

Minutes of Committee of Council Meeting

Held on

Tuesday 13 July 2021 at 5.30pm

Held at Council Chamber, 83 Mandurah Terrace Mandurah

PRESENT:

COUNCILLOR	P JACKSON [CHAIRPERSON]	NORTH WARD
COUNCILLOR	M DARCY	COASTAL WARD
COUNCILLOR	C DI PRINZIO	COASTAL WARD
COUNCILLOR	J GREEN	COASTAL WARD
COUNCILLOR	C KNIGHT	NORTH WARD
COUNCILLOR	L RODGERS	EAST WARD
COUNCILLOR	D PEMBER	EAST WARD
COUNCILLOR	P ROGERS	TOWN WARD
COUNCILLOR	A ZILANI	NORTH WARD
MAYOR	R WILLIAMS	

MR	M NEWMAN	CHIEF EXECUTIVE OFFICER
MS	C MIHOVLOVICH	DIRECTOR BUSINESS SERVICES
MS	J THOMAS	DIRECTOR PLACE AND COMMUNITY
MR	J CAMPBELL-SLOAN	DIRECTOR STRATEGY AND ECONOMIC DEVELOPMENT
MR	M HALL	ACTING DIRECTOR BUILT AND NATURAL ENVIRONMENT
MRS	T JONES	MANAGER GOVERNANCE, PROCUREMENT AND LAND
MRS	L SLAYFORD	MINUTE OFFICER

1. OPENING OF MEETING

Prior to commencement of this electronic meeting Committee Member and other attendee connections by electronic means were tested and confirmed.

The Chairperson declared the meeting open at 5.31pm.

2. APOLOGIES

Councillor D Schumacher (non-Committee member)

3. IMPORTANT NOTE

The purpose of this Committee Meeting is to discuss and make recommendations to Council about items appearing on the agenda and other matters for which the Committee is responsible. The Committee has no power to make any decisions which are binding on the Council or the City of Mandurah unless specific delegation of authority has been granted by Council.

No person should rely on or act on the basis of any advice or information provided by a Member or Officer, or on the content of any discussion occurring, during the course of the meeting. 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 advice or information provided by a Member or Officer, or the content of any discussion occurring, during the course of the Committee meeting.

4. RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

5. PUBLIC QUESTION TIME

Nil.

6. AMENDMENT TO STANDING ORDERS

CC.1/7/21 STANDING ORDERS LOCAL LAW 2016

The Chairperson advised the meeting that the *City of Mandurah Standing Orders Local Law 2016* will be modified to ensure Committee Members and the public can participate in and follow the meeting as it progresses.

MOTION

Moved: Councillor P Jackson

Seconded: Councillor L Rodgers

That the Committee of Council:

- 1. Suspend the operation of the following provisions of the *City of Mandurah Standing Orders Local Law 2016* for the duration of this electronic meeting to ensure Council Members and the public can follow and participate in the meeting as it progresses:**

- 1.1. Standing Order 3.3 Public Question Time pertaining to public participation in meetings continues via electronic means with public submissions received to be read aloud by the Presiding Member at the relevant agenda item as required.**
- 1.2. Standing Order 7.2 Members to occupy own seats whilst present in meeting room. Relevant only for Elected Members attending the Council Chambers.**
- 1.3. Agree under Standing Orders 8.1(1) and 12.2, that instead of requiring a show of hands, a vote will be conducted by exception with the Presiding Member calling for those Members against each motion. If no response is received the motion will be declared carried and minuted accordingly.**
- 1.4. Reiterate the requirement as per Standing Order 7.3 for Members to advise the Presiding Member when leaving or entering the meeting at any time.**

CARRIED: 10/0

7. PRESENTATIONS

Nil.

8. DEPUTATIONS

8.1 B SWEENEY: PROPOSED HOTEL ('MICROBREWERY'): LOT 2002, 21 MARINA QUAY DRIVE ERSKINE

Mr Sweeney, representing Mandurah Quay, spoke in support of the report recommendation.

8.2 G BROWN: STRATEGIC APPROACH TO MEN'S SHEDS

Mr Brown, representing Peel Community Men's Shed, spoke in support of the report recommendation.

8.3 J ELLERY: STRATEGIC APPROACH TO MEN'S SHEDS

Mr Ellery, representing Falcon Community Men's Shed, spoke in support of the report recommendation.

