)	(221,659)	14,997,189	30,037,695
Cultural Centre	493	0	0	0	0	0	0	493	493
Sustainability	246,853	11,761	1,169	0	0	(128,400)	0	130,215	248,022
Waste Reserve	7,548,773	361,762	42,734	0	0	(3,149,256)	(17,225)	4,761,279	7,574,282
Interest Free Loans	191,704	0	0	0	0	0	0	191,704	191,704
CLAG	17,240	821	252	10,000	0	0	0	28,062	17,492
Mandurah Ocean Marina	200,783	9,566	1,888	0	0	0	0	210,350	202,671
Waterways	146,842	6,996	1,381	0	0	0	0	153,838	148,223
Port Mandurah Canals Stage 2 Maintenance	105,032	5,004	988	0	0	0	0	110,036	106,020
Mariners Cove Canals	95,698	4,560	900	0	0	0	0	100,257	96,598
Port Bouvard Canal Maintenance Contributions	301,213	14,351	2,832	0	0	0	0	315,565	304,046
Unspent Grants & Contributions	3,273,620	0	0	0	0	(1,486,194)	0	1,787,426	3,273,620
Long Service Leave	2,788,302	132,850	0	0	0	(689,149)	0	2,232,004	2,788,302
Bushland and Environmental Protection	1,910,172	91,011	17,961	0	0	0	0	2,001,183	1,928,133
Coastal Storm Contingency	291,585	13,893	2,742	0	0	0	0	305,478	294,327
Digital Futures	64,146	3,056	603	0	0	0	0	67,202	64,749
Decked Carparking	1,137,740	54,208	10,698	0	0	0	0	1,191,949	1,148,439
Specified Area Rates - Waterside Canals	117,997	5,622	1,083	0	0	(2,942)	0	120,677	119,080
Specified Area Rates - Port Mandurah Canals	128,904	6,142	1,889	75,400	0	0	0	210,446	130,793
Specified Area Rates - Mandurah Quay Canals	308,340	397	2,789	1,989	0	0	0	310,726	311,129
Specified Area Rates - Mandurah Ocean Marina	1,329,721	63,355	13,848	149,815	0	0	0	1,542,891	1,343,569
Specified Area Rate - Port Bouvard Canals	183,055	8,722	1,722	78	0	0	0	191,855	184,777
Specified Area Rate - Mariners Cove	6,674	318	66	358	0	0	0	7,350	6,740
Specified Area Rate - Eastport	70,810	3,374	674	964	0	0	0	75,147	71,485
Specified Area Rate - Southport	0	0	40	4,500	0	0	0	4,500	40
Sportclubs Maintenance Levy	459,753	21,905	4,323	0	0	0	0	481,659	464,076
City Centre Land Acquisition Reserve	2,186,631	104,183	20,561	0	0	0	0	2,290,814	2,207,192
Lakelands Community Infrastructure Reserve	1,243,212	59,234	11,690	0	0	0	0	1,302,445	1,254,901
Plant Reserve	2,403,083	101,726	12,121	0	0	(897,714)	0	1,607,094	2,415,203
Workers Compensation Reserve	338,129	16,110	3,179	0	0	0	0	354,239	341,308
Restricted Cash Reserve	1,800,027	0	0	0	0	(1,797,071)	0	2,956	1,800,027
Mandurah Quay Seawall Reserve	0	0	0	86,100	0	(86,100)	0	0	0
Community Safety	450,199	21,450	4,233	0	0	0	0	471,649	454,432
Public Art Reserve	411,533	19,608	4,677	90,000	0	(47,273)	0	473,867	416,210
Large-Scale Arts and Culture Attraction Reserve	0	0	0	0	0	0	0	0	0
Cash in Lieu of Open Space Contributions	197,176	8,967	695	0	0	(33,000)	0	173,143	197,871
Mandurah Ocean Marina - Chalets	-	21,581	4,259	452,954	0	0	0	474,535	4,259
	71,317,711	**2,667,520**	**537,556**	**872,157**	**0**	**(24,952,564)**	**(238,884)**	**49,904,824**	**71,616,382**

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

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								
2025-26 Financial Assistance Grant - Local Roads	0	0	0	0	1,728,512	0	1,728,512	74,488
2025-26 Financial Assistance Grant - General Roads	0	0	0	0	2,531,730	0	2,531,730	152,940
Law, order, public safety								
Southern Districts Bush Fire Brigade LGGS: DFES	0	0	0	0	42,200	0	42,200	11,080
Bushfire Mitigation: DFES	0	7,260	0	7,260	105,500	0	105,500	0
SES LGGS: 2025/26 DFES	0	0	0	0	63,300	0	63,300	16,792
Bushfire Risk Mitigation Coordinator Grant: DFES	13,848	51,043	0	64,891	87,510	0	87,510	0
Stronger Suburbs Cocooning Project	35,072	0	0	35,072	2,864	20,000	22,864	0
Education and welfare								
Waterwise Verge Grant: Water Corp	0	0	0	0	10,550	0	10,550	0
Waterwise Initiative Funding 2025/2026	0	0	0	0			0	0
Suicide Prevention Grant: WA Mental Health Commission	82	17,500	0	17,582	0	0	0	0
Aboriginal Mental Health Grant	0	0	0	0	18,463	0	18,463	0
Volunteer Luncheon	0	0	0	0	0	0	0	0
WA Bike Month 25	0	0	0	0	0	0	0	0
Community amenities								
Bus Shelter Maintenance Assistance Scheme: PTA	0	0	0	0	19,647	0	19,647	0
Direct Grant	0	520,809	(520,809)	0	531,512	0	531,512	520,809
Recreation and culture								
Crabfest: Tourism WA 2026	0	25,000	0	25,000	172,121	0	172,121	0
Crab Fest: Galati Group - Spud Shed	0	0	0	0	0	0	0	0
Crab Fest: WA Return Recycle Renew Limited	0	0	0	0	0	0	0	0
Crab Fest: WA Automotive	0	0	0	0	0	0	0	0
Crab Fest: Satterly	0	0	0	0	0	0	0	0
Crab Fest: Alcoa	0	0	0	0	0	0	0	0
Crab Fest: DPIRD	0	0	0	0	0	0	0	0
Christmas Pageant: Lotterywest	0	120,000	0	120,000	0	0	0	0
Christmas Light Trails: Lotterywest	0	0	0	0	0	0	0	0
Christmas Carols: Lotterywest	0	0	0	0	0	0	0	0
Christmas: Tourism WA	0	0	0	0	0	0	0	0
Every Club Funding 2025: DLGSC	0	0	0	0	0	0	0	0
Gnoonie Youth Football Cup: Healthway	0	2,000	0	2,000	3,037	0	3,037	0
Mandurah Estuarine CHRMAP - DPLH	140,000	0	0	140,000	0	100,000	100,000	0
Community Action Plan: Alcohol and Drug Foundation	17,077	0	0	17,077	17,290	23,050	40,340	0
Australia Day 2026 Community Events Grant Program	0	0	0	0	15,825	0	15,825	0
CASM Art in Residency - DLGSCI	42,000	0	0	42,000	44,310	23,055	67,365	0
Better Beginnings Community Garden Storytime – Let's Grow Together!	21,727	0	0	21,727	0	0	0	0
Community Gardens Program - DOC	0	0	0	0			0	0
	269,807	**743,612**	**(520,809)**	**492,610**	**5,394,371**	**166,105**	**5,560,476**	**776,109**
TOTALS	**269,807**	**743,612**	**(520,809)**	**492,610**	**5,394,371**	**166,105**	**5,560,476**	**776,109**

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

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

NOTE 10
NON-OPERATING GRANTS AND CONTRIBUTIONS

		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									
Community amenities									
911014	C&M - 25-26 Town Beach Seawall Renewal	66,117	-	(66,117)	0	-	278,041	278,041	66,117
911015	C&M - 25-26 Doddis Beach Protection	-	-	-	0	659,500	-	659,500	0
Recreation and culture									
750790	New - MARC Sports Court Upgrade	-	-	-	0	460,500	70,000	530,500	0
750827	NEW - Peelwood Reserve Oval Storage	197,651	-	-	197,651	150,000	47,651	197,651	0
750732	Dawesville Community Centre	1,231,674	-	(320,508)	911,166	-	850,000	850,000	320,508
700683	New - Regional Multi-use Facility	-	-	-	0	592,516	70,000	662,516	0
700662	PRK 25-26 Merlin Res Sport Light Renewal	118,500	30,000	-	148,500	320,000	-	320,000	0
750830	NEW - Canopus Display Shed	-	50,000	(9,252)	40,748	-	-	0	9,252
750854	BLD - Bortolo Pavillion Improvements	-	-	-	0	45,000	-	45,000	0
700685	PRK - Rushton North Lighting - Club Night Lights Program	112,674	-	-	112,674	-	-	0	0
700685	PRK - Rushton North Lighting	100,000	-	-	100,000	-	-	0	0
700687	Lakelands Dugouts	-	-	-	0	82,000	-	82,000	0
700688	Peel Hockey Water Tanks	50,000	-	-	50,000	-	50,000	50,000	0
750825	NEW - Town Beach SLS Storage	24,085	-	-	24,085	170,000	87,417	257,417	0
750856	BLD - SMFC Clubhouse Upgrades	-	60,000	-	60,000	175,000	-	175,000	0
820199	MARC Generator	-	-	-	0	30,000	-	30,000	0
750832	SES - Training Roof Facility and Screen	-	4,089	(495)	3,595	-	-	0	495
Transport									
880017	BRG Fathom Turn Footbridge Maintenance	-	-	-	0	-	-	0	0
501291	Pinjarra Road - 30004174	246,488	(246,488)	(1,012)	(1,012)	150,000	-	150,000	1,012
501291	Pinjarra Road - 30005340	-	60,000						
501361	RDS - Bortolo Road - Rehabilitations	-	505,213	-	505,213	1,263,033	-	1,263,033	0
501192	Falcon Coastal Shared Path	-	-	-	0	1,000,000	109,521	1,109,521	0
501303	RDS - The Glen - Rehabilitation	-	-	-	0	650,000	-	650,000	0
501304	RDS - Upgrade - Tims Thicket Road	38,828	(38,828)	-	0	-	-	0	0
501309	RDS - Renew - Tims Thicket Road	3,411	(3,411)	-	0	-	-	0	0
501346	RRG - Coolibah Ave	21,194	(21,194)	-	0				
501308	Tuckey Street	-	164,170	(164,170)	0	-	-	0	164,170
501363	RDS - Mandurah Terrace - Resurface	-	348,800	(3,586)	345,214	872,000	-	872,000	3,586
501373	RDS - Waterside Drive - Resurface	-	-	-	0	500,000	-	500,000	0
501313	TMP - BS Pinjarra-Anstruther Rd Intersct	171,992	-	-	171,992	-	-	0	0
501362	RDS - Peel Street - Preservation	-	168,000	-	168,000	420,000	-	420,000	0
501315	RDS - Exchequer Avenue Resurface	-	-	-	0	305,707	-	305,707	0
501377	RDS - Peelwood Parade - Resurface	-	341,351	(10,839)	330,512	853,377	-	853,377	10,839
501263	TMP - Lake Valley Drive and Badgerup Avenue	-	107,198	(15,603)	91,595	267,995	-	267,995	15,603
501369	TMP - Tuckey -Sutton Mandurah	-	86,956	-	86,956	217,389	-	217,389	0
501379	Digital Speed Signs	-	-	-	0	-	90,000	90,000	0
501265	Lynda Street and Baroy Street Blackspot	66,475	333,894	(400,369)	(0)	-	390,034	390,034	400,369
501376	TMP - Pinjarra Rd and Parkview Rd Intersection	-	26,710	-	26,710	66,774	-	66,774	0
501311	TMP - LATM - Oakmont Avenue	-	41,780	-	41,780	-	48,379	48,379	0
501318	TMP - LATM - Glencoe Parade	11,440	-	-	11,440	170,232	50,979	221,211	0
501129	Trails Project	168,995	-	-	168,995	-	155,134	155,134	0
501194	TM Mandurah Tce/Adonis Rd	20,657	-	-	20,657	233,333	-	233,333	0
700516	Yalgorup National Park	1,012,320	-	-	1,012,320	1,286,303	215,703	1,502,006	0
911020	C&M - 25-26 Birchley Rd Boat Ramp Upgr	-	-	-	0	678,750	-	678,750	0
	Expanding the Changing Places Network	100,000	-	-	100,000				
501113	SP Halls Head PSP	-	-	-	0	-	-	0	0
501277	Hennessey Place	-	-	-	0	-	-	0	0
501226	Rakoa Street Road Resurface	-	-	-	0	-	-	0	0
501284	Soldiers Cove Terrace Resurface	-	-	-	0	-	-	0	0
501227	Rouse Rd Road Resurface	-	-	-	0	-	-	0	0
501235	RC Peel Street Stage 4	-	-	-	0	-	-	0	0
		3,762,502	**2,018,240**	**(991,951)**	**4,788,791**	**11,619,409**	**2,512,859**	**14,132,268**	**991,951**
Non-Operating Contributions									
Recreation and culture									
Transport									
Other property and services				(161,138)					161,138
		0	**0**	**(161,138)**	**0**	**0**	**0**	**0**	**161,138**
Total Non-operating grants, subsidies and contributions		**3,762,502**	**2,018,240**	**(1,153,089)**	**4,788,791**	**11,619,409**	**2,512,859**	**14,132,268**	**1,153,089**

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

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
				$	$	$	$
							(532,178)
XXXXX-XXXX-XXXX-XXXXX	Western Foreshore Changing Places Facility - Capital Grant Revenue		Capital Revenue		45,000		(487,178)
XXXXX-XXXX-XXXX-XXXXX	Western Foreshore Changing Places Facility - Capital Expense		Capital Expenses			(45,000)	(532,178)
XXXXX-XXXX-XXXX-XXXXX	Automatic Number Plate Recognition (ANPR) CCTV Grant - Capital Grant Revenue		Capital Revenue		40,686		(491,492)
	Community Safety Reserve		Other: Transfer Out Reserve		31,314		(460,178)
XXXXX-XXXX-XXXX-XXXXX	Automatic Number Plate Recognition (ANPR) CCTV Grant - Capital Expense		Capital Expenses			(72,000)	(532,178)
XXXXX-XXXX-XXXX-XXXXX	CCTV at Lakelands Park Facility		Capital Expenses			(72,000)	(604,178)
930048-6500-1001-61129	CSRFF Program Project		Capital Expenses		72,000		(532,178)
501310-6250-1001-61129	Doddi's Beach Car Park Renewal		Capital Expenses			(65,884)	(598,062)
501314-6250-1001-61129	Merlin Street Car Park Renewal		Capital Expenses		65,884		(532,178)
700699-6600-1001-61129	Synthetic Turf Cricket Wicket Renewal		Capital Expenses			(45,961)	(578,139)
930048-6500-1001-61129	CSRFF Program Project		Capital Expenses		22,000		(556,139)
700703-6600-1001-61129	Lakelands Park Compound		Capital Expenses		23,961		(532,178)
700706-6600-1001-61129	Seascapes Tanks Renewal		Capital Expenses			(50,000)	(582,178)
930050-6600-1001-61129	Caddadup Recycled Water Supply		Capital Expenses		50,000		(532,178)
750787-6100-1001-61129	Basketball Half Court Noise Mitigation		Capital Expenses			(14,588)	(546,766)
700676-6600-1001-61129	PRK- 26-27 Retaining Wall Project		Capital Expenses		14,588		(532,178)
501377-6250-1001-61129	Peelwood Parade Resurface Project		Capital Expenses			(1,231,906)	(1,764,084)
	Regional Road Group Grant Revenue		Capital Revenue		771,755		(992,329)
	Asset Management Reserve		Other: Transfer Out Reserve		460,151		(532,178)
	Proceeds from Sale of Land		Capital Revenue		5,138,796		4,606,618
	Building Reserve		Other: Transfer Into Reserve			(4,364,495)	242,123
	City Centre Acquisition Reserve		Other: Transfer Into Reserve			(774,301)	(532,178)
	Interest Free Loan Reserve		Other: Transfer Out Reserve		40,000		(492,178)
	Loan to Port Bouvard Recreation and Sporting Club		Community Loan Advance			(40,000)	(532,178)
				0	**6,731,135**	**(6,776,135)**	**(532,178)**

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2026

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
				$	$	$	$
							(499,178)
	Capital Carryover - Capital adjustment	**Jun OCM 26/63**	Capital Expenses			(7,492,577)	(7,991,755)
	Capital Carryover - Transfer to Asset Management Reserve	**Jun OCM 26/63**	Other: Transfer Out Reserve		5,034,735		(2,957,020)
	Capital Carryover - Cash in Leiu Reserve	**Jun OCM 26/63**	Other: Transfer Out of Reserve		33,000		(2,924,020)
	Capital Carryover - Transfer to Sustainability Reserve	**Jun OCM 26/63**	Other: Transfer Out Reserve		56,400		(2,867,620)
	Capital Carryover - Grants and contributions adjustments	**Jun OCM 26/63**	Capital Revenue		2,335,442		(532,178)
	Capital Carryover - Grants and contributions adjustments	**Jun OCM 26/63**	Other: Transfer Out of Reserve		1,430,332		898,154
	Capital Carryover - Contract Liability	**Jun OCM 26/63**	Non Cash Item	(1,430,332)			(532,178)
	Operating Carryovers - Increase in Contracts and Materials	**Jun OCM 26/63**	Operating Expenses			(1,851,898)	(2,384,076)
	Operating Carryovers - Unspent Grant Reserve	**Jun OCM 26/63**	Other: Transfer Out of Reserve		31,777		(2,352,299)
	Operating Carryovers - Restricted Cash Reserve	**Jun OCM 26/63**	Other: Transfer Out of Reserve		1,797,071		(555,228)
	Operating Carryovers - Reduction in Operating Revenue	**Jun OCM 26/63**	Operating Revenue		166,105		(389,123)
	Operating Carryovers - Contract Liability	**Jun OCM 26/63**	Non Cash Item	(143,055)			(532,178)
501379-6250-1263-41403	Digital Speed Signs - Capital Grant Revenue	**Aug OCM TBC**	Capital Revenue		90,000		(442,178)
501379-6250-1006-61001	Digital Speed Signs - Capital Expense	**Aug OCM TBC**	Capital Expenses			(90,000)	(532,178)
930045-6600-1001-61129	Major Public Artworks	**Aug OCM TBC**	Capital Expenses			(47,273)	(579,451)
	Public Art Reserve	**Aug OCM TBC**	Other: Transfer Out Reserve		47,273		(532,178)
750825-6100-1001-61129	New - Town Beach SLS Storage	**Aug OCM TBC**	Capital Expenses			(119,085)	(651,263)
750825-6100-1263-41403	New - Town Beach SLS Storage - Lotterywest Grant	**Aug OCM TBC**	Capital Revenue		31,666		(619,597)
750825-6100-1263-41403	New - Town Beach SLS Storage - State Government Grant	**Aug OCM TBC**	Capital Revenue		55,751		(563,846)
930048-6500-1001-61129	CSRFF Program Project	**Aug OCM TBC**	Capital Expenses		31,668		(532,178)
	Transfer from Unspent Grant Reserve	**Aug OCM TBC**	Other: Transfer Out Reserve		24,085		(508,093)
	Contract Liability	**Aug OCM TBC**	Non Cash Item	(24,085)			(532,178)
				(1,597,472)	**11,165,305**	**(9,600,833)**	**(532,178)**

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2026

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 2026-27 year is 10.00%

Reporting Program	Var. $	Var. %	Timing/ Permanent	Explanation of Variance
	$	%		
Revenue from operating activities				
Operating grants, subsidies and contributions	(335,563)	(26.59%)	▼ Timing	Variance primarily due to budgeted grants/contributions not yet received (i.e. Financial Assistance Grant). Will be monitored throughout the remainder of the year.
Other revenue	(4,835)	(30.73%)	▼ Timing	Adjustment will be made through the mid-year budget review
Expenditure from operating activities				
Employee costs	4,067,670	37.12%	▲ Timing	Variance due to timing of capital overhead allocations and a portion relating to the current vacancy rate
Materials and contracts	3,214,785	24.79%	▲ Timing	Variance in expenditure due to timing of projects.
Utility charges	566,045	63.85%	▲ Timing	Variance mainly for Street Lighting Maintenance invoicing timing, to be monitored during the year.
Interest expenses	(79,816)	(38.08%)	▼ Timing	Variance in line with repayment of debentures will be monitored throughout the year
Insurance expenses	47,690	18.16%	▲ Timing	Variance mainly due to timing of insurance claims, will be monitored during the year
Other expenditure	66,284	100.00%	▲ Timing	Due to the financial year only being two months in, the budget and actual will be monitored throughout the year
Loss on disposal of assets	(10,713)	100.00%	▼ Timing	Adjustment will be made through the mid-year budget review
Investing Activities				
Non-operating Grants, Subsidies and Contributions	(1,202,289)	(51.04%)	▼ Timing	Capital grants are recognised in line with capital expenditure.
Proceeds from Disposal of Assets	(124,081)	(79.70%)	▼ Timing	Any changes will be made through the mid-year budget review
Capital Acquisitions	1,200,495	16.74%	▲ Timing	Variance due timing of capital projects. Refer to note 6 for further details.
Financing Activities				
Payment of lease liability	(32,599)	(46.06%)	▼ Timing	Due to the financial year only being two months in, the budget and actual will be monitored throughout the year
Principal elements of interest earning liability	(250,439)	100.00%	▼ Permanent	Adjustment will be made through the mid-year budget review
Transfer from reserves	238,884	100.00%	▲ Timing	Due to the financial year only being two months in, the budget and actual will be monitored throughout the year
Repayment of debentures	173,304	19.89%	▲ Timing	Due to the financial year only being two months in, the budget and actual will be monitored throughout the year
Transfer to reserves	(537,556)	100.00%	▼ Timing	Due to the financial year only being two months in, the budget and actual will be monitored throughout the year

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

CREDITORS SCHEDULE OF ACCOUNTS
AS AT 31 August 2026

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Creditors Schedule of Accounts
As at 31st August 2026

Creditor	Invoice number	NarrationFull	Total
Australia Post	**1014883887**	Postage Services - July 2026	73,095.36
Australia Post Total			**73,095.36**
BP Australia Pty Ltd	**5008707770**	BP Ultimate Diesel 30/07/26	10,205.03
	5008724556	BP Ultimate Diesel 07/08/26	7,085.71
	5008732175	BP Ultimate Diesel & Unleaded Petrol13/08/26	7,757.17
	5008747160	BP Ultimate Diesel 21/08/26	5,535.83
BP Australia Pty Ltd Total			**30,583.74**
Dulux Australia	**910353667**	Ultraclear 4L x1	199.75
	910332215	Dulux Weathershield 1L x2	108.47
	910233901	Dulux Wash & Wear 500ml x1	29.74
	910453513	Galmet Ironize Rust Converter 1L x1	78.30
	910581734	Paint Supplies - City Build	83.16
	910639282	Dulux Wash & Wear 2L x1	74.95
	910680964	Dulux Weathershield 1L x1	51.60
	910775571	Dulux Sample Pot 100ml x1	4.30
	910782227	Dulux Wash & Wear 10L x1	210.46
Dulux Australia Total			**840.73**
Easisalary	**JULY 2026 ITC**	GST Claimable on EB Payments01/07/26 - 31/07/26	2,510.77
Easisalary Total			**2,510.77**
GPC Asia Pacific Pty Ltd (Napa)	**1310476347**	LED Work Lamp 6000lm x1	284.90
	1310476316	Air Filter x3	229.35
	1310476371	Spark Plug x10	159.50
	1310476355	Oil Control Gun Metered Rigid Ext x1	470.60
	1310476423	9-33v LED Stop/Tail/Ind/Rev x4	646.80
	1310476368	Assorted Parts - City Fleet	801.35
	1310480758	Lube Filter x4	69.30
	1310480794	Lube Filter x2	34.65
	1310479812	Fuel Filter x5	412.50
	1310479974	Oil Control Gun x3	1,306.80
	1310479684	Standard Blade Inline F/Holder x1	31.90
	1310480499	Oil Control Gun Metered Rigid Ext x1	435.60
	1310480592	Shim Brass Asst x2	70.30
	1310480597	Ignition Switch 4 Position x1	35.48
	1310479501	Cable Lug 50-10 x4	62.70
	1310479655	50A Anderson Conn Grey 5 Pairs x1	42.35
	1310479795	Fuel Filter x1	82.50
	1310479762	Mini Relay 12v 30a x1	6.66
	1310479298	2.5mm 5 Core Trailer Cable 30m x1	50.60
	1310479343	Dowty Washer Suits 3/8BSP x3	148.50
	1310479392	Disposable Seat Covers - 200 Roll x1	113.05
	1310479416	Belt Measurer GVMVBM x1	310.20
	1310479437	Cable Lug 50-10 x2	31.35
	1310476432	Fuel Filter x3	90.75
	1310479043	Oil Filler Cap x1	9.00
	1310479211	ALT 24V 110A Delco 28SI x1	579.70
	1310479153	V-Belt 13mm x 1170mm x1	22.55
	1310479052	P-Coolant-Red-Concentrate 20L x1	258.41
	1310479076	Thermostat x1	63.25
	1310479057	Thermostat x1	63.25
	1310478643	Paste Valve Grind x1	17.05
	1310478635	Assorted Parts - City Fleet	126.01
	1310478512	Relay Base to Suit Micro Relays x2	10.01
	1310478778	Rocker Switch Carling Style x1	10.45
	1310478760	7 Pin Flat Trailer Socket x2	20.68
	1310479055	V-Belt x2	42.63
	1310478674	Assorted Parts - City Fleet	136.24
	1310478856	Gas Spring / Lift O Mat x2	94.75
	1310478741	H7 12v 55w PX26D x4	31.46
	1310478511	Mini Relay Base 10 Pack x1	20.90
	1310478597	Relay Base to Suit Micro Relays x8	40.04
	1310478024	Mini Relay 12v x1 - Reversing Alarm x2	69.36
	1310478028	Pump Drum Rotary x1	190.00
	1310478079	Mini Relay 12v x2	13.31
	1310478040	Mini Relay 12v x1	6.66
	1310478012	12v Truck Bus HD x2	580.80
	1310477996	Spark Plug x8 - Fuel Filter x2	122.65
	1310477912	Square Switch x2	56.10
	1310477925	Sika Sealant Black 310ml x2	61.05
	1310478078	Spark Plug x3 - Fuel Filter x4	95.15
	1310478112	Aerotech Light Box x1	260.70
	1310478154	12v Truck Bus HD x2	580.80
	1310478153	Fire Extinguisher x1	58.85
	1310477894	Lube Filter x1	15.40
	1310476915	Assorted Parts - City Fleet	28.60
	1310477669	6mm Twin Core Cable x1	132.00
	1310477805	Air Filter x1	42.35
	1310477797	Air Filter x1	46.48
	1310477866	Aerotech Light Box x1	260.70
	1310477118	Assorted Filters - City Fleet	92.14
	1310476962	DT 12 Way Plug & Receptacle	89.38
	1310477123	Air Filter x1	42.35
	1310477270	Assorted Parts - City Fleet	146.03
	1310477648	6mm Twin Core Cable x1	132.00
	1310475801	Intermittent Solenoid 24V 120A x1	119.90
	1310477363	Fuel Filter x5	200.75
	1310477315	Air Filter x1 - Lube Filter x2	77.28
	1310477386	Fuel Filter x1 - Air Filter x1	124.85
	1310476847	Assorted Parts - City Fleet	21.73
	1310475808	24V 100A Heavy Duty Relay x1	103.95
	1310475909	UH6160 Escapepack x1	346.50
	1310476134	Assorted Filters - City Fleet	465.58
	1310476121	Teroson T900 Pump Spray Bottle x1	84.70
	1310475985	8000kg Jack Stands x2	1,024.71
	1310476210	Teroson T900 Pump Spray Bottle x1	84.70
	1310476491	Hand Pump x1	1,163.80
	1310476738	Lube Filter x4	100.10
	1310476259	Assorted Filters - City Fleet	249.98
	1310475759	Fire Extinguisher 1kg x1	38.78
	1310475692	Fire Extinguisher 1kg x1	38.78
	1310475436	Ratchet Loadbinder 50mmx9m 2500kg x2	48.40
	1310479512	Credit for Invoice 1310479211	(579.70)
	1310477667	Credit for Invoice 1310477648	(132.00)
GPC Asia Pacific Pty Ltd (Napa) Total			**14,179.72**
StrataGreen	**194467**	Snake Safe Leggings Medium x5	732.35

