



NOTICE OF MEETING

ORDINARY COUNCIL

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

**Tuesday 22 August 2017
at 5.30pm**

MARK R NEWMAN
Chief Executive Officer
15 August 2017

AGENDA:

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

2. ACKNOWLEDGEMENT OF COUNTRY

3. ATTENDANCE AND APOLOGIES

Hon Councillor Riebeling and Councillor Field (on Leave of Absence).

4. IMPORTANT NOTE:

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

5. ANSWERS TO QUESTIONS TAKEN ON NOTICE

Nil.

6. 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 telephone 9550 3706 or visit the City's website www.mandurah.wa.gov.au.

7. PUBLIC STATEMENT TIME

Any person or group wishing to make a 2-minute Public Statement to Council regarding a matter concerning local government must first complete an application form. For more information about Public Statement Time, or to obtain an application form, please telephone 9550 3706 or visit the City's website www.mandurah.wa.gov.au.

8. LEAVE OF ABSENCE REQUESTS**9. PETITIONS****10. PRESENTATIONS**

10.1 Presentation Mandurah and Peel Tourism Organisation (MAPTO) – Ms Karen Priest.

11. DEPUTATIONS

Any person or group wishing to make a 5-minute Deputation to Council regarding a matter listed on this agenda for consideration must first complete an application form. For more information about making a deputation, or to obtain an application form, please telephone 9550 3706 or visit the City's website www.mandurah.wa.gov.au.

12. CONFIRMATION OF MINUTES:

12.1 Ordinary Council Meeting: Tuesday 8 August 2017 (attached).

13. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)**14. DECLARATIONS OF FINANCIAL, PROXIMITY AND IMPARTIALITY INTERESTS**

15. QUESTIONS FROM ELECTED MEMBERS (WITHOUT DISCUSSION)

- 15.1 Questions of which due notice has been given
- 15.2 Questions of which notice has not been given

16. BUSINESS LEFT OVER FROM PREVIOUS MEETING**17. RECOMMENDATIONS OF COMMITTEES**

Nil.

18. REPORTS (Yellow Pages):

<i>Item</i>		<i>Page No</i>
1	Financial Report: July 2017	1 - 23
2	Rates Concession – Heritage Properties	24 - 29
3	17 th ICTC & Communities Conference & 6 th National Mainstreet Australia Conference	30 - 37
4	2 nd Australia Smart Cities & Infrastructure Forum	38 - 43
5	Mandurah Bridge Public Artwork	44 - 47
6	2017/18 Community Sport and Recreation Facility Fund (CSRFF) Small Grants – Summer Round	48 - 57
7	Club Support Program - Update	58 - 62
8	Proposed Disposal: 60 Peel Street – Westaus Crisis Care	63 - 70
9	Proposed Advertising and Disposal: 73 Davey Street, Mandurah	71 - 76
10	Proposed Disposal: Portions Lot 101 Allnutt Street and Lot 501 Thomson Street – PMYS	77 - 86
11	Mandurah Forum Redevelopment: Request for Funding	87 - 89

19. ADOPTION OF RECOMMENDATIONS NOT WITHDRAWN FOR FURTHER DISCUSSION**20. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

- 21. NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING**
- 22. LATE AND URGENT BUSINESS ITEMS**
- 23. CONFIDENTIAL ITEMS**
 - 23.1 Minutes of Executive Committee Meeting held on 7 August 2017
(circulated to CEO and Elected Members only).
- 24. CLOSE OF MEETING**



MINUTES OF COUNCIL MEETING

HELD ON

TUESDAY 8 AUGUST 2017

AT 5.30PM

**IN COUNCIL CHAMBERS
CIVIC CENTRE
MANDURAH TERRACE MANDURAH**

PRESENT:

MAYOR	M VERGONE	
COUNCILLOR	D LEE [DEPUTY MAYOR]	EAST WARD
COUNCILLOR	L RODGERS	EAST WARD
COUNCILLOR	S JONES	EAST WARD
HON COUNCILLOR	F RIEBELING	COASTAL WARD
COUNCILLOR	T JONES	COASTAL WARD
COUNCILLOR	R WORTLEY	NORTH WARD
COUNCILLOR	C KNIGHT	NORTH WARD
COUNCILLOR	P JACKSON	NORTH WARD
COUNCILLOR	D SCHUMACHER	TOWN WARD
COUNCILLOR	J FIELD	TOWN WARD
COUNCILLOR	P ROGERS	TOWN WARD

MR	M NEWMAN	CHIEF EXECUTIVE OFFICER
MR	A CLAYDON	DIRECTOR WORKS & SERVICES
MR	T FREE	DIRECTOR SUSTAINABLE DEVELOPMENT
MS	L WILKINSON	DIRECTOR PEOPLE & COMMUNITIES
MR	W PEPPINCK	CORPORATE LAWYER
MR	G DAVIES	EXECUTIVE MANAGER STRATEGY & BUSINESS PERFORMANCE
MR	D PRATTENT	MANAGER FINANCIAL SERVICES
MRS	L GREENE	COORDINATOR ELECTED MEMBER SUPPORT

OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS [AGENDA ITEM 1]

The Mayor declared the meeting open at 5.30 pm.

ACKNOWLEDGEMENT OF COUNTRY [AGENDA ITEM 2]

Mayor Vergone 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.

APOLOGIES [AGENDA ITEM 3]

Nil.

DISCLAIMER [AGENDA ITEM 4]

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 Council's Consolidated Local Laws (Section 4.86) 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.

ANSWERS TO QUESTIONS TAKEN ON NOTICE [AGENDA ITEM 5]

Nil.

PUBLIC QUESTION TIME [AGENDA ITEM 6]

Nil.

PUBLIC STATEMENT TIME [AGENDA ITEM 7]

Nil.

LEAVE OF ABSENCE REQUESTS [AGENDA ITEM 8]

Nil.

PETITIONS [AGENDA ITEM 9]

Nil

PRESENTATIONS [AGENDA ITEM 10]

Nil.

DEPUTATIONS [AGENDA ITEM 11]**G.1/8/17 MR R GERRING AND MR P COLLIER: LATE AND URGENT ITEM –
FALCON BAY PROPOSAL FOR BEACH ENCLOSURE**

Following community calls for a shark barrier to be installed at Falcon Bay, Mr Gerring and Mr Collier:

- Advised that the State Government had gifted the City with a \$200,000 grant to build a shark barrier at Falcon Bay
- Considered that amenities and upgrades to the seawall would complement this asset.
- Highlighted community concern arising from the request for a feasibility study on possible alternative beach sites within the City. As such, they requested that Council confirm that Falcon Bay would be the sole priority installation location.
- Advised that from discussions that had taken place at Falcon Bay with then State Premier Colin Barnett, it had been indicated that the shark barrier would extend from reef point to reef point (ie Spinaway Parade to Rakoa Street, Falcon), but they acknowledged that notwithstanding the smaller proposed size of the net, any protection was better than no protection.
- Supported a feasibility study being conducted for a second barrier installation, following the installation of the shark barrier at Falcon Bay.

Following the deputation, clarification was sought from Mr Gerring and Mr Collier as to the proposed location of the barrier, and queried if an indication of cost had been provided during the discussions held on site with then State Premier Colin Barnett.

CONFIRMATION OF MINUTES [AGENDA ITEM 12]**G.2/8/17 CONFIRMATION OF COUNCIL MINUTES: TUESDAY 25 JULY 2017**

MOTION: J Field / C Knight

That the Minutes of the ordinary Council Meeting held on Tuesday 25 July 2017 be confirmed.

CARRIED UNANIMOUSLY: 12/0

G.3/8/17 ANNOUNCEMENTS BY THE PRESIDING MEMBER [AGENDA ITEM 13]

At the invitation of Mayor Vergone:

- Deputy Mayor Councillor Lee highlighted the official opening of Mandurah's Foreshore Winter Wonderland on 4 August 2017. On behalf of Council he congratulated all involved in the staging of this initiative.
- Councillor Knight and Deputy Mayor Councillor Lee reported on their attendance at the ECO City World Summit that had taken place in Melbourne from 12 to 14 July 2017, indicating that a copy of their report in this regard would be presented to Council in the near future.
- Councillor Lynn Rodgers outlined activities that had taken place as part of the homelessness awareness day on 3 August. The event, which was the biggest of its kind outside Perth, had seen more than 35 local services and businesses attend or provide donations. On behalf of Council, she thanked all who had participated.
- Councillor Field advised that as part of the celebrations taking place to mark the Mandurah Performing Art Centre's 20th birthday, she had attended *Curtain Call* on 7 August, and reminded all present of the James Morrison concert that would be taking place on 12 August.

DECLARATION OF INTERESTS [AGENDA ITEM 14]

Nil.

QUESTIONS FROM ELECTED MEMBERS [AGENDA ITEM 15]***Questions of which due notice has been given*****G.4/8/16 HON COUNCILLOR RIEBELING: FALCON BAY SHARK NETS**

As Federal Environment Minister Josh Frydenberg, Canning MP Andrew Hastie and Dawesville MP Zak Kirkup have been very critical of the City in relation to the shark nets, Hon Councillor Riebeling asked:

- 1 Is the positioning of shark nets a Commonwealth matter?

Response:

No.

- 2 Has the Minister for the Environment (Commonwealth) identified Commonwealth funding for the project?

Response:

No funding had been advised of from the Federal Government.

- 3 Has the Federal Government committed to the ongoing maintenance of a shark net?

Response:

No offer of funds had been committed to the ongoing maintenance of a shark net.

- 4 Is it the function of the local Federal Member and Minister for the Environment to delegate roles and not commit to doing anything themselves?

Response:

The Chief Executive Officer advised he was unable to speak on behalf of federal members.

- 5 Has Mr Hastie convinced his Liberal Government colleagues to include the City of Mandurah in Regional Western Australia?

Response:

The Chief Executive Officer advised that the City was awaiting the outcome of the review of the Building Better Regions Fund (BBRF). He highlighted that as part of Round One announced last week, two regional projects had received funding.

- 6 Which beach would be the best beach to have a shark net?

Response:

The Chief Executive Officer advised that without a feasibility study being conducted, he was not in a position to promote one location as superior over another.

- 7 What would the cost of a shark net at Falcon Bay be?

Response:

The Chief Executive Officer advised that it was estimated that the cost would be in the region of \$350,000, emphasising that this would be dependent upon the type of shark net assessed as being required/suitable, and design considerations which were, at this stage, uncertain.

- 8 Has the State Government contributed \$200,000 for a shark net, was that the promise of the previous Liberal Government to fully fund the net?

Response:

The Chief Executive Officer confirmed that on the lead up to the State election, an amount of money had been pledged.

Questions of which notice has not been given

G.5/8/16 COUNCILLOR KNIGHT: FALCON BAY SHARK NETS

With regard to the Falcon Bay shark net proposal, Councillor Knight asked how much fact finding time the Environment Minister Josh Frydenberg, Canning MP Andrew Hasite and Dawesville MP Zak Kirkup had spent with City of Mandurah staff, including its Coastal Engineer.

The Chief Executive Officer confirmed that neither he nor the Director Works and Services had been contacted.

G.6/8/16 COUNCILLOR SCHUMACHER: FALCON BAY SHARK NETS

Councillor Schumacher asked why the proposed location of the shark net as identified by Mr Gerring and Mr Collier during their deputation, was different from the location set out in the report from City officers.

The Director Works and Services advised that the location set out in the report was indicative, based only on personal assessment, given the timeframes involved with writing and distributing the report as an item of late and urgent business. He took on board the proposed location as identified by Mr Gerring and Mr Collier, highlighting that whilst discussions may have taken place in this regard, the City had not been involved or informed of those discussions.

The Chief Executive Officer emphasised that every metre of shark net added substantially more to the cost of the project.

In view of the response provided, Councillor Schumacher sought confirmation that no consultation had taken place with the Chief Executive Officer or Director Works and Services, and that no information on the proposal had been provided to City officers?

The Chief Executive Officer advised that the election pledge had been made by the previous State Government prior to the election taking place. Subsequently, a new State Government had been elected, and the City would be taking up this discussion with the new State Government.

BUSINESS LEFT OVER FROM PREVIOUS MEETING [AGENDA ITEM 16]

Nil.

RECOMMENDATIONS OF COMMITTEES [AGENDA ITEM 17]

NOTE: *Council adopted en bloc (moved by Councillor Knight and seconded by Councillor Schumacher), the recommendations of the Planning Committee meeting of Tuesday 1 August 2017.*

G.7/8/17 LAKELANDS NORTH-EAST LOCAL STRUCTURE PLAN: LOCAL GOVERNMENT REPORT TO WESTERN AUSTRALIAN PLANNING COMMITTEE (BD / TF) (REPORT 1) (P.3/8/17)

Council was requested to consider a Local Structure Plan (LSP) for Lot 105 Stock Road, Lakelands. The LSP provided for residential development and a primary school site. The site was located to the east of the Paganoni Lake and Stock Road to the west.

The residential density proposed was low to medium and provided for a total of 5.2868ha of public open space. In order to facilitate development and subdivision of this area, there were a number of environmental factors that required the preparation of management plans, as well as the revision of already submitted management plans.

The LSP had been advertised for a period of 28 days with nine submissions being received.

A local government report, including any recommendations, was required to be submitted to the Western Australian Planning Commission (WAPC).

It was recommended that Council support the proposed LSP with modification, and forward it to the WAPC for final approval.

MOTION: C Knight / D Schumacher

That under Clause 20(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Council provides this report to the Western Australian Planning Commission for the Lakelands North-East Local Structure Plan (Dated April 2017; Version 1) recommending that:

- 1 The proposed Structure Plan should not be approved until the following matters have been addressed:**
 - 1.1 A revised Bushfire Management Plan being prepared as required by the comments of the Department of Fire and Emergency Services (dated 10 July 2017);**
 - 1.2 A revised Local Water Management Strategy being prepared in consultation with the Department of Water and Environmental Regulation and the City of Mandurah.**
 - 1.3 The applicant ensuring that its responsibilities under the EPBC Act have been satisfied by making contact with the Federal Department of Environment and Energy and that all requirements with respect to tuart woodlands being on the final priority assessment list for threatened ecological communities (TEC) is addressed.**
- 2 Upon the above being satisfied and the Local Structure Plan being modified accordingly, the plan being approved subject to the following matters being included in the Structure Plan:**
 - 2.1. The following requirements being included in Section 4 (Subdivision and Development):**
 - (a) The provision of uniform visually permeable fencing for those lots adjacent to Stock Road**
 - 2.2. The following requirements being included in Section 7 (Additional Information):**
 - (a) further traffic analysis shall be undertaken at subdivision stage to determine:**
 - (i) The requirement for traffic signalisation at the intersection of Mandjoogoordap Drive and Lilydale Drive and**
 - (ii) Consistency between the subject Structure Plan area and Lakelands East Structure Plan area in regards to the Neighbourhood Connector road primacy and road reserve width.**
 - (b) A Fauna Management Plan. The plan shall be prepared as a condition of subdivision approval in consultation with the City of Mandurah and WAPC.**
 - (c) A Nutrient Management Plan. The plan shall be prepared as a condition of subdivision approval in consultation with the City of Mandurah and WAPC.**

- 3 The applicant be advised that the City of Mandurah will require the subdivision design to seek to have maximum retention of the existing tuart trees on site, and seek to include trees in future public open space and road reserves.**

CARRIED UNANIMOUSLY: 12/0
(*This item was adopted en bloc*)

G.8/8/17 LAKELANDS EAST STRUCTURE PLAN MODIFICATION NO 2 REPORT TO WESTERN AUSTRALIAN PLANNING COMMISSION (BD / AH) (REPORT 2) (P.4/8/17)

The Lakelands East Outline Development Plan (ODP) had originally been granted final approval by Council in August 2012 and endorsed by the Western Australian Planning Commission (WAPC) in August 2013, with minor modifications being approved by Council in January 2015.

The City had now prepared further modifications to the Lakelands East ODP on behalf of the landowner. The proposed modifications included the following:

- (i) Replacing the terminology of Outline Development Plan to Structure Plan.
- (ii) Replacing the 'Community Purpose' and 'Commercial' land use designations on the corner of Lake Valley Drive and Lilydale Drive with Medium Density Residential (R30-R60) and Public Open Space.
- (iii) Removing Note 7 on the ODP which refers to permissible commercial land uses.

Advertising of the proposed modifications had been undertaken in accordance with the requirements of the Deemed Provisions for Local Planning Schemes during which six submissions were received.

Following the consideration of the submissions received, Council was requested to provide the report to the Western Australian Planning Commission, supporting the modifications proposed.

MOTION: C Knight / D Schumacher

That under Clause 20(2) of Deemed Provisions for Local Planning Schemes, Council provides this report and the schedule of submissions to the Western Australian Planning Commission for the Lakelands East Local Structure Plan – Modification No 2 (Plan Dated 10 April 2017; Plan Ref: 08/017/015H (CoM)) recommending that the proposed Structure Plan should be approved.

CARRIED UNANIMOUSLY: 12/0
(*This item was adopted en bloc*)

G.9/8/17 LAKELANDS TOWN CENTRE ACTIVITY CENTRE PLAN (BD / EH) (FILE ACP2) (REPORT 3) (P.5/8/17)

The current Lakelands Activity Centre Plan had been adopted by Council in July 2014. The plan was prepared as a requirement of State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2) prior to the consideration of a development application for the first stage of the Lakelands Town Centre.

As part of the City's planning and policy review, modifications were proposed to the Lakelands Activity Centre Plan to update the plan and to ensure consistency across all activity centre precincts within the City of Mandurah and the approval requirements of an Activity Centre Plan under the Deemed Provisions for Activity Centre Plans which were now the responsibility of the Western Australian Planning Commission. As a result, the ACP had been modified to include subdivision and development requirements to guide any further development of the Lakelands Town Centre.

In accordance with Part 5 of the Deemed Provisions for Local Planning Schemes, Council was requested to consider the adoption of the Lakelands Activity Centre Plan for the purposes of advertising.

MOTION: C Knight / D Schumacher

That Council resolves to adopt the Lakelands Town Centre Activity Centre Plan (ACP2 – Dated August 2017) for the purposes advertising in accordance with Part 5 (Activity Centre Plans) of the Deemed Provisions for Local Planning Schemes and advertises the plan for a minimum of 28 days.

CARRIED UNANIMOUSLY: 12/0
(*This item was adopted en bloc*)

G.10/8/17 LOCAL PLANNING POLICY 1 – RESIDENTIAL DESIGN CODES: FINAL APPROVAL (BD / TF) (FILE LPP1) (REPORT 4) (P.6/8/17)

State Planning Policy 3.1 - Residential Design Codes ('R-Codes') had been updated in 2013 to reflect the increasing development of apartment buildings (multiple dwellings) in medium to high density areas and to make revisions to the layout, content and formatting of the document.

Council had a current Local Planning Policy (LPP10) that dealt with supplementary provisions to the previous version of the R-Codes and current planning scheme provisions dealing with residential development, including canal lots.

Arising from modifications to the R-Codes and a review of the existing LPP10 and internal working practices, a new Residential Design Codes Policy was been prepared to provide a user friendly document that assisted with the design and assessment of dwellings, while providing certainty regarding acceptable Residential Design Codes deemed-to-comply provisions requirements.

In addition, the revised policy included the following:

- Inclusion of R-MD Codes following the Western Australian Planning Commission release of a standard set of provisions for smaller lots where implementation is required to be through an LPP. As a result, modifications to the policy has introduced the R-MD Codes.
- Refinement and clarification of matters for canal lots that are not covered by the R-Codes and the provisions of the local planning scheme do not thoroughly cover.

The draft LPP had been adopted by Council for advertising in 2015 and subsequently advertised. Given that only minor improvements had been made to the content of the Local Planning Policy, the policy did not require further advertising. As a result, it was recommended that Council adopt Local Planning Policy 1.

MOTION: C Knight / D Schumacher

That in accordance with Clause 4(4) of the *Deemed Provisions for Local Planning Schemes*, Council resolves to proceed with Local Planning Policy 1 – Residential Design Codes (dated August 2017) with modification and publish a notice in the local newspaper giving effect to the Policy.

CARRIED UNANIMOUSLY: 12/0
(*This item was adopted en bloc*)

**G.11/8/17 LOCAL PLANNING POLICY NO 5 TELECOMMUNICATIONS
INFRASTRUCTURE NOTIFICATION AND ADVERTISING GUIDELINES:
ADOPTION FOR FINAL APPROVAL (BD / AH) (FILE F6006) (REPORT 5)
(P.7/8/17)**

Council was requested to consider adopting for final approval Local Planning Policy No. 5 – Telecommunications Infrastructure Notification and Advertising Guidelines.

The objectives of the draft policy were to outline:

- the requirements of a proponent to notify the community of a proposal for telecommunications infrastructure where exempt from the need for planning approval: and
- the procedures that Council would follow in advertising an application for planning approval for telecommunications infrastructure.

The draft policy had been adopted for advertising purposes by Council at its meeting held in December 2014 and subsequently advertised for public comment during August and September 2015. During the advertising period one submission had been received suggesting minor modifications to the policy.

Council was requested to consider the final adoption the policy with the inclusion of minor modifications in line with the submission received and to update references within the policy in accordance with current legislation.

MOTION: C Knight / D Schumacher

That in accordance with Schedule 2, Part 2, Clause 3 of the *Deemed Provisions for Local Planning Schemes*) Regulations 2015, Council resolves proceed with Local Planning Policy No. 5: Telecommunications Infrastructure Notification and Advertising Guidelines (dated August 2017) and publish a notice in the local newspaper giving effect to the Policy.

CARRIED UNANIMOUSLY: 12/0
(*This item was adopted en bloc*)

**G.12/8/17 SHORT-TERM RENTAL ACCOMMODATION AND THE SHARED ECONOMY
DISCUSSION PAPER (TF / BD) (REPORT 6) (P.8/8/17)**

The Western Australian Local Government Association (WALGA) had released a discussion paper on Short Term Accommodation and the Shared Economy and local government's responsibilities in governing their activities in order to consult with Local Government members on this matter.

Council had previously considered this matter in some detail in March and June 2015.

The WALGA discussion paper outlined the current planning framework in WA dealing with short-term accommodation, including the WAPC Planning Bulletin 99 - Holiday Homes Guidelines. The paper also highlighted how local governments from across the State were currently dealing with short term accommodation. Examples of other Australian States and their approach was highlighted in the discussion paper. The NSW government had held an Inquiry into the matter of short-term accommodation and it was understood by officers that some other States were also reviewing the matter.

It was recommended that the City continue to take an approach which limited its involvement in the approval process, but that the City remained responsive to complaints received. This was consistent with the Council position of 2015.

MOTION: C Knight / D Schumacher

That Council:

- 1 Advises the Western Australian Local Government Association that Council has previously considered this matter in March and June 2015.**
- 2 Advises the Western Australian Local Government Association that:**
 - (a) Tourism is important to regional Western Australia;**
 - (b) Significant numbers of visitors to Mandurah stay in a friends or relatives property (i.e. in residential areas); and**
 - (c) Commercial activities are permitted and do occur in residential areas, via Bed and Breakfasts and home occupancies**
- 3 Advises the Western Australian Local Government Association that Council's position is that:**
 - (a) The City has adopted a responsive approach to holiday houses and considers that an additional approval for short stay accommodation beyond the original to build the dwelling whether in a single dwelling or grouped or multiple dwelling circumstance does not add additional value to the process;**
 - (b) With regard to definitions that the City considers that:**
 - Holiday houses in grouped or multiple housing should be dealt with in the same manner as for a single house;**
 - Definitions with the Model Provisions for Local Planning Schemes should reflect this position; and**
 - All 'land use' definitions should be within the Deemed Provisions for Local Planning Schemes and not the Residential Design Codes;**
 - (c) Home sharing, if ultimately defined, should be treated in the same manner as Holiday Houses;**
 - (d) Party houses are not considered to be an issue within the City of Mandurah**
- 4 Acknowledges that any changes to the planning scheme requirements will require the involvement of the Western Australian Planning Commission.**
- 5 Modifies draft Local Planning Scheme 12 at the appropriate stage in the progression of the Scheme to address Part 3(b) above by ensuring that holiday homes that holiday**

houses in grouped or multiple housing should be dealt with in the same manner as for a single house.

- 6 That under the provisions of Town Planning Scheme No 3 that in the absence of any reference to 'Holiday House' in the Scheme that the following applies as an interim measure:
- (a) A 'Holiday House' is defined as "*means a dwelling used to provide short stay accommodation*";
 - (b) That a 'Holiday House' is treated as an 'unlisted use' under Clause 3.2.2 of the Scheme, and that Council determines that for all zones where dwelling is a permitted or discretionary use, determines that a Holiday House is consistent with the zone and is therefore permitted; and
 - (c) By virtue of being a 'permitted use' are exempt from the need for development approval under Clause 61(2)(b) of the Deemed Provisions for Local Planning Schemes.

CARRIED UNANIMOUSLY: 12/0
(This item was adopted en bloc)

At this juncture of the meeting, and with the consensus of Councillors, Mayor Vergone suggested that in view of interested parties in the public gallery, the order of the agenda be changed and the late and urgent business relating to the proposal for a beach enclosure at Falcon Bay be considered next.

LATE AND URGENT BUSINESS ITEMS [AGENDA ITEM 22]

Mayor Vergone advised that the following urgent items of general business had been received:

- Falcon Bay – Proposal for Beach Enclosure
- Old Mandurah Bridge Pedestrian Walkover.

MOTION: D Schumacher / R Riebeling

That Council accepts the items of urgent business.

CARRIED UNANIMOUSLY: 12/0

G.13/8/17 LATE AND URGENT ITEM: FALCON BAY – PROPOSAL FOR BEACH ENCLOSURE (AC / NC)

The City has received notification from the Minister for Fisheries that a one off grant of \$200,000 will be made available to create a beach enclosure at Falcon Beach.

The grant is an initiative of the State Government which is part of a smarter approach to shark hazard mitigation. The funding is provided to assist with the purchase and installation of a shark barrier to be ready for the upcoming summer.

The City has not been involved in such a project to date and therefore there is a lack of information upon which to make an informed decision. As Falcon Bay is a very popular family swimming beach there may be heightened expectations within the community that such a

proposal can be implemented simply by accepting the grant and purchasing a suitable shark barrier.

This is an interim report wherein the consideration for such a project and the appropriate processes to be addressed by Council, are provided for it to be able to make an informed decision.

Council is requested to receive this report as an interim report and consider the recommendations in light of the processes required to ensure the appropriate outcomes are achieved.

MOTION: C Knight / D Schumacher

That Council:

- 1 Accept this report as an interim report acknowledging that additional information is required to enable an informed decision.**
- 2 Endorses community consultation being undertaken on the proposal for a beach enclosure to be installed in Falcon Bay.**
- 3 Request the Chief Executive Officer to prepare a feasibility study for consideration by Council on the proposal for a beach enclosure to be installed in Falcon Bay.**
- 4 Request the Chief Executive Officer to prepare a feasibility study on possible alternative beach sites within the City of Mandurah that may be suitable for the installation of a beach enclosure.**
- 5 Requests the results of 1, 2 and 3 be provided in a report for Council's consideration in September 2017.**

CARRIED UNANIMOUSLY: 12/0

REPORTS [AGENDA ITEM 18]

G.14/8/17 REQUEST FOR RATES EXEMPTION: ACCESS HOUSING AUSTRALIA LTD (MN / DP) (REPORT 1)

Access Housing Australia Ltd (Access) was a not-for-profit organisation providing subsidised accommodation across Perth and the South West to a range of disadvantaged people such as those with disabilities, mental illness and housing needs. In Mandurah, the organisation managed approximately 150 properties and was currently involved in the development of an affordable housing project in Greenfields.