8.4 T HOWARD: STRATEGIC APPROACH TO MEN'S SHEDS

Mr Howard, representing Mandurah Men's Shed, spoke in support of the report recommendation.

8.5 J STACEY: PROPOSED HOTEL ('MICROBREWERY'): LOT 2002, 21 MARINA QUAY DRIVE ERSKINE

Mr Stacey, representing Mandurah Quay Homeowner's Association, spoke in support of the report recommendation.

9. CONFIRMATION OF MINUTES

CC.2/7/21 CONFIRMATION OF MINUTES TUESDAY 8 JUNE 2021

MOTION

Moved: Councillor D Pember
Seconded: Councillor C Knight

That the Minutes of the Committee of Council meeting of Tuesday 8 June 2021 be confirmed.

CARRIED: 10/0

10. DECLARATIONS OF INTERESTS

- 10.1 Councillor J Green declared an impartiality interest in Minute CC.8/7/21 - Proposed Hotel ('Microbrewery'): Lot 2002, 21 Marina Quay Drive Erskine as the site is located within her residential area. Councillor Green is a financial member of the Mandurah Quays Home Owners Association but holds no committee position. Councillor Green has no financial interest in the development nor personal relationship with the developers and will remain in the Chamber and consider the item on its merits.
- 10.2 Councillor A Zilani declared an impartiality interest in Minute CC.11/7/21 - City of Mandurah Youth Strategy 2021-2026 as his son is a member of the Youth Advisory Group. Councillor Zilani will remain in the Chamber and consider the item on its merits.
- 10.3 Mayor R Williams declared an impartiality interest in Minute CC.4 /7/21 - Strategic Approach to Men's Sheds as he is the patron for the Falcon Men's Shed. Mayor Williams will remain in the Chamber and consider the item on its merits.

11. QUESTIONS FROM COMMITTEE MEMBERS

Questions of Which Due Notice Has Been Given

Nil.

Questions of Which Notice Has Not Been Given

Nil.

12. BUSINESS LEFT OVER FROM PREVIOUS MEETING

Nil.

13. REPORTS FROM OFFICERS

CC.3/7/21 CHANGE OF AGENDA ORDER

MOTION

Moved: Councillor C Knight

Seconded: Councillor L Rodgers

That Council consider Report 6, Strategic Approach to Men's Sheds next, given the public interest in the item.

Carried: 10/0

CC.4/7/21 STRATEGIC APPROACH TO MEN'S SHEDS (REPORT 6)

Summary

In 2020, the City identified a need to investigate the provision of Men's Sheds in the City of Mandurah. After an Expression of Interest process, an experienced consultant was commissioned to explore the current strengths and challenges of existing Men's Sheds, and make recommendations on their ability to be sustainable, financially viable, accessible, well-governed and meeting the current and future needs of members.

Engagement with the Men's Sheds to inform the project included individual meetings and site visits with each Men's Shed in April 2021, combined workshop May 2021 and an opportunity to forward written submissions in June 2021. On 24 June 2021, another combined meeting of Men's Shed representatives was held with the consultant to present the findings. There was shared agreement by representatives that the findings of the report were sound.

Council is requested to endorse the Draft report "City of Mandurah Men's Shed – Strategic Direction" which includes recommendations to support Peel Men's Shed, Mandurah Men's Shed and Falcon Community Menshed with short term and long-term goals. The study evidenced that all three Men's Sheds have outgrown current facilities and there is a need to cater for membership and service growth as a priority. It was reported by the Men's Sheds that

they are in need of land from the City, and can fund capital infrastructure without further City financial contribution.

Council is requested to support the groups in the short term with: revised leased area for Falcon Community Menshed; contribution of \$5,000 to Peel Men's Shed for two financial years; and contribution of \$2,000 to Mandurah Men's Shed for two years. Whilst each is getting something different, it is considered the recommendations meet a top priority in the unique context of each incorporated group. To note, whilst the draft report recommended funding two of the Men's Sheds with operational funding in the short-term, it did not specify an amount (which was later determined by City officers).

Council is requested to support the sustainability and capacity of Men's Sheds with various strategies that assist with sustainability.