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Creditor	Invoice number	NarrationFull	Total
StrataGreen	**194796**	Tree Stake x1 - Tree Tie x1	1,031.69
	194777	Roundup Biactive Glyphosate 20L x10	2,363.90
	195398	Roundup Biactive Glyphosate 20L x10	2,363.90
	195399	Soil Conditioner 30L x72	655.16
StrataGreen Total			**7,147.00**
Urban Outlook Landscape Construction	**5432**	Plant Hire 27-30/07/26 Coodanup Stage 4	6,824.27
	5421	Plant Hire 20-24/07/26 Coodanup Stage 4	14,317.64
	5430	Ute Wet Hire Ranger 28/07/26 BaroyStreet, Falcon	936.65
	5435	Excavator Hire 30/07/26 Cox Bay, Falcon	1,144.07
	5420	Plant Hire 20/07/26 City Maintenance	1,625.78
	5473	Plant Hire 18-21/08/26 Doddies BeachCarpark, Halls Head	9,366.72
	5418	Excavator Hire 20-24/07/26 Lynda Street& Baroy Street Roundabout, Falcon	5,419.26
	5434	Plant Hire 31/07/26 Pyramids BeachCarpark, Dawesville	3,144.57
	5431	Plant Hire 27/07/26 City Maintenance	1,625.78
	5455	Plant Hire 10/08/26 City Maintenance	1,685.99
	5476	Plant Hire 21/08/26 Lynda Street & BaroyStreet, Falcon	2,007.32
	5474	Plant Hire 17-20/08/26 Pioneer CourtBouvard	4,817.12
	5429	Excavator Hire 27-31/07/26 Lynda Street& Baroy Street Roundabout, Falcon	5,479.47
	5441	Excavator Hire 3-6/08/26 Lynda Street &Baroy Street Roundabout, Falcon	4,154.77
	5440	Tracked Skid Steer 3-7/08/26 LyndaStreet & Baroy Street Roundabout, Falcon	8,028.90
	5428	Tracked Skid Steer 27-31/07/26 LyndaStreet & Baroy Street Roundabout, Falcon	8,028.90
	5459	6 Wheel Truck Hire 11-13/08/26 BaroyStreet, Falcon	2,167.70
	5433	Plant Hire 28/07/26 - 03/08/26 VariousSites	1,806.42
	5442	Plant Hire 03/08/26 City Maintenance	1,625.78
	5458	Plant Hire 10-12/08/26 Wisteria GardensHalls Head	4,817.12
	5443	Tri-axle Semi Trailer Truck Hire4-7/08/26 Sweeper Spoils	6,021.97
	5454	Excavator Hire 10-14/08/26 Lynda Street& Baroy Street Roundabout, Falcon	5,419.26
	5453	Plant Hire 11-14/08/26 Lynda Street &Baroy Street Roundabout, Falcon	3,345.32
	5393	Plant Hire 06/07/26 Civil Maintenance	1,445.14
	5387	Excavator Hire 29/06/26 - 03/07/26Tuckey Street, Mandurah	5,298.83
	5444	Plant Hire 04/08/26 Rock LiftingMelros Beach, Dawesville	4,877.53
	5417	Plant Hire 23-24/07/26 Lynda Street &Baroy Street, Falcon	2,408.56
Urban Outlook Landscape Construction Total			**117,840.84**
Greenacres Turf Group	**10391**	Turfing Works - Rushton Park, Mandurah	13,758.60
	10479	Turfing Works - Peelwood Oval, HallsHead	5,761.54
	10129	Fuel Cost Recovery 21/04/26 - 05/06/26	74.41
Greenacres Turf Group Total			**19,594.55**
Michel Smash Repairs Pty Ltd	**39231**	Rego No N/P Towing Charge 29/07/26	231.00
	39230	Rego No 1DUF945 Towing Charge 29/07/26	165.00
	39228	Rego No 1HBI083 Towing Charge 27/07/26	165.00
	39227	Rego No N/P Towing Charge 24/07/26	170.50
	40642	Rego No MH45641 Towing Charge 29/07/26	165.00
	39140	Rego No N/P Towing Charge 22/05/26	165.00
	38823	Rego No MH6510B Towing Charge 10/10/25	110.00
	39239	Rego No N/P Towing Charge 14/08/26	165.00
	39246	Rego No N/P Towing Charge 21/08/26	165.00
	39245	Rego No 1GHK550 Towing Charge 21/08/26	165.00
Michel Smash Repairs Pty Ltd Total			**1,666.50**
Alan Tormey Brick Paving & Earth Moving Pty Ltd	**820**	Paving - Peninsula Park, Mandurah	1,323.83
	815	Brick Paving Works	1,803.02
	813	Paving - 61 Channel View, Dawesville	557.57
	814	Paving - 77 Southport BoulevardDawesville	868.93
	817	Paving - Wisteria Gardens, Halls Head	1,798.21
	802	Paving - 1 & 3 Albatross Close, HallsHead	738.61
	818	Paving - Pioneer Court, Bouvard	4,730.84
	821	Paving - 21 Forward Street, Mandurah	803.77
	825	Paving - 77 Darwin Terrace, Dudley Park	615.51
	823	Paving - 2/175B Oakmont Avenue, MeadowSprings	987.22
	826	Paving - 1 Cooper Street, Mandurah	924.46
Alan Tormey Brick Paving & Earth Moving Pty Ltd Total			**15,151.97**
Cleanaway Pty Ltd	**21925790**	Bin Service 27/07/26 South MandurahFootball Club	16.76
	21925565	Bin Service 27/07/26 Leprechaun ParkDawesville	8.38
	21906054	Bin Service - Dawesville Foreshore30/03/26	28.44
	21924496	Bin Service 27/07/26 Coodanup Foreshore	11.18
	21924688	Bin Service 17/07/26 Eastern ForeshoreMandurah	51.70
	21924406	Bin Service 15/07/26 Eastern ForeshoreMandurah	51.70
	21918935	Bin Service 13/07/26 Eastern ForeshoreMandurah	51.70
	21918934	Bin Service 10/07/26 Eastern ForeshoreMandurah	51.70
	21926534	Bin Service 17/08/26 Bortolo ReserveGreenfields	33.53
	21926533	Bin Service 17/08/26 Quarry Park, MeadowSprings	16.77
	21924300	Waste Alliance - July 2026	1,555,835.82
	21929178	Bin Service 19/08/26 Hall Park, Mandurah	33.53
	21921232	Fisherman's Skip Bin - July 2026	3,019.66
	21926532	Bin Service 17/08/26 Leprechaun ParkDawesville	8.38
	21918933	Bin Service 06/07/26 Winter in Mandurah	51.70
	21918932	Bin Service 03/07/26 Winter in Mandurah	51.70
	21925016	Bin Service 10/08/26 Leprechaun ParkDawesville	8.38
	21925020	Bin Service 10/08/26 South MandurahFootball Club, Falcon	22.35
	21925567	Bin Service 29/07/26 Hall Park, Mandurah	33.53
	21925422	Bin Service 08/08/26 Hall Park, Mandurah	160.55
	21925423	Bin Service 10/08/26 Hall Park, Mandurah	173.25
	21925568	Bin Service 30/07/26 Meadow SpringsSporting Facility	16.76
	21927915	Bin Service 03/08/26 Leprechaun ParkDawesville	16.77
	21925909	Bin Service 05/08/26 Hall Park, Mandurah	33.53
	21923707	Bin Service 06/07/26 South MandurahFootball Club & 08/07/26 EasternForeshore	72.38
	21929175	Bin Service 12/08/26 Western ForeshoreMandurah	33.53
	21924407	Credit to Invoice 21906054 - Bin Service30/03/26	(28.44)
Cleanaway Pty Ltd Total			**1,559,865.24**
Infiniti Group Australia Pty Ltd	**759434**	Cafe Supplies - Seniors	395.29
	759469	Cafe Supplies - Seniors	34.24
	752892	Wipes Roll Blue (100) x2	26.18
	752893	Cleaning Products - MARC	139.59
	758868	Cafe Supplies - MARC	387.10
	761627	Cleaning Products - MARC Aquatics	946.94
	760694	Cafe Supplies - MARC	1,281.42
	761075	Cafe Supplies - MARC	53.46
	760996	Table Cover Paper White x7	108.96
	761007	Cafe Supplies - Seniors	31.35
	759056	Cafe Supplies - MARC	250.86
	759583	Cafe Supplies - MARC	210.78
	760140	Kitchen Consumables - Administration	210.95
	759776	Tablecloth Linen White x4	133.32
	759611	Credit for Invoice 759434	(37.40)
Infiniti Group Australia Pty Ltd Total			**4,173.04**
Pura Natural Refresh Water Distributor	**15531**	Water Bottles x3 Marina	42.00

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Creditor	Invoice number	NarrationFull	Total
Pura Natural Refresh Water Distributor	**15629**	Water Bottles x3 Marina	42.00
Pura Natural Refresh Water Distributor Total			**84.00**
BOC Limited	**4042349010**	Dry Ice Pellets Bulk x26	69.01
	4042304335	Oxygen 28/06/26 City Fleet	214.11
	4042363368	Oxygen 07/08/26 MARC	6.74
	4042404591	Dry Ice Pellets Bulk x26	69.01
BOC Limited Total			**358.87**
Intelife Group Limited	**CIT004-P0626D**	Litter Collection June 2026 ThomsonStreet Reserve, Mandurah	172.58
	RIN000036	Camp Removal July 2026 Meadow SpringsReserve	430.29
	RIN000041	Litter Collection July 2026 MandurahForum	161.49
	RIN000042	Litter Collection July 2026 Olympus RiseReserve, Greenfields	230.10
	RIN000039	Litter Collection July 2026 McLarty RoadHalls Head	345.15
	RIN000045	Drink Fountain Cleaning - July 2026	633.20
	RIN000043	BBQ Maintenance - July 2026	13,919.85
	RIN000035	Camp Removal July 2026 Estuary PlaceWannanup	345.15
	RIN000037	Camp Removal July 2026 Galbraith LoopErskine	3,451.47
	RIN000044	Litter Collection July 2026 VariousSites	4,797.36
	RIN000038	Litter Collection July 2026 MerlinStreet Reserve, Falcon	393.89
	RIN000034	Litter Collection July 2026 Adare PlaceCoodanup	57.52
Intelife Group Limited Total			**24,938.05**
Department of Transport and Major Infrastructure	**8100901**	Disclosure of Information Fees - July 26	1,193.40
Department of Transport and Major Infrastructure Total			**1,193.40**
James Bennett Pty Ltd	**4872323**	Adult & Junior Stock as SelectedLibrary Services	132.61
	4873483	Adult & Junior Stock as SelectedLibrary Services	256.93
	4872793	Adult & Junior Stock as SelectedLibrary Services	330.00
	PSO506244	Adult & Junior Stock as SelectedLibrary Services	629.74
	4873799	Adult & Junior Stock as SelectedLibrary Services	720.08
	4873482	Adult & Junior Stock as SelectedLibrary Services	692.19
	4873797	Adult & Junior Stock as SelectedLibrary Services	840.47
	4873794	Adult & Junior Stock as SelectedLibrary Services	173.21
	4873793	Adult & Junior Stock as SelectedLibrary Services	616.68
	4872766	Adult & Junior Stock as SelectedLibrary Services	116.80
	4872795	Adult & Junior Stock as SelectedLibrary Services	187.69
James Bennett Pty Ltd Total			**4,696.40**
PM Port Mandurah Removals	**1037A**	Removalists 14/07/26	838.00
	1118	Removalist Charges 25/08/26	593.75
PM Port Mandurah Removals Total			**1,431.75**
WA Distributors Pty Ltd	**1233319**	Cafe Supplies - MARC	524.40
	1235896	Cafe Supplies - MARC	1,217.50
	1238467	Cafe Supplies - MARC	623.00
WA Distributors Pty Ltd Total			**2,364.90**
Oasis Watering Services	**395**	Water Tank Refills 26/05/26 Herron Point& Lakes Lawn Cemetery, Parklands	445.50
	413	Water Tank Refills 28/07/26 Lakes LawnCemetery, Parklands	148.50
	412	Water Tank Refills 28/07/26 Island PointAblution, Herron	297.00
	417	Water Tank Refills 11/08/26 Lakes LawnCemetery, Parklands	148.50
	416	Water Tank Refills 11/08/26 Island PointAblution, Herron	297.00
	393	Water Tank Refills 19/05/26 Herron Point& Lakes Lawn Cemetery, Parklands	445.50
	415	Water Tank Refills 04/08/26 Lakes LawnCemetery, Greenfields	148.50
	414	Water Tank Refills 04/06/26 Island PointAblution, Herron	297.00
	402	Water Tank Refills 16/06/26 Island PointHerron & Lakes Lawn CemeteryGreenfields	445.50
	418	Water Tank Refills 18/08/26 Island PointHerron	297.00
	419	Water Tank Refills 18/08/26 Lakes LawnCemetery, Parklands	148.50
Oasis Watering Services Total			**3,118.50**
Leianne Kaye Robertson	**37**	Yoga Class 28/07/26 MARC	93.75
	40 2026	Yoga Classes 11/08/26 & 18/06/26 MARC	187.50
Leianne Kaye Robertson Total			**281.25**
Perfect Gym Solutions Pty Ltd	**270008182**	Perfect Gym Licence - August 2026	3,767.50
	270008349	SMS Credits - July 2026	306.13
Perfect Gym Solutions Pty Ltd Total			**4,073.63**
Mandurah Toyota	**JC14180298**	Rego No MH1891C - 45,000km Service	260.00
	JC14180588	Rego No MH6076C - 15,000km Service	265.00
	JC14180945	Rego No 1IJD905 - 50,000km Service	290.00
Mandurah Toyota Total			**815.00**
West Coast Radio Pty Ltd	**41238-13**	Radio Bulk Buy - July 2026	5,607.80
West Coast Radio Pty Ltd Total			**5,607.80**
South West Trailers	**SW17308**	45mm Dust Caps x8	17.60
	SW17964	U Bolt (100) x50	5.50
	SW17968	Breakaway Switch x1	41.80
	SW17967	Electric Brake Shoes x1 - Drum Asst x2	258.50
	16548	V02322 Drawbar Repairs	1,210.00
	SW17973	500kg Jockey Wheel x1	173.80
South West Trailers Total			**1,707.20**
Cookie Barrel	**511496**	Cafe Supplies - MARC	237.27
	511887	Cafe Supplies - MARC	540.32
	512542	Cafe Supplies - MARC	171.82
Cookie Barrel Total			**949.41**
European Foods Wholesalers Pty Ltd	**1026785**	Cafe Supplies - MARC	1,017.28
	1027878	Cafe Supplies - MARC	913.19
	1028522	Cafe Supplies - MARC	549.18
European Foods Wholesalers Pty Ltd Total			**2,479.65**
Website Weed and Pest WA Pty Ltd	**6134**	Weed Application 12/07/26 Bypass East	20,136.60
Website Weed and Pest WA Pty Ltd Total			**20,136.60**
Perth Energy Pty Ltd	**605030**	Unit 1/51 Allnut ST MANDURAH29 Apr 2026 - 26 Jul 2026	411.63
	110625552	63 Ormsby TCE MANDURAH01 May 2026 -28 Jul 2026	634.17
	110625551	19 Fathom MANDURAH01 May 2026 - 28 Jul 2026	515.18
	110626189	16 Challenger MADORA BAY01 May 2026 - 29 Jul 2026	286.81
	110627975	294 Oakmont MEADOW SPRINGS11 May 2026 - 10 Aug 2026	1,658.03
	110629231	6 The Lido MANDURAH21 Jul 2026 - 19 Aug 2026	697.56
	110629233	303 Pinjarra RD MANDURAH21 Jul 2026 - 19 Aug 2026	24,506.62
	110629579	1 Bortolo GREENFIELDS22 May 2026 - 20 Aug 2026	392.50
Perth Energy Pty Ltd Total			**29,102.50**
All Pumps and Water	**8550**	Pump Repairs 26-28/05/26 Peter StreetReserve, Halls Head	4,273.29
	8562	Install new VSD - Merlin Street, Falcon	9,028.60
	8392	Flow Meter & Valve Replacement 20/04/26Merlin Street, Falcon	7,631.98
	8430	Electrical Faults 18/05/26 TouchstoneDrive, Dawesville	1,445.46
	8403	Pump Repairs - Wilderness DriveDawesville	4,691.81
	8401	Install New Air Release Valve - KardanLoop, Falcon	541.97
	8496	Install New Retic Controller - ConebushCircle, Falcon	1,830.41
	8408	Install New Soft Starter 04/05/26 OldCoast Road, Herron	3,202.38
	8569	Pump Repairs 20-21/07/26 WasteManagement Centre	5,371.46
	8369	Unblock Toilet 05/06/26 Lakes CemeteryGreenfields	110.08
All Pumps and Water Total			**38,127.44**
Occuhealth Pty Ltd	**64429**	Respirator Mask Fitting x1	90.00
	64521	Respirator Mask Fitting x1	90.00
	64687	Respirator Mask Fitting x1	90.00
	64947	Respirator Fit Test x1	110.00
	65011	Respirator Mask Fitting x1	110.00
	64974	No Show - Respirator Mask Fitting x1	110.00

Creditor	Invoice number	NarrationFull	Total
Occuhealth Pty Ltd	**62919**	Respirator Mask Fitting x1 MARC	90.00
	64837	Respirator Mask Fitting x1	90.00
	64839	Respirator Mask Fitting x1	90.00
	64830	Respirator Fit Test x1	110.00
	64768	Respirator Fit Test x1	110.00
Occuhealth Pty Ltd Total			**1,090.00**
T-Quip	**151860 #6**	Assorted Parts - City Fleet	1,528.40
	151711 #21	Pulley x1	95.90
	151840 #21	CYL BR Set Med/Heavy x1	1,218.05
	151809 #21	Spindle Assy (No Shaft) x1	220.60
	151690 #21	Spindle Assy (No Shaft) x2	441.15
	152451 #6	Assorted Parts - City Fleet	3.56
	151956 #32	Pulley Idler Flat x2	197.40
	151959 #21	Side Plate Pin & Bearing x1	468.05
	152191 #6	Damper x1 - Ring Retaining x1	268.91
	152243 #21	Side Plate Pin & Bearing x1	468.05
	152383 #6	Anti Scalp Cup x6 - Bolt Blade x6	473.34
	150649	Credit to Invoice 149912 - DPF RepairsP61822	(4145.15)
T-Quip Total			**1,238.26**
D & P Couriers	**59**	Courier Service 20/07/26 - 31/07/26Library Services	900.00
	60	Courier Service 3-14/08/26Library Services	940.00
D & P Couriers Total			**1,840.00**
Retro Roads	**1710023**	Pavement Markings - Tuckey StreetMandurah	14,958.02
	1710040	Install Speed Hump - Waste ManagementCentre	2,570.02
	1710145	Pavement Markings - Tuckey StreetMandurah	7,840.13
	1710089	Pavement Marking - Parkview StreetMandurah	2,036.97
	1710129	Pavement Marking - Coodanup Stage 4	3,150.15
Retro Roads Total			**30,555.29**
Go Doors Pty Ltd	**135125**	UPS Replacement 10/08/26 Civic Centre	2,436.93
	135129	Remove & Dispose Shutter 10/08/26Seniors	858.54
	135322	Slat Replacements 18/08/26 WasteManagement Centre	4,022.93
	135352	Door Maintenance 3-19/08/26 VariousSites	4,065.75
	135394	Install Boom Gate to Tipping Shed04/08/26 Waste Management Centre	10,270.18
	135499	Repairs to Bifold 24/08/26 FalconLibrary	340.05
Go Doors Pty Ltd Total			**21,994.38**
Australia Post (Agency Commission)	**1014876799**	Agency Commission P/E 31/07/26	102.43
Australia Post (Agency Commission) Total			**102.43**
Peel Fencing	**27716**	Fencing Repairs - Baloo CrescentWannanup	4,327.04
	26865	Install Bollards - Peel Parade, Coodanup	27,513.22
	27773	Install Concrete Bollards x279 - PeelParade, Coodanup	8,439.75
Peel Fencing Total			**40,280.01**
On Tap Plumbing & Gas Pty Ltd	**177715**	Unblock Toilets 27/06/26 EasternForeshore Ablution, Mandurah	306.06
	174689	Repairs to Hot Water System 11-21/05/26Rushton Park, Mandurah	1,660.22
	171687	Annual Backflow Device Testing - VariousLocations	1,785.20
	176899	Repairs to Shower 18/06/26 Halls HeadForeshore Ablution	377.81
	177473	Repairs to Tap 26/06/26 Marina Ablutions	465.51
	178245	Repairs to Urinal 26/06/26 - 02/07/26HHRC	1,927.99
	177911	Repairs to Zip Hot Water Unit27/05/26 - 26/06/26 Lakelands Library	841.04
	177730	Repairs to Flush Button 10-30/06/26Dawesville Foreshore Ablution	2,942.16
	177952	Unblock Toilets 22-30/06/26 MerlinStreet Reserve, Falcon	1,131.38
	172607	Annual Backflow Device Testing - April2026 Various Sites	1,897.63
	177226	Water Filter Inspections - Various Sites	8,763.19
	177224	Repairs to Drink Fountain 1-15/06/26Kangaroo Paw Park, Greenfields	1,048.98
	177628	Repairs to Toilet 12-29/06/26 BillyDower Youth Centre, Mandurah	562.78
	179342	Install New Cooktop - Marina Chalet 6	1,174.83
	177842	Repairs to Bollard 3-30/06/26 J JettyMandurah	699.11
	178240	Tempering Valve Annual Service - VariousLocations	1,204.63
	177693	Repairs to Drink Fountain 25/06/26Osprey Waters Ablution, Erskine	309.89
	178224	Repairs to Toilets 29/06/26 - 03/07/26Thomson Street Netball PavilionMandurah	870.88
	177776	Repairs to Tap 29/06/26 Halls HeadAblution	728.26
	177714	Unblock Sink 30/06/26 Henry Sutton GroveAblution, Halls Head	258.93
	177645	Repairs to Toilet 26/06/26 Merlin StreetReserve, Falcon	1,073.34
	177939	Install Emergency Gas Shut off ValvePeel Community Kitchen, Mandurah	1,872.45
	177198	Inspect Drainage Smell 4-22/06/26Rangers Office	1,886.89
	180527	Stormwater Repairs - MARC	6,114.68
	177688	Inspect Rodent Smell 29/06/26 BillyDower Youth Centre, Mandurah	200.77
	177728	Repair Leak to Toilet 30/06/26 WesternForeshore Ablution, Mandurah	258.93
	178086	Tempering Valve Service June 2026Various Sites	1,606.18
	177318	Inspect Smell from Sewerage Pump24/06/26 Operations Centre	150.58
	177648	Unblock Toilet 29/06/26 - SeascapesAblution, Halls Head	150.58
	177679	Repairs to Water Fountain 29/06/26Quarry Park Ablutions, Meadow Springs	205.89
	177673	Unblock Toilet 29/06/26 Henson ReserveAblution, Silversands	125.48
	177170	Replace Valves - Aztec Shed, OperationsCentre	484.25
	177562	Inspect Blockage & Leak 26/06/26Operations Centre	200.77
	177802	Inspect Potential Water Leak 16-29/06/26Operations Centre	1,387.05
	177691	Repairs to Tap 29/06/26 Novara ForeshoreAblution, Falcon	647.92
	179516	Plumbing Works 10/06/26 - 15/07/26 PortBouvard Sports & Recreation, Dawesville	6,182.33
	177253	Tempering Valve Service June 2026Various Sites	4,667.96
	177186	Repairs to Hot Water System 19/06/26Port Bouvard Pistol Club	334.21
	177174	Unblock Toilets 19/06/26 MandurahLibrary	150.58
	177488	Repairs to Tap 24/06/26 Visitor CentreMandurah	474.04
	177172	Repairs to Toilet 22/06/26 OperationsCentre	181.62
	177169	Repairs to Toilets 22/06/26 Halls HeadBowling Club	144.39
	177168	Repairs to Water Pipe 22/06/26 MerlinStreet Reserve, Falcon	126.68
On Tap Plumbing & Gas Pty Ltd Total			**57,584.05**
Prestige Lock Service	**40655-1**	Install New Deadlock 10/07/26 MerlinStreet Pavilion, Halls Head	178.67
	40902-1	Supply Keys 15/07/26 & 21/07/26 VariousSites	299.71
	40985-1	Supply Keys 21/07/26 Sutton Street &Mandjar Markets, Mandurah	180.00
	40978-1	Install New Padlock 21/07/26 CoodanupCommunity Centre	173.85
	40838-1	Install New Padlock 14/07/26 Ocean RoadFacility, Dawesville	272.44
	41024-1	Remove Foreign Object 22/07/26 LakesLawn Cemetery, Parklands	122.39
	41049-4	Install Steel Sheet to Gate & InstallPanic Bolts - Reading Cinema 05/08/26	731.50
	40552-1	Convert Lakelands Library onto EVVA EPSG2 Master Key System 03/08/26	2,203.95
	41354-1	Call Out - Marina Transportable Office04/08/26	122.39
	41216-1	Remove Stuck Key 28/07/26 - RekeyedCylinder 30/07/26 Seniors	359.65
	41172-1	Install New Swing Handle & Cylinder28/07/26 Buttercup Parkway, Halls Head	270.75
	40860-5	Supply Keys & Install Lockbox 30/07/26Mandurah Bowling Club	1,549.07
	41278-1	Install new Lever Set & EPS Cylinder toMeeting Room at Seniors 05/08/26	347.99
	40528-3	Install Padlocks 8-21/07/26 PeelwoodPavilion, Halls Head	1,526.82
	21374-1	Conversion of Master Key System 08/07/26Falcon Library	1,026.97
	40890-1	Install New Bolts 15/07/26 - 03/08/26Lakes Lawn Cemetery, Parklands	846.41
	41273-1	Install New Padlock 03/08/26 MeadowSprings Sports Facility	272.44
	41282-1	Install Mortice Lock 30/07/26 MilgarReserve, Mandurah	338.32
	41230-1	Install Padlock 30/07/26 Rushton ParkNorth, Mandurah	122.39
	40975-1	Install New Cylinder 21/07/26 InstallNew Bolt 23/07/26 Falcon Pavilion	446.02
	40965-1	Install New Mortice Lock 21/07/26Mandurah Tennis Club	483.69
	40943-1	Supply Keys 21/07/26 & Rekeyed Lock23/07/26 Mandurah Museum	245.83
	25843-1	Conversion of Master Key System 07/07/26Marina Administration	340.80

Creditor	Invoice number	NarrationFull	Total
Prestige Lock Service	**25853-1**	Conversion of Master Key System 09/07/26Mandurah Museum	1,621.53
	41082-1	Cut Keys 24/07/26 Lakelands Library	326.39
	41042-3	Rekeyed Glass & Security Door 24/07/26Marina Chalet #13	302.39
	41088-1	Install New Latch & Strike 24/07/26Peelwood Sports Changerooms, Halls Head	149.57
	40872-1	Install New Hasps 14/07/26 - SupplyPadlocks 24/07/26 Eastern ForeshoreMandurah	510.61
	41091-1	Install Padlock 24/07/26 Thomson StreetNetball Courts, Mandurah	306.23
	41094-1	Service Deadbolt 24/07/26 Milgar ReserveAblution, Mandurah	338.32
	41049-2	Install Wood Panel 21/07/26 ReadingCinemas	363.52
	40984-1	Replace Lock 21/07/26 Mary StreetBoat Ramp Ablution, Halls Head	208.90
	40983-1	Install New Padlock 21/07/26 MerlinStreet Pavilion, Falcon	194.94
	41192-1	Install New Mortice Lock 28/07/26 -Install New Cylinder 30/07/26 FishermansJetty Ablution, Mandurah	594.32
	41211-1	Install New Door Closer 28/07/26 MARC	305.60
	41089-1	Change Codes to Combo Locks 24/07/26Madora Bay Hall	122.39
	40860-4	Install Temporary Cylinder 14/07/26Mandurah Bowling Club	247.39
Prestige Lock Service Total			**18,054.15**
Salary Packaging Australia	**24082026**	Novated Leases 24/08/26	674.16
	10082026	Novated Leases 10/08/26	674.16
Salary Packaging Australia Total			**1,348.32**
Get It Done Concreting Pty Ltd	**2999**	Concrete 07/08/26 The Palladio, Mandurah	396.00
	2921	Concrete 14-15/07/26 - Mandurah RoadMandurah	1,860.00
	2900	Concrete 09/07/26 Oakmont Avenue, MeadowSprings	504.00
	2969	Concrete - 46 Duverney CrescentCoodanup	1,070.00
	2994	Concrete - 186 McLarty Road, Halls Head	426.00
	2989	Concrete 04/08/26 - 292 McLarty RoadHalls Head	792.00
	3015	Concrete 13/08/26 Placid WatersCoodanup	1,118.00
	3042	Concrete 25/08/26 - 528 Estuary RoadDawesville	517.00
	3030	Concrete 19/08/26 - 16 Jettyl WayWannanup	538.00
	3026	Concrete 20/08/26 - 14 Wuraling PassWannanup	572.00
	2978	Concrete 30/07/26 - 03/08/26 Lynda/BaroyStreet, Falcon	4,180.00
	3024	Concrete 13/08/26 - 64 Sticks BoulevardErskine	470.00
	3004	Concrete 11/08/26 Peelwood Parade, HallsHead	382.60
	2885	Concrete 06/07/26 - 36 Stinton StreetMandurah	1,038.00
	3025	Concrete 12/08/26 The Glen, Erskine	470.00
Get It Done Concreting Pty Ltd Total			**14,333.60**
Bunnings Group Limited	**2707/01285506**	Assorted Items - Rangers	90.02
	2444/01420676	Assorted Materials - Operations Centre	455.17
	2444/01415257	Assorted Materials - Operations Centre	48.68
	2707/01483008	Clipboard Organiser x4	92.12
	2707/01597813	Powerboard x4	178.52
	2707/01494148	Assorted Plants - Operations Centre	291.45
	2707/01511040	Assorted Materials - Marina	103.18
	2444/01338944	Assorted Materials - Marina	111.01
	2707/01511042	Mat Rubber x1	64.23
	2444/01338927	Silicone Roof & Gutter x12	159.12
	2444/01339536	Assorted Materials - City Build	113.37
	2444/01429302	Assorted Materials - Operations Centre	25.34
	2707/01142430	Assorted Materials - MARC	301.87
	2444/01429647	Assorted Materials - City Fleet	182.18
	2444/01564739	Assorted Materials - City Fleet	36.33
	2444/01563900	Anchor Masonry Ankascrew x1	25.58
	2707/01510992	Tube Clear x1 - Clamp Hose Fit x6	26.40
	2444/01429406	Assorted Materials - Marina	189.81
	2163/01645364	Assorted Materials - Seniors	148.67
	2707/01343647	Assorted Materials - Operations Centre	542.48
	2707/01508510	Braille Sign Sandleford x1	33.57
	2444/01426746	Assorted Materials - Seniors	52.56
	2444/01561098	Assorted Materials - Seniors	419.69
	2707/01342658	Holesaw Bimetal Sutton x2	79.32
	2444/01561571	PB Floor Green Tongue x3	109.68
	2444/01561351	Scrubb Tuffmates (10) - Scourer (3)	11.58
	2444/01561459	Pin Split x1	4.70
	2444/01561457	Hinge Butt x2	7.96
	2707/99804737	Solo 10L Battery Backpack Sprayer x2	465.50
	2707/01508426	Screw Coach Galv x1	3.36
	2444/01329103	Assorted Materials - Marina	47.37
	2444/01329597	Tape Measure x1 - Hinge (2) x1	34.14
	2444/01562766	Gate Hook Heavy Duty x1	4.92
	2444/01162451	Assorted Materials - Marina	66.48
	2444/01329599	Screw Coach x15 - Padbolt x1	53.69
	2444/01424792	Assorted Materials - Events	627.00
	2444/01559238	Anchor Masonry Ankascrew x2	132.77
	2707/01139362	Assorted Materials - Falcon Library	46.46
	2444/01561896	Paint 2L x1 - Storage Container x3	121.60
	2707/01507657	Pine Structural Treated x3	202.03
	2444/01424952	Assorted Materials - Operations Centre	172.61
	2707/01491191	Shackled D x1	7.67
	2444/01159845	Assorted Materials - Marina	79.74
	2444/01208572	Key Blank x1	3.76
	2444/01326265	Drilling Combo Set x1	102.21
	2444/01424408	Padbolt x1	3.91
	2444/01559004	Seal Door & Window x1	22.74
	2707/01491217	Vent Door x1	80.51
	2444/01424371	Assorted Materials - Operations Centre	415.24
	2444/01559223	Silicone x3 - Sika Black x10	281.25
	2444/01559809	Assorted Materials - Operations Centre	44.84
	2444/01425525	Assorted Materials - MARC	487.10
	2444/01324082	Pliers Locking x1	18.98
	2444/01558643	Assorted Materials - Operations Centre	25.88
	2444/01558971	Assorted Materials - Operations Centre	54.88
	2444/01559116	Moulding Alum Angle x3	30.04
	2707/01505176	Anchor Nylon Ramset x1	7.02
	2444/01556442	Assorted Materials - Operations Centre	304.95
	2707/01488962	Assorted Materials - Operations Centre	132.27
	2707/01489651	Assorted Materials - Operations Centre	66.68
	2707/01489813	Hose Connector x2	22.56
	2444/01425523	Swim School Supplies - MARC	93.86
	2707/01332613	Moulding PVC x2	7.30
	2444/01556645	Assorted Materials - MARC	43.00
	2707/01332609	Square Combination Empire x1	31.09
	2707/01502041	Spray Paint x4	22.88
	2707/01332611	Assorted Materials - Operations Centre	64.08
	2707/01489693	Pull Tie Down x4	21.00
	2707/01597855	Assorted Materials - MARC	316.36
	2444/01318178	Assorted Materials - Operations Centre	222.07
	2707/01501689	Gift Card for Waterwise Workshop	20.00
	2444/01557885	Cleaning Products - Seniors Centre	282.21
	2707/01489691	Screw Coach Galv x12	40.32
	01294795	Credit to Invoice 2707/01281895.(Full CN Number 2707/01294795)	(3.76)