Recently the organisation had lodged a request for rating exemption for all its properties on the grounds that the land for each property was used exclusively for charitable purposes. It was noted that for some years, the City had been allowing a concession of 50% on 50 properties at an approximate cost of \$29,000. The total value of an exemption was approximately \$242,000.

Access was entitled to non-rateable status for all of its improved properties. During discussions with the organisation, agreement had been reached with Access that the City would phase an exemption over three years, allowing an annual concession equivalent to \$120,000 in 2017/18, \$180,000 in 2018/19 and a full exemption in 2019/20.

Council was requested approve the arrangements to transition Access Housing Australia Ltd to full non-rateable status in 2019/20.

Hon Councillor Riebeling moved the recommendation set out in the report, which was seconded by Councillor Schumacher. During the debate that ensued, and at the request of Councillor Peter Rogers, the Manger Financial Services provided clarification regarding the internal audit process undertaken to review the list of eligible properties to ensure that they still met the requirements of the Act.

MOTION: F Riebeling / D Schumacher

That Council:

- 1 Grants a 50% concession to each of the properties managed by Access Housing Australia Ltd and listed in Confidential Attachment 1 of the report for the 2017/18 financial year.**
- 2 Notes that this concession is part of a staged process to achieve non-rateable status in 2019/20 for all properties listed in Confidential Attachment 1 of the report.**

CARRIED UNANIMOUSLY: 12/0

G.15/8/17 TENDER 13-2017: TENDER FOR HUMAN RESOURCES MANAGEMENT SYSTEM (DP / RK) (REPORT 2)

Following an Expression of Interest process, tenders for a Human Resources Management System (HRMS) had been sought from three shortlisted candidates. The objectives of acquiring such a system included increased productivity, improved financial control, better staff resource planning and more efficient recruiting and staff management processes.

As the evaluation of the tenders proceeded, two issues became clear:

- Integration with the City's existing enterprise software, a system called Authority, would be very difficult.
- The acquisition of a non-Authority module raised questions as to the longer term development of the City's systems.

The effect of this was that the current acquisition of an HRMS represented an unviable solution.

Council was requested to reject all tenders and note the future actions to be undertaken.

MOTION: F Riebeling / R Wortley

That Council:

- 1 Rejects all tenders in respect of Tender 13-2017 Acquisition of a Human Resources Management system.**
- 2 Notes that work will be undertaken to examine suitable alternative solutions and that a report on the future strategy of systems development and the solution will be provided at a later date.**

CARRIED UNANIMOUSLY: 12/0

G.16/8/17 LATE AND URGENT ITEM: OLD MANDURAH BRIDGE PEDESTRIAN WALKOVER (MRN / LW)

The Old Mandurah Bridge had been an icon for the Mandurah community for many decades. With the construction of the new Mandurah Bridge, and its impending commissioning, there was a short window of opportunity for the community to celebrate the old bridge by the opening of the bridge for a pedestrian walkover on Sunday 20 August 2017.

Council was requested to acknowledge the event and to approve the expenditure of \$30,000 from the Chief Executive's Officers project budget for the event.

Councillor Lee moved the recommendation set out in the report, which was seconded by Councillor Field. During the debate that ensued, and at the request of Elected Members, the Director People and Communities and Director Works and Services provided clarification regarding the economic implications, the marketing and communications plan, the ability for the bridge to accommodate the anticipated number of pedestrians, and the origin of the idea to celebrate the decommissioning of the old Mandurah Bridge.

MOTION: D Lee / J Field

That Council

- 1 Acknowledge that a celebration pedestrian walkover to commemorate the end of life for the Mandurah Bridge will be held on Sunday 20 August 2017.**
- 2 Notes that \$30,000 will be allocated to the event from the Chief Executive Officer's project budget.**

CARRIED UNANIMOUSLY: 12/0

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN [AGENDA ITEM 20]

Nil.

NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING [AGENDA ITEM 21]

Nil.

CONFIDENTIAL ITEMS [AGENDA ITEM 23]

Nil.

CLOSE OF MEETING [AGENDA ITEM 24]

There being no further business, the Mayor declared the meeting closed at 6.34 pm.

CONFIRMED (MAYOR)

1 SUBJECT: Financial Report – July 2017
CONTACT OFFICER/S: David Prattent/Paul Bates
AUTHOR: Goodwin Mukondo
FILE NO:

Summary

The Financial Report for July 2017 together with associated commentaries, notes on investments, balance sheet information and the schedule of accounts are presented for Elected Members' consideration.

Disclosure of Interest

Nil

Previous Relevant Documentation

Nil

Comment

Nil

July 2017 Financial Statements

Summary financial statements are attached at **Attachment 1**.

The overall operating position for the City is shown below. For comparison purposes last year's July results have been included alongside the 2016/17 summary.

	2017/2018						2016/2017		
	Year to Date - July			Total			.		
	Actuals \$'000's	Budget \$'000's	%	Actuals + CMT \$'000's	Budget \$'000's	%	Actual s \$'000' s	Budget \$'000's	%
Operating revenues	(86,212)	(76,427)	13%	(86,212)	(108,301)	-20%	(1,411)	(104,856)	-99%
Operating expenditure:									
<i>Direct Labour</i>	2,769	3,342	-17%	2,769	43,227	-94%	2,801	41,823	-93%
<i>Employee Costs</i>	480	499	-4%	496	6,361	-92%	329	6,162	-95%
<i>Allocations of admin expenses</i>	(660)	(834)	-21%	(660)	(10,017)	-93%	(422)	(9,943)	-96%
<i>Operating Costs</i>	3,059	4,297	-29%	3,437	52,213	-93%	4,265	51,989	-92%
Total operating expenditure	5,649	7,303	-23%	6,043	91,784	-93%	6,973	90,031	-92%
Operating (surplus)/Deficit before Depreciation	(80,563)	(69,124)	17%	(80,170)	(16,517)	385%	5,562	(14,825)	-138%
Depreciation	2,610	2,609	0%	2,610	31,317	-92%	-	29,370	-100%
Operating (surplus)/Deficit	(77,954)	(66,515)	17%	(77,560)	14,800		5,562	14,545	-62%
Capital Expenditure	1,135	2,921	-61%	1,304	35,046	-96%	14,947	55,059	-73%
Capital Revenue	(1,284)	(1,329)	-3%	(1,287)	(15,955)	-92%	(938)	(34,279)	-97%

*CMT = Commitment costs – Value of orders raised but not yet paid.

Note: Operating revenue is significantly above budget revenue due to Waste Management's refuse collection revenue being invoiced early in the year. This will be corrected for future reports to reflect the invoice timing.

Capital Expenditure

Capital expenditure including committed costs is approximately \$1.3 million compared with a budget for the year of \$35 million.

Asset Type	Actuals \$,000`s	CMT* \$,000`s	Actuals + CMT* \$,000`s	Budget \$,000`s	Variance %
Buildings	246	46	292	10,985	-97%
Marina	-	(1)	(1)	120	-101%
Bridges	0	-	0	707	-100%
Parks	237	56	293	3,899	-92%
Roads	294	(91)	203	10,609	-98%
Drainage	143	(50)	93	1,720	-95%
Coastal & Estuary	57	(58)	(1)	2,012	-100%
Equipment	17	68	85	551	-85%
Machinery	56	202	258	3,403	-92%
Other Infrastructure	85	(3)	82	1,041	-92%
Total Capital Expenditure	1,135	169	1,304	35,046	-96%

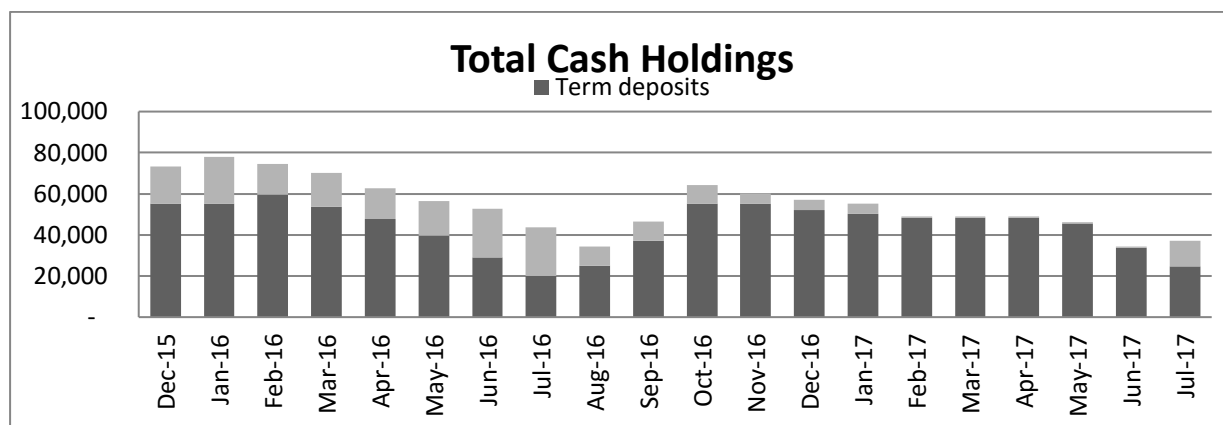
*CMT = Commitment costs – Value of orders raised but not yet paid.

Cash holdings

Cash holdings by the City are as follows:

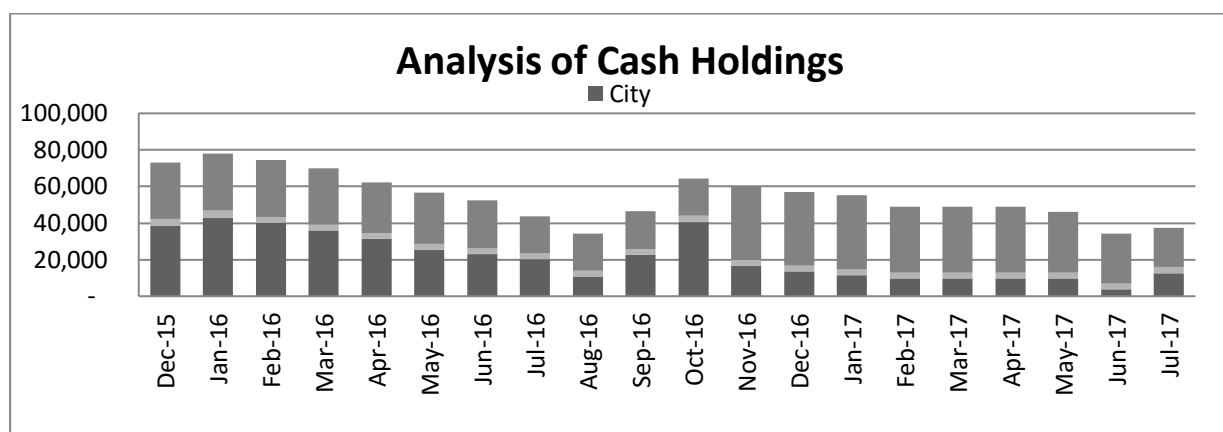
	Rating	Allocation %	Total Fund \$,000`s	Muni Fund \$,000`s	Bonds & Deposits \$,000`s	Reserves \$,000`s	Monthly Return (annualised rate) %
Cash Type							
Fixed Term:							
Bankwest	AA-	16.61%	6,183	-	81	6,102	2.50%
Bendigo & Adelaide Bank	A-	2.67%	993	-	-	993	2.35%
Westpac	AA-	26.72%	9,946	373	3,183	6,390	2.53%
NAB	AA-	20.43%	7,603	-	-	7,603	2.43%
ANZ	AA-	0.08%	28	28	-	-	1.80%
At Call:							
WA Treasury Corporation	AA+	0.68%	252	-	-	252	1.45%
Westpac	AA-	32.82%	12,216	12,214	2	-	1.04%
Total cash		100.00%	37,222	12,615	3,266	21,341	2.00%

The trend of cash holdings is as follows:



Total reserves in July 2017 are lower than in July 2016 due to use of reserve funds to finance completion of MARC Aquatic Centre and also the City's contribution to Mandurah Traffic Bridge.

An analysis of cash holdings gives the following results:



The City's unrestricted investments are \$12.61 million, bonds and deposits \$3.27 million and reserve fund balances of \$21.34 million at the 31st July 2017. This total of \$37.22 million is lower than the comparable time last year when \$43.68 million was held on investment. Unrestricted investments have diminished due to the large capital projects being spent around the end of the financial year and reserves utilised during 2017

Interest Earned

Interest earned to date together with a comparison of yields with the interest rate benchmark is as follows:

	Earned to 31-July-2017	Annual Budget	Forecast to 30-Jun-18
Reserve	54,134	750,000	750,000
Municipal and other funds:			
Municipal cash holdings	4,229	600,000	600,000
Other interest (note 1)	15,029	200,000	200,000
Subtotal – municipal & other funds	19,258	800,000	800,000
Total	73,392	1,550,000	1,550,000

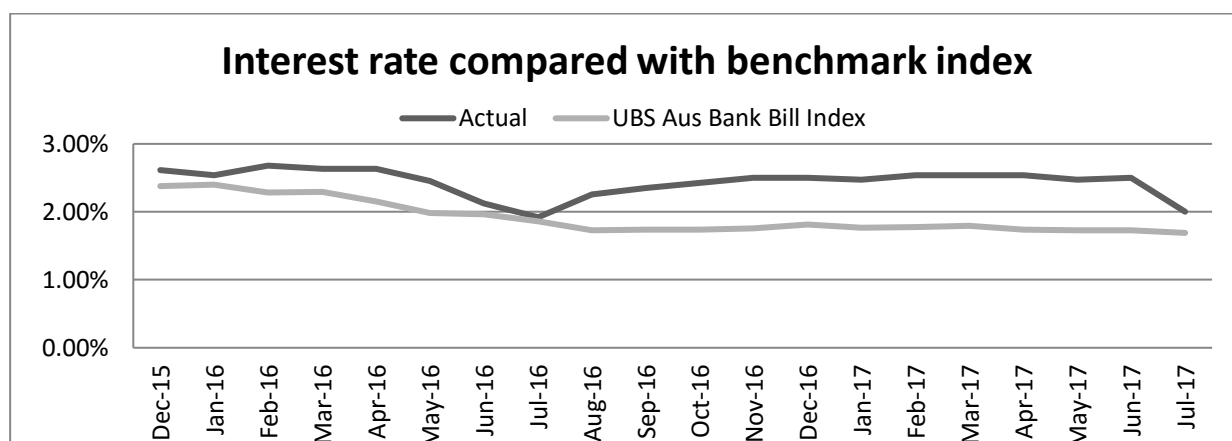
(1) Other interest includes trading bank accounts, bonds & deposits, deferred rates.

Interest earned compared with the benchmark UBS Australian Bank Bill Index is as follows:

Interest Rate Yields per Annum

	Jan	Feb	Mar	Apr	May	June	July
Average earned rate	2.47%	2.54%	2.54%	2.54%	2.47%	2.50%	2.00%
UBS Australian Bank Bill Index	1.77%	1.78%	1.79%	1.74%	1.73%	1.73%	1.69%

The trend of interest rates earned compared with the benchmark index is as follows:



Yields on bank term deposits remain above the benchmark index with the major Australian banks holding rates to around 2.2% to 2.7% for terms up to 12 months. Inclusion of Municipal Fund short term interest bank account resulted in average earned rate falling to 2.0%, but still remain above benchmark rate.

Return on Investment Ratio:

	Target	Actual	Variance	Comment
Interest Revenue Average Investment	1.69%	2.00%	0.31%	Rate achieved by reducing exposure to low interest rate investments.

This ratio indicates the average return on unutilised cash and investment balances. To indicate performance, it can be compared with an appropriate, risk free reference rate applicable to the average term to maturity of the investments. It is expected this ratio will improve as the bulk of rates revenue is invested.

Balance Sheet information:

	31 July 2017	31 July 2016
General Debtors		
Debtors	\$ 1,226,700	\$ 1,726,347
Other Debtors*	\$ 636,710	\$ 677,222
Total	\$ 1,863,410	\$ 2,403,569

*Includes Grants & Contributions, Marina & ATO.

Rates Debtors – All**	\$ 89,760,696	\$ 2,825,937
Deferred Pensioner Rates	\$ (1,135,162)	\$ (962,881)
Net rates collectible	\$ 88,625,534	\$ 1,863,056

* Debtor value includes rubbish collection, ESL charges & debt recovery legal costs.

**Significant difference in rates debtors reflect early adoption of rates than prior year.*

Creditors	\$ 93,943	\$ 4,212
-----------	-----------	----------

Bank Accounts

City's Current account	\$ 11,939,933	\$ 1,020,978
Bonds & Deposits	\$ 383,587	\$ 478,128
Visitors Centre	\$ 13,090	\$ 43,079
Marina	\$ 15,577	\$ 4,256
Total	\$ 12,352,187	\$ 1,546,441

The City's current account shows an abnormally high balance. This is due to the City receiving higher interest in this account than for on call funds. As the cash flow forecast requires some significant outlays over the next two months, funds are being retained here rather than placing in short term re-investment which demonstrates very low yields.

Key capital projects

Additional information on key capital projects will be provided each month. Key capital projects include:

- All projects with budgeted costs in excess of \$2 million.
- Projects where a risk assessment indicates the risk impact may result in a significant over-spend even if the risk is low.

Projects which fall into this category are:

Project	2017/18 Budget \$'000	Comment
Mandurah Community Centre	650.00	<i>Project status:</i> Tenders under consideration. <i>Comment:</i> Re-development of existing building. This type of project contains uncertainties regarding the condition of existing infrastructure which is often not discovered until construction starts.
Sutton Street extension	1,040.00	<i>Project status:</i> Council project already commenced and carried over from prior year. <i>Comment:</i> New road project. Budget estimate based on pre-design costings.
Falcon Bay seawall	810.00	<i>Project status:</i> Design and construct tender awarded within budget. <i>Comment:</i> Previous experience with seawall construction indicates the possibility of overspend due to risks associated with topography.
Waste management Centre walking floor	1,056.00	<i>Project status:</i> To be tendered. <i>Comment:</i> Budget based on a pre-design assessment of costs and has yet to be tested at tender.

Little activity has taken place on these projects during July and a more detailed commentary will be provided from the next report.

Mainroads Western Australia direct grants reduction impact.

Main Roads WA confirmed the State Government's resolution to reduce the total allocation under the 2017/18 Direct Grants Program within WA by \$10.3 million.

Initially the City of Mandurah was allocated \$303,045 (excluding GST) of Direct Grant funding which was apportioned to various maintenance works on local roads. Under the 2017/18 Direct Grants Program, this amount has now been reduced to \$174,527 and will result in a negative capital grant revenue impact in the amount of \$128,518.

In 2017/18 capital budget \$100,000 provision was included to cover stamp duty applied to capital purchases, and \$50,000 in operational budget to cover government concession 511 on vehicle registrations. This was done in anticipation of the cessation of such concessions to local governments, and since this is no longer the case, these funds can be used to fully cover the \$128,518 funding shortfall.

Schedule of accounts

A detailed schedule of accounts paid for the month has been placed in the Councillors' lounge for information and a copy will be entered into the minutes of this meeting. A summary of payments made for the month is:

Total Municipal Fund	\$	8,321,395.49
Total Trust Fund	\$	105,275.55
	\$	<u>8,426,671.04</u>

Included in the Municipal fund total are payments (Inc. GST) made to:

- LGISWA	\$	884,233.31
<i>LGIS Insurance and Workers Comp Jul-17 to Jun-18</i>		
- Cleanaway - Mandurah	\$	906,164.20
<i>Refuse Service</i>		
- Australian Taxation Office	\$	692,109.00
<i>Payroll Deductions</i>		
- Alleasing	\$	278,033.25
<i>Lease Payments</i>		
- WA Super	\$	290,051.73
<i>Superannuation</i>		
- Mandurah Performing Arts Centre	\$	171,072.00
<i>Funding First Quarter</i>		

Buy Local Report

Category	July, 2017 \$,000`s	Year to Date \$,000`s	%
Utilities	346	346	5.41%
Peel	30	30	0.47%
Rockingham	55	55	0.86%
Other WA*	3,266	3,266	51.14%
Interstate	711	711	11.13%
Mandurah	884	884	13.84%
Mandurah Based	1,095	1,095	17.15%
Total	6,387	6,387	100.00%

Carryover and Capital Amendments

At the time of the 2017/18 budget preparation, an assessment was made on the end of year performance of the 2016/17 capital works. Projects that are expected to commence prior to 30 June but not finished by that date have a budget provision allowed for the continuation of works.

Now that the 2016/17 performance can be measured more accurately, these “carryover” projects have been reviewed and the costs and associated revenues are to be accounted for in the correct financial year.

The difference between the expected remaining costs to complete the project and the associated revenues is covered by any brought surplus from the 2016/17 financial year. A 2016/17 surplus is generated by the underspending of capital projects during that year.

Below is a summary of the adjustments required to reflect the remaining project amounts for the 2017/18 financial year.

	Adopted Budget 2017/18	Revised Budget 2017/18	Variance
Carryovers	5,726,000	6,320,421	(594,421)
New capital additions	0	70,000	(70,000)
	5,726,000	6,390,421	(664,421)

The new Capital projects include

Lakelands Bus Embayment – This is a project fully funded by the PTA relating to bus embayment to be located at Banksiadale Gate near Lakelands Shopping Centre. Having received correspondence from PTA in late June, this project was omitted from the capital budget which had already been finalised.

Funding

The Changes outlined in attachment 2 have all been funded from within the current budget or funding is been allocated from external sources. In the 2017/18 budget, the 2016/17 forecasted surplus was estimated at \$2.26 million, of this \$1.86 million represented the city's contribution to uncompleted carryover works. With the adjustments to carryovers mentioned above the estimated surplus is now \$2.34 million.

It is noted that the final position will not be confirmed until the audited financial statements are completed and reported to council.

Funding adjustments related to Carryover adjustments.

	Budget	Funding Budget Review 2017/18				
		Grants	Contributions	Transfer from Reserves	Loans	COM
Original Budget	5,726,000	587,000	-	2,779,000	1,175,000	1,185,000
Amended Budget	6,390,421	754,000	70,000	3,141,771	1,160,000	1,264,650
	664,421	167,000	70,000	362,771	(15,000)	79,650

Statutory Environment

Local Government Act 1995 Section 6.4 Financial Report

Local Government (Financial Management) Regulations 1996 Part 4 Financial Reports

Policy Implications

Nil

Economic Implications

Nil

Strategic Implications

The following strategy from the *City of Mandurah Strategic Community Plan 2013 – 2033* is relevant to this report:

Organisational Excellence:

- Deliver excellent governance and financial management.

NOTE:

- Refer ***Attachment 1 Performance by Business Unit***
Attachment 2 Revision of Carryovers and Capital Projects

RECOMMENDATION

That Council:

- 1 Receives the Financial Report for July 2017.**
- 2 Receives the Schedule of Accounts for July 2017 for the following amounts:**

Total Municipal Fund	\$ 8,321,395.49
Total Trust Fund	\$ 105,275.55
	<u>\$ 8,426,671.04</u>
- 3 Approves unbudgeted expenditure of \$70,000 for Lakelands Bus embayment.***
 - **Funded from Contribution by PTA \$70,000**
- 4 Approves Carryovers adjustments to reflect remaining project expenditure, as shown in attachment 2.***

ABSOLUTE MAJORITY REQUIRED

Business Unit Descriptions

Chief Executive Office		
Chief Executives Office		Elected Members, stakeholders, State/Federal government relationships, lobbying, strategy, executive management.
Legal Services		Provision of legal services and advice, Elections, local laws, general governance & compliance.
Elected Members		Mayoral and councillor staff support, fees and allowances, elected member development and training, conferences, donations.
Civic Events & Functions		Citizenship and other official ceremonies and functions, catering and catering officer.
General Purpose Funding		Includes grants received from the WAGC for untied grants, (general purpose funding and local roads funding)
Rates		Revenue for Rating Services includes interest and fees on instalments, interest on arrears and government subsidy for rates deferred by entitled pensioners. Expenditures to include all costs of administration and maintenance of rate records, property services, street numbering, debt recovery, pensioners, exemptions and concessions.
Finance		General accounting, accounts receivable, accounts payable, payroll services, trust accounting, financial reporting (monthly & annual), financial planning and modelling, insurance, budgeting, financial advice, project evaluation, capital planning, chart of accounts, taxation, investments, loan management. Tender process, purchasing compliance, contract management
Economic Development		Planning and development of key aspects of Mandurah's economy including southern City strategy. Evaluation of economic development opportunities and proposals.
City Centre		Management of stakeholder relationships in the City Centre, promotions and events.

Strategy & Business Performance		
Strategy & Business Performance		Executive manager costs, risk management and audit.
Organisational Development		Organisational cultural development, staff relationships and Human Resources function.
Systems & Technology		Business systems management and implementation, organisational IT support, communications systems management, GIS.
General Administration		Research and analysis, policy development
Marketing		Media relations, advertising, corporate marketing, events marketing, corporate branding.
Visitors Centre		Operation of the Visitors' centre including bookings for accommodation and tours.
Customer Services		The costs of the customer services team (front counter and switchboard operations) including call centre costs. Also includes Information Management (records).

Sustainable Development		
DIR Sustainable Development		Director and executive secretary. Responsible for the areas of planning and projects, Eco services, building, development compliance and land administration.

Business Unit Descriptions

Planning Services	Statutory and strategic planning and land administration (land management, acquisitions and disposals, leases, general property matters).
Rangers	Management of local laws, off road vehicles, beach patrols, animal control and dog pound, emergency services, emergency management, fire control,
Environmental Health Services	Administration, inspection and operations of programmes concerned with the general health of the community, food sampling, uninhabitable premises, licensing of premises, management of contaminated sites, noise control issues, mosquito control.
Eco Services/Climate Change	Climate change monitoring, management of climate risk assessment, environmental projects including bushland and coastal management plans, coastcare, waterways support for environmental research and management.
Building Services	Building licence approval and compliance with building regulations of the built environment. Compliance inspections for building sites and developments.

People and Communities

DIR People and Communities	Director and executive secretary. Strategy and planning, management of directorate.
Recreation Services	Assisting and advising local sporting groups. Organises community sport events such as Island Challenge. Designates sportsground usage to clubs for winter and summer season sports. Co-ordinates the hall hire of all halls within the council. Recreation master planning, grant applications, facilities planning.
MARC Operations	Mandurah Aquatic & Recreation Centre. Includes Crèche, health & fitness, kiosk, aquatic, swim school, dry activities.
HHCRC Operations	Halls Head Community Recreation Centre. Shared facility with Department of education. Dry activities only.
Community and Social Development	Community development planning, community projects (e.g. community safety), disability access planning and monitoring.
Youth Services	Administration, support and operation of drop-in centres, programmes for youth at risk. Includes Billy Dower Youth centre.
Seniors	Administration, support and operation of the senior citizens centre. Includes services such as the provision hairdressing, podiatry, entertainment and social activities.
Festivals & Events	Organisation and delivery of events such as Crabfest, Christmas pageant, New Years Eve, Little Nippers and Australia Day.
Libraries & Learning	Administration, provision and operation of libraries. Includes books, tapes, records, audio-visual aids, internet and other facilities and services in delivering library services (book mobile).
Museum	Administration and operation of Mandurah Museum, projects (e.g. oral history).
Cultural Development	The administration, provision and operation of cultural activities for creative and performing arts. Includes the Stretch Festival and INQB8.