Officer Recommendation

PART A

That the Committee of Council recommend that Council:

1. Receive the report entitled 'City of Mandurah Men's Shed – Strategic Direction'
2. Note the many and varied benefits that Men's Sheds foster including health, wellbeing, mateship, teamwork, social connectedness and meaningful contributions to the wider community.
3. Acknowledge an evidenced community need for Men's Sheds in the City to have capacity to cater for increased memberships.
4. Acknowledge that the Peel Men's Shed, Mandurah Men's Shed and Falcon Community Menshed have expressed a need for land to be made available from the City upon which to place permanent, purpose-built Men's Sheds, but are not seeking funds from the City toward the construction of the infrastructure or ongoing operations of Sheds.
5. Approve officers to investigate land options for potential construction by the Men's Sheds of a new fit-for-purpose Men's Shed facility with long-term security of tenure, and that a report be brought back to Council with findings of the investigation by December 2021.
6. Approve a priority issue for each Men's Shed as a demonstration of direct support to assist with sustainability, being:
 - 6.1 Operational funding for maximum of two financial years of \$5,000 in 2021/22, and 2022/23 for Peel Men's Shed funded from Restart Mandurah Fund
 - 6.2 Operational funding for maximum of two financial years of \$2,000 in 2021/22, and 2022/23 for Mandurah Shed funded from Restart Mandurah Fund
7. Supports the establishment of a Men's Shed Working Group (MSWG) with representatives from the City and the Men's Shed proponents to meet on a regular basis to work towards long-term goals.

PART B

That Committee of Council recommend that Council revoke resolution points 2, 3 and 4 of the decision of Council at 23 February 2021:

2. Approves a long-term Lease to Falcon Menshed Inc for the management of the entire Falcon Family Centre, and approximately 1,100 square metres of fenced outdoor area, with the following conditions:
 - 2.1 Lease term of 20 years;
 - 2.2 Annual Rent \$1 per annum;
 - 2.3 Commencement date will be after and subject to the Minister for Lands approval;
 - 2.4 Waives the Council approved fees and charges for Document Preparation Fee of \$610;
 - 2.5 Falcon Family Centre to be maintained by Falcon Menshed Inc including maintenance requires, upgrades and all outgoings (excluding structural repairs); and
 - 2.6 Lease conditions to be finalised by the Chief Executive Officer.
3. Approves reallocation of funds allocated to the Falcon Family Centre to the Falcon eLibrary and Community Centre of \$20,000 to undertake playground works, fencing and interior fit-out.
4. Co-designs the new Falcon Library playground installation and associated infrastructure with the Falcon Community Playgroup.

*Absolute Majority Required

Note: Requires 4 seconders

PART C

That the Committee of Council recommend that Council:

1. Approves a long-term Lease to Falcon Community Menshed Inc for the management of a portion of Falcon Family Centre, including a fenced outdoor area, with the following conditions:
 - 1.1 Lease term of 20 years;
 - 1.2 Annual Rent \$1 per annum;
 - 1.3 Commencement date will be after and subject to the Minister for Lands approval;
 - 1.4 Waives the Council approved fees and charges for Document Preparation Fee of \$610;
 - 1.5 Falcon Family Centre to be maintained by Falcon Community Menshed Inc including maintenance requires, upgrades and outgoings (excluding structural repairs); and
 - 1.6 Lease conditions to be finalised by the Chief Executive Officer.
2. Approves reallocation of funds allocated to the Falcon Family Centre to the Falcon eLibrary and Community Centre of \$20,000 to undertake interior fit-out.
3. Approves a Lease to Department of Health for a portion of Reserve 29043, 43 Crusader Street Falcon, Falcon eLibrary and Community Centre with the following conditions:
 - 3.1 Lease term of 5 years plus one 5 year option;
 - 3.2 Annual rent in line with the agreed valuation obtained, which includes outgoings;
 - 3.3 Commencement date will be after and subject to the Minister for Lands approval; and
 - 3.4 Lease conditions to be finalised by the Chief Executive Officer.