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Creditor	Invoice number	NarrationFull	Total
Bunnings Group Limited Total			**9,235.16**
Footprint (WA) Pty Ltd	**72514**	Trifold Programs 1,600 Billy Dower YouthCentre, Mandurah	510.00
	72528	Envelopes Window 10,000 - Plain 5,000	1,528.50
	72587	Waste Guide Booklets with Magnets x1200	3,399.00
	72508	Stickers - I Love Mandurah	3,207.40
	72623	A5 Flyers x200 - A1 Posters x4 Museum	198.00
	72850	DL Flyers x30 Supporting an InclusiveMeeting	44.00
	72849	Program Books x800 Billy Dower YouthCentre	374.00
	72715	Business Cards x1000 Recreation Services	154.00
	72807	A3 Posters x10 - A5 Flyers x500 GnoonieCup	187.00
	72718	A5 Flyers x200 R U OKay & Women's Expo	154.00
	72389	Upgrade Fee Signs - Waste ManagementCentre	2,996.40
	72716	Business Cards x500 Statutory Planning &Lands	77.00
	71713	Beach Access Closed Signs x12	1,831.50
	72682	Corflute Selfie Frames x10 RU OK	858.00
	72717	A5 Flyers x200 Community Morning Tea	88.00
	72546	Booking Cards x250 Pass Cards x250 SwimSchool	110.00
	72732	DL Flyers x400 - SIP Exhibition	96.80
Footprint (WA) Pty Ltd Total			**15,813.60**
Mandurah Bolt Supplies	**5710037389**	Coach Screw x12	26.50
	5710037732	Assorted Materials - City Build	10.32
	5710037986	Safety Chain Hook Set x1	48.99
	5710038155	Assorted Materials - City Build	4.48
	5710038129	Assorted Materials - City Build	24.50
	5710038163	Assorted Materials - Marina	4.14
	5710033610	Assorted Materials - Marina	5.49
Mandurah Bolt Supplies Total			**124.42**
Prestige Products	**26187**	Nescafe Blend 43 Sticks (1000) x2	330.60
Prestige Products Total			**330.60**
M P Rogers & Associates Pty Ltd	**27044**	Coastal Engineering Services - WesternForeshore Detailed Design	33,822.79
M P Rogers & Associates Pty Ltd Total			**33,822.79**
Party Plus Mandurah	**24175**	Catering 23/07/26 Probus Civic Event	302.00
Party Plus Mandurah Total			**302.00**
Battery World Mandurah	**IN6111120204**	Drypower 12V 5Ah SLA Battery x1	39.95
	IN6111120207	Automotive Battery x1	275.00
	IN6111120195	Automotive Battery x1	499.00
	IN6111120213	AGM Start Stop Battery x1	630.00
	IN6111120232	Light Commercial Battery x1	330.00
	IN6111120237	Drypower 12v Battery x1	39.95
	IN6111120247	Automotive Battery x2	538.00
	IN6111120255	Automotive Battery x1	330.00
	IN6111120257	V00120 Trailer Gate Battery x1	320.00
Battery World Mandurah Total			**3,001.90**
PFD Food Services Pty Ltd	**LV570337**	Cafe Supplies - MARC	835.45
	LV600458	Cafe Supplies - MARC	831.30
	LV600459	Cafe Supplies - MARC	80.30
	LV600457	Cafe Supplies - MARC	1,683.00
	LV648754	Cafe Supplies - MARC	28.50
	LV720086	Cafe Supplies - MARC	74.35
	LV720085	Cafe Supplies - MARC	1,834.10
	LV626060	Cafe Supplies - MARC	1,773.85
	LV648753	Cafe Supplies - MARC	2,025.35
	LV682347	Cafe Supplies - MARC	1,471.80
	LV693052	Cafe Supplies - MARC	44.80
	LV693051	Cafe Supplies - MARC	1,007.50
PFD Food Services Pty Ltd Total			**11,690.30**
Mandurah Isuzu Ute	**IACS130205**	Rego No MH4431B - 135,000km Service	792.00
	20263	Rego No MH7006B - Eco Alloy Tray	3,846.94
	IACS129386	Rego No MH7662B - 60,000km Service	717.00
Mandurah Isuzu Ute Total			**5,355.94**
Alternative Power Solutions Pty Ltd	**13196**	Plant Hire - Mulching at Lakeway RetreatDawesville	2,435.40
	13197	Flail Mowing - Various Garden Beds	7,557.00
	13194	Prepare & Pour Footings for FurnitureDarwin Terrace, Coodanup	10,896.60
	13198	Sand Top Ups - Playgrounds	1,353.00
	13204	Plant Hire - Footpath Sand RemovalPyramids Beach, DawesvilleProgress Claim	1,217.70
	13212	Tidy up Works & Limestone - CoodanupStage 4	6,223.80
	13200	Refurb Seats & Benches - Darwin TerraceDudley Park	10,780.00
	13205	Replace Capping Stone - Karanga StreetFalcon	1,995.40
	13213	Plant Hire for Playground RemovalBardoc Reserve, Greenfields	2,435.40
	13211	Construct & Install Furniture - PeelwoodParade, Halls Head	2,435.40
	13203	Plant Hire - Flatten Dirt MoundsWindcrest Way Reserve, Meadow Springs	676.50
	13201	Plant Hire - Acid Wash & PaintLakelands	1,277.70
	13199	Plant Hire - Remove StumpKoolbardi Street, Halls Head	1,082.40
	13202	Plant Hire - Grahame Heal ReserveMandurah	1,217.70
	13206	Log with Memorial Plaque	2,585.00
	13207	Playground Top Ups - Various Sites	2,435.40
Alternative Power Solutions Pty Ltd Total			**56,604.40**
Hayes Tree Care Pty Ltd	**09052-I**	Pruning - 19 Wilderness DriveDawesville	165.00
	09094-I	Pruning - 5/4 Kilkenny Gardens, HallsHead	495.00
	09095-I	Tree Removal - 7 Cathryn Street, HallsHead	1,919.50
	09073-I	Tree Removal - 6 Honeydew TrailWannanup	2,535.50
	09141-I	Tree Removal - 62 Cooper StreetMandurah	2,293.50
	09213-I	Tree Removal - 2 Bush View, Wannanup	2,535.50
	09435-I	Emergency Call Out - 6 Ferguson Street,Wannanup	7,238.00
	09092-I	Pruning - Adjacent 9 Oaklands AvenueHalls Head	1,452.00
	09083-I	Pruning - Adjacent 40 Governor DriveFalcon	2,992.00
	09098-I	Pruning - Adjacent 30 Starfire CloseHalls Head	1,936.00
	09089-I	Pruning - Adjacent 22 Golfers RetreatHalls Head	968.00
	09088-I	Pruning - 16/18 Paradise Circuit, HallsHead	2,101.00
	09063-I	Pruning - Adjacent 11 Queen ParadeWannanup	1,826.00
	09085-I	Tree Removal - 75 Casuarina Drive, HallsHead	3,415.50
	09425-I	Tree Removal - 294 Oakmont AvenueMeadow Springs	3,778.50
	09086-I	Pruning - 28 Boardwalk Boulevard, HallsHead	330.00
	09440-I	Tree Removal - 199 McLarty Road, HallsHead	2,387.00
	09087-I	Pruning - 9 Hideaway Cove, Halls Head	979.00
	08673-I	Pruning - Westbury Way, Dawesville	4,433.00
	09238-I	Pruning - 11a Adana Street, Mandurah	1,039.50
	09119-I	Pruning - 11A Coodanup Drive, DudleyPark	2,134.00
	09125-I	Pruning - 176 Wanjeep Street, Coodanup	2,051.50
	09436-I	Green Waste Removal - Owen AvenueFalcon	585.75
	09241-I	Tree Removal - 126 Steerforth DriveCoodanup	5,654.00
	09445-I	Stump Grinding - 66 Lord Hobart DriveMadora Bay	357.50
	09350-I	Tree Removal - 35 Aytron StreetDawesville	4,136.00
	09403-I	Tree Removal - Rotary Park	5,896.00
	09240-I	Pruning - Opposite 16 Hermitage StreetDudley Park	1,265.00
	09242-I	Pruning - 6 Marungi Way, Greenfields	1,045.00
	09146-I	Pruning - 52 Dower Street, Mandurah	1,353.00
	09123-I	Pruning - 15A Liberton Place, Coodanup	330.00

Creditor	Invoice number	NarrationFull	Total
Hayes Tree Care Pty Ltd	**09407-I**	Tree Removal - 13 Dadger Street, DudleyPark	2,244.00
	09179-I	Pruning - 33 Reynolds AvenueGreenfields	330.00
	09180-I	Pruning - 45 Reynolds AvenueGreenfields	649.00
	09165-I	Pruning - 14 Meadow Springs DriveMeadow Springs	2,904.00
	09249-I	Tree Removal - 26 Corfu Street, Falcon	3,102.00
	09204-I	Tree Removal - 31 Paperbark WayWannanup	2,535.50
	09205-I	Tree Removal - 37 Paperbark WayWannanup	2,535.50
	09200-I	Powerline Pruning - Various Sites	847.00
	09185-I	Pruning - 98 Kookaburra DriveGreenfields	1,661.00
	09074-I	Tree Removal - 7 Honeydew TrailWannanup	2,535.50
	09112-I	Pruning - 131 Darwin Terrace, DudleyPark	2,090.00
	09055-I	Pruning - 16 Dunkeld Drive, Herron	1,435.50
	09054-I	Tree Removal - 23 Estuary Heights PlaceBouvard	1,485.00
	09050-I	Stump Grinding - 1 Hillway StreetDawesville	357.50
	09079-I	Pruning - 35 Pleasant Grove CircleFalcon	484.00
	09203-I	Tree Removal - 20 Paperbark WayWannanup	2,777.50
	09091-I	Pruning - 13 Kingfisher Drive, HallsHead	484.00
	09084-I	Pruning - 6 Janice Avenue, Falcon	1,045.00
	09229-I	Tree Removal - 11 Redmond Way, Erskine	2,535.50
	09400-I	Pruning - Westview Parade, Wannanup	1,617.00
	09072-I	Pruning - 23 Paperbark Way, Wannanup	968.00
	09075-I	Pruning - 17 Honeydew Trail, Wannanup	968.00
	09060-I	Pruning - 52 Southport BoulevardDawesville	484.00
	09154-I	Tree Removal - Kulin Way, Mandurah	7,964.00
	09182-I	Pruning - Murdoch Drive, Greenfields	9,097.00
	09390-I	Tree Removal - Marlee Road, Parklands	6,380.00
	09215-I	Tree Removal - 7 Bush View, Wannanup	2,535.50
	09399-I	Tree Removal - 5 Ozone Court, Halls Head	2,293.50
	09244-I	Tree Removal - Lord Hobart Drive, MadoraBay	2,763.75
	09341-I	Pruning - Behind 5-9 Perseus RoadSilversands	2,090.00
	09183-I	Pruning - 32 Saskatchewan WayGreenfields	1,859.00
	09106-I	Pruning - 67 Erins Isle, Dudley Park	495.00
	09104-I	Pruning - 20 Chatsworth Drive, Erskine	484.00
	09186-I	Pruning - Kookaburra ReserveGreenfields	5,351.50
	09181-I	Pruning - 1/6 Royce Road, Greenfields	825.00
	09184-I	Pruning - 6 Yanagin Road, Greenfields	1,045.00
	09178-I	Pruning - 1 Payanna Grange, Lakelands	330.00
	09110-I	Tree Removal - Opposite 7 Black SwanView, Dudley Park	3,074.50
	09167-I	Pruning - 21 Ventura Way, Meadow Springs	1,045.00
	09108-I	Pruning - 4 Tasman Loop, Dudley Park	165.00
	09388-I	Tree Removal - Leslie Street, DudleyPark	3,102.00
	09126-I	Stump Grinding - Duverney Park, Coodanup	357.50
	09122-I	Pruning - 12 Foster Road, Coodanup	3,388.00
	09102-I	Pruning - 10 Bowerbird Way, Erskine	968.00
	09158-I	Pruning - Adjacent 182 Oakmont AvenueMeadow Springs	165.00
	09156-I	Pruning - 28 Seawind Drive, Silversands	825.00
	09082-I	Pruning - 45 Cobblers Street, Falcon	3,465.00
	09096-I	Pruning - Henry Sutton Grove, Halls Head	968.00
	09066-I	Pruning - 95 Westview Parade, Wannanup	2,574.00
	09301-I	Tree Removal - Sutherland Street PumpDawesville	3,102.00
	09034-I	Pruning - Behind 4 Wedgetail RetreatHalls Head	484.00
	09308-I	Tree Removal - Bruce Cresswell ReserveMeadow Springs	3,459.50
	09056-I	Pruning - 26 Ayrton Street, Dawesville	484.00
	09143-I	Sump Grinding - 21 Scott StreetMandurah	1,072.50
	09058-I	Pruning 3-13 Vista Street, Dawesville	1,815.00
	09049-I	Pruning - 11 Estuary View RoadDawesville	990.00
	09100-I	Pruning - 26 Pennington Gardens, Erskine	1,045.00
	09062-I	Pruning - 48 Channel View, Dawesville	484.00
	09111-I	Green Waste Removal - 6 Woodsong CloseFalcon	1,171.50
	09311-I	Tree Removal - Mississippi DriveGreenfields	1,485.00
	09361-I	Tree Removal - Adjacent St DamiensPrimary School, Dawesville	3,102.00
	09314-I	Tree Removal - Flavia Reserve, Falcon	3,102.00
	09320-I	Tree Removal - 31 Gray Road, Mandurah	3,102.00
	09057-I	Pruning - 21 Oceanic Drive, Dawesville	1,452.00
	08405-I	Tree Removal - Adjacent 467 PinjarraRoad, Mandurah	5,262.64
	09068-I	Pruning 12-16 Jettyl Way, Wannanup	2,101.00
	09069-I	Pruning - 4 Richview Ramble, Wannanup	968.00
	09077-I	Pruning - 22 Bobtail Bend, Wannanup	484.00
	09070-I	Pruning - 11 Caspian Drive, Wannanup	165.00
	09214-I	Tree Removal - 5 Bush View, Wannanup	1,485.00
	09216-I	Tree Removal - 13 Bush View, Wannanup	2,535.50
	09169-I	Tree Removal - 14 Guillardon TerraceMadora Bay	2,293.50
	09245-I	Pruning - 12 & 7 Finchley Avenue, MeadowSprings	649.00
	09115-I	Pruning - 5 Alma Close, Coodanup	1,177.00
	09170-I	Pruning - Lord Hobart Reserve, MadoraBay	1,655.50
Hayes Tree Care Pty Ltd Total			**214,438.64**
Sapio Pty Ltd	**335218**	Rental of Solar Powered CCTV July 2026Calypso Park, Halls Head	1,023.00
	333367	Repairs to Camera 19/06/26 ICT StoreroomCivic Centre	678.21
	335219	Rental of Solar Powered CCTV July 2026Marlee Reserve, Parklands	1,023.00
	333366	Replace PTZ Camera 24/06/26 Keith HolmesReserve, Mandurah	3,315.29
	335881	Replace Cameras x2 - Traffic BridgeMandurah	4,462.33
	335362	Scope out CCTV for the Plant Rooms29/07/26 MARC	312.40
	335111	Quarterly Thermal Heat DetectionMonitoring 01/07/26 - 30/09/26 WasteManagement Centre	449.94
	335116	Thermal Camera Fees - June 2026	21.54
	336622	Rental of Solar Powered CCTV Trailer13/08/26 Lakes Lawn Cemetery, Parklands	1,683.00
	336621	Replace Antennas 11/08/26 - VariousSites	5,406.81
Sapio Pty Ltd Total			**18,375.52**
Blackwoods	**SI15755784**	Spray Paint x120	774.84
	SI16017216	Gloves x96 - Battery Energizer (D) x72	1,530.67
	SI15890225	Knife Retractable Utility x15	170.28
	SI15891570	Jug Cooler 2.5L x24	361.15
	SI15877163	Filter 3m Cart (2) x20	540.10
	SI15899488	Filter 3m Cartridge x4	101.99
Blackwoods Total			**3,479.03**
J M Sales	**28579**	Repairs to SG71 - Seal Leaking	41.00
	28573 #7	Deflector Kit x2 & Plate x2	207.35
	28576 #7	Power Jet Spray Gun x2	565.25
	28304 #2	Chain Sprocket Cover MSA 220 x1	41.00
	28601 #7	5L - HP Ultra 2-Stroke Oil x1	130.50
	28651 #7	Blade 20.50 CR Low Flow x12	500.05
	28662 #7	Air Filter Element x4 - 2 Stroke Oil x2	412.20
	28366 #2	Cable Clamp x1 - Gear Head x1	251.80
	28624 #1	Hard Hat Function Basic x1	76.50
	28633 #7	GX160 3/4 Straight Shaft Recoil Start x1	625.15
	28652 #7	Blade 24.50 CR Low Flow x15	596.70
J M Sales Total			**3,447.50**
Les Mills Asia Pacific	**LMB1310257**	Les Mills Licence Fee - August 2026	844.91
Les Mills Asia Pacific Total			**844.91**

Creditor	Invoice number	NarrationFull	Total
Peel Paint Place	**7905044807**	Dulux Semi Gloss 4L x1	143.33
	7905044910	Paint Supplies - City Build	379.07
	7905044996	Taubmans All Weather 15L x1	259.95
Peel Paint Place Total			**782.35**
Synergy	**3136000001**	Grouped Electricity - Account 805180320	13,664.09
	3185000010	Grouped Electricity - Account 805190030	14,175.92
	3185000126	Grouped Electricity - Account 805190170	16,520.46
	3008000016	Grouped Electricity - Account 805170180	129,039.49
	2360019656	PowerWatch 400 MH WP01 Jul 2026 - 31 Jul 2026	209.22
	2528020881	Auxiliary lighting28 Jun 2026 - 27 Jul 2026	16,656.50
	2508016585	Streetlights25 Jun 2026 - 24 Jul 2026	213,603.47
	2764016714	9 James Service Pl, Mandurah02 Jul 2026 - 05 Aug 2026	22,814.52
	2764016716	Lot 500 Allnutt St, Mandurah02 Jul 2026 - 05 Aug 2026	6,985.50
	2764016715	Lot 127 Peelwood Pde, Halls Head02 Jul 2026 - 05 Aug 2026	6,326.82
Synergy Total			**439,995.99**
Omnicom Media Group Australia Pty Ltd	**1967641**	Advertising 18/07/26 Tenders	835.07
	1967640	Advertising 11/07/26 Tenders	799.74
	1967632	Advertising 08/07/26 Public Notices	383.93
	1967631	Advertising 27/05/26 Public Notices	156.28
	1967633	Advertising 08/07/26 Public Notices	372.93
	1972629	Advertising 15/07/26 Public Notice	817.62
	1967637	Advertising 22/07/26 Tenders	272.24
	1967635	Advertising 15/07/26 Tenders	272.24
	1967639	Advertising 30/05/26 Tenders	639.52
	1967638	Advertising 05/07/26 Cinema	1,833.33
	1967634	Advertising 15/07/26 Partnership Grant	816.42
Omnicom Media Group Australia Pty Ltd Total			**7,199.32**
Sundry EFT	**Consolidated refund**	Vicki Wakefield	1,820.00
		Katie Wilson	2,827.55
		Jo-Anne Smith & Derek Smith	4,947.60
		Lois Whiteside	800.00
		Jeanette Catherine Hay	6,820.00
		Kristy Coates	300.00
		Steven Fellows	3,104.00
		Jamie O'Donnell	2,058.00
		GRL & W L Edwards	367.20
		David Robson & Thituyet Vo	2,214.18
		Donna Sears	4,930.00
	467707	Philip A Hogg	200.00
	D000155660	Carol Martin	61.65
	300424	S L Darby & M Riddiough	150.00
	300430	Rachel J & Darren Scott	150.00
	D000296214	Far East Consolidated Pty Ltd	1,142.50
	469123	DA & NA McCulloch	50.00
	D000309871	Richard N Harding	228.50
	316074	Watermark Enterprises Pty Ltd	19,200.96
	311043	L K & E Sims	150.00
	D000308144	Jake Milne	295.00
	ID 4402	Austin Cove Baptist College	500.00
	D000281035	Vicki Wakefield	90.00
	ID 4908	PeelConnect Incorporated	543.12
	D000299969	Wormall Civil	273.00
	D000298392	Agostino Nunes Pracas	816.82
	D000281034	Vicki Wakefield	90.00
	D000316810	Jessica M Barbuto	1,506.06
	ID 5077	Enable WA Inc	253.00
	476244	SR@BMSHELDON	200.00
	D000300816	O J & E S Begg	145.97
	473860	Mark Roberts	250.00
	50263	Grifin Freitag	265.00
	D000303453	Maureen Inglis	668.55
	D000271105	Dulce Jenilyn Maniebo & Carlo Maniebo	302.13
	D000297093	Tracey Tregeagle	75.00
	476049	Erika Kosonlawat	250.00
	D000263058	Karena Boothey	150.00
	146320	Katie Wilson	86.70
	D000304420	K J & C M Walker	859.69
	D000311049	A W & A E Payne	73.00
	D000302151	Georgie Kaye Reid	1,000.00
	134675	Jo-Anne Smith & Derek Smith	52.40
	D000310093	Muhammed K Hossain	479.01
	474173	E B & M Proudfoot	200.00
	D000312784	Andrew Carpenter	256.00
	MARC45315	Irene Hills	139.80
	243418	Doreen Abbott	856.96
	315851	Cathy Scrivener	842.77
	D000299653	Jack Longthorn & Pauline Longthorn	868.06
	D000298252	Hilary J Booth	822.26
	D000301526	Bryan Cassidy	842.72
	D000301097	Allison Norris & Peter Norris	806.50
	D000298583	William Jeffery	812.05
	D000223086	Lois Whiteside	38.67
	25461	T D Halliday	7,539.74
	260690	Maxwell Vincent	89.10
	D000299633	Dorothy M Nye	859.52
	D000300759	L & M J Hannay	858.58
	D000298587	Alison Margaret Black	888.90
	D000300235	BM & RF Morriss	806.50
	D000300372	Joshua Squires & Amy Squires	432.66
	D000298268	Jennifer Eversden & Kaine Eversden	806.50
	D000299045	Angela P M Davies	854.93
	D000298999	Dawn Murphy	814.60
	D000299818	Barbara Elizabeth Powell	809.46
	D000299337	Guy Richard Howitt	891.59
	D000300011	C J E & M E Redmond	848.39
	D000298853	Kelly Morrison	869.20
	307998	Beckie Campbell	150.00
	473635	Dug Cross Electrics	250.00
	D000300208	Michael Holt & Demi Holt	857.74
	D000300072	Herbert De Lacy & Lorraine De Lacy	806.50
	D000301035	Peter George Trebilco	865.60
	D000300733	NW & K J Boothey	782.02
	YDBF0150	James Buchan	350.00
	746169	Amir Bahrami	399.00
	308740	Eric J & Mary W Boutens	150.00
	307996	Simon N Kearns	150.00
	473364	Gillian Baird	250.00
	472892	SL and WL Berente	250.00

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Creditor	Invoice number	NarrationFull	Total
Sundry EFT	**746084**	Jessica Waddell	299.25
	143746	Steven Fellows	75.36
	25678	R & C Frieling	1,208.02
	472466	Susan Dunstan	250.00
	471284	Tina lee Allum	200.00
	D000298570	Georgina Coumans	857.81
	239280	La Corbiere Holdings (WA) Pty Ltd	1,372.95
	471279	Susanne Bond	200.00
	471603	EVA ILETT	100.00
	471781	Antony Green	250.00
	469097	Daniel swain	200.00
	D000296212	Andrash Erskine Pty Ltd	238.00
	D000234133	Davley Building Pty Ltd	295.00
	D000291898	Christine Goodwin	86.00
	300425	P N & P A Phelps	150.00
	471367	Deborah Lynette Justins	200.00
	149645	Jamie O'Donnell	139.14
	137534	GRL & W L Edwards	50.22
	470063	Patricia Fernando	150.00
	470198	Maree Ann Duniam	200.00
	469830	Soon Lim Chan	250.00
	465607	Bryan Doberer	300.00
	25888	Scott Saunders	4,584.74
	616688	Audrey J Hodgson	334.40
	25553	Jeffrey Robinson	1,987.74
	D000301424	Public Trustee	82.08
	152587	Neil Hay & Jeanette Hay	180.00
	123607	Donna Sears	70.00
Sundry EFT Total			**104,173.62**
Plant Assessor	**269170**	Membership - July 2026	2,640.00
Plant Assessor Total			**2,640.00**
Brownes Foods Operations Pty Limited	**19137403**	Milk Supplies - Operations Centre	24.84
	19145494	Milk Supplies - Administration	153.91
	19148260	Milk Supplies - Mandurah Library	11.91
	19145696	Milk Supplies - Southern Operations	11.74
	19144788	Milk Supplies - Operations Centre	28.63
	19149822	Milk Supplies - Seniors	33.66
	19185198	Milk Supplies - Mandurah Library	3.97
	19103251	Milk Supplies - Mandurah Library	11.91
	19172782	Milk Supplies - MARC	260.94
	19184337	Milk Supplies - Operations Centre	24.84
	19180896	Milk Supplies - Southern Operations	11.74
	19180096	Milk Supplies - Operations Centre	28.63
	19161641	Milk Supplies - Seniors	33.66
	19177396	Milk Supplies - Seniors	72.11
	19167622	Milk Supplies - MARC	307.00
	19165258	Milk Supplies - MARC	102.59
	19163277	Milk Supplies - MARC	81.06
	19180785	Milk Supplies - Administration	172.67
	19168960	Milk Supplies - MARC	158.42
	19170807	Milk Supplies - MARC	90.48
	19171397	Milk Supplies - Mandurah Library	11.91
	19172649	Milk Supplies - Operations Centre	24.84
	19168955	Milk Supplies - Operations Centre	28.63
	19169613	Milk Supplies - Southern Operations	11.74
	19136322	Milk Supplies - Mandurah Library	11.91
	19158213	Milk Supplies - Southern Operations	11.74
	19157190	Milk Supplies - Operations Centre	28.63
	19161336	Milk Supplies - MARC	105.70
	19159374	Milk Supplies - MARC	137.89
	19169237	Milk Supplies - Administration	172.67
	19157961	Milk Supplies - Administration	133.89
	19157409	Milk Supplies - MARC	170.91
	19155952	Milk Supplies - MARC	152.33
	19151876	Milk Supplies - Seniors	33.66
	19159960	Milk Supplies - Mandurah Library	11.91
	19161170	Milk Supplies - Operations Centre	24.84
	19147374	Milk Supplies - MARC	217.31
	19149255	Milk Supplies - MARC	129.42
	19151681	Milk Supplies - MARC	98.21
	19153741	Milk Supplies - MARC	114.91
	19149122	Milk Supplies - Operations Centre	24.84
	19145495	Milk Supplies - Seniors	61.72
	19137569	Milk Supplies - MARC	81.06
	19141847	Milk Supplies - MARC	109.82
	19139768	Milk Supplies - MARC	107.88
	19143759	Milk Supplies - MARC	103.59
	19147375	Milk Supplies - MARC	35.72
Brownes Foods Operations Pty Limited Total			**3,782.39**
Team Global Express Pty Ltd	**0785-T240750**	Freight 16/07/26 - 29/07/26	349.16
	0784-T240750	Freight 15/07/26 - 20/07/26	151.45
	0786-T240750	Freight 29/07/26 - 05/08/26	287.25
	0783-T240750	Freight 06/07/26 - 16/07/26	454.06
	0787-T240750	Freight 04/08/26 - 13/08/26	286.64
	0788-T240750	Freight 12/08/26 - 19/08/26	398.77
Team Global Express Pty Ltd Total			**1,927.33**
Hosemasters Mandurah	**HA6172I9157**	Hydraulic Parts - City Fleet	200.84
Hosemasters Mandurah Total			**200.84**
Cable Locates & Consulting	**2733**	Location Service - Florida ParadeDawesville	6,305.79
	2763	Location Service - 4 Wedgetail RetreatErskine	1,489.39
	2754	Location Service - Mount John RoadHerron	877.35
	2784	Location Service - Koolyanga PlaceGreenfields	1,112.46
	2762	Location Service - Cnr Oakleigh DriveErskine	1,489.39
	2761	Location Service - 1 Kangaroo Paw DriveGreenfields	1,489.39
	2765	Location Service - Various Sites	10,103.09
	2792	Location Service - Waterside DriveDudley Park	14,779.83
	2790	Location Service - Waterside DriveDudley Park	15,631.43
	2797	Location Service - Mandurah TerraceMandurah	2,063.41
	2796	Location Service - Haven Place, Pinjarra	3,254.76
	2735	Location Service - Nettle Place, HallsHead	3,003.64
	2793	Location Service - Merlin Street ReserveHalls Head	2,255.42
	2791	Location Service - Waterside DriveDudley Park	16,483.03
	2728	Location Service - 56 Corsican PlaceParklands	1,078.15
	2692	Location Service - The PalladioMandurah	1,318.20
	2782	Location Service - Lake Valley Drive &Badgerup Avenue, Lakelands	12,213.01
	2783	Location Service - Priam RoadSilversands	13,942.76
	2776	Location Service - Manilya ParkwayGreenfields	844.81
Cable Locates & Consulting Total			**109,735.31**