Works and Services

DIR Works & Services	Director & executive Secretary. Responsible for the areas of engineering, infrastructure, operations & marina/waterways.
City build	Maintenance of buildings, ablutions, public halls and pavilions, barbeques and miscellaneous structures.
Waste Management Services	Management of waste disposal contracted operations, public education programmes, Regional Council relationships.

Business Unit Descriptions

Infrastructure Management	Manager of infrastructure management and project management team (management of construction projects).
Cityfleet	Operating costs of all pant & equipment as well as light vehicles. Fleet management, vehicle purchasing and disposal.
Cityparks	Maintenance of parks and gardens, cemeteries, sportsgrounds, verges and street trees, beaches and bushland
Cityworks	Maintenance of roads, stormwater and drainage, street cleaning, signage, car parks, roundabouts, footpaths as well as private works
Operations Centre	Operation of the Operations Centre workforce of Cityworks and Cityparks. Collection and entering of time sheets, workforce supervising, business support services (finance & purchasing).
Marina	Management and maintenance of the Mandurah Ocean Marina, boat pens, Mary Street lagoon pens, and the Marina Chalets budget accommodation.
Waterways	Includes the maintenance of seawalls, beach renourishment, pontoon maintenance, ocean entrance sand bypassing, administration bay cleaning and boat ramp maintenance.
Technical Services	Manager of Technical Services, landscape services & design, asset management, survey and design

Summary

Total City of Mandurah	2017/2018						2016/2017 Comparison		
	Year to Date - July			Total			Year to Date - July		
	Actuals '000's	Budget '000's	Variance	Actuals + CMT* '000's	Budget '000's	Variance	Actuals '000's	Budget '000's	Variance
Operating revenues	(86,212)	(76,427)	13%	(86,212)	(108,301)	-20%	(1,411)	(104,856)	-99%
Operating expenditure	-	-							
Direct labour	2,769	3,342	-17%	2,769	43,227	-94%	2,801	41,823	-93%
Employee costs	480	499	-4%	496	6,361	-92%	329	6,162	-95%
Allocation of administration expenses	(660)	(834)	-21%	(660)	(10,017)	-93%	(422)	(9,943)	-96%
Operating costs	3,059	4,297	-29%	3,437	52,213	-93%	4,265	51,989	-92%
Total operating expenditure	5,649	7,303	-23%	6,043	91,784	-93%	6,973	90,031	-92%
Operating (surplus)/deficit before Dpr'n	(80,563)	(69,124)	17%	(80,170)	(16,517)	385%	5,562	(14,825)	-138%
Depreciation	2,610	2,609	0%	2,610	31,317	-92%		29,370	-100%
Operating (surplus)/deficit	(77,954)	(66,515)	17%	(77,560)	14,800		5,562	14,545	-62%
Capital expenditure	1,135	2,921	-61%	1,304	35,046	-96%	14,947	55,059	-73%
Capital revenue	(1,284)	(1,329)	-3%	(1,287)	(15,955)	-92%	(938)	(34,279)	-97%
*CMT = Commitment costs- Value of orders raised but not yet paid.									

Capital

Capital Summary 2016/2017	Actuals 000`s	CMT* 000`s	Actuals + CMT* 000`s	Budget 000`s	Variance
Work in Progress					
Buildings	246	46	292	10,985	-97%
Marina	-	(1)	(1)	120	-101%
Bridges	0	-	0	707	-100%
Parks	237	56	293	3,899	-92%
Roads	294	(91)	203	10,609	-98%
Drainage	143	(50)	93	1,720	-95%
Coastal & Estuary	57	(58)	(1)	2,012	-100%
Equipment	17	68	85	551	-85%
Machinery	56	202	258	3,403	-92%
Other Infrastructure	85	(3)	82	1,041	-92%
Total Capital Expenditure	1,135	169	1,304	35,046	-96%

*CMT = Commitment costs- Value of orders raised but not yet paid.

See Key Projects and Carryovers for detail on major projects

Key Projects	2016/2017					Comments
	Actuals	CMT*	Actuals + CMT	Budget	Variance on Actuals + CMT	
Land						
Sub Total	-	-	-	-		
Buildings						
Port Bouvard Surl Life Saving Club	25,460	- 25,460	-	1,867,007	-100%	Work still to be scheduled
Mandurah Foreshore Boardwalk Renewal	-	-	-	466,752	-100%	Work still to be scheduled
Sub Total	78,212	29,134	107,346	6,554,959	-98%	
Parks						
Falcon Bay Foreshore development Stage 1	-	-	-	433,667	-100%	Work still to be scheduled
Novara Foreshore Stage 2	-	7,722	7,722	433,667	-98%	Waiting for Western Power before work can progress.
Mandjar Square Stage 2	1,160	-	1,160	542,083	-100%	Work still to be scheduled
Sub Total	1,160	7,722	8,882	1,409,417	-99%	
Roads						
Dower St - Pinjarra Rd Intersection	-	-	-	792,612	-100%	Utilities work expected to commence by end of August
Gibson St	-	-	-	792,612	-100%	Project planned to commence in end of August 2017.
Lakes Rd Lighting, verges surface work	-	-	-	554,828	-100%	Work still to be scheduled.
Mississippi Drive	12,409	12,727	25,136	792,612	-97%	Work commenced and progressing.
Extend Smokebush Retreat	-	-	-	739,771	-100%	Work still to be scheduled.
Sub Total	133,058	- 9,347	123,711	4,672,435	-97%	
Equipment						
CCTV Infrastrcuture	-	-	-	350,000	-100%	Work still to be scheduled.
Sub Total	-	-	-	350,000	-100%	
Plant & Machinery						
Replacement Light Commercial Vehicles	-	145,046	145,046	918,217	-84%	Five vehicles currently ordered and committed.
Construction Vehicles	-	-	-	569,910	-100%	Still to be ordered
Parks and Mowers	-	-	-	465,386	-100%	Still to be ordered
Sub Total	-	145,046	145,046	1,953,513	-93%	

*CMT = Commitment costs- Value of orders raised but not yet paid.

Carryover Projects	2016/2017					Comments
	Actuals	CMT*	Actuals + CMT	Budget	Variance on Actuals + CMT	
Buildings						
WMC Install Walking Floor Main Shed	-	-	-	1,055,868	-100%	Preparing Request for Tender documents.
Milgar Street Ablution Refurbishment	42,545	74,585	117,130	140,000	-16%	Work progressing
Bill Bowler Skate Park Refurbishment	13,530	- 4,525	9,005	40,000	-77%	Work progressing
SL Peelwood Parade Reserve	6,500	- 5,500	1,000	450,000	-100%	Work to be scheduled
Mandurah Quay Boardwalk Renewal	-	-	-	150,000	-100%	Work to be scheduled
Halls Head Ablution Block	67,789	- 67,655	134	350,000	-100%	Work to be scheduled
Halls Cottage Conservation Stage 3	20,426	- 10,659	9,767	65,000	-85%	Work progressing
WMC Install Public Weighbridge	-	-	-	95,000	-100%	Work to be scheduled
Cicerellos-Dome Boardwalk Renewal	-	-	-	300,000	-100%	Work to be scheduled
Design for Mandurah Nt Comm Centre	20,907	- 13,514	7,393	850,000	-99%	Work to be scheduled
Northport Beach Ablutions Block	-	-	-	140,000	-100%	Work to be scheduled
MPAC RVIF Equipment Upgrade	-	-	-	250,000	-100%	Work to be scheduled
Ocean Road Reserve - Sports Grnd Lights	1,293	- 25,672	24,379	916,000	-103%	Work to be scheduled
Sub Total	172,989	- 52,940	120,050	4,801,868	-97%	
Marina						
Marina - Carpark Extension	-	-	-	120,000	-100%	Work to be scheduled
Sub Total	-	-	-	120,000	-100%	-
Bridges						
Old Mandurah Bridge	275	-	275	500,000	-100%	Indigenous Artwork still to commence.
Sub Total	275	-	275	500,000	-100%	-
Parks						
Newport Dr - Heritage Lake Playground	14,723	- 8,044	6,679	50,000	-87%	Work progressing
Renew MPAC Forecourt Paving	166,260	- 34,018	132,242	250,000	-47%	Stage 1 of the project is 40% complete.
Sub Total	215,108	- 69,770	145,338	300,000	-52%	
Roads						
NEW Gibson Street	107,273	29,821	137,095	130,000	5%	Work progressing
NEW Dower St - Reconstruct/Widen	-	8,305	8,305	700,000	-99%	Work for Dower St/ Pinjarra Rd intersection work still to commence.
Sutton Street Extention	120,649	- 30,379	90,270	300,000	-70%	Work progressing
Sub Total	242,394	- 10,857	231,538	1,130,000	-80%	
Drainage						
Merlin St Waste Water Reuse Pipeline	110,534	- 111,038	503	500,000	-100%	Work to be scheduled
SD City Centre Drainage	688	12,591	13,278	48,000	-72%	Work progressing
SD Watson Avenue	30,143	40,907	71,050	120,000	-41%	Work progressing
Sub Total	143,271	- 57,540	85,731	668,000	-87%	
Coastal & Estuary						
C&E -RBFS Floating Jetty Merchants	-	-	-	220,000	-100%	Work to be scheduled
C&E - Falcon Bay Seawall	6,546	- 6,652	106	810,000	-100%	Tender awarded to Leeuwin Civil for design and construction. Still to commence.
St Ives Boardwalk	50,218	- 51,228	1,010	60,000	-102%	Work to be scheduled
	85,219	-	85,219	660,000	-87%	Work progressing
Sub Total	32,736	53,498	86,235	168,000	-49%	
Other Infrastructure						
Tims Thicket Septage Ponds upgrade	-	-	-	380,946	-100%	EPA ruling on whether works need to be upgraded as per Ministerial Statement 375 which Tims Thicket is subject to still pending.
Sub Total	-	-	-	380,946	-100%	
Plant and Machinery						
Trucks and Buses	-	-	-	484,483	-100%	Still to be ordered
Heavy Vehicles Plant and Equipment New	-	-	-	422,800	-100%	Still to be ordered
Sub Total	-	-	-	484,483	-100%	

*CMT = Commitment costs- Value of orders raised but not yet paid.

Operating Revenue

Directorate Variances	Year to Date - July			Total		
	Actuals	Budget	Variance	Actuals + CMT*	Budget 2016/17	Variance
Chief Executive Office	(73,520,908)	(73,738,002)	0%	(73,520,908)	(80,849,600)	-9%
Strategy & Business Performance	(23,959)	(15,869)	51%	(23,959)	(190,500)	-87%
Sustainable Development	(431,688)	(524,072)	-18%	(431,688)	(2,863,583)	-85%
People and Communities	(487,434)	(671,723)	-27%	(487,434)	(6,155,225)	-92%
Works and Services	(11,748,226)	(1,477,148)	>100%	(11,748,226)	(18,242,354)	-36%
	(86,212,215)	(76,426,814)	13%	(86,212,215)	(108,301,262)	-20%

*CMT = Commitments are not used for revenue. Therefore 'Actuals' = 'Actuals + CMT'

TOTAL - Detail Business Units	(86,212,215)	(76,426,814)		(86,212,215)	(108,301,262)	-20%
--------------------------------------	---------------------	---------------------	--	---------------------	----------------------	-------------

Chief Executive Office	(73,520,908)	(73,738,002)	0%	(73,520,908)	(80,849,600)	-9%
1 Chief Executives Office		(3,915)	-100%		(47,000)	-100%
Legal Services	(1,598)	(792)	>100%	(1,598)	(9,500)	-83%
2 Elected Members	(64)	(83)	-23%	(64)	(1,000)	-94%
Civic Events & Functions			-			
Economic Development	(36,524)	(1,666)	>100%	(36,524)	(75,200)	-51%
3 City Centre		(42)	-100%		(500)	-100%
4 General Purpose Funding	(85,805)	(241,923)	-65%	(85,805)	(5,219,000)	-98%
Rates	(73,396,918)	(73,489,464)	0%	(73,396,918)	(75,496,000)	-3%
5 Finance		(117)	(1)		(1,400)	-100%

Strategy & Business Performance	(23,959)	(15,869)	51%	(23,959)	(190,500)	-87%
Strategy & Business Performance			-			
6 Organisational Development	(145)	(3,249)	-96%	(145)	(39,000)	-100%
7 Systems & Technology	(273)	(492)	-45%	(273)	(5,900)	-95%
General Administration			-			
Marketing			-			
Visitors Centre	(18,808)	(7,880)	>100%	(18,808)	(94,600)	-80%
Customer Services	(4,733)	(4,248)	11%	(4,733)	(51,000)	-91%

Sustainable Development	(431,688)	(524,072)	-18%	(431,688)	(2,863,583)	-85%
DIR Sustainable Development			-			
8 Planning Services	(10,279)	(26,515)	-61%	(10,279)	(318,300)	-97%
9 Rangers	(45,514)	(66,138)	-31%	(45,514)	(998,700)	-95%
10 Environmental Health Services	(126,476)	(238,374)	-47%	(126,476)	(275,500)	-54%
11 Eco Services/Climate Change	(57,354)	(95,083)	-40%	(57,354)	(95,083)	-40%
Building Services	(192,064)	(97,962)	96%	(192,064)	(1,176,000)	-84%

People and Communities	(487,434)	(671,723)	-27%	(487,434)	(6,155,225)	-92%
DIR People and Communities			-			
12 Recreation Services	(779)	(256,417)	-100%	(779)	(272,000)	-100%
MARC Operations	(376,782)	(298,958)	26%	(376,782)	(4,098,000)	-91%
13 HHCRC Operations	(47,330)	(54,189)	-13%	(47,330)	(534,050)	-91%
Community and Social Development	(3,000)	(1,742)	72%	(3,000)	(20,900)	-86%
Youth Services	(10,270)	(8,289)	24%	(10,270)	(99,500)	-90%
14 Seniors	(21,629)	(29,406)	-26%	(21,629)	(353,000)	-94%
Festivals & Events	(9,325)		-	(9,325)	(450,000)	-98%
Libraries & Learning	(15,659)	(12,495)	25%	(15,659)	(205,000)	-92%
Museum	(840)	(231)	>100%	(840)	(2,775)	-70%
15 Cultural Development	(1,821)	(9,996)	-82%	(1,821)	(120,000)	-98%

Works and Services	(11,748,226)	(1,477,148)	>100%	(11,748,226)	(18,242,354)	-36%
16 DIR Works & Services		(167)	-100%		(2,000)	-100%
17 Citybuild	(49,336)	(93,656)	-47%	(49,336)	(1,124,300)	-96%
Waste Management Services	(10,037,684)	(1,055,229)	>100%	(10,037,684)	(12,667,800)	-21%
Infrastructure Management	(509)	(466)	9%	(509)	(5,600)	-91%
18 Cityfleet	(3,309)	(17,244)	-81%	(3,309)	(207,000)	-98%
Cityparks	(78,086)	(66,600)	17%	(78,086)	(799,500)	-90%
Cityworks	(75,750)	(1,876)	>100%	(75,750)	(22,500)	237%
19 Operations Centre		(83)	-100%		(1,000)	-100%
Marina	(1,258,038)	(129,389)	>100%	(1,258,038)	(3,053,300)	-59%
Waterways	(236,671)	(102,816)	>100%	(236,671)	(243,854)	-3%
Technical Services	(8,841)	(9,622)	-8%	(8,841)	(115,500)	-92%

Key		
	Less than -10%	See notes for commentary on variance
	More than 10%	Variance will be monitored
	Between -10% and 10%	Acceptable variance

Directorate Variances	Year to Date - July				Total		
	Actual	Budget	Variance		Actual + CMT*	Budget 2016/17	Variance
Chief Executive Office	232,395	292,457	-21%		232,395	3,855,114	6%
Strategy & Business Performance	325,865	408,390	-20%		325,865	5,303,735	6%
Sustainable Development	387,542	449,855	-14%		387,542	5,841,861	7%
People and Communities	702,491	768,856	-9%		702,491	10,502,422	7%
Works and Services	1,120,792	1,422,676	-21%		1,120,792	17,724,095	6%
	2,769,085	3,342,234	-17%		2,769,085	43,227,227	6%

*CMT = Commitments are not used for labour. Therefore 'Actuals' = 'Actuals + CMT'

TOTAL - Detail Business Units	2,769,085	3,342,234			2,769,085	43,227,227	6%
--------------------------------------	------------------	------------------	--	--	------------------	-------------------	-----------

Chief Executive Office	232,395	292,457	-21%		232,395	3,855,114	6%
Chief Executives Office	24,736	35,905	-31%		24,736	465,551	5%
Legal Services	25,039	63,436	-61%		25,039	823,846	3%
7 Elected Members	17,125	17,004	1%		17,125	220,830	8%
Civic Events & Functions	2,726	3,604	-24%		2,726	46,805	6%
8 Economic Development	37,526	36,017	4%		37,526	525,473	7%
City Centre	525	8,034	-93%		525	104,339	1%
General Purpose Funding			-				
Rates	29,521	35,907	-18%		29,521	466,325	6%
Finance	95,197	92,550	3%		95,197	1,201,945	8%

Strategy & Business Performance	325,865	408,390	-20%		325,865	5,303,735	6%
Strategy & Business Performance	31,109	37,612	-17%		31,109	488,471	6%
Organisational Development	72,519	91,717	-21%		72,519	1,191,103	6%
Systems & Technology	72,565	98,242	-26%		72,565	1,275,858	6%
Marketing	45,878	55,006	-17%		45,878	714,367	6%
Visitors Centre	24,989	30,424	-18%		24,989	395,113	6%
Customer Services	78,804	95,389	-17%		78,804	1,238,823	6%

Sustainable Development	387,542	449,855	-14%		387,542	5,841,861	7%
20 DIR Sustainable Development	36,141	22,338	62%		36,141	290,111	12%
Planning Services	71,722	88,264	-19%		71,722	1,146,285	6%
Rangers	96,873	110,094	-12%		96,873	1,429,384	7%
Environmental Health Services	59,390	71,187	-17%		59,390	924,502	6%
Eco Services/Climate Change	46,527	65,611	-29%		46,527	852,093	5%
Building Services	76,888	92,361	-17%		76,888	1,199,486	6%

People and Communities	702,491	768,856	-9%		702,491	10,502,422	7%
DIR People and Communities	19,115	23,426	-18%		19,115	304,230	6%
Recreation Services	45,078	61,347	-27%		45,078	786,245	6%
21 MARC Operations	283,408	254,328	11%		283,408	3,977,488	7%
HHCRC Operations	74,481	86,498	-14%		74,481	1,023,008	7%
Community and Social Development	70,322	73,577	-4%		70,322	947,174	7%
Youth Services	28,041	41,286	-32%		28,041	522,809	5%
Seniors	27,033	29,997	-10%		27,033	389,562	7%
Festivals & Events	22,025	36,457	-40%		22,025	466,386	5%
Libraries & Learning	98,817	126,153	-22%		98,817	1,638,351	6%
Museum	8,907	10,516	-15%		8,907	136,570	7%
Cultural Development	25,265	25,271	0%		25,265	310,599	8%

Works and Services	1,120,792	1,422,676	-21%		1,120,792	17,724,095	6%
DIR Works & Services	29,159	35,150	-17%		29,159	456,494	6%
Citybuild	116,618	140,868	-17%		116,618	1,731,076	7%
Waste Management Services	13,830	17,816	-22%		13,830	230,555	6%
22 Infrastructure Management	44,187	36,957	20%		44,187	479,956	9%
Cityfleet	38,614	39,743	-3%		38,614	516,141	7%
Cityparks	457,829	625,037	-27%		457,829	7,624,241	6%
Cityworks	172,164	211,992	-19%		172,164	2,617,011	7%
23 Operations Centre	32,028	53,850	-41%		32,028	699,341	5%
Marina	30,859	49,198	-37%		30,859	618,398	5%
Waterways	17,408	25,902	-33%		17,408	333,192	5%
Technical Services	168,097	186,163	-10%		168,097	2,417,690	7%

Key			
	More than 5%	See notes for commentary on variance	
	Less than -5%	Variance will be monitored	
	Between -5% and 5%	Acceptable variance	

Other Employee Costs

Directorate Variances	Year to Date - July				Total		
	Actuals	Budget	Variance		Actuals + CMT*	Budget 2016/17	Variance
Chief Executive Office	47,221	49,114	-4%		41,481	643,221	-94%
Strategy & Business Performance	99,427	83,346	19%		104,719	1,052,071	-90%
Sustainable Development	64,555	75,470	-14%		65,853	960,946	-93%
People and Communities	99,056	95,189	4%		99,063	1,216,230	-92%
Works and Services	170,032	195,503	-13%		185,079	2,488,229	-93%
	480,291	498,622	-4%		496,196	6,360,697	-92%

*CMT = Commitment costs- Value of orders raised but not yet paid.

TOTAL - Detail Business Units	480,291	498,622			496,196	6,360,697	-92%
--------------------------------------	----------------	----------------	--	--	----------------	------------------	-------------

Chief Executive Office	47,221	49,114	-4%		41,481	643,221	-94%
Chief Executives Office	3,722	5,728	-35%		3,722	73,110	-95%
Legal Services	6,694	9,131	-27%		6,694	116,891	-94%
24 Elected Members	3,270	2,453	33%		3,270	31,506	-90%
Civic Events & Functions	2,170	2,037	7%		2,170	24,898	-91%
Economic Development	6,693	7,453	-10%		6,648	110,267	-94%
City Centre	232	1,078	-78%		232	13,854	-98%
General Purpose Funding			-				
Rates	4,439	4,558	-3%		4,439	59,077	-92%
25 Finance	20,001	16,676	20%		14,307	213,618	-93%

Strategy & Business Performance	99,427	83,346	19%		104,719	1,052,071	-90%
Strategy & Business Performance	4,205	5,387	-22%		4,205	69,409	-94%
26 Organisational Development	59,925	37,017	62%		62,354	456,372	-86%
Systems & Technology	12,482	16,200	-23%		14,590	207,159	-93%
General Administration	1,046		-		1,046		
Marketing	5,914	7,059	-16%		6,358	91,162	-93%
Visitors Centre	3,295	4,042	-18%		3,295	51,846	-94%
Customer Services	12,559	13,641	-8%		12,871	176,123	-93%

Sustainable Development	64,555	75,470	-14%		65,853	960,946	-93%
27 DIR Sustainable Development	5,625	4,043	39%		5,625	51,112	-89%
Planning Services	12,417	14,801	-16%		13,143	189,095	-93%
Rangers	14,599	16,276	-10%		15,011	207,969	-93%
Environmental Health Services	9,275	11,412	-19%		9,463	145,231	-93%
Eco Services/Climate Change	8,126	11,324	-28%		8,276	143,820	-94%
Building Services	14,514	17,614	-18%		14,335	223,719	-94%

People and Communities	99,056	95,189	4%		99,063	1,216,230	-92%
28 DIR People and Communities	3,944	3,539	11%		4,418	45,494	-90%
29 Recreation Services	10,747	8,378	28%		10,747	106,200	-90%
MARC Operations	39,480	37,606	5%		39,814	481,907	-92%
30 HHCRC Operations	3,687	1,316	>100%		3,687	17,043	-78%
Community and Social Development	9,467	9,081	4%		8,880	115,629	-92%
Youth Services	4,465	4,442	1%		4,231	56,104	-92%
Seniors	4,001	3,814	5%		4,001	48,706	-92%
Festivals & Events	3,743	3,956	-5%		3,743	50,225	-93%
Libraries & Learning	15,680	19,712	-20%		15,700	251,562	-94%
Museum	1,442	1,579	-9%		1,442	20,497	-93%
31 Cultural Development	2,400	1,766	36%		2,400	22,863	-90%

Works and Services	170,032	195,503	-13%		185,079	2,488,229	-93%
DIR Works & Services	4,539	5,513	-18%		4,539	70,726	-94%
Citybuild	10,473	16,035	-35%		13,100	204,472	-94%
Waste Management Services	2,369	3,120	-24%		2,369	39,937	-94%
32 Infrastructure Management	8,283	6,849	21%		8,283	86,783	-90%
Cityfleet	6,041	7,546	-20%		5,331	95,783	-94%
Cityparks	54,566	63,488	-14%		61,841	811,332	-92%
Cityworks	30,247	37,855	-20%		33,665	482,868	-93%
Operations Centre	7,942	12,926	-39%		7,942	162,030	-95%
Marina	5,073	5,389	-6%		5,255	68,166	-92%
Waterways	2,165	3,710	-42%		2,165	46,794	-95%
33 Technical Services	38,334	33,072	16%		40,587	419,338	-90%

Key		
	More than 10%	See notes for commentary on variance
	Less than -10%	Variance will be monitored
	Between -10% and 10%	Acceptable variance

Other Operating Costs

Directorate Variances	Year to Date - July				Total		
	Actuals	Budget	Variance		Actuals + CMT*	Budget 2017/18	Variance
Chief Executive Office	290,514	432,968	-33%		303,982	4,687,866	-94%
Strategy & Business Performance	701,279	340,285	>100%		802,961	4,085,042	-80%
Sustainable Development	125,300	176,079	-29%		129,806	2,113,589	-94%
People and Communities	207,289	424,619	-51%		281,098	6,238,593	-95%
Works and Services	1,734,584	2,922,791	-41%		1,919,104	35,088,219	-95%
	3,058,966	4,296,742	-29%		3,436,950	52,213,309	-93%

*CMT = Commitment costs- Value of orders raised but not yet paid.