Committee Recommendation

MOTION – PART A

Moved: Councillor C Knight

Seconded: Mayor R Williams

That the Committee of Council recommend that Council:

- 1. Receive the report entitled ‘City of Mandurah Men’s Shed – Strategic Direction’**
- 2. Note the many and varied benefits that Men’s Sheds foster including health, wellbeing, mateship, teamwork, social connectedness and meaningful contributions to the wider community.**
- 3. Acknowledge an evidenced community need for Men’s Sheds in the City to have capacity to cater for increased memberships.**
- 4. Acknowledge that the Peel Men’s Shed, Mandurah Men’s Shed and Falcon Community Menshed have expressed a need for land to be made available from the City upon which to place permanent, purpose-built Men’s Sheds.**
- 5. Approve officers to investigate land options for potential construction by the Men’s Sheds of a new fit-for-purpose Men’s Shed facility with long-term security of tenure, and that a report be brought back to Council with findings of the investigation by December 2021.**
- 6. Approve a priority issue for each Men’s Shed as a demonstration of direct support to assist with sustainability, being:**
 - 6.1 Operational funding for maximum of two financial years of \$5,000 in 2021/22, and 2022/23 for Peel Men’s Shed funded from Restart Mandurah Fund**
 - 6.2 Operational funding for maximum of two financial years of \$2,000 in 2021/22, and 2022/23 for Mandurah Shed funded from Restart Mandurah Fund**
- 7. Supports the establishment of a Men’s Shed Working Group (MSWG) with representatives from the City and the Men’s Shed proponents to meet on a regular basis to work towards long-term goals.**
- 8. As part of the review of the City’s advocacy strategy, in the lead up to the Federal election, consideration be given to the capital funding for Men’s Sheds in the City of Mandurah.**

CARRIED: 10/0

Comment: Resolution point 8 was added to ensure that capital funding for Men’s Sheds in the City of Mandurah is included in the City’s advocacy strategy.

CC.5/7/21 STRATEGIC APPROACH TO MEN'S SHEDS – PART B

MOTION

Moved: Councillor M Darcy

Seconded (4): Councillors P Rogers, D Pember, C Knight and J Green

That Committee of Council recommend that Council revoke resolution points 2, 3 and 4 of the decision of Council at 23 February 2021:

- 2. Approves a long-term Lease to Falcon Menshed Inc for the management of the entire Falcon Family Centre, and approximately 1,100 square metres of fenced outdoor area, with the following conditions:**
 - 2.1 Lease term of 20 years;**
 - 2.2 Annual Rent \$1 per annum;**
 - 2.3 Commencement date will be after and subject to the Minister for Lands approval;**
 - 2.4 Waives the Council approved fees and charges for Document Preparation Fee of \$610;**
 - 2.5 Falcon Family Centre to be maintained by Falcon Menshed Inc including maintenance requires, upgrades and all outgoings (excluding structural repairs); and**
 - 2.6 Lease conditions to be finalised by the Chief Executive Officer.**
- 3. Approves reallocation of funds allocated to the Falcon Family Centre to the Falcon eLibrary and Community Centre of \$20,000 to undertake playground works, fencing and interior fit-out.**
- 4. Co-designs the new Falcon Library playground installation and associated infrastructure with the Falcon Community Playgroup.**

CARRIED WITH ABSOLUTE MAJORITY: 10/0

CC.6/7/21 STRATEGIC APPROACH TO MEN'S SHEDS – PART C

MOTION

Moved: Councillor C Knight

Seconded: Councillor M Darcy

That the Committee of Council recommend that Council:

- 1. Approves a long-term Lease to Falcon Community Menshed Inc for the management of a portion of Falcon Family Centre, including a fenced outdoor area, with the following conditions:**
 - 1.1 Lease term of 20 years;**
 - 1.2 Annual Rent \$1 per annum;**
 - 1.3 Commencement date will be after and subject to the Minister for Lands approval;**
 - 1.4 Waives the Council approved fees and charges for Document Preparation Fee of \$610;**
 - 1.5 Contribution towards maintenance of the Falcon Family Centre; and**
 - 1.6 Lease conditions to be finalised by the Chief Executive Officer.**

2. **Approves reallocation of funds allocated to the Falcon Family Centre to the Falcon eLibrary and Community Centre of \$20,000 to undertake interior fit-out.**
3. **Approves a Lease to Department of Health for a portion of Reserve 29043, 43 Crusader Street Falcon, Falcon eLibrary and Community Centre with the following conditions:**
 - 3.1 **Lease term of 5 years plus one 5 year option;**
 - 3.2 **Annual rent in line with the agreed valuation obtained, which includes outgoings;**
 - 3.3 **Commencement date will be after and subject to the Minister for Lands approval; and**
 - 3.4 **Lease conditions to be finalised by the Chief Executive Officer.**

CARRIED: 10/0

CC.7/7/21 CARETAKER PERIOD POLICY REVIEW (REPORT 1)

Summary

The City of Mandurah (the City) is committed to ensuring that the local government election process is undertaken in a manner that is transparent, accountable and supports a high standard of integrity and is publicly perceived as such. Prior to the 2019 Ordinary Election, Council adopted a Caretaker Period Policy GVN 06 to guide the conduct of Elected Members and City officers during a caretaker period in the lead up to Election Day.