Creditor	Invoice number	NarrationFull	Total
Work Clobber Mandurah	**78159-27**	Thortz Thirst Satchet x10	565.00
	78136-27	Uniforms - Youth Development	133.70
	78128-27	Uniforms - City Parks North	328.12
	77754-27	Uniforms - City Build	123.32
	78141-27	Uniforms - Construction	275.39
	78188-27	Uniforms - Festivals & Events	281.23
	78363-27	Uniforms - Project Management	43.22
	78362-27	Uniforms - Project Management	73.88
	78325-27	Uniforms - Building & Compliance	298.28
	78322-27	Uniforms - Marina	552.90
	78309-27	Hi Vis Safety Vests x4 - Seniors	60.00
	78355-27	Pro Choice Vented Hard Hat x15	247.50
	78356-27	Coveralls x15 - Latex Foam Gloves x240	1,365.00
	78288-27	Safety Boots x1 Bushland Management	180.87
	78268-27	Uniforms - MARC	2,030.29
	78178-27	Uniforms - Advocacy & Engagement	206.51
	78290-27	Safety Boot x1 Landscape Services	124.00
	78246-27	Uniforms - Project Management	85.50
	77620-27	Uniforms - Seniors	138.96
	78261-27	Uniforms - Strategic Asset Management	385.00
	78233-27	Badges x100 Rangers	1,100.00
	78260-27	Uniforms - MARC	1,120.20
	78135-27	Uniforms - Youth Development	133.70
	78289-27	Safety Boots x1 Landscape Services	124.00
	77918-27	Boots x1 MARC	180.87
	77920-27	Boots x1 MARC	209.00
	77919-27	Boots x1 MARC	197.10
	78212-27	Safety Boots - Operations Centre	1,703.54
	78218-27	Uvex Phoes F/B Clear Glasses x60	1,470.00
	78230-27	Eyres Safety Glasses x72	2,520.00
	78129-27	Uniforms - Statutory Planning & Lands	421.31
	77593-27	Uniforms - MARC	976.12
	78192-27	Uniforms - Landscape Services	344.85
	78187-27	Huski Venture Jacket x1	172.00
	78189-27	Uniforms - MARC	379.28
Work Clobber Mandurah Total			**18,550.64**
Office Cleaning Experts	**151615**	Cleaning 26/07/26 MARC	350.35
	151611	Cleaning 24/07/26 MARC	462.48
	151616	Cleaning Consumables 24-26/07/26 BortoloPavilion, Greenfields	370.82
	151617	Cleaning Consumables 24/07/26 HHRC	788.67
	151613	Cleaning 24/07/26 MARC	210.21
	151612	Cleaning July 2026 Billy Dower YouthCentre	515.44
	151719	Cleaning August 2026 Various Sites	23,099.94
	151720	Cleaning August 2026 MARC	46,890.95
	151712	Cleaning August 2026 HHRC	168.17
	151649	Cleaning 30/07/26 MARC	1,359.42
	151679	Supply Toilet Roll Holders x10 MARC	452.21
	151347	Cleaning June 2026 MARC	336.34
	151695	Cleaning 23/08/26 MARC	165.00
	151694	Cleaning 22/08/26 MARC	322.32
	151721	Cleaning August 2026 HHRC	9,421.48
	151667	Cleaning 15/08/26 MARC	154.15
	151666	Cleaning Consumables 14/08/26 MARC	1,025.10
	151672	Cleaning 16/08/26 MARC	168.17
	151673	Biobreak 15L x1 MARC	276.49
	151648	Cleaning 03/08/26 MARC	336.35
	151523	Cleaning July 2026 MARC	336.34
	151650	Cleaning August 2026 Billy Dower YouthCentre	664.71
	151646	Cleaning Consumables 04/08/26 MARC &HHRC	259.89
	151520	Cleaning 17/07/26 Bortolo PavilionGreenfields	966.24
	151521	Cleaning 17/07/26 Peel Community KitchenMandurah	1,254.00
	151614	Cleaning July 2026 MARC	560.56
	151637	Cleaning 31/07/26 MARC	504.50
	151519	Cleaning 17/07/26 Rushton Park NorthMandurah	1,320.00
	CN-151515	Credit to Invoice 151513 - HHRC - July2026	(1041.06)
	CN-151514	Credit to Invoice 151511 - MFCC - July2026	(202.42)
Office Cleaning Experts Total			**91,496.82**
AE Hoskins Building Services	**531101**	Mandurah Museum Canopus Shed - ProgressClaim 1	10,177.53
	531100	Falcon Bay Ablution Reroof - ProgressClaim 3	8,558.00
	530137	Ceiling Repairs 3-9/02/26 MPAC	4,575.18
	531426	Warrangup Springs Boardwalk StructuralRepairs - Progress Claim 1	140,817.22
	531434	Retention Release: Eastern ForeshoreBoardwalk, Stage 2	3,304.94
	531759	Retention Release: Avalon ForeshoreAblution Replacement	12,564.46
	527359	MSSF External Paint RFQ - Progress ClaimFinal	32,868.35
	531530	MSSF External Paint RFQ - Progress Claim2	31,284.73
	C531426	Retention: Warrangup Springs BoardwalkStructural Repairs - Progress Claim 1	(7040.86)
	531529	Credit to Invoice 527359 - MSSF ExternalPaint RFQ - Progress Claim Final	(32868.35)
AE Hoskins Building Services Total			**204,241.20**
Department of Fire & Emergency Services	**JULY 2026**	ESL Collections - July 2026	2,517,798.37
Department of Fire & Emergency Services Total			**2,517,798.37**
Knight Health Pty Ltd	**7/2026**	Pre-Employment Medicals - July 2026	7,949.70
Knight Health Pty Ltd Total			**7,949.70**
Contra-Flow Pty Ltd	**T18/118177**	Traffic Management 31/07/26 Lynda Street& Baroy Street Roundabout, Falcon	3,322.58
	T18/117788	Traffic Management 20-24/07/26 CoodanupForeshore	10,969.62
	T18/118019	Traffic Management 27-31/07/26 CoodanupForeshore	7,760.16
	T18/117789	Traffic Management 20-23/07/26 Vac Truck	4,381.36
	T18/116097	Traffic Control - Eastern Foreshore,Mandurah 03/06/26 - 08/06/26	4,080.28
	T18/118311	Traffic Management 24/07/26 Vac Truck	1,095.34
	T18/118508	Traffic Management 11/08/26 Tuckey &Randell Street, Mandurah	1,095.34
	T18/118464	Traffic Management 10-14/08/26 - 20Darwin Terrace, Dudley Park	1,659.40
	T18/118814	Traffic Management 17-20/08/26 - 16Jettyl Way, Wannanup	1,819.90
	T18/115500	Traffic Control - 3 Channel View,Dawesville 15/05/26	1,081.58
	T18/116756	Traffic Control - 93 Park Road, Mandurah22/06/26 - 25/06/26	1,927.21
	T18/118020	Traffic Management 27-28/07/26 - TrafficCounter Installation	2,527.78
	T18/119019	Traffic Management 13/08/26 Tuckey &George Street, Mandurah	821.50
	T18/118472	Traffic Management 05/08/26 ParkwaterCove, Halls Head	906.65
	T18/115415	Traffic Control - Mandurah Road MowingWorks 13/05/26 & 14/05/26	5,746.40
	T18/116349	Traffic Control - Mandurah Road MowingWorks 11/06/26	1,343.10
	T18/116386	Traffic Control - Mandurah Road MowingWorks 12/06/26	1,662.10
	T18/117050	Traffic Control - Mandurah RoadResurfacing Works 29/06/26	1,779.92
	T18/118681	Traffic Management 17-18/08/26 - 21Melros Beach Road, Dawesville	2,780.68
	T18/116387	Traffic Management 12/06/26 ParkviewStreet, Mandurah	1,213.03
	T18/118916	Traffic Management - Peelwood ParadeHalls Head	1,881.00
	T18/118913	Traffic Management - Mandurah TerraceMandurah	792.00
	T18/118682	Traffic Management 17-20/08/26 PioneerCourt, Bouvard	5,264.80
	T18/118841	Traffic Management 15/08/26 Lynda Street& Baroy Street Roundabout, Falcon	7,016.66
	T18/118837	Traffic Management 10-14/08/26 LyndaStreet & Baroy Street Roundabout, Falcon	5,239.75
	T18/118710	Traffic Management 18-21/08/26 DoddiesBeach Carpark, Halls Head	4,706.90

Creditor	Invoice number	NarrationFull	Total
Contra-Flow Pty Ltd	**T18/118908**	Traffic Management - Mandurah TerraceMandurah	1,089.00
	T18/118906	Traffic Management - Pioneer CourtBouvard	792.00
	T18/118909	Traffic Management - Nettle Place, HallsHead	792.00
	T18/118881	Traffic Management 16-23/08/26 LyndaStreet & Baroy Street Roundabout, Falcon	1,009.66
	T18/118911	Traffic Management - Doddies BeachCarpark, Halls Head	792.00
	T18/117082	Traffic Management 15-19/06/26 ParkviewStreet, Mandurah	7,615.00
	T18/118604	Traffic Management - Tuckey StreetMandurah	495.00
	T18/117256	Traffic Management 2-3/07/26 LyndaStreet & Baroy Street Roundabout, Falcon	5,286.34
	T18/118884	Traffic Management 20/08/26 Lynda Street& Baroy Street Roundabout, Falcon	2,972.15
	T18/118709	Traffic Management 18/08/26 CoodanupForeshore	1,171.91
	T18/118773	Traffic Management 12-17/08/26 LyndaStreet & Baroy Street Roundabout, Falcon	11,879.03
	T18/118660	Traffic Management - Wisteria GardensHalls Head	792.00
	T18/118662	Traffic Management - Florida ParadeDawesville	891.00
	T18/118661	Traffic Management - Waterside DriveDudley Park	1,287.00
	T18/118659	Traffic Management - Westbury WayDawesville	891.00
	T18/118767	Traffic Management 10-11/08/26 LyndaStreet & Baroy Street Roundabout, Falcon	4,914.50
	T18/118215	Traffic Management - Coodanup ForeshoreMandurah	792.00
	T18/118374	Traffic Management 04/08/26 CoodanupForeshore	2,515.14
	T18/118602	Traffic Management - Westview ParadeWannanup	99.00
	T18/117851	Traffic Management 25-27/07/26 LyndaStreet & Baroy Street Roundabout, Falcon	3,943.30
	T18/118480	Traffic Management 8-9/08/26 LyndaStreet & Baroy Street, Falcon	828.44
	T18/118178	Traffic Management 31/07/26 - 36 StintonStreet, Mandurah	960.44
	T18/118283	Traffic Management 1-2/08/26 Lynda/BaroyStreet, Falcon	828.44
	T18/118317	Traffic Management 3-7/08/26 Lynda/BaroyStreet Roundabout, Falcon	13,440.95
	T117048R01	Traffic Control - Mandurah Road MowingWorks 29/06/26 & 30/06/26	12,358.24
	T18/117048	Traffic Control - Mandurah Road MowingWorks 29/06/26 & 30/06/26	10,864.11
	T18/117848	Traffic Management 20-21/07/26 - 34Carissa Turn, Halls Head	2,659.65
	T18/117382	Traffic Management 7-9/07/26 Flocon	2,351.50
	T18/118285	Traffic Management 3-6/08/26 Flocon	2,158.48
	T18/118099	Traffic Management 29/07/26 Flocon	578.16
	T18/118147	Traffic Management 30-31/07/26 Flocon	1,156.32
	T18/117787	Traffic Management 20-27/07/26 Flocon	2,890.80
	T18/117478	Traffic Management 10/07/26 ParkviewStreet, Mandurah	2,920.62
	T18/117850	Traffic Management 20-23/07/26 - 47Halls Head Parade, Halls Head	1,752.52
	T18/117475	Traffic Management 03/07/26 Pebble BeachBoulevard, Meadow Springs	2,207.36
	T18/117987	Traffic Management 27-30/07/26 DuverneyCrescent, Coodanup	4,091.93
	T18/117985	Traffic Management 27-28/07/26 LakesRoad, Lakelands	1,848.37
	T18/117849	Traffic Management 20-22/07/26 HenrySutton Reserve, Halls Head	2,220.05
	T18/117899	Traffic Management 20-23/07/26 MulgaDrive, Mandurah	6,420.16
	T18/116153	Traffic Management 05/06/26 Vista StreetDawesville	973.50
	T18/117988	Traffic Management 27-31/07/26 Vac Truck	5,476.70
	T18/118018	Traffic Management 28-30/07/26 LyndaStreet & Baroy Street Roundabout, Falcon	9,407.83
	T18/118021	Traffic Management 28/07/26 TuckeyStreet, Mandurah	1,475.60
	T117048C01	Credit to Invoice T18/117048 - TrafficControl Mandurah Road	(10864.11)
Contra-Flow Pty Ltd Total			**211,900.13**
Tip Top Bakeries	**8024684870**	Cafe Supplies - Seniors	96.20
	8024724274	Cafe Supplies - Seniors	67.20
	8024697439	Cafe Supplies - Seniors	98.50
Tip Top Bakeries Total			**261.90**
NFC Products & Services	**9**	Attendance to Injured Kangaroos x2	600.00
NFC Products & Services Total			**600.00**
Satellite Security Services Pty Ltd	**IV026824**	Repairs to Alarm 11/05/26 MARC	829.40
Satellite Security Services Pty Ltd Total			**829.40**
Ixom Operations Pty Ltd	**85147047**	Chlorine Gas Rental - July 2026	258.82
	85148839	Chlorine Gas 06/08/26 MARC	5,113.82
Ixom Operations Pty Ltd Total			**5,372.64**
Total Tools Mandurah	**327815**	Extraction Tools - City Fleet	2,321.04
	322090	Battery 18v x2	598.00
	328654	Hone Tool x1	28.95
	326329	SP31222 Snapped Safety Bar	325.00
	328351	Unimask Face Shield x2	2,851.90
	329614	Hone Tool x1	28.95
Total Tools Mandurah Total			**6,153.84**
Mandurah Pest Control	**67457**	Check & Rebait Rodent Stations - WasteManagement Centre	374.00
	66371	Treat Communication Pit - Marina	2,112.00
	67733	Treatment for Rats 21/07/26 - 03/08/26Administration Centre	561.00
	68038	Install Termite Bait Stations - 14Chimney's Retreat, Erskine	595.00
	67427	Rodent Removal & Deodorize - HHRC	132.00
	68227	Quarterly Kitchen Pest Service August2026 - Billy Dower Youth Centre	96.52
	68238	Quarterly Kitchen Pest Service August2026 Rangers Office	64.77
	68219	Quarterly Kitchen Pest Service August2026 Ormsby Terrace Offices	64.77
	68269	Quarterly Kitchen Pest Service August2026 Falcon Library	96.52
	68215	Termite Baiting System Annual Fee - MARC	990.00
	68272	Quarterly Kitchen Pest Service August2026 Mandurah Library	125.73
	68225	Re-install Termite Baiting - LakesideParkway, Herron	565.00
	67060	Quarterly Kitchen Pest Service June 2026Mandurah Family & Community Centre	88.50
	67757	Check & Rebait Rodent StationsOperations Centre	374.00
	65846	Treatment for Rodents - HHRC	297.00
	65908	Quarterly Kitchen Pest Service May 2026Civic Centre, Mandurah	118.00
	65899	Quarterly Kitchen Pest Service May 2026Administration Centre, Mandurah	118.00
	65897A	Quarterly Kitchen Pest Service - MarinaChalets	792.96
	67059	Quarterly Kitchen Pest Service July 2026Dawesville Community Centre	118.00
	66644	Treatment for Mice - Thomson StreetPavilion, Mandurah	148.50
	67549	Treatment for Rodents 09/07/26Administration	148.50
	67320	Treatment for Rodents 29/06/26Administration	148.50
Mandurah Pest Control Total			**8,129.27**
Landgate	**78429052**	GRVs Schedule G2026/15. Dated: 04/07/26- 17/07/26	4,497.21
	1607907	Online Shop - July 2026	4,856.76
	78542900	GRVs Schedule G2026/16. Dated: 18/07/26- 31/07/26	1,640.37
	78549417	GRVs Schedule G2026/17. Dated: 01/08/26- 14/08/26	4,036.94
Landgate Total			**15,031.28**
Water Corporation	**9021247687 03/08/26**	Old Coast Rd Dawesville Lot 1955RES 442701 Aug 2026 - 31 Aug 2026	292.57
	9011322663 31/07/26	Ormsby Tce Mandurah Lot 2942 RES 4027626 May 2026 - 30 Jul 2026	259.03
	9013068021 31/07/26	6 Marco Polo Dr Mandurah Lot 31226 May 2026 - 30 Jul 2026	16,706.64
	9013095230 31/07/26	The Lido Mandurah Lot 500-50226 May 2026 - 30 Jul 2026	325.28
	9008012242 30/07/26	3 Peel St Mandurah Lot 306226 May 2026 - 29 Jul 2026	1,207.01
	9008017780 30/07/26	26-28 Sutton St Mandurah Lot 126-13027 May 2026 - 29 Jul 2026	101.05
	9008173337 25/08/26	Sticks Bvd Erskine Lot 203618 Jun 2026 - 24 Aug 2026	448.79
	9026305487 20/08/26	Sewerage Manhole Fee - 20 Lynda Street &17 Baroy Street, Falcon	4,625.54
	9008180529 26/08/26	489 Duverney Cr Coodanup Lot 48922 Jun 2026 - 25 Aug 2026	9.03
	9008290349 26/08/26	1706l Estuary Rd Bouvard Lot 1706RES 3645319 Jun 2026 - 25 Aug 2026	27.11
	9025073135 17/08/26	16 Wilderness Dr Dawesville Lot 195411 Jun 2026-14 Aug 2026	6.02
	9016952955 21/08/26	Surf View Dawesville Lot 303 RES 4979615 Jun 2026 - 18 Aug 2026	9,472.92
	9021486346 24/08/26	Egret Pnt Erskine Lot 32719 Jun 2026 - 21 Aug 2026	78.31
	9010673752 20/08/26	Batavia Av Wannanup Lot 2318 RES 4690316 Jun 2026 - 19 Aug 2026	146.90
	9011096248 20/08/26	Beachview Ct Wannanup Lot 84816 Jun 2026 - 19 Aug 2026	134.19
	9008128771 14/08/26	45 Lynda St Falcon Lot 2110 RES 455289 Jun 2026 -13 Aug 2026	463.85
	9012598848 18/08/26	2 Thisbe Dr Dawesville Lot 2198RES 3062412 Jun 2026 - 17 Aug 2026	231.92

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Creditor	Invoice number	NarrationFull	Total
Water Corporation	**9015671449 18/08/26**	56 Ocean Rd Dawesville Lot 503 RES 4911610 Jun 2026 - 13 Aug 2026	317.92
	9017101714 18/08/26	Estuary Rd Dawesville Lot 219712 Jun 2026 - 17 Aug 2026	407.60
	9019628747 19/08/26	Bluemanna Dr Wannanup Lot 400 RES 3978816 Jun 2026 - 18 Aug 2026	101.05
	9008147606 19/08/26	Estuary Rd Dawesville Lot 3602717 Jun 2026 - 17 Aug 2026	93.37
	9008155163 14/08/2026	Hunter St Dawesville Lot 244011 Jun 2026 - 13 Aug 2026	560.23
	9008139286 17/08/2026	Opp Burna St Avalon Pde Falcon Lot ROADRESERVE12 Jun 2026 - 14 Aug 2026	1,460.82
	9008142290 17/08/26	60 Linville St Falcon Lot 1894 RES 4282112 Jun 2026 - 14 Aug 2026	316.91
	9008128755 18/08/2026	27 Lynda St Falcon Lot 2109 RES 325019 Jun 2026 - 13 Aug 2026	1,124.80
	9008156641 18/08/26	2 Westbury Way Dawesville Lot 1922RES 4430015 Jun 2026 - 16 Aug 2026	15.06
	9008157580 18/08/26	1607l Ayrton St Dawesville Lot 160715 Jun 2026 - 16 Aug 2026	54.22
	9008114820 12/08/26	43 Dampier Av Falcon Lot 2067 RES 460698 Jun 2026 - 11 Aug 2026	364.43
	9008134119 12/08/26	Old Coast Rd Falcon Lot 1906 RES 2904310 Jun 2026 - 11 Aug 2026	375.33
	9008114337 13/08/26	2 Merlin St Falcon Lot 501 RES 450791 Jul 2026 - 31 Aug 2026	6.35
	9008114345 13/08/26	50 Karon Vsta Halls Head Lot 500 RES 27811 Jun 2026 - 12 Aug 2026	538.65
	9019488916 13/08/2026	Dandaragan Dr Dawesville Lot 92510 Jun 2026 - 12 Aug 2026	2,299.01
	9008099229 10/08/26	85 Mahogany Dr Halls Head Lot 2,350,351 RES 386157 Jun 2026 - 7 Aug 2026	1,089.53
	9008116527 10/08/26	48 Olive Rd Falcon Lot 2088 RES 279995 Jun 2026 - 7 Aug 2026	207.48
	9018244274 10/08/26	135 Boardwalk Bvd Halls Head Lot 2370RES 493405 Jun 2026 - 7 Aug 2026	152.59
	9021724797 10/08/26	135 Acerosa Bvd Halls Head Lot 2370RES 493405 Jun 2026 - 7 Aug 20262	6.02
	9008071023 11/08/26	2 Leighton Rd East Halls Head Lot 1908RES 429209 Jun 2026 - 10 Aug 2026	273.41
	9008071605 12/08/26	56 Fairbridge Rd Halls Head Lot 13979 Jun 2026 - 10 Aug 2026	144.58
	9019011288 05/08/26	Rushcliffe Way Meadow Springs Lot 1890RES 493412 Jun 2026 - 4 Aug 2026	75.30
	9014195559 06/08/26	Oakmont Av Meadow Springs Lot 580 &PT LOT 5812 Jun 2026 - 4 Aug 2026	2,796.46
	9008097768 07/08/26	221 Calypso Rd Halls Head Lot 1879, 1565RES 270514 Jun 2026 - 5 Aug 2026	96.38
	9008070653 10/08/26	11 Leighton Pl Halls Head Lot 1738 Jun 2026 - 7 Aug 2026	58.54
	9008070995 10/08/26	25 Leighton Pl Halls Head Lot 500RES 275818 Jun 2026 - 7 Aug 2026	1,263.35
	9014503363 30/07/26	Trade Waste Permit 303 Pinjarra RdMandurah Lot 434001/07/2026 - 30/06/2027	10,960.58
	9008072237 04/08/26	1 A Halls Head Pde Halls Head Lot 1781RES 387633 Jun 2026 - 3 Aug 2026	551.51
	9008074734 04/08/26	Opp 9 Halls Head Pde Halls HeadLot 1528 RES 255883 Jun 2026 - 3 Aug 2026	819.91
	9008078145 04/08/26	41 A Halls Head Pde Halls Head Lot 1762RES 383813 Jun 2026 - 3 Aug 2026	93.37
	9008538295 04/08/26	56 Corsican Pl Parklands Lot 4002 Jun 2026 - 3 Aug 2026	322.28
	9011265419 04/08/26	1 Spinnaker Qys Mandurah Lot 1825 May 2026 - 30 Jul 2026	702.65
	9011265398 31/07/26	13 Dolphin Dr Mandurah Lot 225 May 2026 - 30 Jul 2026	579.81
	9011265400 31/07/26	2 Dolphin Dr Mandurah Lot 4738 RES 4758426 May 2026 - 30 Jul 2026	330.30
	9010360086 30/07/26	75 Mandurah Tce Mandurah Lot 300RES 4205026 May 2026 - 29 Jul 2026	1,331.42
	9025247561 24/07/26	Trade Waste Permit 70717 - CnrDandaragan Dr & Woodstock Av01/07/2026 - 30/06/2027	371.91
	9026128329 27/07/26	Balranald St Dudley Park Lot 268522 May 2026 - 24 Jul 2026	6.02
	9008012226 30/07/26	75 Mandurah Tce Mandurah Lot 300RES 4205026 May 2026 - 29 Jul 2026	670.33
	9008022168 30/07/26	55 Sholl St Mandurah Lot 9427 May 2026 - 29 Jul 2026	109.75
	9008028842 03/08/26	9 James Service Pl Mandurah Lot 310RES 4205025 May 2026 - 27 Jul 2026	1,012.89
	9008040526 31/07/26	207 Ormsby Tce Silver Sands Lot 17626 May 2026 - 30 Jul 2026	36.14
	9011264344 31/07/26	83 Breakwater Pde Mandurah Lot 1026 May 2026 - 30 Jul 2026	463.83
	9011264416 31/07/26	187 Breakwater Pde Mandurah Lot 2226 May 2026 - 30 Jul 2026	1,245.30
	9011264432 31/07/26	19 Fathom Turn Mandurah Lot 325 May 2026 - 30 Jul 2026	3,619.57
Water Corporation Total			**71,963.12**
Ampol Limited	**1824738**	Ampol Fuel Card TransactionsJuly 2026	33,537.46
Ampol Limited Total			**33,537.46**
Claire Astley Pannell	**154**	RT Kids Term 3 Week 3 Art Facilitation	720.00
	155	RT Kids Term 3 Week 4 Facilitation	720.00
	162	Art Supplies - RT Kids Term 3 2026	35.80
	164	RT Kids Term 3 2026 Art Supplies	32.92
		Curator/Accessible Tour of CASMExhibition 19/08/26	164.00
	156	RT Kids Term 3 2026 Facilitation	720.00
	AUG 2026	Artwork Sales - Don't Touch the ArtExhibition held at CASM.	160.00
	1578	RT Kids - Term 3, Week 6	720.00
Claire Astley Pannell Total			**3,272.72**
Cookers Bulk Oil System	**10083281**	Canolana 12/08/26 MARC Cafe	421.20
	10101134	Canolana 19/08/26 MARC Cafe	352.50
	10047870	Canolana 29/07/26 MARC Cafe	405.30
	10065628	Canolana 05/08/26 MARC Cafe	322.80
Cookers Bulk Oil System Total			**1,501.80**
National Tyre & Wheel Pty Ltd	**I8000046813**	Rego No MH1941C Puncture Repair	72.58
	I8000046863	Rego No MH8243B Tyre Replacement x1	344.92
	I8000046420	Rego No MH0912C - Check for Puncture	37.43
	I8000046614	Rego No MH5229B - Tyre Replacement x1	557.77
	I8000046438	Tyre Replacement x2	286.99
	I8000046738	Rego No MH5128B Tyre Replacement x1	350.88
	I8000046907	Rego No ITWI355 Tyre Replacement x4	1,590.07
	I8000046213	Rego No MH6880B - Tyre Replacement x1	316.56
	I8000046242	Rego No MH8510B - Tyre Replacement x2	642.53
	I8000046287	Tyre Replacement x4	573.98
	I8000046288	Rego No MH8299B Tyre Replacement x1	545.94
	I8000046326	Rego No MH79822 Puncture Repair	72.58
	I8000045966	Rego No MH1453C Tyre Replacement x1	301.93
	I8000045984	Tyre Replacement x1	219.87
	I8000045945	Tyre Replacement x1	388.30
	I8000046067	Tyre Replacement x1	343.95
	I8000045906	Rego No MH1453C - Tyre Replacement x1	325.93
	I8000046111	Rego No MH91508 Tyre Replacement x2	807.80
	I8000045909	Rego No MH92984 Tyre Replacement x2	639.61
	I8000045910	Tyre Replacement x4	815.32
	I8000045907	Truck Fitting & Valve Replacement x1	148.17
	I8000045908	Truck Puncture Repair x1	92.38
	I8000045610	Rego No MH9898B Replacement Tyres x2	721.78
	I8000045324	Rego No MH79542 Replacement Tyre x1	276.41
	I8000045316	Rego No MH7501B Replacement Tyre x1	447.73
	I8000045327	Rego No 1DPF696 Replacement Tyres x5	1,365.60
	I8000045333	Rego No MH92985 Replacement Tyres x2	639.61
	8000045965	Credit for Invoice I8000045906	(325.93)
National Tyre & Wheel Pty Ltd Total			**12,600.69**
Winc Australia Pty Limited	**9050950273**	Stationery - Information Management	86.65
	9050974579	Ballpoint Pen (6) x2	25.81
	9050972520	Stationery - MARC	233.27
	9051097820	Stationery - Falcon Library	651.38
	9051111473	Stationery - Mandurah Library	643.47
	9051104829	Winc Premium A4 White Paper Ctn5 x7	235.86
	9051128045	Stationery - Ormsby Terrace Building	145.57
	9050928775	Winc Premium A3 White Paper Ctn3 x7	345.42
	9051007002	Winc Premium A4 White Paper Ctn5 x7	235.86
	9051039999	Stationery - Finance	157.50
	9051060635	Stationery - Customer Service	159.86
Winc Australia Pty Limited Total			**2,920.65**
Veolia Recycling & Recovery Pty Ltd	**8101296853**	Medical Waste Collection - July 2026	662.94
	8101335589	Sharps Container Medical Waste 28/07/26	974.31
Veolia Recycling & Recovery Pty Ltd Total			**1,637.25**
Natural Area Holdings Pty Ltd	**29681**	Install Wet Boot Cleaning StationsWarrangup Springs, Dawesville	15,524.52
	29621	Weed Control 14/07/26 Various Reserves	3,003.00
	29372	Environmental Foreshore Management PlanShared Pathway, Falcon	8,646.00