TOTAL - Detail Business Units	3,058,966	4,296,742			3,436,950	52,213,309	-93%
--------------------------------------	------------------	------------------	--	--	------------------	-------------------	-------------

Chief Executive Office	290,514	432,968	-33%		303,982	4,687,866	-94%
Chief Executives Office	4,933	29,131	-83%		10,363	349,700	-97%
Legal Services	4,956	52,719	-91%		(2,134)	632,850	-100%
34 Elected Members	191,602	97,949	96%		143,610	642,586	-78%
Civic Events & Functions	4,579	9,096	-50%		4,644	109,200	-96%
Economic Development	3,849	123,692	-97%		7,740	1,508,430	-99%
City Centre	6	18,364	-100%		6	220,450	-100%
General Purpose Funding	6,110	16,743	-64%		40,328	201,000	-80%
Rates	43,838	61,426	-29%		55,560	737,400	-92%
35 Finance	30,641	23,848	28%		43,864	286,250	-85%

Strategy & Business Performance	701,279	340,285	>100%		802,961	4,085,042	-80%
Strategy & Business Performance	1,703	6,939	-75%		3,474	83,300	-96%
Organisational Development	4,911	30,080	-84%		(11,273)	361,130	-103%
36 Systems & Technology	653,357	255,642	>100%		680,034	3,068,921	-78%
General Administration			-				
37 Marketing	29,405	24,657	19%		29,079	296,000	-90%
Visitors Centre	3,612	4,198	-14%		3,544	50,391	-93%
Customer Services	8,290	18,769	-56%		98,103	225,300	-56%

Sustainable Development	125,300	176,079	-29%		129,806	2,113,589	-94%
DIR Sustainable Development	961	2,665	-64%		961	31,980	-97%
Planning Services	3,380	10,573	-68%		7,970	126,900	-94%
Rangers	44,632	53,308	-16%		47,785	639,902	-93%
38 Environmental Health Services	60,781	33,789	80%		52,825	405,607	-87%
Eco Services/Climate Change	12,035	71,081	-83%		20,322	853,240	-98%
Building Services	3,511	4,663	-25%		(56)	55,960	-100%

People and Communities	207,289	424,619	-51%		281,098	6,238,593	-95%
DIR People and Communities	33	15,245	-100%		(1,422)	183,000	-101%
Recreation Services	43,253	45,378	-5%		43,439	544,720	-92%
MARC Operations	67,321	84,052	-20%		69,541	1,034,490	-93%
39 HHCRC Operations	25,463	16,486	54%		29,097	198,500	-85%
Community and Social Development	23,583	38,740	-39%		24,367	465,020	-95%
Youth Services	7,599	17,287	-56%		1,545	207,520	-99%
Seniors	13,443	21,138	-36%		13,731	253,710	-95%
Festivals & Events	6,284	8,024	-22%		21,818	1,211,671	-98%
Libraries & Learning	8,678	100,741	-91%		28,819	1,209,314	-98%
Museum	1,894	11,591	-84%		5,635	139,127	-96%
Cultural Development	9,737	65,937	-85%		44,529	791,521	-94%

Works and Services	1,734,584	2,922,791	-41%		1,919,104	35,088,219	-95%
DIR Works & Services	144	5,590	-97%		144	67,100	-100%
Citybuild	310,878	690,277	-55%		402,915	8,287,329	-95%
Waste Management Services	846,417	999,882	-15%		911,871	12,003,380	-92%
Infrastructure Management	3,732	40,918	-91%		23,405	491,210	-95%
40 Cityfleet	170,427	153,042	11%		134,379	1,837,217	-93%
Cityparks	252,014	473,639	-47%		282,905	5,686,081	-95%
Cityworks	106,237	230,818	-54%		91,397	2,770,878	-97%
Operations Centre	752	13,272	-94%		1,147	159,330	-99%
Marina	12,143	131,972	-91%		52,239	1,584,245	-97%
Waterways	1,543	130,497	-99%		9,143	1,566,588	-99%
Technical Services	30,298	52,884	-43%		9,560	634,861	-98%

Key		
	More than 10%	See notes for commentary on variance
	Less than -10%	Variance will be monitored
	Between -10% and 10%	Acceptable variance

Financial Report - July 2016/2017

Type	Note	Directorate	Business Unit	Variance		Comment
Operating Revenue	1	Chief Executive Office	Chief Executives Office	\$ 3,915.00	-100%	Minor variance.
	2		Elected Members	\$ 19.36	-23%	Minor variance.
	3		City Centre	\$ 42.00	-100%	Minor variance.
	4		General Purpose Funding	\$ 156,118.42	-65%	Variance is due to grants not yet received.
	5		Finance	\$ 117.00	-100%	Minor variance.
	6	Strategy & Business Performance	Organisational Development	\$ 3,103.54	-96%	Minor variance.
	7		Systems & Technology	\$ 219.26	-45%	Minor variance.
	8	Sustainable Development	Planning Services	\$ 16,235.73	-61%	Variance due to building application revenue budget phasing and will be monitored.
	9		Rangers	\$ 20,623.57	-31%	Variance primarily due to dog and cat registration invoicing still to be done in October.
	10		Environmental Health Services	\$ 111,898.10	-47%	Variance primarily due due to CLAG income not yet received.
	11		Eco Services/Climate Change	\$ 37,729.00	-40%	Variance due to contributions for Peron Naturalist not yet received.
	12	People and Communities	Recreation Services	\$ 255,637.68	-100%	Variance due to Kidsport grant not yet received. Budget to be phased to reflect months of receipt of August and December.
	13		HHCRC Operations	\$ 6,859.49	-13%	Variance due to Halls Head recreation centre revenue. This will be monitored to see the effect of the MARC Aquatic re-opening.
	14		Seniors	\$ 7,777.29	-26%	Variance due to membership fees still to be invoiced from the 1st of October.
	15		Cultural Development	\$ 8,175.34	-82%	Variance due to grants and Stretch Festival revenue not yet received.
	16	Works and Services	DIR Works & Services	\$ 167.00	-100%	Minor variance.
	17		Citybuild	\$ 44,319.63	-47%	Variance primarily due to Cinema Revenue to be invoiced in November.
	18		Cityfleet	\$ 13,935.08	-81%	Variance due to profits on sale of assets not yet generated.
	19		Operations Centre	\$ 83.00	-100%	Minor variance.
Labour	20	Sustainable Development	DIR Sustainable Development	\$ 13,803.10	62%	Variance due to a job termination final payment.
	21	People and Communities	MARC Operations	\$ 29,079.84	11%	Variance due to phasing of project labour through the year and will reduce over time.
	22	Works and Services	Infrastructure Management	\$ 7,229.64	20%	Variance due to Operations Centre labour charged to Infrastructure Management,to be amended for future reports.
	23		Operations Centre	-\$ 21,822.28	-41%	Underspend due to Operations Centre labour charged to Infrastructure management .This will be amended for future reports.
Other Employee Costs	24	Chief Executive Office	Elected Members	\$ 816.54	33%	Minor variance
	25		Finance	\$ 3,325.12	20%	Variance due to training costs and will be amended at budget review.
	26	Strategy & Business Performance	Organisational Development	\$ 22,907.83	62%	Variance due to employee benefits in the form of gym memberships and is expected to reduce over time.
	27	Sustainable Development	DIR Sustainable Development	\$ 1,581.61	39%	Minor variance.
	28	People and Communities	DIR People and Communities	\$ 405.19	11%	Minor variance.
	29		Recreation Services	\$ 2,368.86	28%	Variance due to superannuation contribution.
	30		HHCRC Operations	\$ 2,370.58	>100%	Variance due to superannuation contribution.

Financial Report - July 2016/2017

Type	Note	Directorate	Business Unit	Variance		Comment
	31		Cultural Development	\$ 634.32	36%	Minor variance.
	32	Works and Services	Infrastructure Management	\$ 1,433.67	21%	Minor variance.
	33		Technical Services	\$ 5,261.54	16%	Variance due to early payment of training costs which is expected to reduce over time.
Operating Costs	34	Chief Executive Office	Elected Members	\$ 93,653.10	96%	Variance due to councillors` sitting fees and expected to reduce over time.
	35		Finance	\$ 6,793.26	28%	Variance due to year end valuations and grants audits, expected to come under annual budget.
	36	Strategy & Business Performance	Systems & Technology	\$ 397,715.46	>100%	Variance due to software licencing and leasing costs being paid early in the year.
	37		Marketing	\$ 4,747.92	19%	Variance caused by memberships and subscriptions.
	38	Sustainable Development	Environmental Health Services	\$ 26,992.48	80%	Variance due to CLAG operations expenditure early in the year and expected to fall within annual budget.
	39	People and Communities	HHCRC Operations	\$ 8,977.50	54%	Variance due to budget phasing for material costs throughout the year and will reduce over time.
	40	Works and Services	Cityfleet	\$ 17,385.38	11%	Variance due to vehicle registration early in the year and expected to reduce to budgeted levels over time.

City of Mandurah - 2017/18 Budget and Budget Review

CAPITAL ACCOUNTS														
Account	Description	Current Budget	Funding Budget 2017/18					Budget Review	Funding Budget Review 2017/18					Variance
			Grants	Contributions	Transfer from Reserves	Loans	COM		Grants	Contributions	Transfer from Reserves	Loans	COM	
1632 - Buildings														
1632.750369.	Design for Mandurah Nt Comm Centre	850,000	287,000	-	363,000	-	200,000	870,000	287,000	-	383,000	-	200,000	20,000
1632.750388.	Ocean Road Reserve - Sports Grnd Lights	916,000	-	-	916,000	-	-	993,771	-	-	993,771	-	-	77,771
1632.750391.	Halls Head Ablution Block	350,000	-	-	100,000	175,000	75,000	345,000	-	-	100,000	200,000	45,000	(5,000)
1632.750394.	Milgar Street Ablution Refurbishment	140,000	-	-	-	-	140,000	136,000	-	-	-	-	136,000	(4,000)
1632.750395.	MandurahQuay Boardwalk Renewal	150,000	-	-	150,000	-	-	184,000	-	-	184,000	-	-	34,000
1632.750396.	Cicerellos-Dome Boardwalk Renewal	300,000	-	-	300,000	-	-	350,000	-	-	350,000	-	-	50,000
1632.750404.	MPAC RVIF Equipment Upgrade	250,000	-	-	250,000	-	-	417,000	167,000	-	250,000	-	-	167,000
1632.750411.	Bill Bowler Skate Park Refurbishment	40,000	-	-	-	-	40,000	50,000	-	-	-	-	50,000	10,000
1635 - Parks														
1635.700252.	Renew MPAC Forecourt Paving	250,000	-	-	-	250,000	-	220,000	-	-	-	220,000	-	(30,000)
1635.700257.	Novara Foreshore Stage 1 Master Plan	-					-	40,000					40,000	40,000
1635.700263.	Bennet Brook Circle Landscaping	-					-	33,600					33,600	33,600
1635.700272.	Lord Hobart Drive POS Shade	-					-	25,000					25,000	25,000
1635.700275.	Newport Dr - Heritage Lake Playground	50,000	-	-	-	-	50,000	13,000	-	-	-	-	13,000	(37,000)
1636 - Roads														
1636.500708.	Sutton Street Extention	300,000	-	-	300,000	-	-	386,000	-	-	386,000	-	-	86,000
1636.500709.	NEW Dower St - Reconstruct/Widen	700,000	300,000	-	200,000	-	200,000	749,000	300,000	-	249,000	-	200,000	49,000
1636.500722.	TM Discretional Traffic Management	-	-	-	-	-	-	12,000	-	-	-	-	12,000	12,000
1636.500883.	SF Lakelands Bus Shelter	-					-	70,000		70,000			-	70,000
1636.500794.	Clarice Street Access from Mandurah Road	-					-	46,000			46,000		-	46,000
1637 - Drainage														
1637.600125.	SD Watson Avenue	120,000	-	-	-	-	120,000	85,000	-	-	-	-	85,000	(35,000)
1637.600127.	Merlin St Waste Water Reuse Pipeline	500,000	-	-	200,000	300,000	-	475,000	-	-	200,000	275,000	-	(25,000)
1637.600120.	SD Gallop/Shayne Sts to Tasker	-					-	20,000	-	-	-	-	20,000	20,000
1637.600126.	SD Leura	-					-	45,050	-	-	-	-	45,050	45,050
1639 - Waterways														
1639.910072.	C&E - Falcon Bay Seawall	810,000	-	-	-	450,000	360,000	825,000	-	-	-	465,000	360,000	15,000
Grand Total		5,726,000	587,000	-	2,779,000	1,175,000	1,185,000	6,390,421	754,000	70,000	3,141,771	1,160,000	1,264,650	664,421

2	SUBJECT:	Rates Concessions – Review of Guidelines
	CONTACT OFFICER/S:	David Prattent
	AUTHOR:	David Prattent

Summary

The City has been approached by a property owner who has asked for consideration of a rates concession in respect of his heritage property which is on the municipal heritage inventory.

Council last considered, and approved, guidelines for rates concessions in 2002. These guidelines were relatively narrow in their application and permit little flexibility. They relate purely to not-for-profit organisations which would not be eligible for a rates exemption. It is appropriate that these guidelines are deleted to allow both greater flexibility in the approach to concessions and the consideration of each concession on a case-by-case basis.

Council is requested to approve the revocation of the guidelines and resolve that rates concessions not be considered in the case of heritage properties.

Disclosure of Interest

None

Location

The property for which a concession is being sought is 82 Cooper Street, Mandurah

Previous Relevant Documentation

- | | | |
|--------------|------------------|--|
| • G.21/5/14 | 13 May 2014 | Heritage Register (Mandurah) : Final Adoption |
| • G.41/11/02 | 19 November 2002 | Council re-affirmed guidelines for rates concessions |

Background

The *Local Government Act 1995* S6.47 permits Councils to either to waive rates or grant some other concession which is in the form of a percentage reduction. Apart from a stipulation that a concession cannot relate to whether the land is occupied or not by its owner, there are no provisions limiting a local government's discretion in this matter.

Although they have similar outcomes, concessions differ from rate exemptions in the following ways:

- Exemptions relate specifically to the use of land and, once non-rateable status is agreed, that exemption stays in force until the use of the land changes.
- Concessions are not limited to land use and a local government has absolute discretion in their application. However, a concession is directly linked to imposition of a rate and, therefore, can only be granted on an annual basis.

Council originally adopted guidelines for the granting of concessions in 2000 and re-affirmed them in 2002. The guidelines restricted the availability of concessions to incorporated not-for-profit associations which “perform a function which is of benefit to the community but do not meet the requirements for exemption contained in Section 6.26(2)(g) of the *Local Government Act 1995*”. This section deals with the charitable use of land.

Recently the owner of 82 Cooper Street has made a representation to officers seeking a reduction in rates to help offset his costs incurred in the restoration and maintenance of his heritage property. The

property is listed in the local section of the Mandurah Heritage Places list which was adopted by Council in 2014.

Comment

General

The ability to grant concessions provides a local government with a flexible tool to resolve anomalies, manage the issue of not-for-profit organisations which are not eligible for exemptions, and recognise and encourage activities which contribute to the community through economic and social outcomes. Despite the guidelines the City has used rates concessions to deal with such issues as:

- Recognising the contribution of the Australian Sailing Museum to the local tourist industry (50% concession).
- Achieving equity on minimum rates at Belswan Retirement Village between those residents who own strata properties and those who are lease for life residents.

It is important therefore that the ability to resolve an issue by the use of a concession provide more flexibility in addressing rating issues. A survey of other local governments in Western Australia has not found an example of a concessions policy as most prefer to deal with issues on an individual basis.

However, it is also important to note that concessions, like exemptions, represent a reduction in rates. Given that the City's revenue base is under constant pressure, concessions should be used only in exceptional circumstances.

Heritage properties

The City's local heritage listing contains approximately 30 properties ranging from the Atrium Hotel to residences such as 82 Cooper Street. The State Heritage listings include:

- Allandale Homestead (permanent registration)
- Halls Cottage (permanent registration)
- Sutton Farm (permanent registration)
- Peninsula Hotel (former), Boatshed and Stingray Point (Interim Registration)

While the City supports the identification of and, where necessary, the preservation of heritage buildings, care must be exercised in ensuring that financial incentives neither represent a significant burden to the community nor proliferate across other equally important areas such as the preservation of the environment. Property owners who make a voluntary decision to restore and maintain heritage properties are to be applauded, as are those who preserve the environment on rural land, and as are those whose activities provide social benefits to community. The City does not, regrettably, have the capacity to provide financial concessions to these groups particularly in the face of the rising number of rate exemptions claimed for the charitable use of land and which are essentially mandated in the *Local Government Act 1995*.

In addition, conversations with other local governments which are known to have heritage properties shows that only the City of Swan makes a concession available for owners of properties on the local heritage inventory. Although it is widely recognised that much the State's historic buildings have been demolished for re-development, many local governments do not have the ability to support an incentive programme to help preserve the remainder.

Consultation

None

Statutory Environment

Local Government Act 1995 S6.47 Concessions

Policy Implications

None

Economic Implications

None

Strategic Implications

The following strategy from the *City of Mandurah Strategic Community Plan 2013 – 2033* is relevant to this report:

Organisational Excellence:

- Deliver excellent governance and financial management.

Conclusion

The City has been approached with a request to provide a rates concession for the owner of a heritage property. Although the importance of preserving heritage is both acknowledged and supported, there is a wider issue of the City's capacity to provide financial support not only to this area but also to other, equally deserving, sectors.

Given the financial constraints under which the City operates, particularly in terms of the rising number of rate exemptions, which are effectively mandated in the Local Government Act 1995, the application of discretionary financial support is not seen as appropriate.

Attachment 1 : Council resolution 2002

RECOMMENDATION

That Council:

- 1. Revokes existing guidelines in respect of the granting of rates concessions (as attached).**
- 2. Notes that in future rates concessions will be considered on a case-by-case basis.**
- 3. Does not support the application of rates concessions in respect of heritage properties.**

1. That Council reaffirms as an interim measure the following guidelines for processing claims for rate concessions under Section 6.47 of the *Local Government Act 1995*:

- 1.1 Introduction

Many applications for exemption have been received for rates on properties, the owners or lessees of which perform a function which is of benefit to the community but do not meet the requirements for exemption contained in section 6.26(2)(g) of the *Local Government Act 1995* (property which is being used exclusively for charitable purposes).

Council may, by an absolute majority, grant a concession or donation to these organisations.

The decision to approve such a concession or donation is subject to the applicant conforming to the conditions outlined in these guidelines.

The amount, or percentage contribution, will be determined by Council and may be dependent on previous claims on behalf of a particular organisation.

- 1.2 Legislation

Local Government Act 1995 Section 6.47: Subject to the *Rates and Charges (Rebates and Deferrals) Act 1992*, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive* a rate or service charge or resolve to grant other concessions in relation to a rate or service charge.

- 1.3 Conditions

- 1.3.1 Application

The applicant must submit a written application and have supporting documentation provided.

- 1.3.2 Statement of claim

The application should state the grounds on which concession/donation is sought and the section of the *Local Government Act* applicable.

In order to support the claim, other relevant documents should be provided detailing its contribution to the betterment of the community.

- 1.3.3 Property

Property details are to be provided (ie Lot, Reserve, Crown lease number) along with proof of right to occupy land. This will be in the form of a Certificate of Title or a copy of a

current lease agreement showing dates of commencement/ expiry.

The applicant must provide a statement as to whether the whole or only a portion of the land is the subject of claim.

A lease agreement is required to state the period of the lease, the requirement to pay outgoings including rates and the purpose for which lease provided.

Current rates on the land must be paid and the property must be compliant with all planning and development requirements of Council.

1.3.4 Applicant

Shall provide a copy of its Certificate of Incorporation, a copy of its Constitution, objects and purposes of the organisation and evidence of any other supporting documentation (ie registration by the Australian Taxation Office as an approved public benevolent institution).

Shall specify the number and dollar value of other properties having concessions already claimed.

Shall provide a list of current claims under this section of the Act.

1.3.5 Financial support and funding

The applicant is to provide details relating to source of funding, how funding distributed, whether profits are used to fulfil the objects of organisation and how profits are distributed to shareholders/office holders

1.3.6 Use of property

The applicant must provide a statutory declaration stating the exact purpose/s for which the whole of the property is being used.

Advice in writing must be made of any proposed changes in that use (ie on modification, sale of property, cessation of lease agreement).

The operation should prove to be of benefit the whole of the community, not to an exclusive group.

1.4 Amount of concession/donation

An amount equivalent to current rates levied, or a percentage thereof, may be designated and

decided upon as an appropriate concession/donation. A limit at which amounts are to be capped can also be determined.

1.5 Limit number of claims

A limit to the number of properties for which a claim for concession may be approved is fixed at fifty (50) per organisation, or as determined by Council.

1.6 Submission to Council

A submission for each individual claim will be made in the required format, recommending the concession/donation for that property.

The effects of the claims should be demonstrated to Council by submitting total costs of approvals to date.

1.7 Approval/Decline

Council will approve or decline a concession/donation. An absolute majority is required for any approval.

1.8 Review

All submissions to be reviewed annually or on cessation of lease/sale of property, or if the circumstances leading to the concession change.

1.9 Reimbursement

Once a concession is granted, Council will submit a claim for reimbursement under the Government's Community Service Obligation initiative, for the difference in collections. This is similar to Councils right to submit a claim to State Revenue for concessions under *Rates and Charges (Rebates and Deferrals) Act 1992*.

3	SUBJECT:	17 th International Cities, Town Centres and Communities Conference & 6 th National Mainstreet Australia Conference 25-27 October
	CONTACT OFFICER/S:	Mark Newman
	AUTHOR:	Mark Newman
	FILE NO:	

Summary

Council is asked to consider the attendance of an Elected Member (s) at the 17th International Cities, Town Centres and Communities (ICTC) Conference together with the 6th National Mainstreet Australia Conference to be held at Crown Promenade in Melbourne 25 – 27 October 2017.

The Conference is hosted by the International Cities Town Centres and Communities Society and will feature over 80 world-class presentations from city planning, place making, economic development and innovation specialists from Australia, Europe, UK, New Zealand and USA.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.24/8/16 9 August 2016 Council approved the attendance of Mayor Vergone and Councillors Field and Shane Jones at the 16th ICTC Conference held in Launceston 9 – 11 November, 2016

Background

Innovation, Collaboration and Leadership are the key themes of the ICTC Mainstreet Conference 2017. The conference focuses on people, communities, connections and communities, and making great places to live, work, play and visit, which are also at the heart of community.

From those who lead, plan and develop right through to those who activate, program and manage, this event will focus on how innovation, collaboration and strong leadership helps to advance and transform places into vibrant, liveable centres. The introduction of new social and digital infrastructure, visionary urban design, creative economic development initiatives and innovative technology is changing how we live, work and play.

Urban planning continues to move towards a people and place-based approach and away from conventional street designs.

Comment

Some places are facing urban sprawl issues in car-dominant places—with traffic congestion, parking problems, high retail vacancies and no after-five economy. Whilst others face issues of high population growth coupled with higher density living, gentrification, limited green and active spaces, and transport congestion.

As leaders there is the need to investigate disabling these problems by constantly developing and influencing the way cities are understood and how improvements made for the people who spend their lives in them. Engaging with stakeholders and activating spaces plays a significant role in keeping centres vibrant and with the advent of new technologies and creative problem solving, innovative solutions are coming to the fore.

Consultation

Nil

Statutory Environment

Nil

Policy Implications

The formal approval of Council is required for attendance at any interstate seminar or conference that requires air travel and is within the maximum amount of \$4,000 per elected member for attendance at conference, seminars and training programs.

Economic Implications

The cost of the attendance of each delegate is Early Bird Registration \$1,155 and \$2,000 for travel and accommodation and associated field trips.

Strategic Implications

The following strategies from the *City of Mandurah Strategic Community Plan 2013 – 2033* are relevant to this report:

Leadership:

- Demonstrate leadership on major regional, state and national issues.

Organisational Excellence:

- Ensure the City has the capacity and capability to deliver services and facilities that meet community expectations.

Conclusion

17th International Cities, Town Centres and Communities Conference together with the 6th National Mainstreet Australia Conference will enable world best practices in the planning, development and management of cities, towns and communities and particularly the planning, development and management of public spaces and infrastructure focusing on developing strategies which transform cities from being traffic dominated and with low levels of liveability, to cities that thrive and benefit from their existing potential.

NOTE:

- Refer **Attachment 1** **17th International Cities, Town Centres and Communities Conference & 6th National Mainstreet Australia Conference Programme**

The complete program showing guest speakers, workshops, field trips and accommodation is available in the Elected Members Lounge

RECOMMENDATION

That Council approves the attendance of Elected Member(s) _____ at the 17th International Cities, Town Centres and Communities Conference and 6th National Mainstreet Australia Conference to be held at Crown Promenade in Melbourne 25 – 27 October 2017.



17th International Cities
Town Centres and
Communities Conference &
6th National Mainstreet
Australia Conference

25-27 October 2017
Melbourne VIC Australia

*Innovation,
Collaboration
& Leadership*

**Registration
Brochure**

www.ictcmainstreet.org

Sponsored by:



City of
STONNINGTON



Program

Wednesday 25 October 2017

10.00am - 4.00pm Stonnington Field Trip	10.00am - 4.30pm Dandenong Field Trip	9.30am - 4.30pm Geelong Field Trip
4.30pm - 7.30pm Darebin Field Trip	5.00pm - 7.45pm Melbourne Evening Economy Tour	

Thursday 26 October 2017

8.30-10.25	Session 1: Conference Opening & Keynote Presentations				
	Jessica Lappin, President, Alliance for Downtown New York, USA "#DownIsWhatsUp: How collaboration and innovation brought downtown NYC back" Professor Rob Adams, Director City Design and Projects, City of Melbourne The art of incremental city transformation				
10.25-10.55	Refreshment Break & Exhibition				
10.55-11.55	Session 2A		Session 2B		
	Robbie Robertson, Partner, Spatial & Brand Experience, Deloitte Innovation in Digital and Physical: Two worlds becoming one Brian Haratsis, Executive Chairman, MacroPlanDimasi Big Cities vs Regions – is it the end for regional cities?		Stuart Moseley, CEO, Victorian Planning Authority The importance of collaboration, innovation and leadership when transforming key precincts in an urban environment Peter Smith, CEO, City of Port Phillip Public Sector Leadership: Creating new value for cities		
11.55-12.55	Session 3A	Session 3B	Session 3C	Session 3D	Session 3E
	Co-working & Incubators	Revitalisation	Future Places & Trends	Regional Collaboration & Activation	Investment & Development
	Australia's coworking culture: The growth, trends and drivers behind the coworking industry Kimberley Paterson, Associate Director, Knight Frank	Lismore city CBD revitalisation – An award winning case study Brent McAlister, Executive Director, Sustainable Development & Isaac Smith, Mayor, Lismore City Council	Liveability and productivity in the future mega metro regions of Australia in 2057 David Barnard, Technical Director - Urban Design and Master Planning, AECOM	Cut the red tape and the benefits for communities will keep flowing Robyn Hobbs, NSW Small Business Commissioner, Office of the NSW Small Business Commission	The ups and downs of planning and creating places David Hall, Chief Operating Officer, MAB Corporation
	Small business in the fast lane (Newtown business accelerator) Duncan Gilchrist, Economic Development Manager, Inner West Council	Queanbeyan CBD transformation - a mash up of opportunities Martin Darcy, Service Manager - Business and Innovation, Queanbeyan-Palerang Regional Council	The role of local government: Public spaces, activation and community - Where are we heading? Susan Hecker, Director, Futurelocal Public Realm Consulting	Future proofing regional towns Kylie Legge, Director & Emily O'Halloran, Place Maker, Place Partners	Can councils stimulate private investment through catalyst sites? Kate Roffey, Director, City Economy Innovation and Liveability, City of Wyndham
12.55-13.50	Lunch & Exhibition				QVM tour departs 1.45pm

Note: The program is subject to change at any time.