Creditor	Invoice number	NarrationFull	Total
Natural Area Holdings Pty Ltd	**29676**	Flora & Fauna Survey - Hexam ReserveHerron	2,455.75
	29721	Assorted Materials - Natural EnvironmentWestbury Way, Dawesville	16,197.50
Natural Area Holdings Pty Ltd Total			**45,826.77**
Inlogik Pty Ltd	**108224**	ExpenseMe Pro User Fees - July 2026	947.74
Inlogik Pty Ltd Total			**947.74**
Indigenous Managed Services	**27113**	Cleaning July 2026 Meadow Springs SportsFacility	1,067.00
	COMP40726	Cleaning July 2026 Various Sites	36,994.29
	COMP30726	Cleaning July 2026 Various Sites	33,725.60
	27123	Cleaning July 2026 CASM	122.71
	27121	Cleaning 17/07/26 Seniors	141.90
	27119	Cleaning 17/07/26 Museum	94.60
	27115	Cleaning July 2026 Peelwood PavilionHalls Head	640.20
	27070	Cleaning Consumables July 2026	8,314.71
	COMP10726	Cleaning July 2026 Various Sites	31,403.02
	27122	Cleaning July 2026 Ocean Road PavilionDawesville	277.99
	27124	Cleaning July 2026 Lakelands Park SportsFacility	1,514.30
	27120	Cleaning July 2026 Administration	3,337.69
	27117	Cleaning July 2026 Mandurah Museum	105.36
	27116	Cleaning July 2026 Merlin StreetPavilion, Falcon	208.07
	27128	Cleaning July 2026 Dawesville CommunityCentre	5,442.27
	27118	Cleaning - Mandurah Museum	105.36
	27114	Cleaning July 2026 Merlin StreetPavilion, Falcon	584.43
Indigenous Managed Services Total			**124,079.50**
NRM Consultants Pty Ltd	**2026_1068#1**	Engineering Services 05/08/26 PeelwoodHockey, Halls Head	924.00
	2026_1075#1	Engineering Services 05/08/26 EasternForeshore Boardwalk	572.00
	2026_1077#1	Engineering Services 17/08/26 Boardwalk	407.00
NRM Consultants Pty Ltd Total			**1,903.00**
Diverse Glazing Group	**75529**	Reglaze Smashed Toilet Windows - LakesLawn Cemetery, Parklands	2,490.00
Diverse Glazing Group Total			**2,490.00**
Department of Justice	**36624019**	FER17839326 Prosecuting Fees - 26216UINNumber of cases – 14	1,267.00
	36631025	FER17846029 Prosecuting Fees - 26217UINNumber of cases – 27	2,443.50
	36651390	FER17865523 Prosecuting Fees - 26222UINNumber of cases – 18	1,629.00
Department of Justice Total			**5,339.50**
Sunlong Fresh Foods Pty Ltd	**1306544**	Cafe Supplies - Seniors	119.40
	1308391	Cafe Supplies - MARC	121.30
	1306398	Cafe Supplies - Seniors	188.30
	1306482	Cafe Supplies - Seniors	7.45
	1305897	Cafe Supplies - MARC	119.65
	1306588	Cafe Supplies - MARC	133.20
	1307964	Cafe Supplies - MARC	92.30
Sunlong Fresh Foods Pty Ltd Total			**781.60**
Complete Refrigeration & Air Conditioning	**300141**	Install Cable Run for Exhaust Fan - HHRC	1,532.02
	300176	BMS Maintenance July 2026 MARC	7,177.32
	299933	BMS Maintenance July 2026 MPAC	1,950.16
	300051	Install Replacement Compressor 17/07/26Mandurah Bowling Club	5,451.49
	299931	Quote for Mini Split AC Unit 30/06/26MARC	144.34
	300092	Repairs to AirCond July 2026Administration	144.33
	300102	Repairs to AirCond 24/07/26Administration Building	192.46
	300090	Repairs to AirCond July 2026 OrmsbyTerrace Offices, Mandurah	260.35
	299736	Service to AirCond June 2026 RonChristian Hall, Madora Bay	44.26
	300046	6 Month Service to Ice Machine July 2026Mandurah Bowling Club	100.18
	299935	Service to AirCond June 2026 MandurahVisitor Centre	177.06
	299887	Service to AirCond June 2026 OrmsbyTerrace Offices, Mandurah	1,245.16
	300021	Replace Liquid Line Valve 13/07/26Mandurah Bowling Club	646.44
	300052	Install Exhaust Fan 04/06/26 FalconCommunity Centre	245.30
	299864	Repairs to Display Fridge 23/06/26 MARC	370.66
	300172	Repairs to AirCond 23-27/07/26 RushtonPark Sports Bar, Mandurah	825.53
	300280	Service to AirCond 05/08/26 PeelwoodParade Pavilion, Halls Head	147.17
	300185	Repairs to AirCond 24/07/26 OperationsCentre	144.34
	300277	Inspect On/Off Switch 06/08/26 RushtonPark, Mandurah	192.43
	300485	Repairs to Louvres 21/08/26 FalconLibrary	147.17
	300273	Chlorine Shed Understanding 29/07/26MARC	450.42
	299888	Repairs to Freezer Alarm 26/06/26 &01/07/26 MARC	675.22
	299800	Service to AirCond, Exhaust Fans & IceMachine June 2026 Mandurah Bowling Club	668.74
	300012	Service Auto Transfer Switch 07/07/26MARC	1,058.31
Complete Refrigeration & Air Conditioning Total			**23,990.86**
BrightMark Group Pty Ltd	**7587**	Cleaning 7-8/08/26 Flame Fest	792.23
	7588	Cleaning 29-31/07/26 Falcon Bay Ablution	248.56
	7599	Cleaning Consumables 21/07/26 + 29/07/26	7,265.93
	7589	Cleaning 29/07/26 Eastern ForeshoreAblution, Mandurah	57.53
BrightMark Group Pty Ltd Total			**8,364.25**
Peel Engraving Stamps and Badges	**2785**	Name Badget Magnet x11 MARC	170.80
	2806	Name Badge Pin x2 MARC	21.20
	2802	Temporary Grave Marker - STEVENSON CC212	18.70
	2801	Temporary Grave Marker - POTIER CC362	18.70
	2819	Temporary Grave Marker - CHILDS MC 392	18.70
	2825	Name Badge Magnet x1	13.60
Peel Engraving Stamps and Badges Total			**261.70**
Aquatic Services WA Pty Ltd	**AS#20260666**	Install Spa Blower - MARC	6,192.57
	AS#20260699	25m Filter Air Release - MARC	802.87
	AS#20260700	Leisure Chlorine Probe - MARC	2,913.99
	AS#20260701	Toddler Chlorine Probe - MARC	2,913.99
	AS#20260667	MARC Spa UV Asset Renewal	33,204.40
	AS#20260704	50m Return to Pool Pressure Gauge - MARC	94.81
	AS#20260688	Geotheram Return/Loop SaltsInvestigation - MARC	434.94
	AS#20260706	25m Program Flow Meter B3 - MARC	5,412.69
	C20260491	Credit to Invoice 20260491 - Paid Twicein error	(84.06)
Aquatic Services WA Pty Ltd Total			**51,886.20**
Nightguard Security Service SW	**8078**	Vehicle Patrols - July 2026	8,965.28
Nightguard Security Service SW Total			**8,965.28**
McLeods Lawyers Pty Ltd	**153052**	Matter No 56533 Legal Advice	335.50
	153302	Matter No 57920 Legal Advice	1,189.10
	153024	Matter No 57912 Legal Advice	957.00
	152834	Matter No 51525 Legal Advice	1,467.40
McLeods Lawyers Pty Ltd Total			**3,949.00**
Bouvard Marine	**11439**	Aluminum Louvre Weld	165.00
Bouvard Marine Total			**165.00**
M & B Sales Pty Ltd	**653585**	Blokdoor Duracote TH x1	258.95
	653587	Panic Bolt Brass x1	69.00
M & B Sales Pty Ltd Total			**327.95**
Bidfood WA Pty Ltd	**I71067571.PER**	Cafe Supplies - Seniors	524.13
	I71081850.PER	Cafe Supplies - Seniors	309.25
	I71092759.PER	Cafe Supplies - Seniors	159.50
	I71116987.PER	Cafe Supplies - Seniors	1,078.74
	I70964784.PER	Cafe Supplies - Seniors	1,006.78
	I71235014.PER	Cafe Supplies - Seniors	276.94
	I71310479.PER	Cafe Supplies - Seniors	74.64
	I71310478.PER	Cafe Supplies - Seniors	1,031.48

Creditor	Invoice number	NarrationFull	Total
Bidfood WA Pty Ltd	**C7136818**	Credit for Invoice I71081850	(182.33)
Bidfood WA Pty Ltd Total			**4,279.13**
Officeworks (Account 51714765)	**631649448**	Stationery - CASM	66.18
	631413688	Otto PL Magazine File Gloss x3	30.00
	631414340	Supplies - Mandurah Arts Festival	257.20
	630947763	Stationery - Health Services	149.00
	631504990	Stationery - MARC	179.17
	631562308	Stationery - Museum	127.00
	631562509	Stationery - Museum	43.03
	631115240	Stationery - Place & Community	263.58
	630965467	Letter Files A4 x20	161.40
	631108558	Stationery - MARC	533.05
	631194819	Stationery - Development & Compliance	276.36
	631391897	Porcelain Whiteboard x1	321.20
	630964890	Stationery - OMAC	67.50
Officeworks (Account 51714765) Total			**2,474.67**
St John Ambulance Australia WA	**EHSINV000961753**	Event Health Services 26/07/26 NationalTree Day	554.40
	KITSLS00039090	First Aid Kit Servicing - CASM	228.80
	EHSINV000961825	Event Health Services 7-8/08/26 FlameFest	2,142.91
	FAINV01437378	Provide First Aid Training 12/08/26	180.00
	KITSLS00038839	First Aid Kit Servicing - MandurahLibrary	143.36
	STKINV00068910	IFAK Personal Trauma Kit x11	1,730.00
	KITSLS00038986	First Aid Kit Servicing - OperationsCentre	2,717.60
St John Ambulance Australia WA Total			**7,697.07**
Superstock Food Services	**40750527**	Cafe Supplies - MARC	320.42
Superstock Food Services Total			**320.42**
4 Signs Pty Ltd	**18919**	Van Wrapping Removal	924.00
	18980	Selfie Frame Corflute Sign x1	176.00
	19244	Vehicle Magnetic Signs x1	220.00
	19161	Menu Board & Information Hub SignageSeniors	2,970.00
	19233	3m Blade Flag Banners x 2	704.00
4 Signs Pty Ltd Total			**4,994.00**
Western Diagnostic Pathology	**42926989**	Drug & Alcohol Testing 31/07/26	2,377.21
	42861443	Drug & Alcohol Testing 7-18/07/26	139.92
	42801357	Drug & Alcohol Testing 25-30/06/26	209.88
Western Diagnostic Pathology Total			**2,727.01**
TJ Depiazzi & Sons	**18062**	Additional Mulch - Mississippi Reserve,Greenfields	136.45
TJ Depiazzi & Sons Total			**136.45**
Murray District Electrical	**R033782**	Repairs to Wiring on UV 30-31/03/26 MARC	399.93
	R033930	Replace External GPO 26/06/26 MPAC	361.77
	R033929	Replace BBQ Cooktops - FloribundaReserve, Halls Head	2,407.94
	R033913	Inspect Water Ingress - Seniors	133.31
	R033963	Inspect Tripped Breaker 31/07/26 MPAC	83.60
	R034012	Kitchen Modifications 10-17/08/26Seniors	3,918.35
	R034023	Reconnect Power to Toilet31/07/26 - 04/08/26 Estuary PlaceAblution, Wannanup	901.53
	R033717	Repairs to Lights 08/06/26 BoardwalkBoulevard, Halls Head	1,131.89
	R033691	Repairs to Lights 02/06/26 MPAC	582.58
	R033778	Reposition Light 24/06/26 MPAC	266.62
	R033664	RCD Testing - Mandurah Chalets	6,349.20
	R033305	Investigate Contactor in Office - OpsDepot 16/03/26	271.13
	R033968	Exposed Cables 31/07/26 EasternForeshore, Mandurah	83.60
	R033912	Repairs to Lights 10/07/26 Rushton ParkNorth, Mandurah	266.62
	R033871	Replace Light Pole - BrindabellaCrescent, Halls Head	6,451.94
	R033978	Repairs to Contactor 16/03/26 OperationsCentre	167.20
	R033996	Repairs to Lights 03/07/26 - 13/08/26Rushton Park Sporting Complex, Mandurah	4,256.65
	R033776	Inspect no Power to BBQ 16-24/06/26Lakelands Sports Facility	1,691.95
	R033773	Refit Wiring 23/06/26 Estuary PoolMandurah	133.31
	R033984	Repairs to Light Poles 11-13/05/26Eastern Foreshore, Mandurah	250.80
	R033985	Repairs to Light 26/06/26 - 19/08/26Dawesville Community Centre	956.81
	R033937	Call Out to No Power - Eastern ForeshoreMandurah	399.93
	R033946	Exposed Wires 16/07/26 Mandurah SurfClub	271.16
	R033960	Repairs Lights 03/08/26 Lakes LawnCemetery, Parklands	266.62
	R033700	1500w Metal Halide Lamp x5 - Ballast forMusco 1500w x2	2,423.63
	R033686	Repairs to Lights 9-19/06/26 Fathom TurnDolphin Quay, Mandurah	1,648.03
	R033721	Inspect Exposed Wires 12/06/26 MandurahMarina Pen C1+C2	167.20
	R033719	Replace Lights - Falcon Library	250.80
	R034016	Repairs to Shed Light - Madora Bay Hall	4,522.21
	R033774	Refit HDMI Cable 26/06/26 DawesvilleCommunity Centre	413.61
	R033715	Replace 16A RCBO 3-4/06/26 Marina PenC16	380.25
	R033716	Repairs to Light 04/06/26 AdministrationBuilding	395.82
	R033713	Repairs to Lights 12/05/26 & 03/06/26Meadow Springs Sports Facility	1,002.03
	R033712	Repairs to Carpark Lights 29/05/26 &08/06/26 Mandurah Library	1,337.41
	R033709	Re-energise Power to Facility - MandurahCroquet Club	266.62
	R033698	1500w Metal Halide Lamp x5 - Ballast forMusco 1500w x2	2,423.63
	R033666	RCD Testing - HHRC	651.20
	R033695	Repairs to Lights 16/06/26 PeelwoodParade, Halls Head	133.31
	R033692	Repairs to Lights 05/06/26Administration Building	404.36
	R033701	Adjust Timer in Carpark 05/06/26 BlueBay Beach Carpark, Halls Head	191.06
	R033708	Make Safe - Switchboard 08/06/26 EasternForeshore, Mandurah	266.62
	R033702	Inspect Switchboard Fault 08/06/26 PeelCommunity Kitchen, Mandurah	266.62
	R033641	Repairs to Hot Water System 08/12/25Rangers Office	133.31
	R033887	Light Repairs 19/05/26 Mary Street BoatRamp, Halls Head	266.62
	R033688	Repairs to Lights 12-16/06/26 SES	1,154.82
	R033687	Make Safe Exposed Wires 18/06/26 EasternForeshore, Mandurah	420.08
	R033685	Repair Light Switch - Rushton ParkStadium, Mandurah	418.23
	R033928	Confirm Isolation & Make Safe 6-22/07/26MPAC	531.17
	R033976	Marquee Light Installation 07/08/26 HallPark, Mandurah	1,806.65
	R033869	Repairs to Lights 14/05/26 - 10/07/26HHRC	2,277.89
	R033980	Lighting Works 07/04/26 - 25/05/26Lakelands Sports Facility	869.89
	R033703	Investigate No Power 10/06/26 OperationsCentre, Mandurah	167.20
	R033964	Electrical Works 28/07/26 - 05/08/26MARC	2,223.64
	R033915	Inspect Pumps Tripping 21/07/26 MARC	83.60
	R033951	Repairs to Backboard Switches 23/07/26MARC	399.93
	R033956	Electrical Works 10/06/26 - 28/07/26MARC	2,903.89
	R033845	Service Auto Transfer Switch 07/07/26MARC	2,379.30
	R033906	Install Lights for Winter in Mandurah	2,407.68
	R033977	Credit to Invoice R033305 - IncorrectHourly Rate	(271.13)
Murray District Electrical Total			**67,321.62**
Asahi Beverages Pty Ltd	**9018653727**	Cafe Supplies - MARC	1,216.57
	9018687308	Cafe Supplies - MARC	1,412.68
	9018772894	Cafe Supplies - MARC	1,474.83
	9018553099	Credit for Invoice 9018447137	(12.54)
Asahi Beverages Pty Ltd Total			**4,091.54**
Flexi Staff Pty Ltd	**34515**	Mower W/E 26/07/26	1,942.00
	34516	Mower W/E 26/07/26	2,474.48
	33925	Mower W/E 21/06/26	1,514.70
	33646	Mower W/E 07/06/26	1,514.70
	34670	Mower W/E 02/08/26	1,597.45

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Creditor	Invoice number	NarrationFull	Total
Flexi Staff Pty Ltd Total			**9,043.33**
Dowsing Group Pty Ltd	**27903**	Concrete Works - Tuckey Street, Mandurah	16,293.70
	27984	Supply Concrete - Waste ManagementCentre	2,200.00
	27744	Footpath Repairs - Mary Street, HallsHead	28,277.40
	27753	Concrete Repairs - Behind 192 PleasantGrove Circle, Falcon	25,699.35
	27900	Concrete Repairs - 19 Darbal RoadGreenfields	10,153.87
	27899	Concrete Works - Coodanup Footpath	10,949.51
Dowsing Group Pty Ltd Total			**93,573.83**
Horizon West Landscape & Irrigation Pty Ltd	**20037**	Supply & Spread Pine Bark - DarwinTerrace, Dudley Park	958.76
	20061	Weed Spraying August 2026 Various Sites	1,370.16
	20092	Organic Weed Spraying - Pinjarra RoadMandurah	308.00
Horizon West Landscape & Irrigation Pty Ltd Total			**2,636.92**
Forch Australia Pty Ltd	**1-00145710**	Workshop Consumables - City Fleet	631.66
	1-00147606	Workshop Consumables - City Fleet	1,156.63
Forch Australia Pty Ltd Total			**1,788.29**
Waroona Septics	**72037**	Pump Out Warrangup Springs AblutionBlock 31/03/26	269.50
	79311	Clean Grease Trap 29/07/26 Seniors	599.50
	78293	Pump out Warrangup Springs Ablution10/07/26	269.50
	73922	Grease Trap Service - Seniors	629.48
	74194	Pump out Warrangup Springs Ablution01/05/26	282.98
	70067	Pump out Pit 24/02/26 Eastport, Wannanup	90.00
	73723	Clean Grease Trap 30/04/26 MeadowSprings Sports Facility	513.98
	71769	Pump out Warrangup Springs Ablution19/03/26	269.50
	79235	Pump out Warrangup Springs Ablution28/07/26	269.50
	78717	Clean Grease Trap 15/07/26 Ocean RoadSporting Facility, Dawesville	599.50
	77451	Pump out Warrangup Springs Ablution29/06/26	282.98
	75567	Pump out Warrangup Springs Ablution26/05/26	282.98
Waroona Septics Total			**4,359.40**
Energy Intelligence Pty Ltd	**U70003 000 003 101-0**	Office 1 49 Banksiadale GTE, Lakelands1 Jul 2026 to 31 Jul 2026	845.21
Energy Intelligence Pty Ltd Total			**845.21**
Angela Jayne Puru	**103**	Yoga Classes 29-31/07/26 MARC	350.00
	105	Yoga Classes 04/08/26 + 05/08/26 MARC	350.00
	106	Yoga Classes 12/08/26 & 14/08/26 MARC	262.50
	107	Yoga Classes 19/08/26 MARC	262.50
Angela Jayne Puru Total			**1,225.00**
Michelle Scott	**432**	Aqua Classes 28-30/07/26 MARC	280.00
Michelle Scott Total			**280.00**
Ovenden Bakehouse Pty Ltd	**114031**	Cafe Supplies - MARC	140.14
	114106	Cafe Supplies - MARC	131.34
	114146	Cafe Supplies - MARC	135.64
	114221	Cafe Supplies - MARC	206.50
	114269	Cafe Supplies - MARC	149.34
	114915	Cafe Supplies - MARC	223.52
	115031	Cafe Supplies - MARC	125.86
	115087	Cafe Supplies - MARC	181.46
	115144	Cafe Supplies - MARC	181.46
	114683	Cafe Supplies - MARC	144.76
	114732	Cafe Supplies - MARC	144.30
	114845	Cafe Supplies - MARC	179.92
	114790	Cafe Supplies - MARC	160.12
	114962	Cafe Supplies - MARC	145.86
	114344	Cafe Supplies - MARC	121.90
	114410	Cafe Supplies - MARC	135.94
	114465	Cafe Supplies - MARC	99.42
	114499	Cafe Supplies - MARC	119.26
	114617	Cafe Supplies - MARC	119.70
	114574	Cafe Supplies - MARC	146.70
Ovenden Bakehouse Pty Ltd Total			**2,993.14**
PSI Audio	**5423**	Install Wireless Mic System - MARC	1,149.12
	5139	Repairs to Scoreboard 05/05/25 - Court 1MARC	396.00
	5140	Repairs to Scoreboard - Court 1 MARC	135.00
	5141	Replace Shot Clock 06/06/26 MARC	1,642.00
	5432	Hire Staging/Audio 7-8/08/26 Flame FestFinal Payment	4,897.20
PSI Audio Total			**8,219.32**
IntelliTrac Pty Ltd	**287447**	Intellitrac Subscription01/08/26 - 31/08/26	4,213.00
	288315	T01818 Intellitrac Repairs	220.00
IntelliTrac Pty Ltd Total			**4,433.00**
Total Eden Pty Limited	**414093883**	Irrigation Supplies - City Parks	813.59
	414100685	Irrigation Supplies - City Parks	2,621.09
Total Eden Pty Limited Total			**3,434.68**
Mandurah Signs & Stripes	**2706**	Remove & Dispose Signs	1,210.00
Mandurah Signs & Stripes Total			**1,210.00**
Mandurah Hire Solutions	**699**	Hire Kubota Excavator 29-31/07/26	1,155.00
	700	Hire Kubota Excavator 3-5/08/26 DrainageMaintenance	1,155.00
Mandurah Hire Solutions Total			**2,310.00**
Westworks Consultancy Pty Ltd	**WWC-30008**	Tree Assessment 28/07/26 MississippiDrive & Amazon Drive, Greenfields	1,028.50
	WWC-30009	Tree Assessment 28/07/26 Marungi WayGreenfields	1,122.00
	WWC20654	Tree Assessment 19/06/26 - 46 EncourageLoop, Dudley Park	660.00
	WWC20709	Bulk Tree Assessment 24-29/06/26	6,765.00
	WWC-20728	Tree Assessment 06/07/26 - 15 GooljakRise, Lakelands	660.00
Westworks Consultancy Pty Ltd Total			**10,235.50**
Midstream Hardware & Hire	**12319434**	Mobile Scaffold with Castor Wheels x1	1,925.00
	12319657	Shim Half Tilt Panels	573.05
Midstream Hardware & Hire Total			**2,498.05**
Scavenger Supplies	**CI-5275**	Fire Equipment Service July 2026 Museum	305.49
	CI-5272	Install Correct Size Fire Blanket - MPAC	71.83
	CI-5276	Replace Fire Blanket & Hose ClampMerlin Street Pavilion, Falcon	185.37
	CI-5295	Fire Equipment Service July 2026 RushtonPark Stadium, Mandurah	2,066.57
	CI-5282	Replace Metal Tags July 2026 MPAC	51.92
	CI-5294	Fire Equipment Service July 2026Operations Centre	362.67
	CI-5116	Call out to Fire Panel BeepingAdministration Building	109.69
	CI-5083	Fire Panel Iso - MARC	245.17
	CI-4606	Fire Equipment Service June 2026 CivicBuilding, Mandurah	138.07
	CI-4369	Fire Equipment Service June 2026 Seniors	46.02
	CI-4373	Fire Equipment Service June 2026Mandurah Library	46.02
	CI-5352	Replace Smoke Detector - MPAC 31/07/26	625.64
	CI-4641	Retrieve Data from FIP June 2026 MPAC	164.54
	CI-4545	Repairs to Doors - MPAC	209.73
	CI-5091	Fire Equipment Maintenance July 2026HHRC	367.75
	CI-4863	Fire Panel Fault - MPAC	271.06
	CI-5165	Fire Equipment Service July 2026 CivicBuilding, Mandurah	369.47
	CI-5335	Fire Equipment Service July 2026Southern Operations Centre	227.30
	CI-5386	Replace Running Man Lights - MARC	436.29
	CI-5506	Replace Fire Extinguisher EnclosuresMARC	400.36
	CN-25585	Credit to Invoice CI-3098-2	(25.41)
Scavenger Supplies Total			**6,675.55**
Impressions Catering	**8881**	Catering 28/07/26 Council Meeting	214.50
	8882	Catering 03/08/26 Council Meeting	214.50

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Creditor	Invoice number	NarrationFull	Total
Impressions Catering Total			**429.00**
Access Icon Pty Ltd	**26743**	Cover Wave Grate x15	10,114.50
	26729	Wave Grate Standard x15	6,517.34
	26730	Cover Wave Grate x15	10,939.50
	26789	Drainage Products - Doddies Beach, HallsHead	1,042.80
Access Icon Pty Ltd Total			**28,614.14**
Australian Laboratory Services	**1152334042**	Bore Sampling June 2026 Park RoadMandurah	136.29
	1152370322	Bore Sampling - Park Road, Mandurah	254.54
	1152372546	Water Sampling 2026/2027	991.87
Australian Laboratory Services Total			**1,382.70**
Community Arts	**1508**	Creative Drawing Workshop 15/08/26Lakelands Library	400.00
	2208	Watercolour Workshop 22/08/26 LakelandsLibrary	400.00
Community Arts Total			**800.00**
Stantons International Audit & Consulting Pty Ltd	**60947**	PRN10499 Provision of Security Services	1,856.80
	61099	Probity Services - Waste Services	228.80
	60946	PRN10523 Probity Advise - Tree Pruning	752.40
Stantons International Audit & Consulting Pty Ltd Total			**2,838.00**
Turquoise DQ Pty Ltd	**2026-0111**	Catering 05/08/26 Secret Sounds of theCity - Event 5	700.00
	2026-0117	Catering 31/07/26 Don't Touch the ArtExhibition - CASM	455.00
Turquoise DQ Pty Ltd Total			**1,155.00**
Perth Better Homes	**491**	Retention Release: MARC Outdoor ShadeStructures	2,746.76
Perth Better Homes Total			**2,746.76**
ChoiceOne Pty Ltd	**A073214**	Labour Hire W/E 26/07/26	2,290.00
	A073215	Labour Hire W/E 26/07/26	2,290.00
	A073443	Labour Hire W/E 02/08/26	2,862.51
	A073442	Labour Hire W/E 02/08/26	2,290.00
ChoiceOne Pty Ltd Total			**9,732.51**
Mandurah Safety & Training Services	**69076**	Provide First Aid Training 24/06/26	385.00
	69976	Mobile Scaffold Training 07/08/26	660.00
Mandurah Safety & Training Services Total			**1,045.00**
Hamiltons Landscape Supplies	**572**	Supply Lawn Mix - June/July 2026	2,415.00
Hamiltons Landscape Supplies Total			**2,415.00**
Cr Caroline L Knight	**AUGUST 2026**	Fees & Allowances 12/08/26 - 25/08/26	1,542.77
	JUL/AUG 2026	Fees & Allowances 29/07/26 - 11/08/26	1,542.77
Cr Caroline L Knight Total			**3,085.54**
Nightlife Music Pty Ltd	**883226**	Nightlife Music Licence - September 2026	401.15
Nightlife Music Pty Ltd Total			**401.15**
Ulverscroft Large Print Books	**I168613AUC**	Large Print Books as SelectedLibrary Services	6.16
	I168613AU	Large Print Books as SelectedLibrary Services	66.32
	I168652AUC	Large Print Books as SelectedLibrary Services	11.88
	I168645AU	Large Print Books as SelectedLibrary Services	66.32
	I168645AUC	Large Print Books as SelectedLibrary Services	11.88
	I168652AU	Large Print Books as SelectedLibrary Services	66.32
	I168286AUC	Large Print Books as SelectedLibrary Services	47.52
Ulverscroft Large Print Books Total			**276.40**
Talis Consultants	**40700**	Entrance Line Marking & Signage - WasteManagement Centre	2,359.50
Talis Consultants Total			**2,359.50**
Westcoast Roofs Pty Ltd	**18052026**	Gutter Clean & Repairs - Mandurah Museum	421.30
	1806	Repairs to Roof Leaks - Rushton ParkStadium, Mandurah	616.00
	1782	Repairs to Roof Leak - MPAC	618.20
	1807	Roof Repairs - Mandurah Bridge Club	830.50
	1808	Gutter Repairs - Bortolo PavilionGreenfields	1,045.00
	1831	Investigate Possum in Roof - Museum	225.50
	1859	Repairs to Roof - Seniors	529.10
	1891	Cap off Downpipe - Seniors	210.10
	1880	Supply & Install Whirlybird - PeelwoodParade Pavilion, Halls Head	385.00
Westcoast Roofs Pty Ltd Total			**4,880.70**
Drainflow Services	**26828**	High Pressure Cleaning 24-29/07/26 LyndaStreet & Baroy Street, Falcon	6,439.75
	26980	High Pressure Cleaning 4-5/08/26 LyndaStreet & Baroy Street, Falcon	3,219.88
Drainflow Services Total			**9,659.63**
Down to Earth Training	**47100**	Prepare to Work Safely in theConstruction Industry 11/08/26	1,100.00
Down to Earth Training Total			**1,100.00**
CBRE (C) Pty Ltd	**5531660**	Rent & Outgoings for Lakelands Library -August 2026	27,857.13
	5666920	Rent & Outgoings for Lakelands Library -September 2026	27,962.16
CBRE (C) Pty Ltd Total			**55,819.29**
Australia Wide First Aid	**3877530**	Provide First Aid Training 13/08/26 &15/08/26	258.00
	3880845	Provide First Aid Training 02/09/26	129.00
	3880372	Provide First Aid Training 18/08/26	258.00
	1218980	Provide First Aid Training 05/11/25	129.00
	3885917	Provide CPR Training 25/08/26	59.00
	3888069	Provide CPR Training 25/09/26	59.00
Australia Wide First Aid Total			**892.00**
Metro Filters	**194892**	Filter Cleaning Service x5 MARC	38.50
Metro Filters Total			**38.50**
Fleet Partners Pty Limited	**AFU00019200**	Rego No 1IRO981 Fuel for Leased Vehicle	343.38
	ALE00038187	Rego No 1IRO981 Monthly Rental15/04/26 - 14/05/26	1,351.88
	ALE00053182	Rego No 1IRO981 Monthly Rental15/08/26 - 14/09/26	1,351.88
Fleet Partners Pty Limited Total			**3,047.14**
West Coast Waste Pty Ltd	**P11892112661**	Commercial Waste Disposal 14/07/26	104.50
West Coast Waste Pty Ltd Total			**104.50**
Classic Hire	**439064C-6**	Hire Toilet Block 01/07/26 - 29/07/26Falcon Bay	1,315.87
	435403C-6	Hire Toilet Block 01/07/26 - 29/07/26Falcon Bay	5,600.37
	447900-9	Hire Equipment 07/08/26 - 10/08/26 FlameFest 2026	2,099.35
Classic Hire Total			**9,015.59**
Snap Mandurah	**F140-24715**	Wristband x200 Secret Sip & Sounds	242.83
Snap Mandurah Total			**242.83**
Architectus Australia Pty Ltd	**34527**	Consultancy Services - RedevelopmentOperations Centre	38,170.00
Architectus Australia Pty Ltd Total			**38,170.00**
Royal Life Saving Society	**5629**	Pool Lifeguard Challenge Registration	275.00
	AX-23590	The Royal Splash 05/06/26 x9	360.00
	AX-23685	Pool Lifeguard Licence Renewal 14/08/26	3,179.00
Royal Life Saving Society Total			**3,814.00**
Guardian Tactile Systems	**18818**	Tactile Installation - Tuckey StreetMandurah	6,808.19
Guardian Tactile Systems Total			**6,808.19**
Benara Nurseries	**303164**	Assorted Plants - City Parks South	2,074.93
Benara Nurseries Total			**2,074.93**
Local Government Professionals Australia WA	**35922**	2026 - 2027 Full Membership Dues	560.00
Local Government Professionals Australia WA Total			**560.00**
WA Premix	**MH18649**	Supply Concrete 03/08/26 Lynda Street &Baroy Street, Falcon	2,150.50
WA Premix Total			**2,150.50**
Equifax Australia Information Services & Solution	**D000013**	Bureau Transaction Charges - July 2026	94.52
Equifax Australia Information Services & Solutions Pty Ltd Total			**94.52**
Allstar Signs	**6303**	Install Gallery Wall Vinyl - Don't Touchthe Art - CASM	561.00
Allstar Signs Total			**561.00**
West-Sure Group Pty Ltd	**36150**	Cash in Transit Service - July 2026	1,853.39
West-Sure Group Pty Ltd Total			**1,853.39**
Coastline Mower World	**53834 #5**	CF3 Pro 2.4MM x 212M x15	1,044.00
Coastline Mower World Total			**1,044.00**

Creditor	Invoice number	NarrationFull	Total
Aussie Natural Spring Water	**4547225**	Water Bottles x6 Rangers	71.70
	4570442	Water Bottles x7 Rangers	83.65
	4592098	Water Bottles x5 Rangers	59.75
Aussie Natural Spring Water Total			**215.10**
Jacksons Drawing Supplies Pty Ltd	**26-00067980**	RT Kids Term 3 2026 Art Supplies	125.36
Jacksons Drawing Supplies Pty Ltd Total			**125.36**
Mandalay Technologies Pty Ltd	**206009**	Licence Subscription 01/08/26 - 31/07/27	46,136.64
Mandalay Technologies Pty Ltd Total			**46,136.64**
Barbara Pickett	**38**	Elders Facilitation Term 3 2026	100.00
	39	Elder Facilitation Term 3 2026	100.00
Barbara Pickett Total			**200.00**
South Metropolitan TAFE	**I0187261**	CIII in Conservation and EcosySemester 2 2026	1,147.25
	I0187263	CIII in Conservation and EcosySemester 2 2026	1,147.25
	I0187262	CIII in Conservation and EcosySemester 2 2026	1,147.25
	I0187437	CIII in Plumbing - Semester 2 2026	349.25
	I0187264	CIII in Sports Turf ManagementSemester 2 2026	550.75
	A0039640	Credit to Invoice I0184223 - CIII inConversation & Ecosy - Sem 2, 2026	(498.50)
	A0039641	Credit to Invoice I0184224 - CIII inConservation and Ecosys - Sem 2, 2026	(498.50)
	A0039642	Credit to Invoice I0184225 - CIII inConservation and Ecosys - Sem 2, 2026	(498.50)
South Metropolitan TAFE Total			**2,846.25**
Leisure Institute of Western Australia	**ME8548**	2026 WA Aquatic & Recreation Conference	176.00
Leisure Institute of Western Australia Total			**176.00**
TCG Industries	**607**	Repairs to Bus Shelter Stop 17709Mandurah Terrace, Mandurah	2,854.50
	624	Bus Shelter Repairs 13/08/26 Stop 21514Waldron Boulevard, Greenfields	4,315.30
	629	Bus Shelter Repairs 20-21/08/26 DowerStreet, Mandurah	3,041.50
TCG Industries Total			**10,211.30**
VacPac Gutter Clean	**4778**	Gutter Cleaning June 2026 Various Sites	27,086.90
	4779	Gutter Cleaning - Various Buildings -May 2026	4,950.00
	4987	Gutter Cleaning - Various Buildings -June 2026	6,160.02
	4916	Gutter Cleaning 02/06/26 OperationsCentre	280.00
	4988	Gutter Cleaning 17/07/26 DawesvilleCommunity Centre	606.68
	5088	Gutter Cleaning 25/07/26 SouthernOperations Centre	1,202.89
	4989	Gutter Cleaning 20/07/26 Billy DowerYouth Centre	418.41
VacPac Gutter Clean Total			**40,704.90**
Seashells Resort Mandurah	**2187591**	Catering & Room Hire 20/08/26 MandurahLiquor Accord 2026	630.00
Seashells Resort Mandurah Total			**630.00**
Terrace Art Framers	**43994**	Local Legend Frames August 2026	110.00
Terrace Art Framers Total			**110.00**
Vitality Works	**AR017634**	SafeSpine SafeMind Program - July 2026	1,320.00
Vitality Works Total			**1,320.00**
Southern Sheetmetal & Marine Pty Ltd	**4201**	Ramp Roller Plate Aluminum for Jetty	165.00
Southern Sheetmetal & Marine Pty Ltd Total			**165.00**
The Trustee for Movat Trust	**2129**	SMS Service for Mandurah SES August 2026	56.21
The Trustee for Movat Trust Total			**56.21**
CTI Records Management Pty Ltd	**177433**	Bins & Shredding Services - July 2026	431.15
CTI Records Management Pty Ltd Total			**431.15**
Corsign WA Pty Ltd	**106869**	Construction Safety Signage	1,845.80
Corsign WA Pty Ltd Total			**1,845.80**
GX Outdoors	**122526**	Park Seat - Peelwood Reserve, Halls Head	1,958.00
	122527	Table Setting x2 - Peelwood ReserveHalls Head	6,490.00
	122639	Frontier Double BBQ & Cabinet - HensonReserve, Silversands	13,640.00
GX Outdoors Total			**22,088.00**
Alloy & Stainless Products	**78808**	Blade Toro Suit 72" Deck x24	786.72
Alloy & Stainless Products Total			**786.72**
Kerry Louise Davies	**483**	Creative Horizons Adult Workshops29/07/26 Lakelands Library	375.00
	501	Creative Horizons Adult Workshops29/07/26 Lakelands Library	425.00
Kerry Louise Davies Total			**800.00**
Roof Safety Solutions Pty Ltd	**15840**	Internal Access Improvements - Rev 2MPAC	5,978.59
Roof Safety Solutions Pty Ltd Total			**5,978.59**
Fully Promoted Mandurah	**4921**	Merchandise for Youth Development	2,499.02
Fully Promoted Mandurah Total			**2,499.02**
De.mem-Capic Pty Ltd	**13024**	Geothermal Systems 1& 2 MARC	907.50
De.mem-Capic Pty Ltd Total			**907.50**
Compu-Stor	**330931**	IM Scanning Services 01/07/26 - 31/08/26	32.85
	330932	Archive & Storage Services01/07/26 - 31/08/26	2,666.16
Compu-Stor Total			**2,699.01**
Overland Media	**142**	Photography - Don't Touch the Art CASM	786.50
Overland Media Total			**786.50**
Mandurah Men's Shed	**111**	Stand with Notice Board x1	200.00
	117	Newspaper Stand - Seniors	250.00
Mandurah Men's Shed Total			**450.00**
Little Stiller	**7004**	Catering 23/08/26 Secret Sip & Sounds	2,400.00
Little Stiller Total			**2,400.00**
Cleanaway Solid Waste Pty Ltd	**21924833**	Disposal of Asbestos Waste 21/07/26	2,821.72
	21922705	Disposal of Asbestos Waste 06/07/26	3,684.56
	21924832	Disposal of Asbestos Waste 13/08/26	3,480.51
Cleanaway Solid Waste Pty Ltd Total			**9,986.79**
Marlbroh Bingo Enterprises	**44122**	Bingo Supplies - Seniors	287.20
Marlbroh Bingo Enterprises Total			**287.20**
Peel Chamber of Commerce & Industry	**6022**	Awards Sponsorship 90%	15,251.50
Peel Chamber of Commerce & Industry Total			**15,251.50**
Rosmech Sales & Service Pty Ltd	**145876**	Cap Oil Filter x2	239.14
Rosmech Sales & Service Pty Ltd Total			**239.14**
Mandurah Stockfeeds	**39210**	Items for Pound	330.00
Mandurah Stockfeeds Total			**330.00**
LGC Equipment Hire	**12764**	Hire Toilets 7-31/07/26 Lynda Street &Baroy Street, Falcon	901.19
LGC Equipment Hire Total			**901.19**
Lynette Tracey Nixon	**103**	Reimbursement - Photography BackgroundsCASM	391.00
Lynette Tracey Nixon Total			**391.00**
Miss Maud	**7004915**	Catering 30/07/26 Citizenship Ceremony	3,171.00
	7005078	Catering 19/08/26 Homeless & StreetPresent Network Meeting	74.00
Miss Maud Total			**3,245.00**
Solomons Flooring	**106600**	Replace Damaged Metal Chain for RollerBlind - Mandurah Library	120.00
	106585	Install Vinyl - Seniors	9,400.00
Solomons Flooring Total			**9,520.00**
Mandurah Tourism Incorporated	**41034**	Reimburse MOMC Operating Expenses - June2026	20,109.17
	42105	Mandurah Tourism Award 2026	5,500.00
Mandurah Tourism Incorporated Total			**25,609.17**
Retech Rubber Pty Ltd	**6022**	Softfall Rubber Renewals 2026/2027Cubana Parkway, Madora Bay	9,825.09
	6019	Softfall Rubber Renewals 2026/2027Novara Foreshore, Falcon	9,825.09
Retech Rubber Pty Ltd Total			**19,650.18**
Mr David Feenstra	**716**	Musical Entertainment 05/08/26 SecretSounds of the City	1,108.80
	717	Entertainment 19/08/26 Secret Sounds ofthe City	1,108.80
Mr David Feenstra Total			**2,217.60**
Amanda Shay Casey	**6**	Class Cover 28/07/26 MARC	175.00
Amanda Shay Casey Total			**175.00**
Thai on the Terrace	**CT26/003**	Catering 28/07/26 Council Meeting	519.90
Thai on the Terrace Total			**519.90**

Creditor	Invoice number	NarrationFull	Total
The Trustee for Hunt Architects Unit Trust	262103	Architectural Services - MandurahNetball & Community Facility	69,345.27
The Trustee for Hunt Architects Unit Trust Total			69,345.27
Signarama Mandurah	11579	Branded Marquee x1 EnvironmentalEngagement	838.20
	11719	Corflute Signs - Flame Fest 2026	1,696.65
	11822	Branded Marquee x1 EnvironmentalEngagement for Community Events	838.20
	11793	Stickers x6 Lakelands Youth Park	137.56
	11805	Stickers x2 Bardoc Reserve, Greenfields	79.74
Signarama Mandurah Total			3,590.35
Paterson Architects Pty Ltd	18702	Architectural Services - MARC	21,230.00
Paterson Architects Pty Ltd Total			21,230.00
Department of Local Government, Industry Regul	JULY 2026	Building Services Levy Collection - July2026	90,813.02
Department of Local Government, Industry Regulation & Safety Total			90,813.02
Cr Jessica A Smith	AUGUST 2026	Fees & Allowances 12/08/26 - 25/08/26	2,540.34
	JUL/AUG 2026	Fees & Allowances 29/07/26 - 11/08/26	2,540.34
Cr Jessica A Smith Total			5,080.68
Cr Daniel Wilkins	AUGUST 2026	Fees & Allowances 12/08/26 - 25/08/26	1,542.77
	JUL/AUG 2026	Fees & Allowances 29/07/26 - 11/08/26	1,542.77
Cr Daniel Wilkins Total			3,085.54
Cr Owen D Mulder	AUGUST 2026	Fees & Allowances 12/08/26 - 25/08/26	1,542.77
	JUL/AUG 2026	Fees & Allowances 29/07/26 - 11/08/26	1,542.77
Cr Owen D Mulder Total			3,085.54
Chindarsi Architects Pty Ltd	2303	UAT Detailed Design - CASM Workshop	8,030.00
	2305	Detailed Design - CASM Workshop	1,177.00
Chindarsi Architects Pty Ltd Total			9,207.00
Forestvale Trees Pty Ltd	19070	Cupaniopsis Anacardiodes 25L/35L x1	107.80
Forestvale Trees Pty Ltd Total			107.80
Council On The Ageing WA	7487	Online Strength for Life InstructorsCourse	250.00
Council On The Ageing WA Total			250.00
Jim's Test and Tag Mandurah North	1211	Test & Tag July 2026 Museum	917.23
	1212	Test & Tag July 2026 - Marina	967.59
	1206	Test & Tag July 2026 - Various Sites	2,435.66
	1202	Test & Tag July 2026 Mandurah BowlingClub & Civic Centre	4,509.58
	1208	Test & Tag July 2026 Falcon Library	1,505.97
	1207	Test & Tag July 2026 DawesvilleCommunity Centre	184.34
	1204	Test & Tag July 2026 - Billy Dower YouthCentre	2,410.54
	1203	Test & Tag July 2026 - CASM	874.10
	1201	Test & Tag July 2026 - AdministrationCentre	8,666.50
Jim's Test and Tag Mandurah North Total			22,471.51
Kennards Hire Pty Limited	29030215	Hire Metal Detector 05/08/26 GeorgeRobinson Gardens, Mandurah	56.80
	29039532	Hire Plate Compactor 23/07/26 - 06/08/26Lynda/Baroy Street, Falcon	1,505.60
	29078081	Hire Pallet Truck 10-18/08/26 Seniors	527.84
	29082066	Hire Compactor 6-20/08/26 Lynda Street &Baroy Street, Falcon	1,505.60
	29084527	Hire Compactor 20/08/26 Lynda Street &Baroy Street, Falcon	150.56
Kennards Hire Pty Limited Total			3,746.40
Nature Calls Portable Toilets	3928	Hire Portable Toilets 26/07/26 CoodanupForeshore Reserve	807.50
Nature Calls Portable Toilets Total			807.50
WA Automotive Pty Ltd	14449963	60,000km Service MH2698C	780.00
	1451022	Rego No MH9681B - 75,000km Service	415.00
	1429285	Rego No MH4802B - 75,000km Service	405.00
	1444749	Rego No MH0918C - 45,000km Service	460.00
	1448228	Rego No MH7086B - 105,000km Service	435.00
	1448409	Rego No MH0917C - 45,000km Service	350.00
	1448728	Rego No MH5889B - 60,000km Service	620.00
WA Automotive Pty Ltd Total			3,465.00
Midalia Steel	68006121	Steel Plates for Drainage & Maintenance	6,524.50
Midalia Steel Total			6,524.50
Reece Australia Pty Ltd	1023838503	Plumbing Supplies - Drainage Works	24.13
	1023655791	Plumbing Supplies - Drainage Works	161.87
	1025806677	Docol Tap Cartridge x10	1,113.75
Reece Australia Pty Ltd Total			1,299.75
Bravo Consults and Events	20260031	Tourism Awards Submission 2026 - FinalPayment	4,400.00
Bravo Consults and Events Total			4,400.00
Telstra (ID3360)	247 3787 972 02/08/26	TIMS Mobile Enhanced SMS to 02/08/26	628.94
	100 5336 431 27/05/26	Satellite 27/05/26 - 26/06/26	55.00
	100 5336 431 27/06/26	Satellite 27/06/26 - 26/07/26	55.00
	247 3787 972 02/06/26	TIMS Mobile Enhanced SMS to 02/06/26	365.43
	K 549 866 071-2	NBN - June 2026	364.98
	K 197 862 961-2	SES - May 2026	253.43
	K 547 897 071-5	SES - June 2026	256.94
	K 190 435 961-0	Landline - May 2026	4,547.71
	K 546 430 171-4	Landline - June 2026	4,547.72
	K 792 340 571-4	Landline - August 2026	4,547.71
	K 345 960 861-5	Landline - July 2026	4,547.71
Telstra (ID3360) Total			20,170.57
Living Turf	193896/01	POGO TurfPro Cloud Subscription	3,135.00
	196869/01	Dedicate Forte Stressgard Turf Fungicidex10	2,961.97
Living Turf Total			6,096.97
Cr Jacob G Cumberworth	SEPTEMBER 2026	Fees & Allowances 01/09/26 - 30/09/26	3,305.92
Cr Jacob G Cumberworth Total			3,305.92
Close Protection Security Services	715	Security - Flame Fest 2026	4,082.29
Close Protection Security Services Total			4,082.29
Aslab Pty Ltd	27179	Basecourse Testing - Parkview StreetMandurah	920.48
	27181	Subbase Testing - Baroy Street & LyndaStreet, Falcon	3,950.76
	27180	Material Testing - Coodanup ForeshoreUpgrade Stage 4	4,380.20
	27194	Basecourse Testing - Baroy/Lynda StreetsFalcon	2,085.60
	27193	Basecourse Testing - Coodanup ForeshoreStage 4	1,546.16
Aslab Pty Ltd Total			12,883.20
WA Hino Sales & Service	327742	LH FR Corner Panel x1 - Pillar Trim Clipx5	595.65
WA Hino Sales & Service Total			595.65
Peel Scape Solutions	27248	Lawn Reinstatement Works - View StreetHalls Head	1,749.00
Peel Scape Solutions Total			1,749.00
Cr Shannon B Wright	SEPTEMBER 2026	Fees & Allowances 01/09/26 - 30/09/26	3,305.92
Cr Shannon B Wright Total			3,305.92
The Fun Depot	43291	Hire Mechanical Surfboard 24/06/26 LDATTerm 3	1,035.50
The Fun Depot Total			1,035.50
Ana Doria Buchan	1040700750118	Reimbursement - Tablecloth for MuseumExhibition Furnishings	35.00
Ana Doria Buchan Total			35.00
Mandurah Graphics	10214	Exhibition Labels x13	198.00
Mandurah Graphics Total			198.00
Ritz Party Hire	1244610269	Hire Equipment 26/07/26 CoodanupForeshore	2,559.00
Ritz Party Hire Total			2,559.00
Asbestos Masters WA	407	Removal & Disposal of Dumped AsbestosCaddadup Reserve, Dawesville	1,650.00
	406	Removal & Disposal of Dumped AsbestosFootpath on 8 Oak Avenue, Mandurah	660.00
Asbestos Masters WA Total			2,310.00
Department of the Premier and Cabinet	1013489	Notice in the Government GazetteAmendment No 4 & 7	479.70
	1013748	Gazette - Fire Break & Fuel HazardReduction Notice 2026-2027	585.48
Department of the Premier and Cabinet Total			1,065.18
Dapth Pty Ltd	20252343	Website Support July 2026	2,035.00

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Creditor	Invoice number	NarrationFull	Total
Dapth Pty Ltd	**20252359**	Website Support - September 2026	2,117.50
	20252353	Website Development for Crab Fest - 50%	16,915.25
Dapth Pty Ltd Total			**21,067.75**
Australian Swimming Coaches and Teachers Ass	**156559**	Swim Schools Australia Membership2026/27	469.00
Australian Swimming Coaches and Teachers Association Limited Total			**469.00**
Food Technology Services Pty Ltd	**179**	Contractor Fees - July 2026	6,290.48
Food Technology Services Pty Ltd Total			**6,290.48**
Slimline Warehouse Display Shops	**587808**	Classic Clip Frame Poster Holders x6	163.34
Slimline Warehouse Display Shops Total			**163.34**
Little Legends Entertainment	**194**	Face Painting for Winter in Mandurah	726.00
Little Legends Entertainment Total			**726.00**
WA Bluemetal	**BY48855**	Supply Road Base 23/07/26 Lynda Street &Baroy Street, Falcon	8,674.77
WA Bluemetal Total			**8,674.77**
Advance Press (2013) Pty Ltd	**6419**	PRIS Support Cards (set of 6) x250	363.00
Advance Press (2013) Pty Ltd Total			**363.00**
Men Of The Trees Peel Branch	**82**	Supply of Plants for 2026 WaterwiseVerge Program	2,500.00
Men Of The Trees Peel Branch Total			**2,500.00**
LGISWA	**100-165799**	Local Government Special Risks & MotorVehicle 30/06/25 - 30/06/26	666.71
	100-165912	Total EAP for Employees & Volunteers01/07/26 - 31/12/26	8,466.15
LGISWA Total			**9,132.86**
Jaybro Group Pty Ltd	**90077196**	Crowd Control Barrier x223	10,844.44
Jaybro Group Pty Ltd Total			**10,844.44**
Western Power	**CORPB0859386**	MP212636 - Waltham Street, Halls Head	92,548.00
Western Power Total			**92,548.00**
Mandurah Indoor Plant Hire	**7577**	Maintenance of Indoor Plants June 2026Rangers	15.40
	7573	Maintenance of Indoor Plants June 2026Admin & Extras	121.00
	7574	Maintenance of Indoor Plants June 2026IT & Civic	22.00
	7576	Maintenance of Indoor Plants June 2026Marina	33.00
	7575	Maintenance of Indoor Plants June 2026Mandurah Library	24.20
	7592	Maintenance of Indoor Plants July 2026Rangers Office	15.40
	7591	Maintenance of Indoor Plants July 2026Marina	33.00
	7587	Maintenance of Indoor Plants July 2026Admin & Extras	121.00
	7588	Maintenance of Indoor Plants July 2026IT & Civic	22.00
Mandurah Indoor Plant Hire Total			**407.00**
Technology One Limited	**265282**	AMS Program 01/08/26 - 31/08/26	10,422.53
Technology One Limited Total			**10,422.53**
Sunny Industrial Brushware Pty Ltd	**33503**	Assorted Materials - Operations Centre	7,150.00
	33507	Delivery of Sweeper Brushes	71.50
Sunny Industrial Brushware Pty Ltd Total			**7,221.50**
Techworks Plumbing Pty Ltd	**117365**	Unblock Toilet 28/07/26 WarrangupSprings Ablution, Dawesville	185.90
	117393	Unblock Toilet 28/07/26 Florida AblutionDawesville	139.43
	117510	Unblock Toilet 30/07/26 EastportForeshore Ablution, Wannanup	185.90
	117629	Investigate Water Leak 3-23/07/26 MPAC	9,981.79
	117610	Repairs to Toilet 24/07/26 MarinaBreakwater Ablution, Mandurah	1,363.70
	117517	Repairs to Toilet 29-30/07/26 FloridaAblution, Dawesville	1,071.32
	117360	Inspect No Hot Water 27/07/26 MarinaChalet #37	185.90
	117492	Repairs to Tap 28/07/26 Meadow SpringsSports Facility	345.50
	117338	Repairs to Basin 28/07/26 BortoloPavilion, Greenfields	185.90
	117328	Odour coming from Kitchen Sink 27/07/26Operations Centre	185.90
	117305	Repairs to Toilet 24/07/26 MandurahVisitor Centre	175.48
	116787	Unblock Toilet & Basin 03/07/26Operations Centre	607.20
	117368	Unblock Toiliets 24/07/26 Mewburn CentreAblution, Mandurah	511.23
	117320	Repairs to Fountain 14-27/07/26 FalconReserve	856.45
	117298	Repairs to Water Fountain 21-24/07/26Osprey Waters, Erskine	1,184.35
	117639	Unblock Shower Drainage 27-30/07/26Orion Reserve Ablution, Silversands	712.25
	117286	Repairs to Leaking Pipe 23/07/26 RangersOffice	245.00
	117282	Repairs to Leaking Toilet 22/07/26Mandurah Bowling Club	185.90
	117061	Replace Downpipes 15-21/07/26 Ocean RoadSports Pavilion, Dawesville	1,196.91
	117293	Unblock Toilet 23/07/26 Mandurah Library	139.43
	117292	Inspect Eyewash Stations 23/07/26Operations Centre	278.85
	117291	Unblock Toilet 23/07/26 Ormsby TerraceOffice, Mandurah	92.95
	116789	Repairs to Leaking Taps 14/07/26Mandurah Marina	116.19
	116669	Replace Hot Water Unit 08/07/26 AztecShed, Mandurah	1,189.69
	116993	Unblock Toilet 20/07/26 Mandurah SurfClub	92.95
	116976	Repairs to Water Fountain 17/07/26Peelwood Reserve, Halls Head	185.90
	116994	Unblock Toilet 20/07/26 Orion ReserveAblution, Silversands	92.95
	117290	Repairs to Toilets 23/07/26 DawesvilleChannel Ablution, Dawesville	194.47
	116622	Unblock Drains 04/07/26 Mandurah BowlingClub	366.58
	116621	Repairs to Toilets 04/07/26 MandurahVisitor Centre	366.58
	116959	Inspect No Water 16/07/26 EastportForeshore Ablution, Wannanup	92.95
	116958	Unblock Toilet 16/07/26 Mandurah SurfClub	139.43
	116955	Unblock Basin 16/07/26 MARC	139.43
	116693	Repairs to Dishwasher 03/07/26 SuttonStreet Hall, Mandurah	371.80
	116617	Repairs to Kitchen Tap 03/07/26 SuttonStreet Hall, Mandurah	263.16
	116615	Unblock Toilet 02/07/26 Warrangup SpringAblution, Dawesville	180.68
	116616	Unblock Toilets 02/07/26 Lakes LawnCemetery, Parklands	185.90
	116586	Unblock Toilet 03/07/26 NorthportAblution, Wannanup	180.68
	116620	Unblock Toilet 02/07/26 OperationsCentre	157.44
	116619	Repairs to Dishwasher 02/07/26 CivicCentre, Mandurah	209.14
	116950	Inspect No Water 14-15/07/26 HHRC	743.60
	116997	Remove Debris from Toilets 20/07/26Lakes Lawn Cemetery, Parklands	139.43
	117069	Repairs to Toilets 20-21/07/26 LakesLawn Cemetery, Parklands	626.87
	117310	Unblock Toilet 24/07/26 Mandurah BowlingClub	265.22
	117319	Repairs to Toilet 18-27/07/26 MilgarReserve Ablution, Mandurah	1,812.33
	116618	Repairs to Drain Cover 02/07/26 Seniors	273.56
	116674	Repairs to Drink Fountain 08/07/26Madora Bay Oval	209.14
	116694	Unable to Gain Access to Inspect Toilet03/07/26 Avalon Point Ablution, Wannanup	182.01
	117758	Plumbing Repairs 03/08/26 MARC	743.60
	117787	Unblock Toilet 10/08/26 DawesvilleChannel Ablution	92.95
	116588	Unblock Toilet 03/07/26 Halls HeadForeshore	180.68
	117781	Repairs to Hand Basins 31/07/26 FalconPavilion	910.71
	116951	Inspect No Water in Lunchroom 16/07/26Civic Centre, Mandurah	185.90
	116980	Unblock Toilet 17/07/26 Mewburn CentreMandurah	139.43
	116947	Plumbing Works 14/07/26 HHRC	968.62
	117755	Unblock Toilets 03/08/26 EasternForeshore Ablution, Mandurah	139.43
	117757	Unblock Toilets 03/08/26 MandurahLibrary	139.43
Techworks Plumbing Pty Ltd Total			**32,296.07**
WesTrac Pty Ltd	**PI 2556649**	P62318 Parts for Repairs	2,150.70
WesTrac Pty Ltd Total			**2,150.70**
Datacom Systems (AU) Pty Ltd	**1816806**	Assorted Equipment - Information &Communication Technology	25,596.92
Datacom Systems (AU) Pty Ltd Total			**25,596.92**
The Bridge Garden Bar & Restaurant	**585**	Winter in Mandurah Grant	899.25
The Bridge Garden Bar & Restaurant Total			**899.25**
Scott Printers Pty Ltd	**202077**	Mandurah Arts Festival Program 2026	7,125.80
Scott Printers Pty Ltd Total			**7,125.80**
Cr Adriana A J M Green	**AUGUST 2026**	Fees & Allowances 12/08/26 - 25/08/26	1,542.77
	JUL/AUG 2026	Fees & Allowances 29/07/26 - 11/08/26	1,542.77
Cr Adriana A J M Green Total			**3,085.54**