13:50-15:20	Session 4A	Session 4B	Session 4C	Session 4D	Session 4E
	Co-location & Creative Places	Pop Up	Main Streets	Regional Collaboration	Workshop
	Australia's first innovation precinct: Carlton Connect Initiative Jacyl Shaw, Director Engagement, Carlton Connect Initiative	Shopfronts & Place – simple improvements that transforms and activates a shopping precinct Ching Ching Lee, Founder, POP Creative Collective	Bridge Rd - case study of marketing and managing an activity centre in transition Herschel Landes, President, Bridge Rd Mainstreet inc	#imagnetomorrow – West Toowoomba local plan collaboration, techniques and tools Michelle Milton, Senior Planner, Strategic Planning and Economic Development, Toowoomba Regional Council	Design for social innovation Julia Suh Urban Strategist Urban Toolbox
	Creating infrastructure: Developing the Collingwood Arts Precinct Marcus Westbury, CEO, Contemporary Arts Precinct & Founder, Renew Australia	Places for people - Moreland Parklet Program Munir Vahanvati, Unit Manager, Urban Design & Sarah Borg, Senior Urban Designer, Moreland City Council	What is real innovation and creativity in a modern mainstreet - it's not just about apps and technology Ali Uren, Founder & Director, Kiikstart Pty Ltd	Can a collaborative plan for the delivery of infrastructure help shape the future growth of a regional city? Bridget Maplestone, Strategic Planner - Projects, City of Greater Bendigo	
	Sydney Road, Brunswick – Exploring our future: the Siteworks Story Will Coogan, Place Manager, Moreland City Council & Joseph Norster, Creative Director Programming, These Are The Projects We Do Together	Place-making, Identity & Pride: How a suburban shopping centre pop-Up park reconnected a community Fae Ballingall, Strategic Planner, Banyule City Council & Sam Walsh, Director, Chatterbox Projects	Resilience of neighbourhood main streets Jackie Fristacky, Councillor, City of Yarra	Connecting communities: place making in a regional context Anne Cleverley, Community Development Coordinator & Simon Schweitzer, Manager Community Culture and Information, Bega Valley Shire Council	
15:20-15:50	Refreshment Break & Exhibition				
15:50-16:40	Session 5A	Session 5B	Session 5C	Session 5D	Session 5E
	Tourism & Economic Development	Waterfront Revitalisation	Engagement & Collaboration	Main Street Panel Session	Heritage
	Short term games, long term gains David Cooke, Director, City Collective	Place-making: a shared approach Paola McCarthy, Events and Marketing Manager & Samuel Burke, General Manager, Darwin Waterfront Corporation	Imagine Ermington Nicole Carnegie, Place Manager, City of Parramatta Council	Leading by example Heidi Crundwell, Centre Manager, Victoria; Graeme Cullen, President, Carnegie Traders Association; Louise Zelenich, Owner, Pallino bar, Thornbury; John Rae, President, Portarlington Business Association; Joseph Tabacco, Manager Property & Economic Development, Banyule City Council; Peter McNabb, Peter McNabb and Associates *	Old town new edge William Fulton, Director, Fulton Ross Team Architects
	The Elton effect Gerald Carlyon, Director Development Services & Samantha Self, City Centre Coordinator, Mackay Regional Council	Redcliffe Foreshore Master Plan and activation strategy Jo-Ann Baynham, Senior Strategic Planner/Project Manager, Moreton Bay Regional Council	Adaptive community engagement: an agile approach to rebuild community trust and confidence Lily Wang, Place Manager, City of Parramatta Council		Down on mainstreet – adaptive reuse of Auckland's heritage buildings Lloyd Macomber, Director, Salmond Reed Architects
16:40-17:20	Session 6 Panel				
	Innovation, collaboration and leadership in cities: What's the big deal? Mike Lydon, Founder, Street Plans Collaborative, Professor Rob Adams, Director City Design and Projects, Victorian Planning Authority representative and Jessica Lappin, President for Downtown New York				Proudly sponsored by Victorian Planning Authority
17:30-19:00	Networking Function on the Yarra				

* See full details online

Friday 27 October 2017

08:45-10:20	Session 7 Keynote Presentations				
	Mike Lydon, Principal, The Street Plans Collaborative, Miami, USA Tactical Urbanism: A community changemaker's guide to collaboration in the 21st century city Gary Horwitz, Head of Retail, Investment Management, Lendlease Creating Streets in Malls - the new normal				
10:20-10:50	Refreshment Break & Exhibition <i>Proudly sponsored by Brain&Poulter</i>				
10:50-12:50	Session 8A	Session 8B	Session 8C	Session 8D	Session 8E
	Innovation & Technology	Investment & Sustainability	Community Led Place	Creative Places	Main Street Marketing
	Using technology to engage and improve your communities Rob Kyne, Senior Consultant, Pracsys/ Culture Counts	Open space reinvestment – recycling open space for community benefit Natalie Boyd, Practice Director, KJA & Amanda McMurtrie, Strategic Property Officer, Penrith City Council	Is it worth the effort? Honest perspectives on placemaking, tactical urbanism and community-led approaches to building urban resilience Lucinda Hartley, CEO/ CoFounder & Helen Rowe, Principal, CoDesign Studio	The art of place leadership, innovation & curation of place to the commons: From Carlton Connect to the Adelaide laneways Gilbert Rochecouste, Managing Director, Village Well	Creating a better business mix David West, Principal Consultant, Premier Retail Marketing
	Virtual Moreland Project Munir Vahanvati, Unit Manager Urban Design, Moreland City Council	Embarking on building the world's most sustainable shopping centre Jack Davis, Development Manager, Retail at Frasers Property Australia	How can we enable citizens to become city-makers and work with what we've got to achieve diverse, flexible and unique places? Brooke Williams, Associate, Codesign Studio	Building creative infrastructure to maintain cultural capital Siu Chan, Unit Manager, Arts Culture and Venues & Amanda Stone, Mayor, City Of Yarra	You get more bees with honey -harnessing the collective energy of people who work in city centres Jodie Reyntjes, Executive Officer, Central Geelong Marketing/ City of Greater Geelong
	Free Wi-Fi in retail centres, what works, what doesn't and whats needed Phill Loader, Economic Development Coordinator, Maribyrnong City Council	It's too darn hot – a sustainable solution in the city Tara Wilkinson, Place Management Corodinator, City of Canada Bay Council	The neighbourhood project, a journey in community-led placemaking Tracey O'Connor, Senior Project Manager - Landscape Architect, City of Whitehorse	Art and culture; what do they mean in urban development? Mark McClelland, Co-founder and Creative Director, Cultural Capital	How main streets and local businesses are utilising digital; how social media supports marketing and where are the future opportunities Therese Ceniti, Digital business and tourism officer, City of Darebin; Stavros Zikou, Centre Manager, Victoria & Maleik Edwards, Marketing Manager, 100 Burgers Group
	Incrementally smart! The story of the city of Canada Bay's journey to creating a more intelligent city Stephanie Kelly, Manager Place Management & Philip Edney, Director Community Development, City of Canada Bay	White Gum Valley: infill development that invites the eccentric and outlaws 'business as usual' Tanya Babaeff, PhD Candidate, Curtin University			*
12:50-13:45	Lunch & Exhibition				

* See full details online

13:45-15:15	Session 9A	Session 9B	Session 9C	Session 9D	Session 9E
	Innovative & Diverse Economies	Building Pride	Transport & Activation	Investment, Engagement & Design	Visioning/Workshop
	Transforming Hobart Ron Christie, Deputy Lord Mayor, City of Hobart	Community pride, business investment and improved economic performance requires meaningful town & main street branding Andrew Hoyne, Principal and Founder, Hoyne	Car parking: It's more than just car parking Tim Lecky, Consultant, MRCagney	Revealing your true centre—a place-based approach to data-driven decision making in town and neighbourhood centres Beth Andean, Senior Project Officer & Alexia Bonilla, Project Officer, Place Services, City of Parramatta Council	The future of visioning Justin Ray, Principal, Urban Design, Tract
	Leading change and innovation – from mining to higher education Fiona Plesman, Acting Director, Planning, Community and Corporate Services, Muswellbrook Shire Council	Tapping into community pride for place making success - Pride of Melton Project Bruce Marshall, Coordinator Economic Development and Tourism & Terri Johnston, Place Engagement and Activation, Melton City Council	Main streets... principles and innovations Peter Annand, Director, Annand Associates	Activate Ku-Ring-Gai Bill Royal, Team Leader Urban Design & Andrew Watson, Director Strategy and Environment, Ku-ring-gai Council	'No Vacancies' Workshop Sarah Poole, Director, Thriving Places
	Facilitating development in a transitioning mining economy Gerard Carlyon, Director Development Services, Mackay Regional Council	A renewed approach to neighbourhood renewal Emma Price, Neighbourhood Development Officer, Maribyrnong City Council	An integrated place-based approach to one of Melbourne's most famous streets—the Acland Street up-grade David Power, Economic Development Coordinator & Craig McLean, Coordinator City Design, City of Port Phillip	Age'n'dem, age and dementia friendly streetscapes toolkit, walking environments to support older people to walk more and for longer Carmel Boyce, Director, Equity Justice Access & Guy Luscombe, Director Architects, Johannsen and Associates	
15:15-15:45	Refreshment Break & Exhibition				
15:45-16:55	Session 10A Industry Specialists			Session 10B Industry Specialists	
	Smart cities still need to be good for people Kylie Legge, Director, Place Partners			Putting the EAT in strEAT - re-invigorating towns through strategic use of F&B Suzee Brain, Director, Brain&Poulter Pty Ltd	
	Innovative ways to create liveable neighbourhoods and activity centres Dean Landy, Architect & Urban Designer, ClarkeHopkinsClarke Architects			Retail and cultural activation that works: The DNA of vibrant and successful night economies Gilbert Rochecouste, Managing Director, Village Well	
16:55-17:30	Session 11 Keynote Presentation and Conference Wrap Up				
17:30	Close of Educational Sessions				

* See full details online

Note: The program is subject to change at any time.



Masterclasses & Workshops

Design for Social Innovation Workshop

Thursday 26 October 1.50 pm– 3.20pm

Workshop presented by: Julia Suh, Urban Strategist, Urban Toolbox

How do we create happy and healthy communities without leaving anyone behind? Social inclusion is a prevalent theme in design and planning, yet too often, marginalised groups -- the homeless, elderly, children, youth, gender & ethnic minorities, people with disability and other economically excluded groups – don't have a voice in how our shared spaces are shaped and used. This workshop interrogates the state of our urban equality and explores possibilities for positive change via urban design and placemaking.

Julia Suh will share her learnings from Westpac Social Change Fellowship. Participants are invited to bring an example of a marginalised group in their community, and work in groups to ideate actions.

Inclusive for full conference delegates. Maximum of 20 participants.

No Vacancies Workshop

Friday 27 October 2.15pm – 3.15pm

Workshop presented by: Sarah Poole, Director, Thriving Places

Role playing is one of the most effective ways to 'walk a mile in someone else's shoes'. To change the pace of your morning, and hit the 'pause' button on listening to others speak, you will actively take on a persona of one of the characters involved in both a thriving main street scenario and a declining main street scenario.

By working together, the characters will explore their responses to questions and to each other's perspectives, sharing new insights and observations. You will leave this workshop feeling more energised, inspired and erudite!

Inclusive for full conference delegates. Maximum of 20 participants.

4 SUBJECT: 2nd Australia Smart Cities and Infrastructure Forum 15-17 November 2017
CONTACT OFFICER/S: Mark Newman
AUTHOR: Mark Newman
FILE NO:

Summary

Council is asked to consider the attendance of an Elected Member (s) at the 2nd Australia Smart Cities and Infrastructure Forum “*Unlocking the Future of Smart Cities with Innovative Technologies*” to be held at the Australian Events Centre in Melbourne 15-17 November 2017.

Disclosure of Interest

Nil

Previous Relevant Documentation

Nil

Background

Australia’s population is expected to grow to at least 35 million by 2050 and two third of the population are concentrated and living in the metropolitan areas. The need for better infrastructures, transports and cities that are intelligent are of utmost priority to ensure and sustain the quality of living of all Australians. The Hon. Malcolm Turnbull’s visionary Smart Cities Plan details the development plans to shape the future cities by leveraging on disruptive technologies and infrastructures to create the cities of the future.

The inaugural Australia Smart Cities and Infrastructure Forum held in December 2016 was a resounding success, with over 100 city leaders and industry stakeholders coming together for a meaningful exchange to accelerate Australian smart city developments.

Building on the success, this is the second Australia Smart Cities and Infrastructure Forum “*Unlocking the Future of Smart Cities with Innovative Technologies*”.

This forum will be the platform to bring together government agencies, City councils and industries to discuss strategies that can help you to identify and create the competitive edge in transforming into a smart city. The forum will also provide an unprecedented avenue for industries to meet with key departments in local, state and federal government.

Comment

This forum will offer solutions to key challenges and the ability to exchange ideas with senior decision makers and international thought leaders and policy makers

A highlight of the forum is the Smart Cities Pavilion, a dynamic exhibition showcase that provides an unprecedented stage for leading city councils to share smart city insights, experience, progress and achievement.

The Smart Cities Urban IoT & Innovations Showcase will highlight how, through the lens of some of the most progressive and exciting IoT programmes developed for the urban environment, intelligent technologies and applications can benefit citizens, businesses, policy-makers and planners. This Showcase will incorporate all the key technological, security, operational, commercial and regulatory considerations to enable Smart Cities to work.

Consultation

Nil

Statutory Environment

Nil

Policy Implications

The formal approval of Council is required for attendance at any interstate seminar or conference that requires air travel and is within the maximum amount of \$4,000 per elected member for attendance at conference, seminars and training programs.

Economic Implications

The cost of the attendance of each delegate is Early Bird Registration for Conference is \$2,095 and Conference and Workshop is \$2,695 plus \$1,500 for travel and accommodation

Strategic Implications

The following strategies from the *City of Mandurah Strategic Community Plan 2013 – 2033* are relevant to this report:

Leadership:

- Demonstrate leadership on major regional, state and national issues.

Organisational Excellence:

- Ensure the City has the capacity and capability to deliver services and facilities that meet community expectations.

Conclusion

The forum will explore the key initiatives, issues and opportunities lying ahead in developing the Future Cities of Australia. The Forum will also feature an impressive international speaking panel and a case study from regional cities, providing the ability to draw references from the success stories to the successful implementation in the city.

NOTE:

- Refer **Attachment 1** **2nd Australia Smart Cities and Infrastructure Forum Programme**

The complete program is available in the Elected Members Lounge.

RECOMMENDATION

That Council approves the attendance of Elected Member (s) _____ at the 2nd Australia Smart Cities and Infrastructure Forum to be held in Melbourne 15 – 17 November 2017

2nd Australia Smart Cities and Infrastructure Forum

UNLOCKING THE FUTURE OF SMART CITIES WITH INNOVATIVE TECHNOLOGIES

15 - 17 NOVEMBER 2017 | THE AUSTRALIAN EVENTS CENTRE

THE FORUM AT A GLANCE

DAY 1: WEDNESDAY, 15 NOVEMBER 2017

SHOWCASE

- **Smart Cities Urban IoT & Innovations Showcase**
 - Key Technologies Shaping Smart Cities Landscape
 - Scaling Smart Cities While Maintaining Interoperability and Reliability of the Connected Infrastructure
 - Fostering a Culture of City Data to Drive Smart City Development: Open Data, Big Data and Smart Analytics
 - Urban IoT & Innovations Track: Smart Parking / Smart Lighting, Smart Home, Intelligent Mobility, Smart Transportation, Smart Energy, IoT and City Security
- **Smart Cities Pavilion Showcase**
 - Experience the dynamic exhibition that put leading city councils on unprecedented stage to share smart city insights, experience, progress and achievements

PRE-FORUM WORKSHOPS

- **Workshop A:** Employing Data Analytics in Smart Cities
- **Workshop B:** Risk Management in Cyber Security

DAY 2: THURSDAY, 16 NOVEMBER 2017

CONFERENCE

- Australia Smart Cities - New Initiatives and Collaborations
 - Federal Keynote: The Smart Cities Plan with Smart Collaboration
 - City Deals: Transforming Cities, Infrastructure and Development through City Deal
- Smart Cities Implementation Case Studies
 - Global Case Study: Singapore Smart Nation Programme - Staging the World First Smart City State
 - Global Case Study: Tel Aviv - Bottom Up Smart City Civic Engagement
 - Case Study on City of Casey: The Australian City Context, Digital Casey



All delegates are also invited to join us at our **Champagne Networking Session**. Enjoy a perfect glass of champagne, build exclusive networks and exchange powerful insights with delegates

DAY 3: FRIDAY, 17 NOVEMBER 2017

CONFERENCE

- Smart Cities of the Future
 - Keynote Address: Age of Disruptive Technologies - Internet of Things (IoT) as an Enabler for Smart Cities
 - 5G Smart Cities: The Future of Cities with the Deployment of 5G Networks
 - Translating Smart City Approaches To Smart Regions
- Intelligent Mobility and Infrastructure Development
 - CLARA Case Study: One High Speed Rail, Eight New Cities - A New Plan for Australia's Growing Population
 - Transforming Transportation and Mobility with the Connected City
- City Security in Smart Cities
 - Understanding Security Threats and Risks in Smart Cities

FEATURED SPEAKERS



Lior Meyer
Deputy CEO
Tel Aviv City



Sandy Burgoyne
Director
Future Cities Collaborative



Mayor Sam Aziz
Mayor
City of Casey



Kelly Grisgby
CEO
Wyndham City Council



Lucas Groeneveld
State Manager
Uber



Robert Sharon
Chief Innovation Officer
Blue IoT



Dr. Hafiz Yasar Lateef
Lecturer
Curtin University



Margaret O'Rourke
Mayor
City of Bendigo



James McNeil
Chairman
Consult Australia



Marcus Burke
Project Director
National Transport Commission

Main Forum Agenda

UNLOCKING THE FUTURE OF SMART CITIES WITH INNOVATIVE TECHNOLOGIES

16 - 17 NOVEMBER 2017 | THE AUSTRALIAN EVENTS CENTRE

DAY TWO - 16 NOVEMBER 2017

Australia Smart Cities - New Initiatives and Collaborations

09:00 Opening Address by Conference Chairman

David Klingberg
Director and Principal
Smart Planning & Design

09:15 Federal Keynote: The Smart Cities Plan with Smart Collaboration

- Aligning the federal, state and local governments along with private sector and other organisations in the decision making of Smart Cities
- City Deal Agenda in Enabling Australia Housing, Employment, Liveability and Sustainability
- Wormhole to empowering the Australia Suburb - Reviewing the 50 million Smart Cities and Suburb Programme

10:00 City Deals: Transforming Cities, Infrastructure and Development through City Deal

- The Western Sydney City Deal: Enabling Infrastructure Investment and Housing Affordability
- **The Launceston City Deal:** Insights of City Deal in delivering jobs, business, industry and population growth
- **The Townsville City Deal:** Beyond the Defense Hub - Revitalizing the Urban Centre to create a diverse economy

10:45 Morning Refreshments

11:00 Cities Reference Group Panel Discussion: Envisaging the Implementation of Smart Cities Plan

- Splitting the Pies in Smart Cities: Prioritisation of Smart Cities Project and How could smaller cities reposition the competitive edge
- How could we unlock the potential of cities through smart design, built environment and technologies
- Policy reforms needed in strengthening and aligning the vision and implementation in smart cities plan
- How is an effective Smart City process formed

12:00 City Leaders Panel Discussion: What Does a Smart City Look Like and Who's Going to Pay For It

- What are the policies in driving Collaborative Investment in Expediting Smart Cities Trajectory
- Making Cities Works - Insights on overcoming the raft challenges in financing through innovation funding (A look into superfund, bond, value capture)
- Public and Private Sector Roles in oversee and participates in smart investment initiatives

12:45 Networking Lunch

Smart Cities Implementation Case Studies

13:45 Global Case Study: Singapore Smart Nation Programme - Staging the World First Smart City State

- Vision of Singapore Smart Nation Programme
- How government leverage on ICT for data collection and Urban planning
- Infocomm Development Authority of Singapore (IDA) in enabling interoperability and integration of technology in SNP

14:30 Global Case Study: Tel Aviv - Bottom Up Smart City Civic Engagement

- Tel Aviv DigiTel Project - Vision to Achieve Smart Engagement with the Citizens
- Connecting the dots: Adapting municipal tools and infrastructure to current technological trends and needs to enable the integration of smart services
- How Tel Aviv incubate an ecosystem for innovators, start-ups and private sector in delivery smart city services

Lior Meyer
Deputy CEO
Tel Aviv City

15:30 Afternoon Refreshments

15:30 Case Study on City of Casey: The Australian City Context, Digital Casey

- City of Casey's vision and what we are doing
- The 7 Principles in ongoing establishment, development and management of Digital Casey
- City of Casey Roadmap in Digitisation, Infrastructure development Economic development and Community safety

Sam Aziz
Mayor
City of Casey

16:15 Fast Sprint Session: Smart City Initiatives around Australia Cities + Quick Tour on Pavilion Showcase

- Table 1: Smart Parking - Case Study from Canberra
- Table 2: Smart Energy - Smart Grid, Smart City:
- Table 3: Smart Bin and Waste Management - Yarraville / City of Salzburg
- Table 4: Smart Building - Bueno Systems in Australia
- Table 5: Smart Street Lighting - City of Sydney / City of Adelaide

17:35 Champagne Networking



Enjoy a glass of champagne whilst networking with other like-minded individuals on topics that are of most interest to you and fellow delegates.

Main Forum Agenda

UNLOCKING THE FUTURE OF SMART CITIES WITH INNOVATIVE TECHNOLOGIES

16 - 17 NOVEMBER 2017 | THE AUSTRALIAN EVENTS CENTRE

DAY THREE - 17 NOVEMBER 2017

Smart Cities of the Future

09:00 Opening Address by Conference Chairman

David Klingberg
Director and Principal
Smart Planning & Design

09:15 Keynote Address: Age of Disruptive Technologies: Internet of Things (IoT) as an Enabler for Smart Cities

- The City of Future - Enabling Open Data and analytics, mobile, cloud, to design, build and operate critical infrastructure
- The Importance of Interoperability & Open Standard in Decreasing Cost of Deployment, Allowing Mass Scale Adoption and Incubate Smart Cities Innovation
- Open Global Standard For Secure, Carrier-Grade IoT LPWA Connectivity

10:00 5G Smart Cities: The Future of Cities with the Deployment of 5G Networks

- Analyse emerging challenges and solutions for a 5G-friendly smart city
- Public-Private Partnerships Business model in developing Australia 5G capabilities
- How could 5G allow the use of technology strategically and enhance its return on investment on Smart Cities
 - o Telstra
 - o Optus
 - o Ericsson

10:45 Morning Refreshments

11:00 Translating Smart City Approaches To Smart Regions

Sandy Burgoyne
Director
Future Cities Collaborative

11:45 Financing Smart Cities of the Future

- How Value Capture Provide Long Term Economic Returns and Deliver on Smart Cities National Objectives
- Applying Value Capture in the Australia Context - The Constraints under Current Policy Framework - Land Use Policies and Tax Reform

12:30 Speaking Slot Reserved for Sponsor

12:55 Networking Lunch

Intelligent Mobility and Infrastructure Development

14:00 CLARA Case Study: One High Speed Rail, Eight New Cities: A New Plan for Australia's Growing Population

- The Cost of inadequate understanding in Integrated Land Use Planning - How could value capture lead to better transport planning and smart investment decision
- Cost - Benefits Analysis for Government and Private Sectors in Unlocking the value of the Infrastructure Corridor
- A Glimpse into High Speed Rail (HSR) in linking Australia Major Cities (Sydney, Melbourne and Canberra)

14:45 Transforming Transportation and Mobility with the Connected City

- Examining the key learnings from Uber, Lyft, Zipcar, etc
- The Emergence of Autonomous Vehicles and the Impact on Cities
- What are the legal grey areas in enabling Autonomous Vehicles
- Electric vehicle charging stations

Marcus Burke
Project Director
National Transport Commission

15:15 Afternoon Refreshments

City Securities in Smart Cities

15:30 Understanding Security Threats and Risks in Smart Cities

- IoT Security Threats and Trends
- Effective security measures for securing IoT environments against insider and external hacks
- Understanding the security threats across infrastructure, transport, public services, enterprise

Dr. Hafiz Yasar Lateef
Lecturer
Curtin University

16:15 Panel Discussion: Creating a Safe and Secure Smart City

- Critical IoT Security priorities
- Promoting the benefits of introducing security early into the development lifecycle of a project or plan
- Building partnerships between cities, providers and the security community
- Who is responsible for creating standards and regulations to help solve cybersecurity across all areas related to smart cities?
- Data Privacy Implication

17:00 Closing Remarks by Conference Chairman

Pre-Forum Workshops

UNLOCKING THE FUTURE OF SMART CITIES WITH INNOVATIVE TECHNOLOGIES

15 NOVEMBER 2017 | THE AUSTRALIAN EVENTS CENTRE

Workshop A: 08:30 - 10:30

Harnessing City Data - Employing Data Analytics in Smart Cities

Data has been an inseparable element in smart cities development and it is essential government to enhance the ability to harness the power of big data to arrive at comprehensive, 360-degree view of the city infrastructure. Through effective use of data, city council could achieve the goal of providing useful information and relaying communications that are more relevant and valuable.

This workshop aims to help participants to strive for proper balance between digital and data science skills which will help to enhance proficiency in leveraging on data to make decisions that build competitive advantage of the city. It will also provide insights on machine learning, data analytics, data science, and big data. Lastly, participants will discover the role that data analytics can play in your smart cities strategy.

Key Takeaways:

- Explain the role of M2M, Big Data, analytics and the Big Data ecosystem in Smart Cities
- Understand the types of data that can be utilized as a strategic resource
- Leverage data analytics to create a city's competitive advantage
- Realize the economic growth and value of data analytics in achieving optimal use of resources

Workshop B: 11:00 - 14:00

Securing the Virtual Connection - Risk Management in Cyber Security

As smart cities depend heavily on the internet usage, cloud application and connected devices, the cyber security threat becomes increasingly widespread. Information technology are ever complex and it is important to ensure that the critical infrastructure, data and privacy of are not compromised in the process of designing and implementing the technology roadmap of a smart city.

This workshop strives to provide participants with the insights on how to effectively to handle cyber security threats and the best practices in addressing the challenges in the often un-patched cyber attack. It will also provide the necessary knowledge in drafting a cyber security framework to identify, analyze and mitigate risks in a smart city.

Key Takeaways:

- Understand the nature and causes of why IoT are more vulnerable to cyber security threat
- Discover tools and skills that are crucial for managing cyber security risks
- Standards and procedures in designing the cyber security framework
- Understand importance cyber security capability and capacity building

5. **SUBJECT:** Mandurah Bridge Public Artwork
 CONTACT OFFICER/S: Lesley Wilkinson
 AUTHOR: Emily Arnold
-

Summary

With the completion of the replacement of the Mandurah Bridge, a rare opportunity exists to create a landmark public artwork that celebrates Mandurah's identity and attracts visitors.

The amount of \$500,000 is available through the contract to deliver the bridge artwork. A compliant three stage procurement process is planned to realise the creative vision of the successful artist/s, which will commence at the end of August 2017. Council is requested to acknowledge the intent of the artwork to add to the Mandurah story and to support the procurement process outlined in the report.

Disclosure of Interest

Nil

Location

The following locations have been identified for the commissioned work/s:

1. Fishing platforms, eastern foreshore
2. Body of water between the eastern foreshore and boardwalk to the existing fishing platforms

These locations have been chosen as they offer the best visual connection to significant places around the estuary.

If artists believe another site around the bridge is more appropriate for their work, they may present that site for consideration in their applications.



Previous Relevant Documentation

NA

Background

Extensive community consultation, including discussions with the City's Bindjareb community, informed the design of the new Mandurah Bridge and the inclusion of public artwork around the new bridge.

In response to community feedback, the existing bridge's fishing platforms and concrete pylons on the eastern foreshore have been incorporated into the new bridge's design and new platforms have been built on the bridge's western side.

Three artworks on the Mandurah Bridge have been commissioned as part of the project scope:

1. A Welcome to Country on the walkway
2. Reflective patterning with lighting on the bridge abutments (walls)
3. A 10 metre panel on the walkway balustrade, illustrating Mandurah's history

The City is now at the next stage with the development of the artwork around the bridge process with an expression of interest document developed as well as a procurement process for the artwork and a timeline.

Comment

Through the EO/Tender process, the City encourages the presentation of multi-disciplinary artworks and interpretative material/s that tell the stories of the Bindjareb people, settlers and holidaymakers, and the community's vision for a welcoming and multicultural city.