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Creditor	Invoice number	NarrationFull	Total
Hi Def Installations	HDI26290701	Install 3x TVs - Operations Centre	4,875.00
	HDI26190801	Supply & Install TV - MARC Gym	1,238.00
Hi Def Installations Total			6,113.00
4Park Pty Ltd	107326	Orbit Platform x1 Doongin ParkGreenfields	843.70
4Park Pty Ltd Total			843.70
Veolia Recycling & Recovery (Perth) Pty Ltd	61894028	Disposal of Contaminated Waste 28/07/26	12,761.39
Veolia Recycling & Recovery (Perth) Pty Ltd Total			12,761.39
Jackson McDonald	566575	Reference No IMM:7184176 - Legal Advice	12,186.90
Jackson McDonald Total			12,186.90
Geared Construction Pty Ltd	872	Dawesville Community Centre - ProgressClaim 22	275,386.57
Geared Construction Pty Ltd Total			275,386.57
Aquamonix Pty Limited	81190	TWiN Trax Cable x1	1,673.10
	81201	Rainman Decoder & Connectors x12	2,416.26
Aquamonix Pty Limited Total			4,089.36
ActivTec Pty Ltd	RIN185104	Lifting Hoist Service 06/08/26 MARC	979.00
	RIN183802	Preventative Maintenance July 2026Mandurah Visitor Centre	452.60
	RIN182990	6 Month Service on Hoists June 2026Mandurah Visitor Centre	469.70
	RIN179030	Repairs to Medical Equipment - MandurahVisitor Centre	1,214.07
	RIN184342	6 Month Service on Hoists June 2026Eastern Foreshore Ablution, Mandurah	469.70
ActivTec Pty Ltd Total			3,585.07
William Buck Consulting (WA) Pty Ltd	12543	Sitting Fees Audit & Risk Meeting03/08/26	1,106.91
William Buck Consulting (WA) Pty Ltd Total			1,106.91
Tenderlink	AU-771475	Tenderlink Ads 10-23/07/26	430.10
Tenderlink Total			430.10
Brighton Hotel	124	Venue Hire 23/08/26 Secret Sip & Sounds	2,400.00
Brighton Hotel Total			2,400.00
Just Pizza Company	F57280225	Cafe Supplies - MARC	186.60
Just Pizza Company Total			186.60
Cr Ahmed Zilani	SEPTEMBER 2026	Fees & Allowances 01/09/26 - 30/09/26	3,305.92
Cr Ahmed Zilani Total			3,305.92
WT Business Advisory Services	2740	Sitting Fees - 03/08/2026	1,336.50
WT Business Advisory Services Total			1,336.50
Zoggs Australia	3790292480	Super Seal Junior Mask x32	528.00
Zoggs Australia Total			528.00
Cleanaway Co Pty Ltd	3723769	Disposal of Expired Mosquito Larvicides27/07/26	3,504.52
Cleanaway Co Pty Ltd Total			3,504.52
Alfresco Indian Cuisine	8074	Catering 22/07/26 CEO Perf ReviewWorkshop	400.00
	8076	Catering 03/08/26 Audit Risk &Improvement	490.00
Alfresco Indian Cuisine Total			890.00
GTMC Test&Tag	80	Replace Thermal Sensor - Seniors	419.00
GTMC Test&Tag Total			419.00
Pete's Treeworx	1	Mulch - Waterwise Verge Program	6,198.50
	9763	Mulch - Waterwise Verge Program	6,374.50
Pete's Treeworx Total			12,573.00
Sally Wawn	40255059	Professional Membership	470.00
Sally Wawn Total			470.00
Tessa Yvonne MacKay	MTL_CASM	Reimbursement for Creative ExtensionResidency - CASM	304.80
	MENT_EB_CASM	Residency Mentorship 29/07/26 - 19/08/26CASM	2,885.13
Tessa Yvonne MacKay Total			3,189.93
Bryson Canvas Products	7438	T03818 Replace Tarp	1,735.16
Bryson Canvas Products Total			1,735.16
Western Rural Fencing	2325	Repair Damaged Gate - Waste ManagementCentre	308.00
Western Rural Fencing Total			308.00
Hip Pocket Workwear & Safety	379747	Face Scarf x30	330.30
Hip Pocket Workwear & Safety Total			330.30
Kleen West Distributors	127009	Write Off 20ltr x10	3,540.35
Kleen West Distributors Total			3,540.35
Benchmark Estimating Software	2026-409	Benchmark Estimating Software01/08/26 - 31/07/27	30,561.30
Benchmark Estimating Software Total			30,561.30
Komatsu Australia Pty Ltd	4698082	P64323 Cutting Edges	1,414.55
Komatsu Australia Pty Ltd Total			1,414.55
Seton Australia Pty Ltd	9362482553	Particulate Respirator (10) x10	1,254.88
Seton Australia Pty Ltd Total			1,254.88
Kelyn Training Services	35783	Prepare Traffic Management 24-28/08/26	1,880.00
Kelyn Training Services Total			1,880.00
Records & Information Management	8891	RIMPA Global Membership 2026-2027	1,342.00
Records & Information Management Total			1,342.00
Mandurah Performing Arts	24298	Venue Hire 30/07/26 Citizenship Ceremony	1,633.60
	24312	Annual Contribution 2026/2027	843,446.00
Mandurah Performing Arts Total			845,079.60
Zipform Digital	227986	Rates Smoothing Letters	920.37
	228119	Rates A4 Mayor's Letter Insert	3,859.17
Zipform Digital Total			4,779.54
Aussie Broadband Pty Ltd	60511037	NBN 28/07/26 - 27/08/26	2,616.10
	59624371	NBN 28/06/26 - 27/07/26	2,616.10
Aussie Broadband Pty Ltd Total			5,232.20
Port Mandurah Ratepayers Association	240826	PMRA Admin Fee 1st QuarterJuly - September 2026	1,500.00
Port Mandurah Ratepayers Association Total			1,500.00
Main Roads Western Australia	30004174/620/270108	Return of Unspent RPG Funding:Pinjarra Road - Project 30004174.CONTACT: Hayley Frontino.	271,136.80
	30004175/620/270108	Return of Unspent RPG Funding:Tims Thicket Road - Project 30004175.CONTACT: Hayley Frontino.	3,752.10
	30004506/620/270108	Return of Unspent RPG Funding:Tims Thicket Road - Project 30004506.CONTACT: Hayley Frontino.	42,710.80
	30004785/620/270108	Return of Unspent RPG Funding:Coolibah Avenue - Project 30004785.CONTACT: Hayley Frontino.	23,313.40
Main Roads Western Australia Total			340,913.10
ATCO Gas Australia	1800036935	Gas Isolation for Meter Box ReplacementSeniors	1,113.20
ATCO Gas Australia Total			1,113.20
John Tonkin College (Tindale Campus)	24609	Event Sponsorship for 2026 Kids TeachingKids	7,700.00
John Tonkin College (Tindale Campus) Total			7,700.00
Nick Kidd Family Trust	444	Feathered Shuttlecocks x100	4,300.00
Nick Kidd Family Trust Total			4,300.00
Cardile Internation Fireworks	3590	Flame Fest Fire Towers	6,600.00
Cardile Internation Fireworks Total			6,600.00
Quantified Tree Risk Assessment	15907	QTRA User Registration Renewal11/08/26 - 11/08/27	327.25
Quantified Tree Risk Assessment Total			327.25
Harbour Software Pty Ltd	HBR003102	Harbour - Doc Assembler	20,493.00
Harbour Software Pty Ltd Total			20,493.00
DADAA Ltd	38365	Audio Description & Recording - Don'tTouch the Art Exhibition	3,716.74
DADAA Ltd Total			3,716.74
Bolinda Publishing Pty Ltd	368831	Cataloguing & Servicing for Libraries	15.35
Bolinda Publishing Pty Ltd Total			15.35
City of Mandurah Municipal Fund	119485 2026	Rubbish Service 2026/2027 - 93 Park RoadMandurah	172.50
	114106 2026	Rubbish Service 2026/2027 - 2 TuartAvenue, Mandurah	1,597.00
	344950 2026	ESL 2026/2027 - 176 Lakeside ParkwayHerron	113.00
	642676 2026	ESL 2026/2027 - 34 Reserve DriveMandurah	327.36
	705655 2026	ESL 2026/2027 - 2 Seppings ParadeLakelands	388.93
	357895 2026	ESL 2026/2027 - 54 Sutton StreetMandurah	113.00
	706133 2026	Rubbish Service 2026/2027 - BanksiadaleGate, Lakelands	690.00
	709459 2026	Rubbish Service & ESL 2026/2027 - 87Dower Street, Mandurah	12,654.20
	110856 2026	Rubbish Service 2026/2027 - 41 OrmsbyTerrace, Mandurah	1,258.90

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Creditor	Invoice number	NarrationFull	Total
City of Mandurah Municipal Fund	113843 2026	Rubbish Service 2026/2027 - 303 PinjarraRoad, Mandurah	1,444.50
	114783 2026	Rubbish Service 2026/2027 - 60 LinvilleStreet, Falcon	1,597.00
	116242 2026	Rubbish Service 2026/2027 - 2 ThisbeDrive, Dawesville	424.00
	116606 2026	Rubbish Service 2026/2027 - 30 LyndaStreet, Falcon	345.00
	115822 2026	Rubbish Service 2026/2027 - 2204 OldCoast Road, Falcon	424.00
	115160 2026	Rubbish Service 2026/2027 - 2-30 MerlinStreet, Halls Head	2,120.00
	508133 2026	Rubbish Service 2026/2027 - 20 DalonaParkway, Lakelands	424.00
	659076 2026	ESL 2026/2027 - Old Coast Road, Herron	113.00
	637056 2026	Rubbish Service 2026/2027 - 89 AllnuttStreet, Mandurah	1,962.70
	112274 2026	Rubbish Service 2026/2027 - 20 ThomsonStreet, Mandurah	2,465.62
	669521 2026	Rubbish Service 2026/2027 - 31 EducationDrive, Greenfields	763.23
	520039 2026	Rubbish Service & ESL 2026/2027 - 6 TheLido, Mandurah	46,867.27
	118412 2026	Rubbish Service 2026/2027 - 16Challenger Road, Madora Bay	596.50
	118073 2026	Rubbish Service 2026/2027 - 1 BortoloDrive, Greenfields	927.70
	117992 2026	Rubbish Service 2026/2027 - 43 CrusaderStreet, Falcon	1,100.20
	357911 2026	ESL 2026/2027 - 56 Sutton StreetMandurah	113.00
	110724 2026	Rubbish Service 2026/2027 - 1 SpinnakerQuays, Mandurah	1,272.00
	110740 2026	Rubbish Service 2026/2027 - 185Breakwater Parade, Mandurah	941.50
	110823 2026	Rubbish Service 2026/2027 - 75 MandurahTerrace, Mandurah	755.20
	111151 2026	Rubbish Service 2026/2027 - 5 PinjarraRoad, Mandurah	424.00
	111920 2026	Rubbish Service 2026/2027 - 65-85Mahogany Drive, Halls Head	1,624.60
City of Mandurah Municipal Fund Total			84,019.91
Telus Health (Australia) Pty Ltd	2489818	Employee Assistance Program	4,056.25
Telus Health (Australia) Pty Ltd Total			4,056.25
Kompan Australia Pty Ltd	SI230534	Playground Repairs - Lilac Park, HallsHead	1,168.09
Kompan Australia Pty Ltd Total			1,168.09
West Australian Newspapers	587733 10/08/26	Daily Newspapers Subscription09/08/26 - 01/11/26	248.39
West Australian Newspapers Total			248.39
Swell Fine Food Catering Pty Ltd	1826	Catering 24/07/26 Civic Event Probus	1,185.80
Swell Fine Food Catering Pty Ltd Total			1,185.80
Paella on the Move	9321	Catering 06/08/26 Mid Year FunctionOperations Centre	4,070.00
Paella on the Move Total			4,070.00
Axiis Contracting Pty Ltd	9713	Install Table Setting - Darwin TerraceDudley Park	2,310.00
	9703	Install Shelter x2 Darwin TerraceDudley Park	7,150.00
Axiis Contracting Pty Ltd Total			9,460.00
Bayley House	6000052671	Basic Sunflower Membership	550.00
Bayley House Total			550.00
Park Motor Body Builders	16251	T01319 Replace Tip Stop Valve x1	484.00
Park Motor Body Builders Total			484.00
Oral History Western Australia Inc	24082026	Annual Membership	65.00
Oral History Western Australia Inc Total			65.00
Advanced Training	25021	ITIL Foundation (Version 5) Training& Examination 21/09/26 x2	2,420.00
Advanced Training Total			2,420.00
Regional Business Women's Collective Incorpora	6	Alcoa Business Women's Collective x1	40.00
Regional Business Women's Collective Incorporated Total			40.00
Bailey's Marine Fuels Australia	PSI142271	Diesel 24/08/26	83.66
Bailey's Marine Fuels Australia Total			83.66
Kerb Doctor	20260753	Kerbing 31/07/26 Peel Parade, Coodanup	8,808.27
	20260802	Kerbing 11/08/26 Wisteria Gardens, HallsHead	4,053.24
	20260846	Kerbing 17/08/26 Lynda Street & BaroyStreet, Falcon	10,593.50
	20260848	Kerbing 19/08/26 Pioneer Court, Bouvard	6,953.76
Kerb Doctor Total			30,408.77
Major Motors Pty Ltd	1947635	T00824 Mud Guard Replacement x2	116.82
	1950898	Rego No MH6824C Isuzu Truck	152,887.50
Major Motors Pty Ltd Total			153,004.32
Evicom Pty Ltd	480	Pigeon Control Units 1&2 - September2026	1,813.90
Evicom Pty Ltd Total			1,813.90
Mandurah Forum Florist	1491	Mason Jars x8 Civic Event Probus	280.00
	1492	Wreath 06/08/26 Zonta Missing PersonMemorial	85.00
Mandurah Forum Florist Total			365.00
BCA Consultants (WA) Pty Ltd	45034	AirCond Replacement - Mandurah Library	2,750.00
	45037	HVAC Maintenance Schedules Review	1,254.00
BCA Consultants (WA) Pty Ltd Total			4,004.00
Grow It Local Pty Ltd	119	Program Fees September 2026 - August2027	16,584.92
Grow It Local Pty Ltd Total			16,584.92
Pool Robotics Perth	26-00002083	Pool Cleaner Bags - MARC	50.85
Pool Robotics Perth Total			50.85
Viafix Australia	406434	Viafix 14kg Bags x144	6,540.60
Viafix Australia Total			6,540.60
SoundBay Pty Ltd	4751202	Electro-Voice Evolve 30m PortablePowered Column System x1	2,104.00
SoundBay Pty Ltd Total			2,104.00
WA Limestone Contracting Pty Ltd	WAL-COM-2026002	Town Beach Seawall Renewal - ProgressClaim #2	122,087.42
WA Limestone Contracting Pty Ltd Total			122,087.42
Myron John McArthur	30	Concert 05/08/26 Seniors	400.00
Myron John McArthur Total			400.00
Disruptive Force Ltd	50	GoSHackathon 2026 Event Sponsorship40% Progress Claim	7,920.00
Disruptive Force Ltd Total			7,920.00
Niche Planning	7071	Analysis and Draft Report PreparationStage 3	19,844.00
Niche Planning Total			19,844.00
Jacqueline Chorlton	AUG 2026	Artwork Sales - Don't Touch the ArtExhibition held at CASM.	520.00
Jacqueline Chorlton Total			520.00
Stantec Australia Pty Ltd	1998719	HVAC System Detailed Design - MPAC	8,334.70
Stantec Australia Pty Ltd Total			8,334.70
Struddys Apparel Co Pty Ltd	106859	T-Shirt x1 Sports Awards Winner	132.00
Struddys Apparel Co Pty Ltd Total			132.00
Tourism Council WA	I-00016744	Membership Renewal 2026-27	770.00
Tourism Council WA Total			770.00
Environex International Pty Ltd	345856	Assorted Pool Chemicals - MARC	6,633.99
	346100	Trichlor Tablet 200g 25kg x1	228.80
	346425	Chemicals - MARC	3,958.68
Environex International Pty Ltd Total			10,821.47
Veronica Beverley Botting	AUG 2026	Artwork Sales - Don't Touch the ArtExhibition held at CASM.	840.00
Veronica Beverley Botting Total			840.00
Waynes Windscreens	100809	U07025 Replace Windscreen	1,066.00
Waynes Windscreens Total			1,066.00
Daimler Trucks Perth	XA980099555:02	T017 Plant Assessor Repairs	126.37
Daimler Trucks Perth Total			126.37
Superior Nominees Pty Ltd	63843	Telescope Replacements x5	676.50
Superior Nominees Pty Ltd Total			676.50
Vermeer Equipment WA	134399	T04917 Reel Motor	1,915.03
Vermeer Equipment WA Total			1,915.03
A Plus Training Solutions	4235	Level 1 Operate & Maintain ChainsawTraining 18/08/26	1,650.00
A Plus Training Solutions Total			1,650.00
Plant Supply Co	20695	Assorted Plants - City Parks North	1,139.60
	21796	Assorted Plants - San Polo VistaMandurah	2,818.20
Plant Supply Co Total			3,957.80
Bull Ant Events Pty Ltd	1496	Hire Equipment - Winter in Mandurah	4,546.30
Bull Ant Events Pty Ltd Total			4,546.30

Creditor	Invoice number	NarrationFull	Total
Miami Bakehouse Pty Ltd	59480	Catering 12/08/26 LEMC Meeting	131.00
Miami Bakehouse Pty Ltd Total			131.00
CrowdPleaser Pty Ltd	529355	Entertainment 23/08/26 Secret Sip &Sounds - Deposit Only	180.00
CrowdPleaser Pty Ltd Total			180.00
Forward Thinkers International Pty Ltd	143	Path Sweeping 01/07/26 - 31/07/26	4,042.50
	141	Sweeping Works - June 2026	3,234.00
Forward Thinkers International Pty Ltd Total			7,276.50
Oyster Bedz Bar	24B0826	Catering 19/08/26 Secret Sounds of theCity	600.00
	24A0826	Catering 23/08/26 Secret Sip & Sounds	2,400.00
Oyster Bedz Bar Total			3,000.00
Connect CCS Pty Ltd	122185	After Hours Call Service - June 2026	1,605.60
	122519	After Hours Call Fees - July 2026	1,574.57
Connect CCS Pty Ltd Total			3,180.17
Mandurah Mazda	JC24541514	Rego No MH4737C - 15,000km Service	363.00
	JC24541178	Rego No MH3898B - 130,000km Service	381.00
Mandurah Mazda Total			744.00
Domus Nursery	202529	Assorted Plants - City Parks South	381.42
Domus Nursery Total			381.42
Wattleup Tractors	1333650	P60325 Service Kits	2,526.05
Wattleup Tractors Total			2,526.05
Specialty Timber Flooring WA	2628	Floor Maintenance - HHRC	4,100.80
Specialty Timber Flooring WA Total			4,100.80
Mr Mark Champion	131425	Reimbursement - Safety Glasses	449.00
Mr Mark Champion Total			449.00
Committee for Perth Limited	3780	Annual Bronze MembershipOctober 2026 - September 2027	7,260.00
Committee for Perth Limited Total			7,260.00
PILA Group Pty Ltd	36216	Portable Football Goalposts x2	8,027.75
	36216.	Portable Football Goalposts x 2	8,027.75
	C36216	Credit to Invoice 36216 - FootballGoalposts.	(8027.75)
PILA Group Pty Ltd Total			8,027.75
J D Pihema	886	Musician 30/07/26 Citizenship Ceremony	450.00
J D Pihema Total			450.00
Archival Survival Pty Ltd	86669	Small Labels (100) x1 CASM	169.35
Archival Survival Pty Ltd Total			169.35
Stephen Charles Morrison	301823	Bond Return: Cat Trap Hire.Trap returned 04/08/26.	150.00
Stephen Charles Morrison Total			150.00
Donegan Enterprises Pty Ltd	7955	Swing Seat S Hooks x60	462.00
Donegan Enterprises Pty Ltd Total			462.00
AWB Co Pty Ltd	148601	Repairs to Shed 17/07/26 OperationsCentre	1,401.25
AWB Co Pty Ltd Total			1,401.25
Cemeteries & Crematoria Ass of WA	1974	Ordinary Membership 2026-2027	130.00
Cemeteries & Crematoria Ass of WA Total			130.00
Heavenly Homes International Ltd	610	Christmas in June Event x2	120.00
Heavenly Homes International Ltd Total			120.00
The Stage Door Pty Ltd	REC2242	Catering 23/08/26 Secret Sip & Sounds	2,400.00
The Stage Door Pty Ltd Total			2,400.00
Raeco	612687	CD Core Ownership Labels Preprinted x10	1,107.02
Raeco Total			1,107.02
Overseas Bank Transfer - Commonwealth	EWS 71922	ESW Operations LLC Quote 71922USD80109.38 50 x Kayako Licences20/2/2026-19/8/2027	115,915.76
Overseas Bank Transfer - Commonwealth Total			115,915.76
Gunnebo Australia Pty Ltd	1447014	Repairs to Gate Scanner - MARC	129.76
	1447014.	Repairs to Gate Scanner - MARC	129.76
	C1447014	Reverse Invoice 1447014 due to IncorrectBank details.	(129.76)
Gunnebo Australia Pty Ltd Total			129.76
Harvey Norman AV/IT Mandurah	2943325	Miele Boost Vacuum Cleaner x1	398.00
Harvey Norman AV/IT Mandurah Total			398.00
Simply Headsets Pty Ltd	141445	Wireless Headset x5	1,842.50
Simply Headsets Pty Ltd Total			1,842.50
Soroptimist International of Mandurah	793	2026 Soroptimist International ofMandurah Literacy	70.00
Soroptimist International of Mandurah Total			70.00
Craig Bates	20/06/26	Vessel RST Training & Assessment	440.00
Craig Bates Total			440.00
Shire of Ashburton	47725	Recoup Long Service Leave05/10/2015 - 09/01/2018	2,837.34
Shire of Ashburton Total			2,837.34
Orbit Health & Fitness Solutions Pty Ltd	WC329382	Fitness Equipment - MARC	1,993.60
Orbit Health & Fitness Solutions Pty Ltd Total			1,993.60
Centre Graphics	24056	Community Fabric Wall Print	815.10
Centre Graphics Total			815.10
Portable Partitions Aus Pty Ltd	16876	Folding Acoustic Room Divider x1 Seniors	3,003.00
Portable Partitions Aus Pty Ltd Total			3,003.00
Strategic Fire Consulting	8939	Documentation Review - Fire Safety	1,342.00
Strategic Fire Consulting Total			1,342.00
The trustee for Acrifab Manufacturing Trust	36450	HDPE 12 A3 5mm Panels x1	285.56
The trustee for Acrifab Manufacturing Trust Total			285.56
Tribute Shows Australia	230826	Entertainment 23/08/26 Secret Sip &Sounds	2,750.00
Tribute Shows Australia Total			2,750.00
Alison Jane Gordon	607	MAF26 The Playful Plate - Instalment #1	13,728.50
Alison Jane Gordon Total			13,728.50
Mary Katherine Bolina	520497	Reimbursement - Pre Employment Medical	104.86
Mary Katherine Bolina Total			104.86
GripFactory Australia Pty Ltd	1669	Apply Non-Slip Coating Front EntranceMARC	341.00
	1539	Anti Slip Treatment to Floor 16-17/07/26MARC	907.50
GripFactory Australia Pty Ltd Total			1,248.50
ArtSupport Australia	51	Workshops - Creative PD	5,568.20
ArtSupport Australia Total			5,568.20
Asset Lead Consultants Pty Ltd	8/2026-00023	Road Safety Audit - Peel StreetMandurah	3,878.60
Asset Lead Consultants Pty Ltd Total			3,878.60
Aussie Made Metal Art	25836	Event Signage for Flame Fest 2026	620.00
Aussie Made Metal Art Total			620.00
Preserve Life First Aid Training	153	Provide CPR Training 26/07/26 SouthernDistricts Fire Brigade	420.00
Preserve Life First Aid Training Total			420.00
The Governor's Prayer Breakfast Association Inc	260805 COM	Governors Prayer Breakfast 04/09/26	70.00
	260810 COM	Governor's Prayer Breakfast 2026 x2	140.00
	260819 COM	Governor's Prayer Breakfast 2026 x1	70.00
The Governor's Prayer Breakfast Association Inc Total			280.00
Bull Motor Bodies Pty Ltd	PT-W0023579	Central Locking Swing Handle	2,514.51
Bull Motor Bodies Pty Ltd Total			2,514.51
Coastal Disco	3	MAF26 Coastal Disco - Instalment 1	2,200.00
Coastal Disco Total			2,200.00
Evergreen Garden Care Australia Pty Ltd	30435789	Brilliance Gran 20kg x50	1,963.50
	30435790	Soil Improver Plus 25L x144	1,298.88
Evergreen Garden Care Australia Pty Ltd Total			3,262.38
X-FASH-ION.COM	1	T-Shirt Printing Workshop - Billy DowerYouth Centre	690.00
X-FASH-ION.COM Total			690.00
Timezone	1156-04086815	Laser Tag 2 Games x20	400.00
	1156-04104673	Add 1 Game Laser Tag - Young YorgasExcursion	600.00
Timezone Total			1,000.00
Dell Financial Services Pty Ltd		Dell Lease 1/5/2026-31/7/2026	17,776.06

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

Creditor	Invoice number	NarrationFull	Total
Dell Financial Services Pty Ltd	**1156-04104673**	Dell Lease Rental 1/5/2026-31/7/2026	9,277.09
Dell Financial Services Pty Ltd Total			**27,053.15**
Lucy Samantha Gray	**LGA260801**	Exhibition Fees 12/09/26 - 11/10/26 CASM40% Payment	600.00
Lucy Samantha Gray Total			**600.00**
Inspire Community Services Limited	**175**	First Aid Training - Youth Development	600.58
Inspire Community Services Limited Total			**600.58**
Katie Fiona McMahon	**1427**	Entertainment 7-8/08/26 Flame Fest	896.00
Katie Fiona McMahon Total			**896.00**
MDM Entertainment Pty Ltd	**SI0035366**	DVD's & Music CD's as SelectedLibrary Services	24.97
	SI0034833	DVD's & Music CD's as SelectedLibrary Services	283.91
	SI0035365	DVD's & Music CD's as SelectedLibrary Services	92.62
	SI0034831	DVD's & Music CD's as SelectedLibrary Services	38.79
	SI0034830	DVD's & Music CD's as SelectedLibrary Services	728.38
MDM Entertainment Pty Ltd Total			**1,168.67**
Visimax	**2134**	Snappy Snare x6	647.23
Visimax Total			**647.23**
TBB Planning Pty Ltd	**34886**	Urban Design Peer Review - Halls HeadTown Centre	5,500.00
TBB Planning Pty Ltd Total			**5,500.00**
Mandurah Central Pharmacy	**5635**	Ventolin INH 200 Dose x4 MARC	51.96
Mandurah Central Pharmacy Total			**51.96**
Apace Aid Inc	**EC-INV-330**	25% Plant Holding Deposit - BardocReserve, Greenfields	1,147.58
Apace Aid Inc Total			**1,147.58**
Bardfield Engineering	**52719**	Install Netball Post - Bruce CresswellReserve, Meadow Springs	2,420.00
Bardfield Engineering Total			**2,420.00**
Dangerous Delights	**260807-2**	Entertainment 7-8/08/26 Flame Fest	5,313.00
Dangerous Delights Total			**5,313.00**
Music Force	**120866**	Hire PA Speaker - MARC	200.00
Music Force Total			**200.00**
Before You Dig Australia Ltd	**5144**	Membership & Referral Fees 2026-27	9,022.11
Before You Dig Australia Ltd Total			**9,022.11**
Candice Sawyer	**275**	Facilitate Adventures in Art Workshop	350.00
	283	Facilitate Adventures in Art WorkshopLakelands Library	350.00
Candice Sawyer Total			**700.00**
Asana Software Australia Pty Ltd	**5526466**	Asana Licence 30/07/26 - 29/07/27	10,800.00
Asana Software Australia Pty Ltd Total			**10,800.00**
O'Connor Wooden Boats	**27008**	Canopus Conservation Works - Payment #2	6,000.00
O'Connor Wooden Boats Total			**6,000.00**
Sport West	**1621**	SportWest Membership Renewal 2026/27	566.50
Sport West Total			**566.50**
Stuart Klassen	**666079152**	Reimbursement - Morning Tea for 10 YearsService for Work Colleague	56.84
Stuart Klassen Total			**56.84**
Guru Productions Pty Ltd	**9300**	Video Clip - WA Museum on Megamouth	550.00
Guru Productions Pty Ltd Total			**550.00**
Rhys Meyerkort	**1**	Scientific Presentation 20/08/26 Museum	200.00
Rhys Meyerkort Total			**200.00**
Mark Soffe	**127171**	Reimbursement - Safety Glasses	300.00
Mark Soffe Total			**300.00**
Australia Agritech Pty Ltd	**4353**	Remote Pilot Licence (RePL) - up to 25kg	1,895.00
Australia Agritech Pty Ltd Total			**1,895.00**
Body Bike Australia Pty Ltd	**I-00009325**	Body Bike Service - MARC	409.64
Body Bike Australia Pty Ltd Total			**409.64**
Fire Pits and Garden Features	**935**	Fire Pits for Flame Fest 2026	1,600.00
Fire Pits and Garden Features Total			**1,600.00**
B.E Music & Special Events Pty Ltd	**13**	Entertainment - Secret Sip & Sounds	3,300.00
B.E Music & Special Events Pty Ltd Total			**3,300.00**
Toni Denise Wilkinson	**1**	Residency Mentorship Session 1 - CASM	653.69
Toni Denise Wilkinson Total			**653.69**
Marlen Serbin	**63901**	Reimbursement - Working with Children	87.00
Marlen Serbin Total			**87.00**
Brasser House	**340**	Barista Course 04/08/26	528.00
Brasser House Total			**528.00**
Price Consulting Group	**2124**	CEO Performance Review for 2025/2026	12,164.90
Price Consulting Group Total			**12,164.90**
Kyocera Document Solutions Australia Pty Ltd	**91476035**	MFP Impressions 01/03/26 - 31/05/26	6,251.08
	13434451	Contract N092526230: Equipment Rental01/09/26 - 30/11/26	184.24
	13434489	Contract N062525990: Equipment Rental01/09/26 - 30/11/26	9,609.01
Kyocera Document Solutions Australia Pty Ltd Total			**16,044.33**
Gino Piccolino Pty Ltd	**13**	Catering 21/07/26 Council Meeting	510.00
Gino Piccolino Pty Ltd Total			**510.00**
Eden Seeds	**446923**	Seed Library Collection - Summer 2026/27Mandurah Library	2,280.40
Eden Seeds Total			**2,280.40**
Wesbar Vanquip Pty Ltd	**110623/01**	Rego No 1IJD905 & MH4097C - Grab Handles	1,980.00
Wesbar Vanquip Pty Ltd Total			**1,980.00**
Peel Produce Pantry INC	**1072**	MAF26 Peel Makers Market - Instalment #1	7,500.00
Peel Produce Pantry INC Total			**7,500.00**
Eco Repurposing Pty Ltd	**3450**	Disposal of Furniture - 10 Lively PlaceMandurah	1,650.00
Eco Repurposing Pty Ltd Total			**1,650.00**
Room for Laughs	**1199**	Entertainment 23/08/26 Secret Sip &Sounds	1,452.00
Room for Laughs Total			**1,452.00**
Go Gabz DJs Pty Ltd	**20260709-02**	DJ Services 08/08/26	627.00
	20260709	DJ Services 07/08/26	627.00
Go Gabz DJs Pty Ltd Total			**1,254.00**
ROPS Engineering Australia Pty Ltd	**19425**	Rego No 1IXO717 Annual Service &Inspection	809.07
	19407	Rego No 1IGB895 - Annual Service &Inspection	809.07
	19406	Rego No MH1825C - Annual Service &Inspection	1,452.58
	19404	Rego No MH0782B - Annual Service &Inspection	809.07
	19403	Rego No MH3940C - Annual Service &Inspection	807.49
	19399	Rego No MH9061B - Annual Service &Inspection	809.07
	19400	Rego No MH1804C - Annual Service &Inspection	809.07
	19401	Rego No MH5603A - Annual Service &Inspection	807.49
	19398	Rego No MH2273B - Annual Service &Inspection	809.07
	19405	Rego No 1IVS972 Annual Service &Inspection	1,857.38
	19408	Rego No MH9929A - Annual Service &Inspection	809.07
	19424	Rego No MH9035A - Annual Service &Inspection	807.49
	19426	Rego No 1IHJ191 - Annual Service &Inspection	809.07
ROPS Engineering Australia Pty Ltd Total			**12,204.99**
Insight Urbanism	**MAND-002**	Design Guidelines Diagram - LakelandsTown Centre	300.00
	MAND-001	Lakelands Structure Plan	1,494.00
Insight Urbanism Total			**1,794.00**
Dave Spencer Electrics	**N0009**	Supply & Install Safety Timer for KilnSeniors	1,540.00
Dave Spencer Electrics Total			**1,540.00**
Major Security Services Pty Ltd	**15536**	Static Guard July 2026 Billy Dower YouthCentre	657.65
	15594	Static Guard 25-26/07/26 MandurahLibrary	975.88
	15607	Static Guard 10/08/26 Administration	324.24
	15593	Security 28/07/26 Council Meeting	324.24
	15592	New Contract Transition 16/07/26	962.50
	15535	Vehicle Patrols - July 2026	12,097.87
	15596	Alarm Response 16-30/07/26 Variuos Sites	1,188.00