Collaborative approaches to the creation of the artwork between traditional and non- traditional public artists, the community and innovators, and those working with words, sound, light, the landscape and emerging technologies are welcomed. Applications from local artists will be encouraged.

The City is committed to commissioning an artwork that:

- Complements the new bridge and its location
- Is reflective of Mandurah's identity and;
- Celebrates the connections people have with the old Mandurah Bridge, the estuary and waterways, and each other.

Artists are asked to consider the following when designing their concepts:

- What story/ies will your work tell about this site?
- How will your work respond to the area in new and interesting ways?
- How will your work be accessible to the whole community? (Think about how all the senses may be engaged).
- What elements of the old Mandurah Bridge could you incorporate into your design? (For example, existing materials such as timbers and concrete pylons).
- How does your proposed work relate to the built/ natural environment where it will be located? (Including the estuary, the new Mandurah Bridge, the War Memorial, Mandurah Performing Arts Centre, the eastern and western foreshores).
- How will you engage the community in the development of your artwork?

Most importantly, the commissioned work/s will make a bold statement that will become synonymous with Mandurah.

A marketing/communications plan has been developed which aims to attract local, national and international artists. Community will continue to be engaged in the process, through artists'

presentations, workshops or opportunities to contribute to the concept development. Where possible, artists will be encouraged to work with local suppliers and fabricators and provide professional development opportunities for emerging Mandurah artists.

Procurement will be a three step process:

1. Step one will evaluate EOI submissions invited from proponents regarding broad concepts and responses to initial broad criteria. A shortlist of successful proponents will be determined.
2. Step two will evaluate shortlisted proponents submissions after inviting them to present a more detailed artistic concepts (with a \$2,000 fee per artist) and respond to more detailed criteria.
3. Proponents successful in step 2 will be deemed as suitable tenderers in accordance with Regulations and a formal tender process for the \$500,000 artwork will begin and require responses to detailed specifications of the work, proposed budget and project management plan and further selection criteria.

Once the successful artist/s are engaged, the City will oversee the project directly with the following timeline:

Year	Date	Action
2017	25 August	Advertise EOI
	25 September	EOI concept development stage one closes
	10 October	Successful proponents invited to respond to EOI concept development stage two.
2017	10 November	EOI concept development stage two closes
	20-25 November	Presentations from successful artists
	5 December	Successful artists invited to tender
	19 December	Tender process closes
	20 December	Tender evaluation commences
2018	10 January	Successful artist/s notified
2019	February	Artworks completed

Consultation

In 2013, extensive community consultation around the redevelopment of the bridge was undertaken. Public art and use of the materials from the old Mandurah Bridge for art and seating were popular suggestions from community.

A think tank, *Bridging Culture*, was held on Friday 12 May 2017 at which more than 50 community members and artists identified elements and stories they would like to see represented in the artwork. This information and a video from the day will be included in the artist's brief.

Statutory Environment

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

Policy Implications

Artists responding to the EOI/ Tender will be asked to outline how their artworks respond to the City's *Arts, Heritage and Culture Strategy* and *Public Art Policy*.

Economic Implications

Funds for the artwork have been quarantined as part of the City's contribution to the bridge redevelopment with the sum of \$500.000 being available. As part of their response to the EOI/ Tender, artists are asked to provide detailed costs relating to site preparation, installation and maintenance.

Strategic Implications

The following strategies from the *City of Mandurah Strategic Community Plan 2013 – 2033* are relevant to this report:

Social:

Provide a range of social, retail, recreational and entertainment experiences for the City's residents and visitors.

Infrastructure:

- Facilitate the provision of multi-purpose facilities and infrastructure that meets the needs of a growing population.

Identity:

- Encourage active community participation and engagement.
- Embrace Mandurah's identity as a multicultural community
- Promote Mandurah's identity as a unique regional city, based on its waterways, history, heritage and future vision.
- Become known as a city and destination for events, arts, heritage and culture

Conclusion

An iconic piece or pieces of artwork to complement the new Mandurah Bridge will soon be commissioned, celebrating Mandurah's identity and what makes the area unique or special. A procurement process has been developed along with timelines to begin the process of the development of artwork for what is hoped will become the new iconic bridge in Mandurah.

RECOMMENDATION

That Council:

1. **Acknowledges the development of artwork for the Mandurah Bridge and the vision of work that tells the Mandurah story.**
2. **Notes the three stage procurement process outlined in the report.**

6 **SUBJECT:** 2017/18 Community Sport and Recreation Facility Fund (CSRFF)
 Small Grants – Summer Round
CONTACT OFFICER/S: Craig Johnson
AUTHOR: Natalie Garnsworthy, Dale Christy
FILE NO:

Summary

The Community Sport and Recreation Facilities Fund (CSRFF) is a Department of Local Government, Sport and Cultural Industries - Sport and Recreation program that provides financial assistance to community groups and local government authorities to develop basic infrastructure for sport and recreation. The program aims to increase participation in sport and recreation, with an emphasis on physical activity through rational development of sustainable, good quality, well designed and well utilised facilities.

The CSRFF program includes Annual, Forward Planning grants as well as two small, seasonal grant rounds. The small, seasonal grants are designed to support projects with basic level planning, where the total cost does not exceed \$200,000. The application process for submissions involve Local Governments undertaking an initial assessment to ensure proposed projects are well planned, prioritised and of positive benefit to the community.

The City has received four (4) applications from clubs/associations as part of the Community Sport and Recreation Facility Fund (CSRFF) Small Grants – Summer Round. Details of these applications are:

- Mandurah Croquet and Recreation Club
Construction of a Universal Accessible Toilet
- South Mandurah Tennis Club
Upgrade to Sport Lighting on Courts 3 to 6
- South Mandurah Football Club
Construction of Change room Facilities
- Peel Thunder Football Club
Feasibility Study for a Future Centre of Excellence Facility

The South Mandurah Football Club previously submitted an application for the construction of change room facilities in March 2017 that was endorsed by Council. Unfortunately this project did not receive funding from the Department of Local Government, Sport and Cultural Industries and the Club is resubmitting an application in the July round.

The Peel Thunder Football Club are not requesting a financial contribution from the City towards the proposed feasibility study however, the guidelines of the CSRFF grant program requires local governments to carry out an assessment to ensure that the project meets the program objectives.

Council is requested to support the ratings and priorities of the four (4) 2017/18 Community Sport and Recreation Facility Fund (CSRFF) Small Grants – Summer Round applications submitted and note that funds for the City's contributions towards each project will be listed in the 2017/18 capital budget during the budget review period, subject to the projects being approved by the Department of Local Government, Sport and Cultural Industries - Sport and Recreation.

Disclosure of Interest

N/A

Location

Mandurah Croquet and Recreation Club



70 Thomson Street, Mandurah

South Mandurah Tennis Club



2 Merlin Street, Falcon

South Mandurah Football Club



27 Lynda Street, Falcon

Peel Thunder Football Club



21 Dower Street, Mandurah

Previous Relevant Documentation

- G.23/3/17 Council considered the 2017/18 CSRFF Small Grant applications – Winter Round and endorsed an application from the South Mandurah Football Club for the construction of change room facilities, Port Bouvard Sport and Recreation Club for the replacement of a B green bowling surface and a joint application from the Mandurah Triathlon Club and Mandurah Ocean Club for an upgrade to the storage facilities at Mandurah Yacht Club.
- G.35/3/16 Council considered the 2016/17 CSRFF Small Grant applications – Winter Round and endorsed an application from the Mandurah BMX Club for the installation of a starting gate shelter at Milgar Reserve, Western Australian Little Athletics (on behalf of the Peel District Little Athletics) for the installation of storage at Bortolo Reserve and Halls Head Bowling and Recreation Club for the replacement of the B green surface.
- G.13/8/15 Council considered the 2015/16 CSRFF Small Grant applications – Summer Round and endorsed an application from the Peel Community Cricket Board for the development of the Peel Cricket Future Facilities Plan.
- G.24/3/15 Council considered the 2015/16 CSRFF Small Grant applications – Winter Round and endorsed an application from the City of Mandurah for the resurfacing of 10 netball courts at Thomson Street Facility, Dudley Park Bowling Club for the replacement of B Green bowling surface, Port Bouvard Pistol & Small Bore Rifle Club for the replacement of the roof over the pavilion, Mandurah Netball Association for a feasibility study into future facility options and the Peel Community Cricket Board for the Peel Cricket Future Facilities Plan.

Background

The Department of Local Government, Sport and Cultural Industries - Sport and Recreation offer three grant categories within the CSRFF program:

- (a) Forward Planning Grants: \$166,667 up to \$4,000,000 can be allocated to large scale projects where the total project cost exceeds \$500,000 and may require an implementation period of between one and three years. Grants given in this category may be allocated in one or a combination of the years in the triennium.
- (b) Annual Grants: \$50,000 to \$166,666 can be allocated to projects with a planning and construction process that will be complete within 12 months. The total project cost for Annual Grants is between \$150,000 and \$500,000. Grants given in this category must be claimed in the financial year following the date of approval.
- (c) Small Grants: \$2,500 to \$66,666 can be allocated to projects involving a basic level of planning. The total project cost for Small Grants must not exceed \$200,000. Grants given in this category must be claimed in the financial year following the date of approval. There are two rounds per year coinciding with the summer and winter seasons.

The maximum CSRFF grant approved can be no greater than one third of the total estimated project cost. The Department of Local Government, Sport and Cultural Industries - Sport and Recreation contribution must be at least matched by the applicant's contribution. Council is required to rank each project according to its priorities for the development or upgrade of facilities, ensuring consistency with relevant strategic documents, and then rate each project according to individual merit.

The project ratings are identified as follows:

Well planned and needed by the municipality	High
Well planned and needed by applicant	Medium/High
Needed by municipality, more planning required	Medium
Needed by applicant, more planning required	Medium/Low
Idea has merit, more preliminary work needed	Low
Not recommended	Not recommended

Comment

Council has been requested to consider three applications for the 2017/18 Community Sport and Recreation Facility Fund (CSRFF) Small Grants – Winter Round.

Mandurah Croquet and Recreation Club - Project 1

Project	Construction of a Universal Accessible Toilet
Location	Thomson Street, Mandurah
Years Applied for	2017/18
Total Project Cost	\$37,348
Eligible Grant Criterial Total	\$12,449.50
CSRFF Grant	\$12,449.50
Requested from Council	\$18,899.05
Other Potential Funding	-

Clubs' Contribution (cash) \$6,000.00

Clubs' Contribution (in kind) -

Recommended Ranking	It is recommended that this project be given a ranking of "One" and a rating of "Medium/High"
---------------------	---

The Mandurah Croquet and Recreation Club have identified a need to construct a universal accessible toilet to provide for the needs of all members and visitors during croquet activities. Currently the club has one ablution facility that presents a number of accessibility challenges.

The Mandurah Croquet and Recreation club was founded in 1986 and lease the facility from the City. The Club offers all year round activities to members and community groups and is one of the largest clubs outside the Perth metropolitan area.

For the club to continue offering croquet activities to members and community the toilet amenities need to be updated to an accessible facility that enable equal use for all. The construction of the universal accessible toilet will allow for a dignified and non-discriminatory entry and use of the club services.

South Mandurah Tennis Club – Project 2

Project	Upgrade to Sports Lighting on Courts 3 – 6
---------	--

Location	Merlin Street, Falcon
----------	-----------------------

Years Applied for	2017/18
-------------------	---------

Total Project Cost	\$42,115.20
--------------------	-------------

Eligible Grant Criterial Total	\$14,038.40
--------------------------------	-------------

CSRFF Grant	\$14,038.40
-------------	-------------

Requested from Council	\$14,038.40
------------------------	-------------

Other Potential Funding	-
-------------------------	---

Clubs' Contribution (Cash)	\$14,038.40
----------------------------	-------------

Clubs' Contribution (in kind)	-
-------------------------------	---

Recommended Ranking	It is recommended that this project be given a ranking of "Two" and a rating of "Medium/High".
---------------------	--

The South Mandurah Tennis Club is looking to upgrade the sports lighting on courts 3 to 6. In October 2016, the Club engaged an electrical contractor to investigate the condition of the court floodlighting and power supply. A comprehensive report with recommendations was provided giving the club direction on what is required to upgrade the lights.

The Club maintains the floodlighting by replacing globes which has proven costly with the club requiring a cherry picker due to the height of the lighting towers. Currently two towers are not working due to electrical faults and the lighting provided from the other towers is limited and not safe to play tennis.

Over the past 2 years the South Mandurah Tennis Club has experienced an increase in junior and social tennis players, currently all tennis programs are conducted during day light hours due to the condition of the lighting. Furthermore, the club has struggled to attract possible members as a result of not being able to provide extending playing hours and court usage.

The South Mandurah Tennis Club lease the facility from the City of Mandurah and offer tennis programs all year round to members. The club also hirers out the 10 tennis courts during non-peak times to community members and schools.

Over the last 10 years, the club has made significant financial contributions to resurfacing the tennis courts and upgrading the Club room kitchen. The Club has no outstanding loans or debts with the City.

South Mandurah Football Club – Project 3

Project	Construction of Change room Facilities
Location	27 Lynda Street, Falcon
Years Applied for	2017/18
Total Project Cost	\$ 181,363.00
Eligible Grant Criterial Total	\$ 60,454.55
CSRFF Grant	\$ 60,454.55
Requested from Council	\$ 60,454.55
Other Potential Funding	-
Clubs' Contribution (Cash)	\$ 22,727.27
Clubs' Contribution (in kind)	\$ 37,727.28
Recommended Ranking	It is recommended that this project be given a ranking of "Three" and a rating of "Medium/High".

The South Mandurah Football Club is planning to construct new change room facilities at Falcon Reserve. Currently, the amenities for participants are located within the Falcon Pavilion at the southern end of the ground and are no longer suitable due to their age and available space. During the football season, Falcon Oval is used up to 6 days a week for training sessions with 15 games of football played on the oval on weekends.

The South Mandurah Football Club lease its facility from the City and in the winter, shares the facility with South Mandurah Junior Football Club and South Mandurah Veterans Football Club. During the summer season the South Mandurah Cricket Club also utilise the clubrooms, together with a local dart's competition. Recreation Services met with the South Mandurah Football Club in November 2016 to discuss facility operations and club development strategies. In January 2017, the City received a request from the Club advising they were seeking one third funding through the CSRFF program and one third from the City.

The Club currently has no outstanding debts with the City and has in the past repaid two interest free loans to the City. Previously the Club has undertaken renovation works to upgrade toilet facilities, install reserve lighting and install CCTV to increase security for the premises.

Officers have recommended a ranking of three (3) and a rating of "medium/high". The Club has obtained significant contributions from Club sponsors to assist with volunteer labour and materials for the delivery of the project, the club have also partnered with the South Mandurah Cricket Club who are supporting the project through a \$6,000 contribution.

Peel Thunder Football Club - Project 4

Project	Feasblity Study for a Future Centre of Excellence Facility
Location	Dower Street, Mandurah
Years Applied for	2017/18
Total Project Cost	\$17,090.91
Eligible Grant Criterial Total	\$5,696.96
CSRFF Grant	\$5,696.96

Requested from Council	\$0.00
Other Potential Funding	-
Clubs' Contribution (cash)	\$11,393.95
Clubs' Contribution (in kind)	-
Recommended Ranking	It is recommended that this project be given a ranking of "four" and a rating of " Medium/High "

A major outcome of the Peel Thunder Football Club's strategic plan is to investigate the financial viability of a specialised sports and exercise health centre within the clubs leased area at Rushton Park. Over the last few years, the Club has identified a risk with the future funding of the WAFL competition and that there is a need for the Club to focus strongly on developing a financially sustainable operating model that involves a range of alternative income streams.

To provide Peel Thunder Football Club with clear direction for the planning and development of a specialised sports and exercise health centre, a Feasibility Study is required to determine the short, medium and long term, facility options. The Feasibility Study will aim to objectively and logically uncover the strengths and weaknesses of a facility being developed and managed by Peel Thunder Football Club.

Peel Thunder Football Club are not requesting a financial contribution from the City towards the feasibility study however, the guidelines of the CSRFF grant program local governments carryout an assessment to ensured that the project is well planned, prioritised and of positive benefit to the community.

Consultation

Consultation for the proposed facility upgrades have been undertaken according to the following:

- **Mandurah Croquet and Recreation Club**
Consultation has occurred with the Mandurah Croquet Club, Western Australian Croquet Association, Department of Local Government, Sport and Cultural Industries - Sport and Recreation and the City of Mandurah.
- **South Mandurah Tennis Club**
Consultation has occurred with the South Mandurah Tennis Club, Tennis West, Department of Local Government, Sport and Cultural Industries - Sport and Recreation and the City of Mandurah.
- **South Mandurah Football Club**
Consultation has occurred with the South Mandurah Football Club, West Australian Football Commission, Department of Local Government, Sport and Cultural Industries - Sport and Recreation and the City of Mandurah.
- **Peel Thunder Football Club**
Consultation has occurred with the Peel Thunder Football Club, West Australian Football Commission, Department of Local Government, Sport and Cultural Industries - Sport and Recreation and the City of Mandurah.

Statutory Environment

N/A

Policy Implications

Policy CNP-05 Recreation Facility Development

Council may contribute a portion of funding towards the development of sport and recreation facilities in accordance with its Sport and Recreation Facility Development Procedures.

The remaining funding must be provided by the applicant club or association or through a combination of club contributions and other funding sources such as grants, sponsorship, voluntary labour, donations etc.

Policy POL-FCM 03 – Loans to Sporting Clubs and Community Organisations

Loans can only be made available to organisations for the purchase of capital items or to meet obligations to contribute to the provision of facilities. Loans will not be made to assist with day-to-day operating matters. Loan contributions over \$50,000 to the provision of facilities may also be funded on an interest-free basis subject to a resolution of Council.

Economic Implications

The four (4) projects recommended for support are:

Project	Lodged by	Council Contribution Requested
Construction of a Universal Accessible Toilet	Mandurah Croquet Club	\$18,899.05
Upgrade to Sports Lighting on Courts 3 to 6	South Mandurah Tennis Club	\$14,038.40
Construction of Change room Facilities	South Mandurah Football Club	\$60,454.55
Feasblity Study for a Future Centre of Excellence Facility	Peel Thunder Football Club	\$0.00
Total		\$93,392

Council retains the discretion to contribute to any project on a priority and financial capacity basis, however if Council funds are being contributed through the CSRFF program, this is a pre-commitment of funding for the year in which the grant is approved.

Three of the four projects listed have requested a total funding contribution from Council of \$93,392 in the 2017/18 financial year.

Strategic Implications

The following strategies from Council's *Strategic Community Plan 2013-2033* are relevant to this report:

Social

- Provide a range of social, retail, recreational and entertainment experiences for our residents and visitors.

Infrastructure

- Facilitate the provision of multi-purpose facilities and infrastructure that meets the needs of a growing population.

Identity

- Encourage active community participation and engagement.

Organisational Excellence

- Ensure the City has the capacity and capability to deliver services and facilities that meet community expectations.

Conclusion

The four (4) applications received through the 2017/18 Community Sport and Recreation Facility Fund (CSRFF) Small Grants – Winter Round have been well prepared by the club/association and are consistent with Council's Recreation Facility Development policy.

A requirement of the CSRFF funding program is that if Council funds are being contributed then there is a pre-commitment of funding for the year in which the grant is approved. Funding for any of the four (4) projects that are approved through the CSRFF programme will be funded through the City's Building Reserve fund. The Council contributions reflected in this report are as requested from the applicant club/association.

The table summarises proposed application ranking and the individual ratings for each project:

Grant Type	Rank	Project	Rating	Lodged by	CSRFF Funding Requested	Club Funding	Council Contribution Requested
Small	1	Construction of a Universal Accessible Toilet	Medium/High	Mandurah Croquet and Recreation Club	\$12,499.50	\$6,000	\$18,899.05
Small	2	Upgrade to Sports Lighting on Courts 3 to 6	Medium/High	South Mandurah Tennis Club	\$14,038.40	\$14,038.40	\$14,038.40,
Small	3	Construction of Change room Facilities	Medium/High	South Mandurah Football Club	60,454.55	\$60,454.55	\$60,454.55
Small	4	Feasblity Study for a Future Centre of Excellence Facility	Medium/High	Peel Thunder Football Club	\$5,696.96	\$11,393.95	\$0.00

RECOMMENDATION

That Council:

- Supports the rankings and ratings for the Community Sport & Recreation Facility Fund Small Grant applications from the following clubs:**
 - Mandurah Croquet and Recreation Club**
Project - Construction of a Universal Accessible Toilet
Ranking – One
Rating – Medium/Hire
 - South Mandurah Tennis Club**
Upgrade to Sports Lighting on Courts 3 – 6
Ranking – Two
Rating – Medium/High

- **South Mandurah Football Club**
Construction of Change room Facilities
Ranking – Three
Rating - Medium/High
- **Peel Thunder Football Club**
Feasblity Study for a Future Centre of Excellence Facility
Ranking – Four
Rating – Medium/High

2. Notes that if any of the following applications are successful, the City will list these amounts for consideration in the 2017/18 capital budget review process:

- **Mandurah Croquet and Recreation Club**
Construction of Universal Accessible Toilet - \$18,899.05
- **South Mandurah Tennis Club**
Upgrade to Sports Lighting Court 3 – 6 - \$14,038.40
- **South Mandurah Football Club**
Construction of change room facilities - \$66,454.55

7 **SUBJECT:** Club Support Program - Update
 CONTACT OFFICER/S: Dale Christy / Craig Johnson
 AUTHOR: Dale Christy / Natalie Garnsworthy
 FILE NO:

Summary

The City of Mandurah delivers a Club Support Program aimed at assisting local sport and recreation clubs with their capacity to provide quality sport and recreation services to the Mandurah community. The program focuses on improving communication between the City and its local Clubs, the delivery of education and training opportunities for Club volunteers through a series of workshops and seminars, recognition through a Sports Awards program and the provision of support and assistance to leverage available grant funding.

The Club Support Program was officially launched in May 2012 and since its inception, significant improvements have been made in the relationships between the City and the almost 120 clubs that operate in Mandurah.

In 2014, the City of Mandurah was successful in receiving \$50,000 per annum in funding from the Department of Sport and Recreation through its Club Development Officer Scheme. The grant was specifically for the delivery of the City's Club Support Program and included the provision of an additional 0.6 FTE Recreation Development Officer position.

Recently, the City received notification from the Department of Sport and Recreation of a state wide cap on their funding support for the Club Development Officer Scheme and that the City of Mandurah funding amount for the 2017/18 financial year has been reduced from \$50,000 to \$40,000. Furthermore, it has been reported the State Government is undertaking a review of the program with a real possibility that the funding support may cease as of 30 June 2018.

Council is requested to note that the City will cover the \$10,000 grant funding shortfall in the 2017/18 Recreation Services budget through operational savings; and that in the 2018/19 draft budget, an amount of \$50,000 will be listed for consideration to support the ongoing delivery of the City's Club Support Program subject to the outcomes of the State Governments Club Development Officer Scheme program review. Council are also asked to request that the Mayor write to the Minister for Local Government, Sport and Cultural Industries in support of the Club Development Officer Scheme program and its ongoing delivery.

Disclosure of Interest

N/A

Previous Relevant Documentation

G.19/7/15 Supports the introduction of the City of Mandurah Sports Awards to be conducted annually with the first event to be held in late 2015.

Background

In 2011, the City of Mandurah identified the need for dedicated resources to be allocated to the support of local community sport and recreation clubs and in October 2011 a full time Recreation Development Officer was appointed. The purpose of this position was to liaise with local clubs and provide ongoing support and advice in all aspects of club development.

Over the initial 6 months, the City worked to develop a framework designed to provide clubs with a clear understanding of the areas where the City can offer its support. This was packaged together as the City of Mandurah Club Support Program and officially launched in May 2012.

Since this time, the program has grown through the development and delivery of initiatives along with the formulation of key partnerships with State Government to support clubs, volunteers and individuals.

In 2012, the City of Mandurah was successful in receiving funding from the Department of Sport and Recreation to administer its new KidSport program, making it possible for eligible children within Mandurah to join a not-for-profit sport or recreation club, by contributing up to \$200 towards club registration and sporting fees.

In 2013, the City conducted a review of the Club Support Program through co-ordinated consultation with local sport and recreation clubs. The objective of the review was to ensure maximum participation in the program and to refine the key focus areas for delivery to include Communication, Education and Funding.

In 2014, the City of Mandurah was successful in receiving \$100,000 in funding over two (2) years from the Department of Sport and Recreation through its Club Development Officer Scheme initiative to assist in the delivery of the program and to fund an additional part time Recreation Development Officer (.6FET).

The impact of the program grew further with the introduction of the Peel Sports Forum in March 2014. This one day event was developed in collaboration with the Department of Sport and Recreation and the other Peel Region Local Governments and involves a series of workshops providing relevant and valuable information to club administrators, athletes and coaches from across the region. The forum was identified as an effective way of reaching time poor volunteers and has grown year upon year.

In 2015, the formal recognition of the achievements of individuals, teams and clubs that have either excelled in their chosen sport or in its delivery to the community was identified as a missing element from the City's Club Support Program. In response, a new focus area of "Recognition" was developed culminating in the introduction of the annual City of Mandurah Sports Awards program. The inaugural Sports Awards event was held in November 2015, to honour local sports people who have a strong connection with Mandurah and that have achieved sporting success or made a significant contribution to the provision of sport and recreation in Mandurah.

To further enhance the communication between community sport and recreation committees and volunteers, the City has recently purchased a subscription to a new online software system entitled Club Spot. Club Spot provides further assistance to club committees through the access of an online portal where resources, tools and forms can be found in one place.

Early 2017, the City issued its 7,000th KidSport voucher since 2011 equating to over \$1.15m in funding support through the Kidsport program alone. The incredible take up of this program is due to the support of the local sport and recreation clubs and the delivery and administration by the City's Club Support Program officers.

Comment

The Club Support Program provides ongoing advice and support to some 120 local sport and recreation clubs in Mandurah. The program has four (4) main focus areas being Communication, Funding, Education and Recognition.

Focus Area 1: Communication

Communication is aimed at building and sustaining positive relationships with local clubs by keeping committees informed through various avenues. Below is an outline of the key communications channels utilised by the City in its engagements with sport and recreation clubs:

Communication Method	Weekly Average	Annual Average
Phone contact	15-20 calls per week	1000 per year
Casual email contact	15-20 emails per week	1000 per year

Communication Method	Weekly Average	Annual Average
Club Meetings	1-3 per week	150 per year
Newsletters	Quarterly	4 per year
Information Emails	1 per fortnight	30 per year

Focus Area 2: Education

In partnership with the Department of Sport and Recreation, the City presents an annual program of informative and interactive workshops that are free for Clubs to attend. Previously, workshops have centered on governance, strategic planning, workforce development, financial management, marketing and sponsorship and effective teams designed to build capacity amongst local Clubs.

Focus Area 3: Funding

A range of funding programs are available to assist, individuals and non-profit sport and recreation organisations within Mandurah. These programs are either delivered directly by the City or through other government and external agencies. In relation to the external funding programs, the City's role through the Club Support Program involves the provision of professional advice and assistance in the development of applications and advocating to the funding partner on behalf of the Club.

The 3 key funding programs that are currently administered by the City and a breakdown of their outcomes are outlined below:

1. KidSport

The City has received over \$1 million in funding from the Department of Sport and Recreation to administer the KidSport program since 2012, making it possible for eligible Mandurah children to join a not-for-profit sport or recreation club, by contributing up to \$200 towards club registration fees.

Year of funding (Jan to Dec)	2012	2013	2014	2015	2016	2017	Total Vouchers Approved
No Vouchers Issued	896	973	1,357	1,470	1,500	1,217*	7,413

* The 2017 figures are only for the period from January 2017 to August 2017.

2. Club Grant

The City of Mandurah provides up to \$500 to assist clubs with small equipment purchases, the training of coaches, umpires, officials and committee members, to start a new club or a new program within the club, or to conduct small events such as 'come n try' days.

Financial Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
No. Gants Provided	18	12	19	19	19	19

3. Outstanding Representative Grant

The City of Mandurah provides a \$200 grant to assist players, coaches and officials selected to represent the state or nation with the costs of travel and accommodation to interstate or international competitions.

Financial Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
No Gants Provided	89	31	67	58	67	79

Focus Area 4: Recognition

The City of Mandurah Sports Awards commenced in 2015. The aim is to recognise excellence in the sport and recreation community. The Awards are split into the following categories:

- Sports Person of the Year
- Junior Sports Person of the Year
- Volunteer of the Year
 - o Male
 - o Female
- Senior Sports Person of the Year
- Sports Person with a Disability of the Year
- Team of the Year
- Club of the Year

In its first two years, the awards have attracted over 110 nominations. The awards have been officiated by Channel 9's Mark Readings with last year's special guest being Perth Wildcats Captain Damien Martyn.

Statutory Environment

N/A

Policy Implications

POL-RCS 04 - Grants and Donations

In recognition of the pivotal role that community and sporting groups and organisations play in developing vibrant and diverse communities, the City is committed to the provision of financial assistance through the operation of a grants and donations program each financial year.

Economic Implications

The City's Club Support Program is coordinated by two (2) Recreation Development Officers who deliver a total of 62 hours per week towards the program.

The City has 1 x Level 5 FTE listed on its staff establishment with the remaining .6 FTE currently being funded via a grant through the Department of Sport & Recreation's Club Development Officer's Scheme.

In July 2017, the City was notified by the Department of Sport and Recreation that its funding support through the Club Development Officer Scheme was being reduced in 2017/18 from \$50,000 to \$40,000. In addition, the City is aware of reports that the State Government is planning to undertake a review of the entire program with a real possibility that the funding support for the program may cease altogether as of 30 June 2018.

For 2017/18 the City will cover the \$10,000 shortfall in the grant funding shortfall through operational savings in the 2017/18 Recreation Services budget. However, if the State Government's support of the Club Development Officer Scheme does come to an end at the end of June 2018, the City will be faced with a difficult decision of either significantly reducing the scope of its successful Club Support Program and the services it offers to its sport and recreation clubs or picking up the shortfall in funding (\$50,000) required to continue the program in its current form.

Strategic Implications

The following strategies from the *City of Mandurah Strategic Community Plan 2013 – 2033* are relevant to this report:

Social:

- Provide a range of social, retail, recreational and entertainment experiences for the City's residents and visitors.

Identity:

- Encourage active community participation and engagement

Leadership:

- Develop and empower our community leaders to determine, guide and advocate for the City's future
- Ensure that the City as an organisation behaves as a model corporate citizen

Organisational Excellence:

- Ensure the City has the capacity and capability to deliver services and facilities that meet community expectations.
- Develop a strong brand of leading local government that meets community expectations

Conclusion

The City's Club Development Officers deliver a valuable service to the sport and recreation community in Mandurah. Since its inception in 2011, the Club Support Program has developed into a program that is relied upon by local sporting organisations. The Club Support Program is built on four (4) main pillars being Communication, Funding, Education and Recognition. These pillars are a foundation in which the Club Development team can deliver the Club Support Program providing a direct link between City Departments and local sports clubs. The team provide professional assistance with strategic planning, constitutional change and support a variety of initiatives that allow clubs to grow and self-manage. The program actively assists clubs to develop a strong committee providing its volunteers with the skills and tools to manage, develop and sustain their sporting clubs.

Whilst the City can cover the reduction in the funding support in 2017/18 via operational savings, there is concern now being raised in the State Government's support of the Club Development Officer Scheme ceased altogether. If this was the case, the City would be forced to decide whether or not it reduces the scope of its Club Support Program and the services it provides to its sport and recreation clubs or picking up the shortfall in funding required to continue the program in its current form. At this stage and until an outcome of the State Government review process is known, it recommended that the City consider listing the potential funding shortfall as part of its draft budget preparations for 2018/19 with a decision to be made by Council during the budget process.

RECOMMENDATION

That Council

- 1. Notes that the City will cover the \$10,000 grant funding shortfall in the 2017/18 Recreation Services budget through operational savings.**
- 2. Notes that in the 2018/19 draft budget, an amount of \$50,000 will be listed for consideration to support the ongoing delivery of the City's Club Support Program subject to the outcomes of the State Government's Club Development Officer Scheme program review.**
- 3. Request that the Mayor write to the Minister for Local Government, Sport and Cultural Industries in support of the Club Development Officer Scheme program and its ongoing delivery.**

8	SUBJECT:	Proposed Disposal via Lease 60 Peel Street & 70 Anstruther Road Mandurah – Westaus Crisis Care and Welfare Services Inc. and Sesteem
	CONTACT OFFICER/S:	Ben Dreckow
	AUTHOR:	Ben Dreckow/Lesley Petchell
	FILE NO:	PE02/60

Summary

WestAus Crisis Care and Welfare Services Inc (Westaus), in conjunction with Sesteem, have approached the City with a request for assistance in relation to facilitating the construction of affordable housing units in a central location with close proximity to public transport, schools and shopping precincts. WestAus provide emergency accommodation for families and singles over 18 years of age in the Peel region. They currently have the capacity to assist 10 -12 people in short to medium stays and six transitional homes providing accommodation for up to 12 months, which accommodate up to 35 people. Sesteem identify, fund and manage social enterprise businesses on behalf of other not for profit organisations, with a key focus on the eradication of homelessness.

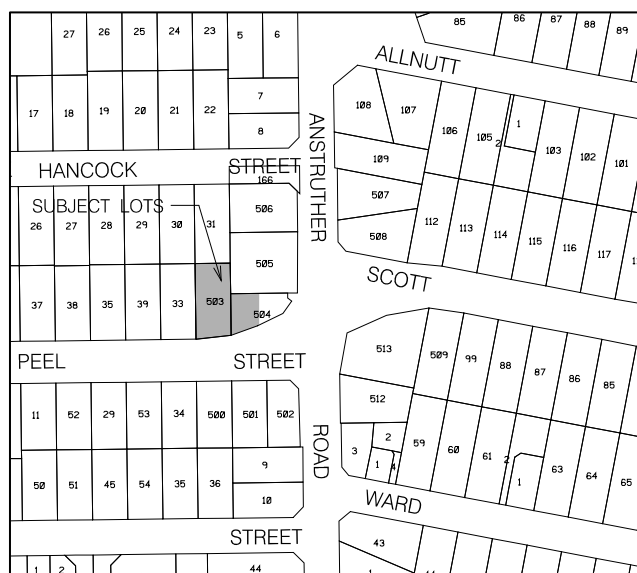
The City has been asked to assist by way of identifying a suitable land parcel to lease, for purpose built affordable housing whereby recipients have the opportunity to access mentoring services, permanent employment, and purchase a home, rather than the temporary housing model currently used. Following a review of possible sites, the City owned site at 60 Peel Street, Mandurah was identified as a possible location, together with a portion of the adjoining No 70 Anstruther Road, to facilitate a proposal for a model of development to accommodate people dealing with homelessness.

The subject site is currently occupied by a dwelling, currently leased by WestAus, as a transitional home with the existing lease due for which is due for expiry in June 2019. Subject to obtaining the relevant external funding prior to the expiry of the current lease, Council is requested to commit to the in-principle support of a ground only lease to WestAus Crisis Care and Welfare Services Inc, for the purpose of constructing affordable housing units, for a period of 20 years (10+10 years). This support is subject to further Council consideration of the proposed business and management model for the proposal and the identification of any risks to Council from this model. Once the outcome of funding applications is known, details regarding the business and management models, risks to Council and the lease will be presented to Council.

Disclosure of Interest

The Manager – Financial Services is a board member of WestAus Crisis Care.

Location



Previous Relevant Documentation

- G.31/6/16 28 June 2016 Council supported a short term lease to WestAus Crisis Care until 30 June 2019, and the disposal of the site at the end of the current lease term;
- G.33/9/13 24 September 2013 Council approves a three year lease to WestAus Crisis Care with the final expiry being 30 November 2016;
- G.39/10/10 26 October 2010 Council approves the original lease to WestAus Crisis Care for a term of three years expiring 29 November 2013;
- G.42/6/10 22 June 2010 Council authorises the advertising of tenancies for leases over 58 Sutton Street and 60 Peel Street Mandurah.

Background

The subject properties are owned in freehold by the City and were purchased as part of the East/West link road widening project in 2007. 60 Peel Street is occupied by a three bedroom, two bathroom brick and tile home with a large shed. The property has been leased to WestAus since June 2010, with the current lease due to expire on 30 June 2019. The home is utilised as emergency housing for families in need with WestAus paying a community lease fee in line with the City's fees and charges 2017/18 of \$950 per annum.

In June 2016, Council supported a short term renewal to WestAus, and also resolved to dispose of the site on expiration of the lease. As the site is used for residential crisis accommodation the City is obligated to abide by the regulatory requirements set under the Residential Tenancies Act (RTA). It has been considered that leasing and managing residential rental properties is not a core function of the City, with the risk associated with continuing in this space considered high. Therefore the option to lease the land for the purposes of a sustainable housing hub, whilst retaining the land ownership for the longer term and realising capital growth over time, could be considered a desirable outcome for the City.

The adjoining site, 70 Anstruther Road Mandurah is located on the corner of Peel Street and Anstruther Road, the site is a vacant land parcel consisting of 574 square metres. The property had previously been considered for disposal however due to its close proximity to the intersection of Peel and Anstruther access constraints would make development difficult. Officers have also considered transforming the site into a pocket park which would be a more appropriate use of the site, considering the lack of green space in the area.

Comment

Project Details

In May 2017, Sesteem approached the City with a concept for Sustainable Social Housing, which is designed as a job solution for homeless and disadvantaged people.

WestAus in conjunction with Sesteem have approached the City with a request for assistance enabling the facilitation and construction of a 26 one and two bedroom housing unit complex. The three storey complex will consist of 4 two bedroom units and 22 single units which will be made from recycled sea containers. Every unit will have a balcony to increase living space, with the development including an extensive green roof that will serve as a recreation area to all residents. The complex will reach a six star rating including solar installations, recycled grey water and internal lighting provided through optical fibre technology. Extensive vegetation would be planted around the units including green wall cladding to some of the external exposed surfaces, which will enhance the streetscape of the development. The benefit of this design is that at the end of the lease term the housing units can be removed and a vacant land site returned to the City.

The project will operate in conjunction with a further opportunity where Sesteem have secured a location close to Pinjarra where they will design, fund and manage a fresh food growing business based on fresh food production, whereby greenhouse growing systems produce can be grown in vertical banks in a fully controlled environment ensuring fresh food can be grown.

This part of the project provides full time employment for each resident of the housing complex. Each participant will be allocated a self-contained, fully serviced unit and provided with employment through the program. In an attempt to keep the project sourced in the Peel region, Sesteem are in discussions with a local builder, who has confirmed the project will expand their business to the point that several of the participants of this program will possibly be offered building apprenticeships as part of the construction of the housing development.

The participants will 'own' the housing unit, under a mortgage arrangement and will repay the mortgage through regular deductions from their weekly salary, of not more than 20 per cent of their disposable income. Once the participant becomes established they can sell the unit and retain the accumulated equity. Or alternatively they can purchase an additional container to link up with the original and create a larger home.

At this stage, little is known of the business model (how the day-to-day operation of the project will be sustained into the future), nor what the management model will be. These aspects are linked and become important if the project proceeds, on the basis that Council should ensure that they are comfortable that the model can be sustained. This is important to Council because if the project becomes unable to be financially sustained in terms of its day-to-day operations, Council may be left with the situation of having tenants on its land, with a lessee without the ability to manage the facility. Thus Council ought to be fully aware of the risks that Council is exposed to, prior to entering into any lease. It is recommended that Council's support is subject to being satisfied with the proposed business and management model for the project and the risks which Council is exposed to.

The concepts for the development, using the alternative construction method have the following design outcome:

Street Perspective:



Internal Driveway Perspective:



Rooftop Garden Perspective:

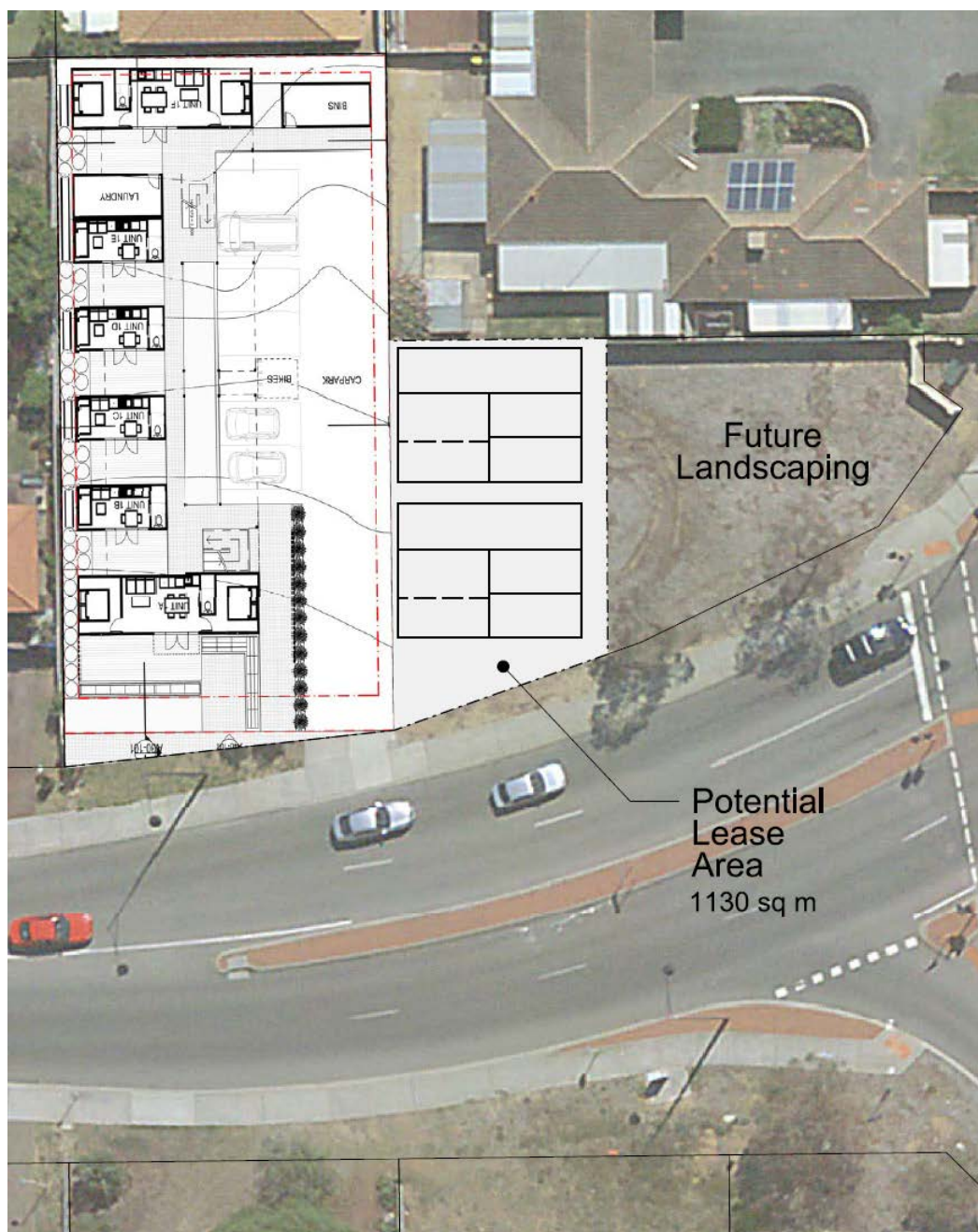


City of Mandurah involvement

The City was requested to assist in the delivery of the project by way of identifying suitable land to lease long term which would suit the criteria of being centrally located with close proximity to public transport, schools and shopping precincts.

Following the review of two residential sites it was agreed that the most appropriate is the City owned site, currently leased by WestAus, located Lot 503 (No.60) Peel Street Mandurah which is due for expiry in June 2019. A portion of the adjoining site, Lot 504 (No.70) Anstruther Road Mandurah of 275 square metres would provide an additional opportunity to include in the development, with the remaining portion of the site being landscaped as part of the City's landscape and streetscape upgrades of the central Mandurah Area.

The site layout for the development of this site in conceptually as follows:



Lot 12 (No. 73) Davey Street was also considered however the Peel Street property is more centrally located and is on a transit route.

The subject site is currently occupied by an existing dwelling and funds are not budgeted for its removal given the existing lease extends to June 2019. Sestem have confirmed that if funding is successful, the project costs will include the cost of the demolition of the existing dwelling.

Officers engaged LMW Valuers who undertook an independent valuation of the property with the site being valued as follows:

- House and Land to sell on the open market \$360,000 per annum
- Land only (demolish house) \$300,000 per annum
- Residential rental return \$14,000 per annum
- Vacant land rental \$10,000 per annum

WestAus are requesting Council's in principle support, which will enable them to secure the required funding for the project, after having secured the land component for the project.

Subject to obtaining the relevant external funding prior to the expiry of the current lease, Council is requested to commit to the in principle support of a lease to WestAus Crisis Care and Welfare Services Inc, over Lot 503 (No. 60) Peel Street and portion of Lot 504 (No. 70) Anstruther Road Mandurah for a term of 20 years (10+10 years), for the purpose of constructing sustainable social housing.

In doing so, it is acknowledged that all demolition and site works required will be undertaken by WestAus as part of the project.

After considering the community benefit of this project officers propose a waiver of the commercial market rent being \$10,000 per annum and recommend Westaus continue to pay annual rent in line with the City's fees and charges which is currently \$950 per annum. It is recommended that after the first 10 years, the lease fee which is charged, ought to be reviewed with the intent of moving towards a more commercially based lease fee.

Consultation

LMW Valuers
WestAus Crisis and Welfare Inc
Sesteem

Statutory Environment

Disposing of Property – *Section 3.58 Local Government Act 1995 (LGA)*
Dispose includes to sell, lease or otherwise dispose of, whether absolutely or not.

In accordance with LGA Section 3.58: Local government can dispose of property if it gives local public notice (14 days) of the proposed disposition, describing the property and giving details of the disposition. Submissions would be invited to the Local government before a date to be specified and any submissions received are reportable to Council.

A disposition of land is exempt if the land is disposed of to a body whose objects are of a charitable, benevolent, religious, cultural, education, recreational, sporting or other like nature. Therefore Exemption of Disposition of Property – Section 30 Local Government (Functions and General) Regulations 1996, would apply.

The site is currently disposed of to WestAus in accordance with Council meeting of 28 June 2016 G.31/6/16. Any change of tenure will be determined once the outcome of funding applications are known. The long term disposal of the site will be subject to external funding being obtained to complete the Sustainable Social Housing project and will be detailed in a future report to Council.

Policy Implications

Nil

Economic Implications

In the event of Council proceeding with the proposal from WestAus and Sesteem, Council will be forgoing the potential \$360,000 from the sale of the property, which is a reasonable alternative.

A waiver of the commercial rent which was determined at \$10,000 per annum is recommended, considering the community benefit of the project, and a lease fee being applied in line with City's fees and charges for Community groups, for the first 10 years. Following this period, if the option of a further 10 years is to be exercised, it is recommended that Council resolves the right to move towards a more commercial lease fee.

Should the proposal from WestAus and Sesteem proceed, it is anticipated that the property would be rateable.

Strategic Implications

The following strategies from the *City of Mandurah Strategic Community Plan 2013 – 2033* are relevant to this report:

Infrastructure:

- Facilitate the provision of multi-purpose facilities and infrastructure that meets the needs of a growing population.
- Facilitate the provision of diverse housing stock.

Organisational Excellence:

- Ensure the City has the capacity and capability to deliver services and facilities that meet community expectations.

Conclusion

WestAus, in conjunction with Sesteem, have approached the City with a request for assistance in identifying an appropriate land parcel that can be utilised long term under a lease arrangement with the City, for a sustainable social housing project resulting in the construction of a 26 housing unit complex.

Subject to obtaining the relevant external funding to ensure the project becomes viable, Council is requested to consider providing in-principle support to WestAus Crisis Care and Welfare Services Inc and Sesteem for the use of Lot 503 (No. 60) Peel Street and portion of Lot 504 (No. 70) Anstruther Road Mandurah for a term of 20 years (10+10 years), for the purpose of constructing sustainable social housing. Council acknowledges that the demolition of 60 Peel Street and any site works required will be undertaken by WestAus as part of the project. It is recommended that the commercial market rent be waived and recommend WestAus continue to pay annual rent in line with the City's fees and charges which is currently \$950 per annum, for the first 10 years.

A further report will be forthcoming after the outcome of funding applications is known. Within which further details will be provided to Council with respect to the disposal of land via a long term lease, plus details of the business and management model proposed and the risks to Council from the project.

RECOMMENDATION

That Council:

- 1) **Supports the WestAus Crisis Care & Welfare Services Inc and Sesteem Sustainable Social Housing project;**
- 2) **Acknowledges that construction of the housing component is subject to grant funding;**
- 3) **Advises WestAus Crisis Care & Welfare Services Inc and Sesteem that subject to;**
 - a) **Receipt of sufficient funding to complete the proposed housing project prior to the expiry of the existing lease (June 2019) and**

- b) Council being satisfied with the proposed business and management model for the proposal, including the risks to Council from the proposal,

Council may be prepared to support the project via:

- i) A ground lease over Lot 503 (No.60) Peel Street and an approximate 275 square metres metres of Lot 504 (No. 70) Anstruther Road Mandurah to a total lease area of approximately 1130 square metres for a maximum term of 20 years (10 years plus 10 year option of renewal);
 - ii) Community lease fees in accordance with City's fees and charges for the first 10 years being applied, with the potential to move to a commercial lease being considered prior to the option of a further 10 years being exercised.
- 4) Acknowledges a further report will be presented to Council outlining disposal of the land and detailing the business and management model proposed for the project, including the risks to Council.

0 0 0 1 1 0

Discussion

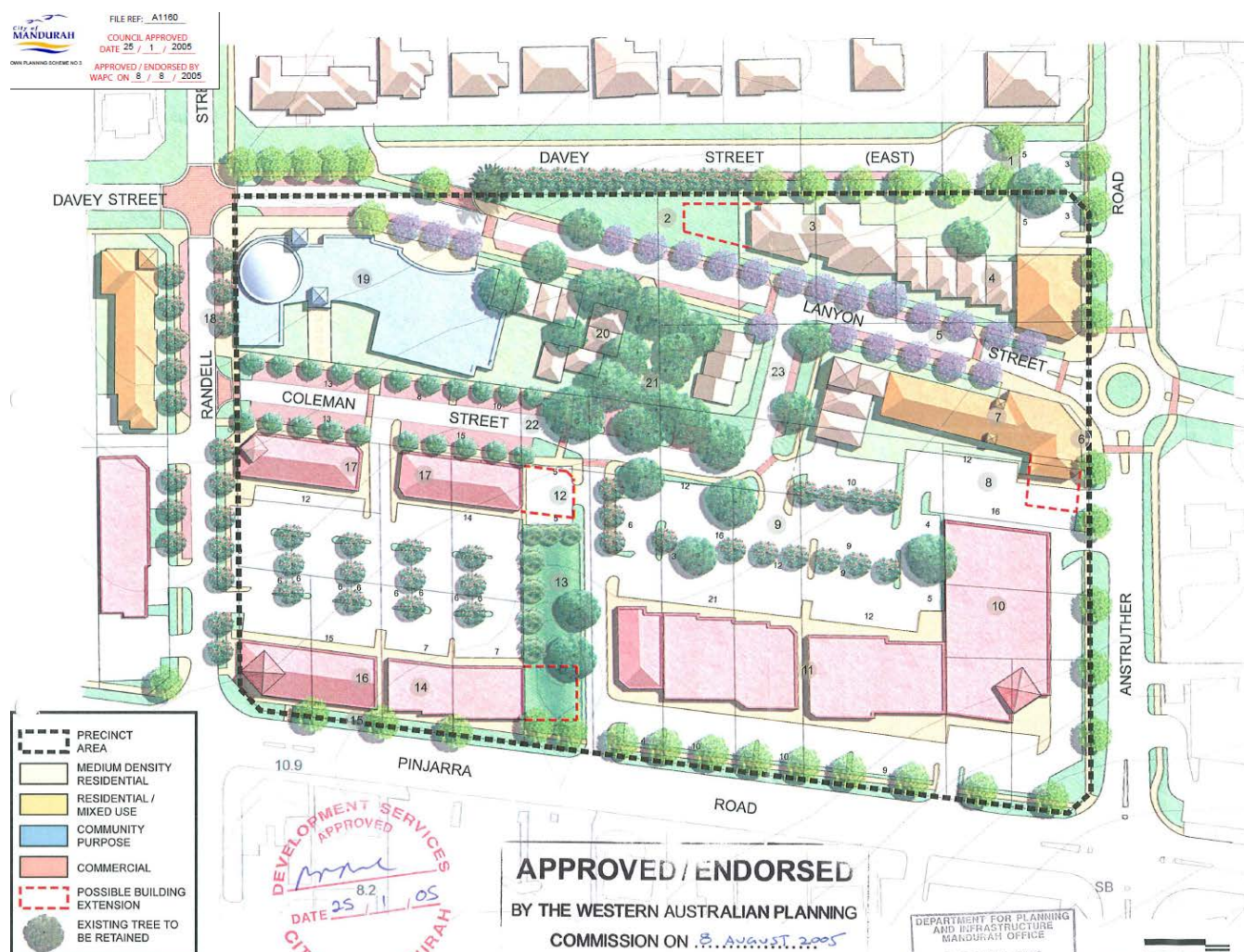


Previous Relevant Documentation

- G.47/6/03 17 June 2003 Council supported the acquisition of 73 Davey Street to facilitate the proposed Davey-Lanyon Street road link.

Background

Lot 12 (No 73) Davey Street Mandurah is owned in freehold by the City, and was purchased in January 2004 for \$240,000 in order to facilitate the Davey-Lanyon Street linkage as recommended by the Mandurah Inner Area Strategic Plan and provided for in the then Davey / Lanyon Street Precinct Plan that was prepared and adopted in 2005 as follows:



Discussions were held in 2005/06 with the Uniting Church in an attempt to land swap to achieve the road link, this however was not progressed formally by the Uniting Church or the City. At this time, the road link remains being shown within the current Inner Mandurah Precinct Plan.

In reviewing the road network for the central Mandurah area, it is be questionable whether to continue to pursue this additional road connection, which was originally designed to provide a support role to Pinjarra Road when identified in the 2002 Mandurah Inner Area Strategic Plan as it does not provide a full link to Dower Street. The combined roles of Davey / Lanyon in their current form, Tuckey / Aldgate, Gibson / Elizabeth and Cooper Street provide for east west links between the City Centre and the Mandurah Forum / Rushton Park precincts.