Creditor	Invoice number	NarrationFull	Total
Major Security Services Pty Ltd	**15608**	Static Guard 06/08/26 Operations Centre	278.83
	15597	Alarm Monitoring - July 2026	1,540.00
	15598	Alarm System Training for Cleaners28/07/26 MARC	278.83
	15595	Repairs to Alarm 17/07/26 CASM	1,339.47
Major Security Services Pty Ltd Total			**19,967.51**
Communicare Group Limited	**1574078**	Exhibition Support	1,000.00
Communicare Group Limited Total			**1,000.00**
Milton Sharfuddin	**16610302**	Reimbursement - Cable Ties (100)	34.98
Milton Sharfuddin Total			**34.98**
AmazingCo Group Pty Ltd	**ATB-TRI-1058081**	Trivia Night Facilitation Youth Event	517.00
AmazingCo Group Pty Ltd Total			**517.00**
Grand Total			**10,463,585.24**

Corporate Credit Card Transactions for July 2026

Card Holder Position	Merchant Name	Purchase Date	Description	Amount
RECREATION CENTRE	ROYAL LIFE SAVING	9/07/2026	Subscription 07/26 - 07/27	127.15
RECREATION CENTRE	FACEBK *6B78PYVZQ2	31/07/2026	FACEBK *6B78PYVZQ2	187.76
RECREATION CENTRE	KMART 1088	10/07/2026	A4 Document Frames x15	33.75
RECREATION CENTRE	COLES 0311	10/07/2026	Cafe Supplies - MARC	43.7
RECREATION CENTRE	COLES 0311	23/07/2026	Prize Live Lighter promotion	50
RECREATION CENTRE	7 ELEVEN 3055	31/07/2026	Doughnuts LG appreciate day	112
RECREATION CENTRE	FLONIK PTY LTD	31/07/2026	Aquatic Kitchen Scales	69.95
ENVIRONMNENT OFFICER	EVENT AND CONFERENCE C	17/07/2026	WRRC Conference Attendance	548.1
ENVIRONMNENT OFFICER	TICKETS*BOOSTING S	28/07/2026	Training WA Landcare Network	11.53
ENVIRONMNENT OFFICER	BCF Australia Stores	23/07/2026	Gazebo x2	79.98
ENVIRONMNENT OFFICER	Woolworths Online	23/07/2026	National Tree Day Consumables	70.6
ENVIRONMNENT OFFICER	Woolworths Online	23/07/2026	National Tree Day Consumables	92
ENVIRONMNENT OFFICER	WOOLWORTHS 4782	25/07/2026	National Tree Day Consumables	42
ADMIN OFFICER	KITCHEN WAREHOUSE	1/07/2026	Resignation Gift	94.8
ADMIN OFFICER	TRANSPORT WA PERTH	14/07/2026	Jetty Licence No 1203	856.4
ADMIN OFFICER	TRANSPORT WA PERTH	14/07/2026	Jetty Licence No: 1689	49.1
ADMIN OFFICER	Woolworths Online	14/07/2026	Resignation Event	61.93
ADMIN OFFICER	Woolworths Online	14/07/2026	Resignation Event	82.93
ADMIN OFFICER	Woolworths Online	14/07/2026	15 Years Service Event	61.93
ADMIN OFFICER	Woolworths Online	14/07/2026	15 Years Service Event	82.94
ADMIN OFFICER	IGA DAWESVILLE SUPER	15/07/2026	MEAG Morning Tea	6.71
ADMIN OFFICER	IGA DAWESVILLE SUPER	15/07/2026	MEAG Morning Tea	8.05
ADMIN OFFICER	IGA DAWESVILLE SUPER	15/07/2026	MEAG Morning Tea	1.34
ADMIN OFFICER	BUNNINGS GROUP LTD	16/07/2026	Resignation Gift	50
ADMIN OFFICER	TICKETS*ALLIES FOR	21/07/2026	Allies for Nature Breakfast 26	255
ADMIN OFFICER	AMSA	23/07/2026	Coxswain Grade 3	192
ADMIN OFFICER	AMSA	23/07/2026	Coxswain Grade 3	192
ADMIN OFFICER	AMSA	23/07/2026	Coxswain Grade 3	192
ADMIN OFFICER	WESTERN POWER	22/07/2026	Admin Fee Lighting Des	498.91
ADMIN OFFICER	Park Road Lunch Bar	31/07/2026	Team Building - Breakfast	170
OPERATION CENTRE	WOOLWORTHS 4395	9/07/2026	Team building Event	93
OPERATION CENTRE	WOOLWORTHS 4395	9/07/2026	Team building Event	22
OPERATION CENTRE	Dominos Estore Mandura	22/07/2026	10 Years of Service Event	98.1
PEOPLE & CULTURE	LinkedIn JOB P30458822	2/07/2026	Job Advertising	892.02
PEOPLE & CULTURE	PLA* O #67267	6/07/2026	Online Advert - Coord Citypark	201.75
PEOPLE & CULTURE	Coles Online	6/07/2026	Long Serving Leaving Event	61.65
PEOPLE & CULTURE	Coles Online	6/07/2026	Long Serving Leaving Event	85.6
HEALTHY COMMUNITIES	R U OK LIMITED	28/07/2026	R U OK Day Flyers - Postage	18.91
LIBRARY SERVICES	COLES 4796	10/07/2026	Milk Supplies - Lakelands Libr	3.55
LIBRARY SERVICES	COLES 4796	7/07/2026	Dishwashing Liquid	11
LIBRARY SERVICES	COLES 4796	7/07/2026	Hand Soap	4
LIBRARY SERVICES	SP 1000 HEARTS	7/07/2026	Felt Hearts	280
LIBRARY SERVICES	SHEIN.COM	5/07/2026	Refunded Expense Error	87.14
SYSTEMS PROJECT OFFI	UNITI INTERNET	21/07/2026	Lakelands Internet - June 2026	108.03
INFORMATION TECHNOLO	AMAZON WEB SERVICES	2/07/2026	AI Image Recognition Services	163.31
CEO EXECUTIVE ASSIST	QANTAS AIRWAYS LIMITED	29/07/2026	Flights for Conference 09/26	1200.1
SENIORS & COMMUNITY	Appliances Online	2/07/2026	Stick Vacumn Cleaner - Seniors	428
SENIORS & COMMUNITY	GAMING AND WAGERING	2/07/2026	Seniors Centre Bingo Return	138.51
SENIORS & COMMUNITY	NATIONAL STORAGE	15/07/2026	Archive Boxes	50.4
SENIORS & COMMUNITY	SPOTLIGHT 104	22/07/2026	Felt Notice Board	50
SENIORS & COMMUNITY	SPOTLIGHT 104	22/07/2026	Table Covers	33
SENIORS & COMMUNITY	TICKETS*STRENGTHS-	20/07/2026	Strengths Based Leadership	325
SENIORS & COMMUNITY	TICKETS*REFLECTIVE	20/07/2026	Reflective Supervision Course	325
SENIORS & COMMUNITY	MANDURAH FORUM FLORIST	31/07/2026	Compassionate Gift - Flowers	45
SENIORS & COMMUNITY	COLES 7543	27/07/2026	Voucher Liveligher Raffle Priz	50
SENIORS & COMMUNITY	GAMING AND WAGERING	29/07/2026	Monthly Bingo Fee	102.8
SENIORS & COMMUNITY	SPOTLIGHT 104	31/07/2026	Artificial plants	330
SENIORS & COMMUNITY	KMART 1088	31/07/2026	Artificial plants & frames	322
SENIORS & COMMUNITY	TARGET 5430	31/07/2026	Lamp & wood board	36
SENIORS & COMMUNITY	GAMING AND WAGERING	29/07/2026	Bingo Monthly Fee - Duplicate	102.8
EXECUTIVE ASSIST P&C	MIXBOOK	27/07/2026	P&C 2025/2026 Memory Book	363.37
LIBRARY SERVICES	FAIRFAX SUBSCRIPTIONS	21/07/2026	AFR Subscription 07/26 - 08/26	75
LIBRARY SERVICES	BUNNINGS 314000	4/07/2026	Lawn Seed & Sand - Event	23.55
LIBRARY SERVICES	TARGET 5430	5/07/2026	Hosiery x4 School Activity	32
LIBRARY SERVICES	POST FALCON LPO	8/07/2026	Interlibrary Loans Postage	58.2
LIBRARY SERVICES	KMART 1088	11/07/2026	Containers for Beginner Reader	45
EVENTS	BUNNINGS 314000	3/07/2026	Materials - Winter in Mandurah	63.7
YOUTH DEVELOPMENT	KMART	9/07/2026	Back packs for Junior Council	720
YOUTH DEVELOPMENT	Coles Online	5/07/2026	Food for school holiday progra	129.03
YOUTH DEVELOPMENT	Coles Online	5/07/2026	Food for school holiday progra	60.92
YOUTH DEVELOPMENT	NIGHTOWL MANDURAH	2/07/2026	Ice for BDYC talent show	23.22
YOUTH DEVELOPMENT	KMART 1088	2/07/2026	Talent show prizes	60
YOUTH DEVELOPMENT	Dominos Estore Mandura	2/07/2026	Dinner for drop in end of term	304.5
YOUTH DEVELOPMENT	Coles Online	9/07/2026	Team meeting catering	41.36
YOUTH DEVELOPMENT	Coles Online	9/07/2026	Team meeting catering	95.05
YOUTH DEVELOPMENT	Coles Online	10/07/2026	Food Childrens University Proj	117.7
YOUTH DEVELOPMENT	Coles Online	10/07/2026	Food Childrens University Proj	98.41
YOUTH DEVELOPMENT	Coles Online	16/07/2026	Food for drop in	199.65
YOUTH DEVELOPMENT	Coles Online	16/07/2026	Food for drop in	466.05
YOUTH DEVELOPMENT	Coles Online	23/07/2026	Food for Drop In	154.77
YOUTH DEVELOPMENT	Coles Online	23/07/2026	Food for Drop In	450.32
YOUTH DEVELOPMENT	Coles Online	24/07/2026	Food for Young Yorgas	21.45
YOUTH DEVELOPMENT	Coles Online	24/07/2026	Food for Young Yorgas	98.11
YOUTH DEVELOPMENT	WOOLWORTHS 4351	29/07/2026	Food for Drop In	42.1

YOUTH DEVELOPMENT	Coles Online	30/07/2026	Food for Drop In	211.86
YOUTH DEVELOPMENT	Coles Online	30/07/2026	Food for Drop In	488.77
STRATEGY & ECO OFFIC	COURSE ENROLMENT	10/07/2026	Emergency Planning Committee	110
STRATEGY & ECO OFFIC	PLANNING INSTITUTE AUS	29/07/2026	Job Advert Man Stat Plan BS	360
FINANCIAL SERVICES	OFFICEWORKS	31/07/2026	Binders Election Material	48.75
FINANCIAL SERVICES	CONLOG	28/07/2026	apsac conference	2203.99
MAYOR & COUNCILLORS	KMART	17/07/2026	Certificate Frames x 10	120
MAYOR & COUNCILLORS	COLES 0348	21/07/2026	OMAC Kitchen Supplies	68
MAYOR & COUNCILLORS	Woolworths Online	15/07/2026	Lounge supplies	8.4
MAYOR & COUNCILLORS	Woolworths Online	15/07/2026	Civic Event - Juice	0.23
MAYOR & COUNCILLORS	Woolworths Online	15/07/2026	Civic Event - Juice	0.23
MAYOR & COUNCILLORS	Woolworths Online	15/07/2026	Civic Event - Juice	6.44
MAYOR & COUNCILLORS	Woolworths Online	15/07/2026	Councillors lounge supplies	352.45
MAYOR & COUNCILLORS	SUSHI SUSHI Mandurah	28/07/2026	Citizenship Ceremony	8
MAYOR & COUNCILLORS	SUSHI SUSHI Mandurah	28/07/2026	Citizenship Ceremony	12
MAYOR & COUNCILLORS	SUSHI SUSHI Mandurah	28/07/2026	Citizenship Ceremony	1260
MAYOR & COUNCILLORS	Mailchimp	24/07/2026	Mailchimp July 2026	28.88
MAYOR & COUNCILLORS	Woolworths Online	30/07/2026	Citizenship ceremony catering	4.16
MAYOR & COUNCILLORS	Woolworths Online	30/07/2026	Citizenship ceremony catering	6.24
MAYOR & COUNCILLORS	Woolworths Online	30/07/2026	Citizenship ceremony catering	634.8
CORP COMMUNICATIONS	Intellistack-Formstack	2/07/2026	Formstack 17/06 - 16/07/26	21.73
CORP COMMUNICATIONS	INTNL TRANSACTION FEE	2/07/2026	International Transaction Fee	0.54
CORP COMMUNICATIONS	TIMEPATH B.V.	16/07/2026	Timepath Sub 16/7/26-16/8/26	14.36
CORP COMMUNICATIONS	INTNL TRANSACTION FEE	16/07/2026	Timepath Sub INTNL Fee	0.36
CORP COMMUNICATIONS	WANEWSDTI	17/07/2026	West Australian 07/26-08/26	32
CORP COMMUNICATIONS	Intellistack-Formstack	18/07/2026	Formstack 07/26 - 08/26	236.07
CORP COMMUNICATIONS	INTNL TRANSACTION FEE	18/07/2026	Formstack 07/26 - 08/26	5.9
CORP COMMUNICATIONS	FACEBK *Q34JEYD9J2	18/07/2026	Secret Sounds of the City	114.7
CORP COMMUNICATIONS	FACEBK *Q34JEYD9J2	18/07/2026	StartUp Smart	93.1
CORP COMMUNICATIONS	FACEBK *Q34JEYD9J2	18/07/2026	Green Waste Verge Collection	45.96
CORP COMMUNICATIONS	FACEBK *Q34JEYD9J2	18/07/2026	Green Waste Verge Collection	104.7
CORP COMMUNICATIONS	FACEBK *Q34JEYD9J2	18/07/2026	Pricing Your Work	40.96
CORP COMMUNICATIONS	FACEBK *Q34JEYD9J2	18/07/2026	Arts Writing for Artists	43.1
CORP COMMUNICATIONS	FACEBK *Q34JEYD9J2	18/07/2026	National Tree Day 2026	79.35
CORP COMMUNICATIONS	FACEBK *Q34JEYD9J2	18/07/2026	Flame Fest	110.62
CORP COMMUNICATIONS	FACEBK *Q34JEYD9J2	18/07/2026	Thanks to You Hockey	111.07
CORP COMMUNICATIONS	FACEBK *Q34JEYD9J2	18/07/2026	Writers in the Library – Amand	6.44
CORP COMMUNICATIONS	FACEBK *5QA4PYZ9J2	24/07/2026	Writers in the Library	13.71
CORP COMMUNICATIONS	FACEBK *5QA4PYZ9J2	24/07/2026	Thanks to You Hockey	193.44
CORP COMMUNICATIONS	FACEBK *5QA4PYZ9J2	24/07/2026	Secret Sounds of the City	46.28
CORP COMMUNICATIONS	FACEBK *5QA4PYZ9J2	24/07/2026	Arts Writing for Artists	6.83
CORP COMMUNICATIONS	FACEBK *5QA4PYZ9J2	24/07/2026	Pricing Your Work	8.98
CORP COMMUNICATIONS	FACEBK *5QA4PYZ9J2	24/07/2026	Mandurah Arts Festival 2026	29.5
CORP COMMUNICATIONS	FACEBK *5QA4PYZ9J2	24/07/2026	National Tree Day 2026	100.46
CORP COMMUNICATIONS	FACEBK *5QA4PYZ9J2	24/07/2026	Green Waste Verge Collection	52.97
CORP COMMUNICATIONS	FACEBK *5QA4PYZ9J2	24/07/2026	Flame Fest	230.7
CORP COMMUNICATIONS	FACEBK *5QA4PYZ9J2	24/07/2026	Flame Fest	34.26
CORP COMMUNICATIONS	FACEBK *5QA4PYZ9J2	24/07/2026	Sports Awards 2026	32.87
CORP COMMUNICATIONS	Intuit	28/07/2026	Mailchimp subscription July 26	2670.85
CORP COMMUNICATIONS	FACEBK *6E47TY99J2	30/07/2026	Sports Awards 2026	120.41
CORP COMMUNICATIONS	FACEBK *6E47TY99J2	30/07/2026	Thanks to You	178.78
CORP COMMUNICATIONS	FACEBK *6E47TY99J2	30/07/2026	Green Waste Verge Collection	49.79
CORP COMMUNICATIONS	FACEBK *6E47TY99J2	30/07/2026	Flame Fest	291.22
CORP COMMUNICATIONS	FACEBK *6E47TY99J2	30/07/2026	National Tree Day 2026	20.09
CORP COMMUNICATIONS	FACEBK *6E47TY99J2	30/07/2026	Mandurah Arts Festival 2026	26.28
CORP COMMUNICATIONS	FACEBK *6E47TY99J2	30/07/2026	Writers in the Library – Amand	10.7
CORP COMMUNICATIONS	FACEBK *6E47TY99J2	30/07/2026	Secret Sip and Sounds	52.73
CORP COMMUNICATIONS	FACEBK *WV5L6Z59J2	31/07/2026	Sports Awards 2026	6.19
CORP COMMUNICATIONS	FACEBK *WV5L6Z59J2	31/07/2026	Writers in the Library – Amand	0.34
CORP COMMUNICATIONS	FACEBK *WV5L6Z59J2	31/07/2026	Flame Fest	13.13
CORP COMMUNICATIONS	FACEBK *WV5L6Z59J2	31/07/2026	Secret Sip and Sounds	4.83
CORP COMMUNICATIONS	FACEBK *WV5L6Z59J2	31/07/2026	Green Waste Verge Collection	1.93
CORP COMMUNICATIONS	FACEBK *WV5L6Z59J2	31/07/2026	Thanks to You	7.23
RECREATION CENTRE	WWC-COMMUNITIES	14/07/2026	WWC Renewal E0645214	87
RECREATION CENTRE	KMART 1088	20/07/2026	Swim School - Theme Items	39.5
RECREATION CENTRE	WWC-COMMUNITIES	22/07/2026	WWC renewal	87
RECREATION CENTRE	ZLR*Best Price Mandura	20/07/2026	Commonwealth Games themed week	11.97
HERITAGE & COMMUNITY	POST MANDURAH POST SHO	2/07/2026	Working With Children Check	11
HERITAGE & COMMUNITY	POST MANDURAH POST SHO	14/07/2026	Working With Children Check	11
HERITAGE & COMMUNITY	POST MANDURAH POST SHO	14/07/2026	Working With Children check	11
RECREATION CENTRE	ZLR*Best Price Mandura	2/07/2026	Craft Supplies for NAIDOC Week	26.91
RECREATION CENTRE	OFFICEWORKS 0614	3/07/2026	NAIDOC Supplies	58
RECREATION CENTRE	COLES 0311	7/07/2026	NAIDOC week - sausages	9
RECREATION CENTRE	etrainu	10/07/2026	Gymnastics training	250
RECREATION CENTRE	COLES 0311	9/07/2026	NAIDOC supplies (rolls/sausage	73.2
RECREATION CENTRE	Woolworths Online	27/07/2026	Creche Supplies - MARC	121.44
RECREATION CENTRE	Woolworths Online	27/07/2026	Creche Supplies - MARC	2.66
RECREATION CENTRE	BIG W 0449	30/07/2026	Creche supplies - AJAX	20
RECREATION CENTRE	SP HARLEY AND ROSE	27/07/2026	Compassionate Flowers	50
RECREATION CENTRE	SP HARLEY AND ROSE	27/07/2026	Compassionate Flowers	50
RECREATION CENTRE	SP HARLEY AND ROSE	27/07/2026	Compassionate Flowers	50
RECREATION CENTRE	SP HARLEY AND ROSE	27/07/2026	Compassionate Flowers	50
RANGER SERVICES	PPSR AFSA	9/07/2026	PPSR Vehicle Check 09/07/26	2
RANGER SERVICES	PPSR AFSA	10/07/2026	Rego Check 10/07/26	2
RANGER SERVICES	PPSR AFSA	10/07/2026	Rego Check 10.07.26	2
RANGER SERVICES	BALDIVIS VETERINARY	17/07/2026	Euthanisation of Kitten	415.8

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

RANGER SERVICES	WOOLWORTHS 4351	17/07/2026	Frozen Vegetables x4	11.2
RANGER SERVICES	COLES 0257	23/07/2026	Items for Ranger Vehicles	125.2
RANGER SERVICES	PPSR AFSA	28/07/2026	Abandoned vehicle rego PPSR	2
RANGER SERVICES	KMART 1088	29/07/2026	Puppy pads for pound facility	60
RANGER SERVICES	COLES 0311	29/07/2026	Items for Ranger Services	91.5
RANGER SERVICES	PPSR AFSA	31/07/2026	Request to purchase plate sear	2
INFORMATION TECHNOLO	Google CLOUD KMN5TR	2/07/2026	Google Maps API	389.33
INFORMATION TECHNOLO	INTNL TRANSACTION FEE	12/07/2026	Video Analysis Software Fee	8.22
INFORMATION TECHNOLO	CAMLYTICS	12/07/2026	Video Analysis Software	328.96
			Total Expenditure	27,395.24

Bunnings Transactions for July 2026

Card Holder Position	Merchant Name	Purchase Date	Description	Amount
Team Leader Marina/Foreshore Maintenance	Bunnings	7/08/2026	Assorted Materials - Marina	79.74
Team Leader Marina/Foreshore Maintenance	Bunnings	14/08/2026	Assorted Materials - Marina	66.48
Team Leader Road Construction	Bunnings	20/08/2026	Gloves Handsaver Large x10	26.5
Team Leader Road Construction	Bunnings	6/08/2026	Tarpaulin x1	143.72
Team Leader Marina/Foreshore Maintenance	Bunnings	7/08/2026	Key Blank x1	3.76
Maintenance Painter and Decorator	Bunnings	5/08/2026	Pliers Locking x1	18.98
Team Leader Marina/Foreshore Maintenance	Bunnings	7/08/2026	Drilling Combo Set x1	102.21
Team Leader Marina/Foreshore Maintenance	Bunnings	10/08/2026	Assorted Materials - Marina	47.37
Team Leader Marina/Foreshore Maintenance	Bunnings	11/08/2026	Tape Measure x1 - Hinge (2) x1	34.14
Team Leader Marina/Foreshore Maintenance	Bunnings	11/08/2026	Screw Coach x15 - Padbolt x1	53.69
Team Leader Road Construction	Bunnings	14/08/2026	Socket Kincrome x1 - Bit Driving x1	31.8
Team Leader Marina/Foreshore Maintenance	Bunnings	20/08/2026	Silicone Roof & Gutter x12	159.12
Team Leader Marina/Foreshore Maintenance	Bunnings	20/08/2026	Assorted Materials - Marina	111.01
Carpenter/Joiner	Bunnings	21/08/2026	Assorted Materials - City Build	113.37
Team Leader Marina/Foreshore Maintenance	Bunnings	31/08/2026	Assorted Materials - Marina	757.71
Playground Maintenance Officer	Bunnings	3/08/2026	Assorted Materials - Operations Centre	415.24
Building Maintenance	Bunnings	3/08/2026	Padbolt x1	3.91
Playground Maintenance Officer	Bunnings	5/08/2026	Assorted Materials - Operations Centre	172.61
Playground Maintenance Officer	Bunnings	17/08/2026	Assorted Materials - Operations Centre	61.21
Building Maintenance	Bunnings	19/08/2026	Assorted Materials - Operations Centre	25.34
Team Leader Marina/Foreshore Maintenance	Bunnings	19/08/2026	Assorted Materials - Marina	189.81
Supervisor City Fleet	Bunnings	20/08/2026	Assorted Materials - City Fleet	182.18
Maintenance Painter and Decorator	Bunnings	24/08/2026	Assorted Materials - Operations Centre	58.08
Playground Maintenance Officer	Bunnings	26/08/2026	Assorted Materials - Operations Centre	95.77
Carpenter/Joiner	Bunnings	26/08/2026	Assorted Materials - Operations Centre	24
Playground Maintenance Officer	Bunnings	27/08/2026	Assorted Materials - Operations Centre	56.64
Building Maintenance	Bunnings	3/08/2026	Assorted Materials - Operations Centre	25.88
Building Maintenance Carpenter	Bunnings	4/08/2026	Assorted Materials - Operations Centre	54.88
Building Maintenance	Bunnings	4/08/2026	Seal Door & Window x1	22.74
Carpenter/Joiner	Bunnings	4/08/2026	Moulding Alum Angle x3	30.04
Team Leader Cityparks	Bunnings	4/08/2026	Silicone x3 - Sika Black x10	281.25
Supervisor Civil Maintenance	Bunnings	4/08/2026	Anchor Masonry Ankascrew x2	132.77
Playground Maintenance Officer	Bunnings	6/08/2026	Assorted Materials - Operations Centre	44.84
Maintenance Painter and Decorator	Bunnings	11/08/2026	Scrubb Tuffmates (10) - Scourer (3)	11.58
Building Maintenance	Bunnings	11/08/2026	Hinge Butt x2	7.96
Building Maintenance	Bunnings	11/08/2026	Pin Split x1	4.7
Building Maintenance Carpenter	Bunnings	11/08/2026	PB Floor Green Tongue x3	109.68
Team Leader Marina/Foreshore Maintenance	Bunnings	14/08/2026	Gate Hook Heavy Duty x1	4.92
Carpenter/Joiner	Bunnings	18/08/2026	Anchor Masonry Ankascrew x1	25.58
Supervisor City Fleet	Bunnings	20/08/2026	Assorted Materials - City Fleet	36.33
Building Maintenance Carpenter	Bunnings	24/08/2026	Assorted Materials - Operations Centre	25.66
Team Leader Marina/Foreshore Maintenance	Bunnings	25/08/2026	Chain Galvanised x1	33.81
Building Maintenance Carpenter	Bunnings	25/08/2026	Assorted Materials - Operations Centre	9.88
Team Leader Marina/Foreshore Maintenance	Bunnings	31/08/2026	ALU Stair Nosing x1	43.49
Team Leader Marina/Foreshore Maintenance	Bunnings	6/08/2026	Assorted Materials - Marina	-3.76
Carpenter/Joiner	Bunnings	12/08/2026	Holesaw Bimetal Sutton x2	79.32
Irrigation Supervisor	Bunnings	13/08/2026	Assorted Materials - Operations Centre	542.48
Supervisor City Works	Bunnings	18/08/2026	Assorted Materials - Operations Centre	170.14
Team Leader Marina/Foreshore Maintenance	Bunnings	25/08/2026	Assorted Materials - Marina	196.7
Playground Maintenance Officer	Bunnings	5/08/2026	Shackled D x1	7.67
Building Maintenance Carpenter	Bunnings	5/08/2026	Vent Door x1	80.51
Team Leader Natural Areas	Bunnings	13/08/2026	Assorted Plants - Operations Centre	291.45
Carpenter/Joiner	Bunnings	31/08/2026	Assorted Materials - Operations Centre	181.1
Building Maintenance	Bunnings	5/08/2026	Anchor Nylon Ramset x1	7.02
Carpenter/Joiner	Bunnings	11/08/2026	Pine Structural Treated x3	202.03
Team Leader Marina/Foreshore Maintenance	Bunnings	13/08/2026	Screw Coach Galv x1	3.36
Building Maintenance	Bunnings	13/08/2026	Braille Sign Sandleford x1	33.57
Team Leader Marina/Foreshore Maintenance	Bunnings	18/08/2026	Tube Clear x1 - Clamp Hose Fit x6	26.4
Team Leader Marina/Foreshore Maintenance	Bunnings	18/08/2026	Assorted Materials - Marina	103.18
Team Leader Marina/Foreshore Maintenance	Bunnings	18/08/2026	Mat Rubber x1	64.23
Team Leader Natural Areas	Bunnings	13/08/2026	Solo 10L Battery Backpack Sprayer x2	465.5
			Total Expenditure	$ 6,391.28

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026

20 MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

21 NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING

Nil

22 LATE AND URGENT BUSINESS ITEMS

23 CONFIDENTIAL ITEMS

24 CLOSE OF MEETING

Document Set ID: 8924391
Version: 3, Version Date: 29/09/2026