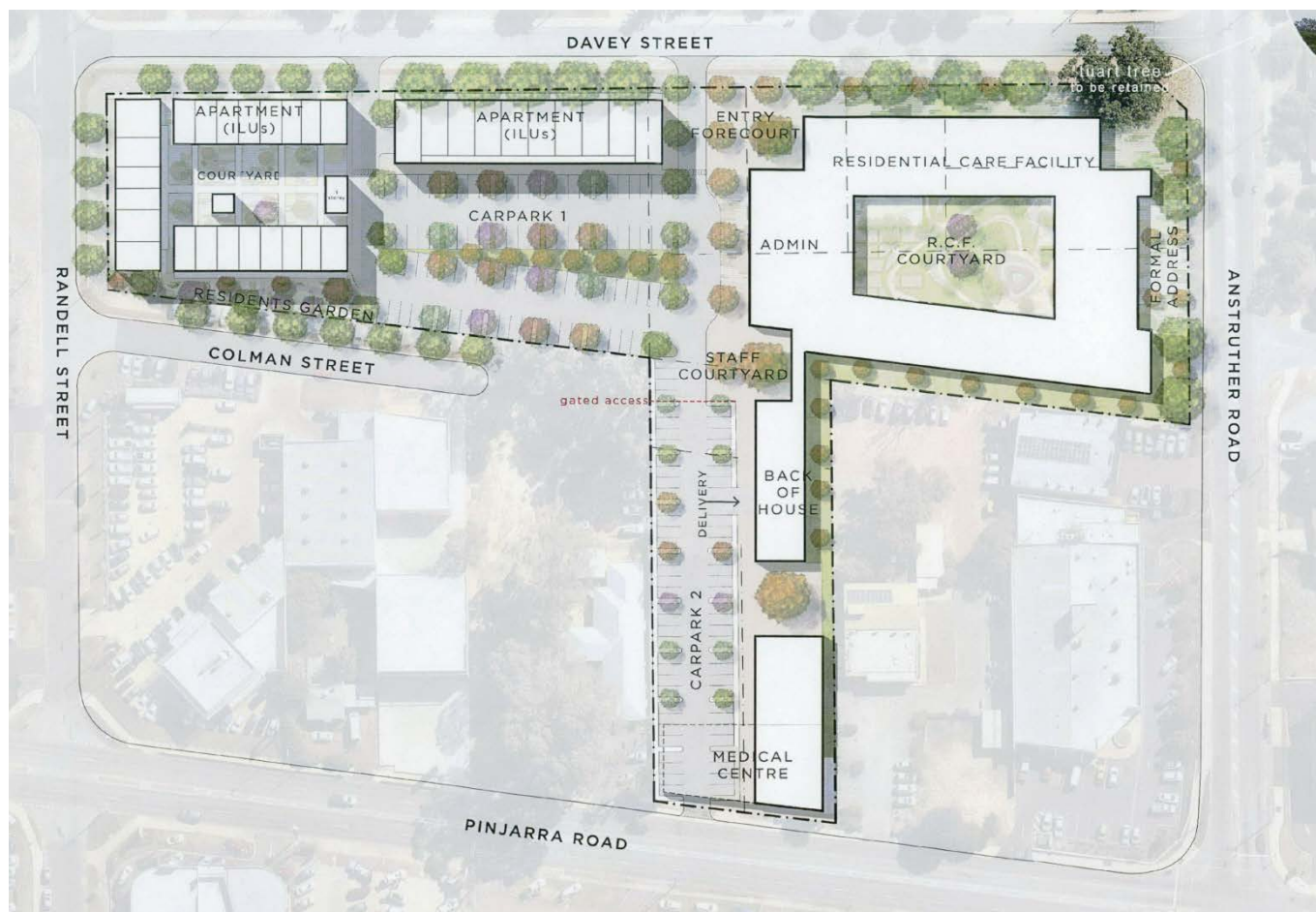
As a result, in reviewing the Inner Mandurah Precinct Plan and the general road and transport network, the connection of Davey Street to Lanyon Street is no longer being pursued, and this will form part of an updated Central Mandurah Activity Centre Plan currently being prepared.

Comment

Juniper, who are the Uniting Church's Aged Care provider, are looking at developing an integrated aged care facility over Lots 9, 10, 11, 13, 66 and 533 which are each of the lots surrounding the subject City owned lot as shown:



A proposed concept plan a aged care facility together with the construction of independent living units on the site together with a separate additional project to be for Lot 540 fronting Pinjarra Road.



Arising from the request to purchase, the City engaged LMW Hegneys to undertake a valuation of the property, which is zoned Residential R60 to determine fair market value for the site.

The valuation determined a market value within a range of \$265,000 to \$295,000 and adopted a midpoint of this range giving a market value of \$280,000.

Officers sought to seek some surety of the development of the site given the timing of the sale in the current property market and suggesting provisions included in the sale to purchase the site back should development not progress.

Arising from such discussions, and given Juniper are in the planning stages of the development and have existing commitments other projects, they are unable to confirm the timeframe for the construction of what would potentially be a \$30M development, however they are required to secure the land component ensuring the project remains viable.

As a result due to the timeframe regarding the disposal of the site while the property market and economic growth remains slow, Juniper has acknowledged the City's concerns regarding the timing of the sale and as such have lodged an expression of interest to purchase the site \$35,000 above the market valuation for a consideration of \$315,000 (exc GST)

As a result, Council is requested to support the advertising of the disposal of Lot 12 Davey Street Mandurah to Juniper (trading as Uniting Church Homes). If no submissions are received during the advertising process, disposal of the site will progress for a price of \$315,000 (exc GST) with settlement being achieved as practically as possible.

Alternatively, Council may consider that the current real estate market not an appropriate time to dispose of the property. Based on this consideration, or any other, it is open to Council not to sell the property. If any Elected Member is of this view, then an alternative motion when need to be presented to Council.

Consultation

LMW National Property Valuers
Executive Manager Asset Planning - Juniper

Statutory Environment

Disposing of Property – *Section 3.58 Local Government Act 1995 (LGA)*
Dispose includes to sell, lease or otherwise dispose of, whether absolutely or not.

In accordance with LGA Section 3.58: Local government can dispose of property if it gives local public notice (14 days) of the proposed disposition, describing the property and giving details of the disposition. Submissions would be invited to the Local government before a date to be specified and any submissions received are reportable to Council.

A disposition of land is exempt if the land is disposed of to a body whose objects are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature. Therefore Exemption of Disposition of Property – Section 30 Local Government (Functions and General) Regulations 1996, would apply.

As Juniper are a registered not for profit organisation an exemption to advertising does apply. However officers consider that due to the scope of the proposed development, it is appropriate to advertise the disposal of the land via a public notice for not less than 14 days, with any submissions being reported to Council.

Policy Implications

Nil

Economic Implications

The City will receive gross revenue of \$315,000. After deduction of costs, the net proceeds will be credited equally to the Building reserve and Land Acquisition Reserve.

Strategic Implications

The following strategies from the *City of Mandurah Strategic Community Plan 2013 – 2033* are relevant to this report:

Social:

- Ensure the provision of quality health services and facilities.

Infrastructure:

- Facilitate the provision of multi-purpose facilities and infrastructure that meets the needs of a growing population.

Conclusion

The City has been approached by Juniper with a proposal to purchase Lot 12 Davey Street Mandurah and lodged an expression of interest to purchase the site for a consideration of \$315,000 plus GST.

Although the site was originally purchased to facilitate the Davey-Lanyon Street link, it is now considered the additional link to Pinjarra Road is no longer required and as such, through the City's Property Strategy the land will be recommended for disposal.

Council is requested to support the advertising of the disposal of Lot 12 (73) Davey Street Mandurah to Juniper, and if no submissions are received dispose of the site to Juniper for a consideration of \$315,000 (exc GST) with settlement being achieved as practically as possible.

RECOMMENDATION

That Council:

- 1. Approves the advertising and if no submissions received dispose of Lot 12 (No. 73) Davey Street Mandurah to Juniper for a sale price of \$315,000 (excluding GST);**
- 2. Authorises the Chief Executive Officer to finalise the conditions of the disposal of land;**
- 3. Authorises the transfer of net proceeds to the Land Acquisition Reserve (50%) and Building reserve (50%).**

10	SUBJECT:	Peel Youth Medical Services ('PYMS') Health Hub – City of Mandurah Commitments and proposed Land Tenure Arrangements – Pt Lot 101 and 501 Allnutt Street, Mandurah
	CONTACT OFFICER/S:	Ben Dreckow
	AUTHOR:	Ben Dreckow/Lesley Petchell
	FILE NO:	F123309

Summary

In November 2016, Council approved in principle support to GP Down South (GPDS) for the lease of portions of Lot 101 Allnutt and Lot 501 Thomson Street Mandurah in order to enable the construction of a new co-located youth based 'model of care' community facility under the title 'Peel Youth Medical Services (PYMS)' via a long term 30 year lease agreement over the vacant land site. The approval was subject to GPDS obtaining relevant state and federal funding.

Since this time, GPDS have obtained funding of approximately \$9M required for the project enabling the project to become viable and have made a request to acquire the subject land in order to provide certainty over the tenure of the land rather than leasing the site long term. A valuation has been completed with the market valuation of the site being \$830,000.

As a result, Council's support for the project and an alternative approach to progress the project, a number of alternative actions to progress the project delivery are required, acknowledging that the funding commitments require tight timeframes for the next steps:

- A three year peppercorn lease to grant access to allow construction of the site over land owned by the City;
- Purchase of a newly created site at market value by GPDS, with costs associated with the subdivision, survey and creation of title costs borne by the City, noting that any infrastructure servicing costs will form part of the project costs by GPDS. The timing of purchase is likely to coincide with the completion of construction;
- Site works, parking and landscaping forming part of the project costs by GPDS (which were originally proposed to be provided by the City); and
- Any costs of site works associated with the site being a contaminated site being the City's responsibility, capped at \$480,000.

It is recommended that Council's commitment to the project is provided and the alternative land tenure arrangements are endorsed.

Disclosure of Interest

Nil

Location



Previous Relevant Documentation

- G.15/11/16 8 November 2016 In principle support obtained from Council for a 30 year lease, subject to funding and a further report outlining City's contribution relating to car parking landscaping and site preparation works;

Background

GPDS requested assistance from the City in identifying an appropriate centrally located site, which will allow them to deliver through Peel Youth and Medical Services (PYMS).

The proposed model of care being considered, is one of a collaboration of services in a 'one stop shop' approach. The centre will offer youth case managers, nurses, drug and alcohol counselling, an eating disorder clinic, adolescent physician, psychiatrist, counselling, family support and homeless services. The centre will also enable a partnership between GPDS and Curtin University to provide a training facility for medical and health students across the suite of services provided at the centre.

In November 2016, Council supported a site at Lot 101 Allnutt and Lot 501 Thomson Street Mandurah being considered the most appropriate considering its close proximity to the transit station. However the land was a former tip site and as such is subject to geotechnical testing, and Department of Environment Regulation approval. It is possible the site works and floor slab associated with the development are likely to be inflated by up to 25 percent above standard works.

On 8 November 2016, Council resolved the following:

That Council:

1. Supports the GP Down South proposed Peel Youth Medical Services Health Hub;

2. *Acknowledges that the capital cost of the facility's construction and its internal fitout, is dependent upon Federal and State Government funding;*
3. *Subject to the receipt of sufficient State and Federal government funds, by 30 June 2017, is prepared to support the project via:*
 - 3.1 *A contribution to site preparation works in terms of obtaining Department of Environmental Regulation approval to use the site for such a facility;*
 - 3.2 *The construction and maintenance of the required car parking and landscaping;*
 - 3.3 *The ground lease of approximately 1700 square metres over portions of Lot 101 Allnutt Street and Lot 501 Thomson Street Mandurah for a maximum term of 30 years (20 years plus 10 year option of renewal)*

subject to more detailed costings being presented to and approved by Council.
4. *Acknowledges that officers will commence preliminary investigations into the options relating to the site preparation works;*
5. *Acknowledges a further report will be presented to Council detailing the costings of the City's contribution.*

As part of the report presented to Council, estimated costs associated with site works, carpark construction and landscaping were provided with a significant range being \$250,000 - \$700,000, with the suggestion that any financial commitment by the City to the project should be capped.

Comment

GPDS have obtained the funding required for the project from State and Federal governments. Arising from these funding proposals, time frames to commence construction are committed and based on the funding available and to provide for surety over land tenure, GPDS have approached the City with a request to purchase the land required for the project rather than leasing the site.

To date funding confirmed as follows:

• The Federal Government - Community Development Grant	\$2,000,000
• The Government of Western Australia - Department of Health	\$4,995,000
• Lotterywest	\$1,870,000
• Peel Health Foundation (donation)	\$ 250,000

GPDS are making a significant in kind contribution to the project through design, project management and development of a unique Model of Care. The announcement of headspace will also provide a significant additional funding stream for new service provision in the PYMS Health Hub.

GPDS have made the request to purchase the site to protect their investment in the project, intellectual property and their ability to manage and evaluate the unique model of care. In addition to the above, based on the funding commitments, the following timeframes are required to be achieved (subject to Council's support):

• 25 August 2017	Plans to shortlisted Builders for Construction Tender
• 1 September 2017	Full Project Costs & Final Designs submitted to State and Federal Departments
• 20 September 2017	Builder appointed
• 10 October 2017	Site works commence
• 29 November 2017	Construction Commences

The timeframes and commitments also require to modify a number of the matters that Council supported in November 2016 to be addressed as follows:

Site Area and Site Creation

In November 2016, Council supported a site area of approximately 1700 square metres being leased. This site area was based on the initial building plans designed at the time prior to any funding partners and prospective tenants being confirmed, and to generally cover the building footprint with the car parking areas, in part being on shared space around the leased area.

With a proposal to purchase and to accommodate the proposed development in a holistic manner, a site with dimensions of 45m x 65m and an area of 2900 square metres is proposed, with the site generally contained by the Reserve 50933 (which contains the Mandurah Bowling Club) to the west and the topography to the east and south as follows:



The final dimensions and exact area are subject to detailed survey and completion of the building design.

As the site in question currently consists of portions of two land parcels, survey works are required to create one freehold lot. The survey works and approval process through the Western Australian Planning Commission and Landgate is likely to take some time. In order to progress the project with the sale of the site, officers propose the following:

- Create a community lease over the site to provide access to the site to facilitate construction which will be necessary to ensure all building approvals, insurances and indemnities are covered for all parties. The lease is proposed to be for a period of three years (at a peppercorn rate) to allow for construction to commence prior to the new lot being created.

- The City of Mandurah to take responsibility for the administration and survey costs and approvals to create a new lot;
- infrastructure servicing costs (power, sewer, water) will form part of the project costs by GPDS and
- Sale and Transfer of the site to GPDS at the completion of construction.

Land Value

The City engaged McGees Valuers to determine a fair market rent for the site as follows:

1. Sale of land; and
2. Commercial Rental Value

The market valuation determined a value of the site being \$830,000 (exclusive of GST) for a fully services lot.

The City also obtained a commercial rental value, in the event of the site being leased to GPDS, in-line with the Council resolution of November 2016. The valuation places the ground rental value (acknowledging that GPDS will have funded for the building) at \$50,000 per annum.

Site Contamination

In June 2017, the City received confirmation from the Department of Environmental Regulation (DER) that the Contaminated Site Classification had been modified from 'Contaminated – Remediation Required' to 'Remediated for Restricted Use' for Lot 101, together with the following comments:

"The site is contaminated and has been remediated such that it is suitable for current commercial land use, but may not be suitable for a more sensitive land use. Therefore, the site is classified as 'remediated for restricted use'.

Lot 501 is not classified as a contaminated site.

It is considered that the proposed development would be consistent with the 'commercial' use suggested, noting that under the planning scheme the development would be considered as 'community' use by virtue of being proposed on land reserved as 'district recreation' in the local planning scheme.

At the time of writing, the City has engaged consultant engineers to provide a strategy to address the contamination which GPDS and the City will use to satisfy the DER's requirements, based on the inputs and reviews undertaken for the adjoining Mandurah Bowling Club site.

Based on the site classification, a memorial will be lodged on the existing (and proposed) titles confirming the classification and as part of the sale of the site, the City is required to provide full disclosure of the contamination to the new owner and advise the DER accordingly.

Further, advice has been provided that *"the Western Australian Planning Commission (WAPC) may not approve the subdivision of the land without seeking, and taking into account, the advice of DER as to the suitability of the land for subdivision. Furthermore, a Local Government may not grant a development approval for any proposed development of the land without seeking, and taking into account, advice from DER as to the suitability of the proposed development"*.

Based on the above, it is anticipated that the DER should be able to provide consent to the proposed development and this is required to be actioned prior to a development approval (or subdivision) being issued.

In addition, the City has commissioned a geotechnical report that will be used to inform the structural requirements of the building. The completion of this report is critical to determining any additional building requirements of the site based on the classification and contamination, and at the time of writing, these costs are unknown.

It is however, recommended that Council determine that a maximum cost of \$480,000 be set with respect to the structural requirements of the building and site works, with this cost effectively being Council's contribution to the project. However, the cost will be attributed by a reduced sale price of the site rather than a budgeted cost item, resulting in a net transfer to the City of at least \$350,000.

Other matters listed in the November 2016 in principle support included the City being responsible for the construction and maintenance of the required car parking and landscaping. Arising from the request to purchase the site and to achieve the timeframes milestones, it is proposed that these costs form part of the project.

Development Approval

The subject site is reserved as 'District Recreation' under Town Planning Scheme No 3. The proposed development is considered to be classified as a 'Community Use' as a not for profit community medical hub and youth services. Notwithstanding that the development is to be operated by a third party, the City of Mandurah's use of District Recreation reserved land in the Scheme (such as Billy Dower Youth Centre) would be used in a similar manner.

With regard to building and development guidelines, the Scheme is silent on requirements, however the 'Mixed Use' provisions of the Inner Mandurah Precinct Plan are applicable on the opposite side of Allnutt Street. These requirements make reference to an urban built form edge to the street (ie minimal setbacks), parking areas at the rear of buildings and a scale of building between 3-5 storeys. It is acknowledged that the minimum scale of building of three storeys requires a reduction to 2 storeys and this is being reviewed at present.

Initial concept designs for the building are consistent with these requirements, although the key pedestrian and entry to the building is located within the site:



At the time of writing, the building plans are currently being refined and finalised to meet the funding milestones set out by the relevant authorities.

It is intended that a development approval will be issued under delegated authority, consistent with the delegation arrangements adopted by Council, with the assessment to be undertaken on completion of the plans, referencing the Inner Mandurah Precinct Plan requirements and ensuring that the statutory processes are followed. As the City of Mandurah is the landowner and responsible authority, it is important that Council acknowledges and notes that the development approval will be issued under delegation. It is recommended that prior to determining the application, Elected Members be provided with the opportunity to view the plans.

Consultation

McGees Property Valuers

Statutory Environment

Disposing of Property – *Section 3.58 Local Government Act 1995 (LGA)*

Dispose includes to sell, lease or otherwise dispose of, whether absolutely or not.

In accordance with LGA Section 3.58: Local government can dispose of property if it gives local public notice (14 days) of the proposed disposition, describing the property and giving details of the disposition. Submissions would be invited to the Local government before a date to be specified and any submissions received are reportable to Council.

A disposition of land is exempt if the land is disposed of to a body whose objects are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature. Therefore Exemption of Disposition of Property – Section 30 Local Government (Functions and General) Regulations 1996, would apply.

As GPDS are a registered not for profit organisation an exemption to advertising does apply. However officers consider that due to the scope of the proposed development, it is appropriate to advertise the disposal of the land via a public notice for not less than 14 days, with any submissions being reported to Council.

Policy Implications

Nil

Economic Implications

This project will have direct and indirect impacts within Mandurah. Given the level of state and federal government funding, the PYMS Health Hub is a significant project. The City of Mandurah's contribution through identifying the site and ensuring costs associated with the sites previous use, and identifying a third party operator of a community service on land under the City's control is to be noted.

Strategic Implications

The following strategies from the *City of Mandurah Strategic Community Plan 2013 – 2033* are relevant to this report:

Social:

- Ensure the provision of quality health services and facilities.
- Provide employment and educational opportunities, services and activities that engage the City's young people.

Infrastructure:

- Facilitate the provision of multi-purpose facilities and infrastructure that meets the needs of a growing population.

Conclusion

The 'Peel Youth Medical Services (PYMS)' is a key project for the delivery of community and medical services via a project that seeks to be innovative and has support and funding from the state and federal governments confirmed. Arising from this funding, the operators, GP Down South are seeking to purchase rather than lease the site as previously adopted by Council.

The site in question has been valued at \$830,000, which is proposed to be the sale price of the site, less a capped cost of \$480,000 to have the site in ready for development.

As a result, Council's support for the project and an alternative approach to progress the project, a number of actions from Council are required to progress the project delivery acknowledging that the funding commitments require tight timeframes. It is recommended that Council's commitment to the project is provided and the alternative land tenure arrangements are endorsed.

RECOMMENDATION

That Council:

- 1. Supports the GP Down South proposed Peel Youth Medical Services Health Hub;**
- 2. Acknowledges that the capital cost of the facility's construction has received Federal and State Government funding;**
- 3. In order to allow construction to commence meeting the Federal and State Government Funding milestones approves the disposal of a 2900 square metre (approximately) site of Lot 101 Allnutt Street and Lot 501 Thomson Street Mandurah as follows:**
 - 3.1 A ground lease of \$1 per annum that provides access to the site for the purposes of construction for a period of three years, with the finalisation of the lease being authorised to the Chief Executive Officer;**
 - 3.2 The creation of a new lot and then advertising of disposal and if no submissions received, sale to GP Down South for a cost of \$830,000 (exclusive of GST) with costs associated with the subdivision, survey and creation of title costs borne by the City of Mandurah and any servicing infrastructure costs form part of the project costs by GP Down South.**
 - 3.3 The City of Mandurah will complete a geotechnical report on the site and that any costs associated with the development and building requirements of the site due to the designated as a Contaminated Site as 'Remediated for Restricted Use' up to a maximum cost of \$480,000, with these costs reducing the purchase price of the site.**
 - 3.4 The sale being finalised at the time of site creation and/or the completion of the construction, with the Chief Executive Officer authorised to finalise the condition of the disposal of the land.**
 - 3.5 That GP Down South will ensure that the Department of Water and Environment Regulation requirements for the construction of the site are satisfied prior to the issuance of any development or building approvals over the site.**

4. **Acknowledges that the Development Approval required for the development will be issued by the City under delegated authority with Elected Members being given the opportunity to view the plans prior to the application being determined.**
5. **Authorises the Chief Executive Officer to lodge a subdivision application with the West Australian Planning Commission to facilitate the creation of the 2900 square metre (approximately) site from Lot 101 Allnutt Street and Lot 501 Thompson Street, Mandurah.**

11 **SUBJECT:** Mandurah Forum Redevelopment: Request for Funding
 CONTACT OFFICER/S: Alan Claydon/David Prattent
 AUTHOR: David Prattent

Summary

Council has previously approved a tripartite funding agreement between Vicinity Centres, Main Roads Western Australia and the City of Mandurah where the City is to contribute \$3 million to the cost of the upgrade of Pinjarra Road between Arnold Street and Mandurah Road. The agreement set out a phased payment scheme over three years with \$1 million contribution in 2017/18.

The 2017/18 budget has an amount of \$750,000 for this project. Part of this includes funding of \$500,000 from the Regional Road Group (RRG) noting that the City is seeking RRG funding for the additional years of the agreement. The additional sum of \$250,000 was to be met from the sale proceeds of freehold land transferred from the City to enable the road widening. This part of the transaction took place in the prior financial year with funds being credited to the Land Acquisition Reserve.

In order to finalise the transaction, Council is requested to approve unbudgeted expenditure of \$250,000 to be funded from the Land Acquisition Reserve.

Disclosure of Interest

None

Location



Previous Relevant Documentation

- G.47/6/16 26 July 2016 Council approved a funding agreement for the upgrade of Pinjarra Road.

- G.18/8/15 August 2015 Proposed Mandurah Forum Redevelopment and its impact on the local road network.
- G.26/12/12 December 2012 Mandurah Inner Area Strategic Plan – 2012 Transport Modelling
- G.28/8/14 August 2014 Mandurah Outer Area Traffic Modelling Study: Adoption as Guiding Document.

Background

The developer of the Mandurah Forum Shopping Centre has been given approval to redevelop the existing centre.

Expansion of the centre will have an impact on the local road network thus necessitating road redevelopment. Upgrading of the road network is required to meet the traffic demands and enhance accessibility to the City. To achieve the required outcomes the City was requested to contribute to the road upgrades where its normal obligations for traffic management would occur.

The centre is also adjacent to Mandurah Road and Pinjarra Road East which is under the care, control and management of Main Roads Western Australia.

In obtaining development approval for the centre expansion via the Joint Development Assessment Panel (JDAP), one condition to be met is for the developer to reach a funding agreement with the City of Mandurah and MRWA for the financial contributions from each part for the upgrading of the roads where needed. A funding agreement was finalised in early December 2016.

The City's cash contribution of \$3 million has been approved as follows:

2017/18	\$1 million
2018/19	\$1 million
2019/20	\$1 million less the proceeds of the sale of freehold land from the City.

Comment

The 2017/18 budget has an amount of \$750,000 for this project. Part of this includes funding of \$500,000 from the Regional Road Group (RRG), noting that the City is seeking funding for the additional years of the agreement. The balance of \$250,000 is a contribution from the City.

An additional sum of \$250,000 is required to bring the total contribution to the agreed \$1 million. This was to be met from the sale proceeds of \$307,000 for freehold land transferred from the City to enable road widening on the south side of Pinjarra Road. This sale took place in the prior financial year with funds being credited to the Land Acquisition Reserve.

The 2017/18 budget did not make provision for this final part of the transaction and, prior to payment being made, it is necessary to introduce it into the 2017/18 budget. Approval of the additional funds has no effect on the City's final budgeted position as the transaction is offset by a transfer from reserves.

Consultation

None

Statutory Environment

Local Government Act 1995 S6.8 Expenditure from municipal fund not included in annual budget.

Policy Implications

None

Economic Implications

The Mandurah Forum redevelopment will be a significant economic contributor to the community.

Strategic Implications

The following strategy from the *City of Mandurah Strategic Community Plan 2013 – 2033* is relevant to this report:

Organisational Excellence:

- Deliver excellent governance and financial management.

Conclusion

The City has previously entered into a funding agreement with Vicinity to contribute to the upgrade of Pinjarra Road as part of the Mandurah Forum Redevelopment with a payment of \$1 million being required in 2017/18.

The 2017/18 budget provides for a contribution of \$750,000 including funding from the RRG. Although it had always been intended to utilise the proceeds of the sale of City land to facilitate the road widening, this transaction took place in the prior year and the current year budget did not reflect the need to transfer funds from reserves to allow the City's contribution to be \$1 million. This transaction has no effect on the City's budgeted final position.

RECOMMENDATION

That Council approves unbudgeted expenditure of \$250,000 as part of its contribution to the Pinjarra Road upgrade works for the Mandurah Forum Development, to be funded from the Land Acquisition Reserve.

ABSOLUTE MAJORITY REQUIRED