Restrictions on local government decisions and activities during a caretaker period can prevent actual or perceived advantage or disadvantage to a candidate that may arise from local government decisions, activities or use of public resources.

Following consultation with Elected Members and City officers on the current performance of the Policy, further research on the local government sector practice and recent amendments to the *Local Government Act 1995* (the Act) a number of revisions are recommended for inclusion.

The Committee of Council is requested to recommend the revised Caretaker Period Policy GVN 06 to Council.

Officer Recommendation

That the Committee of Council recommend that Council adopts the revised Caretaker Period Policy POL- GVN 06 as per Attachment 1.2 with the inclusion of option _____ relating to Elected Member Speeches.

Committee Recommendation

MOTION

Moved: Mayor R Williams

Seconded: Councillor P Rogers

That the Committee of Council recommend that Council adopts the revised Caretaker Period Policy POL- GVN 06 as per Attachment 1.2 with the inclusion of option two relating to Elected Member Speeches which states:

Permit all Elected Members to deliver a speech or address at events or functions delivered, sponsored or supported by the City if the Mayor and Deputy Mayor are unavailable. Noting that if the Mayor and Deputy Mayor are unavailable, the CEO will be required to determine the Elected Member to perform these duties, which will be on a rotational basis.

CARRIED: 10/0

CC.8/7/21 PROPOSED HOTEL ('MICROBREWERY'): LOT 2002, 21 MARINA QUAY DRIVE ERSKINE (REPORT 2)

Summary

Council is requested to consider a development application for a proposed change of use to Hotel at Lot 2002, 21 Marina Quay Drive, Erskine. The Mandurah Quay Resort function centre and restaurant building is located on the subject site, it is the applicant's intention to operate a Microbrewery from this building under a Hotel liquor licence.

The proposal was advertised to approximately 400 landowners within the Mandurah Quay estate via direct notification, installation of a sign on-site and publishing on Mandurah Matters with a total of 44 submissions being received. Officers have regularly communicated with the Mandurah Quay Homeowners Association to ensure that their members are kept well informed. Key comments raised relate to: boat ramp access and trailer parking, hours of operation, licence type, noise, patron numbers and availability of parking.

Given the Tourism priority given to the site under the City's Planning Framework it is considered the proposed "Hotel" use meets the land use objectives and provides for the ongoing connection of the accommodation to the operations of Lot 2002, 21 Marina Quay Drive.

Based on issues / concerns raised by the City and residents, the applicant has made some revisions to the proposal. It is recommended that Council resolves to approve the proposal subject to appropriate conditions identified to manage potential amenity impacts.

Officer Recommendation

That the Committee of Council recommend:

That in accordance with Clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions for Local Planning Schemes), that Council grant development approval for a proposed Change of Use to Hotel at Lot 2002, No 21 Marina Quay Drive, Erskine, subject to the following conditions:

1. The development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the City of Mandurah.
2. The operation of the premises relies on the availability of short stay / tourist accommodation located directly adjacent at the Mandurah Quay Resort, No. 40 Marina Quay Drive, Erskine.
3. The operation of the premises being carried out in accordance with the Harm Minimisation and Management Plan to the satisfaction of the City of Mandurah.

4. Prior to commencement of the use, a waste management plan shall be submitted to and approved by the City of Mandurah. The waste management plan shall be implemented at all times to the satisfaction of the City of Mandurah.
5. Prior to the commencement of the use, the children's playground shall be adequately screened from Marina Quay Drive through the use of fencing and landscaping to the satisfaction of the City of Mandurah. Details of fencing and landscaping shall be submitted to the City to ensure that appropriate visual screening and noise mitigation measures have been addressed.

Patron / Seating Numbers

6. The maximum number of patrons shall be limited to 328 at any one time, subject to compliance with the Health (Public Buildings) Regulations 1992 Maximum Accommodation Certificate and whichever is the lesser amount.
7. Seating must be provided for a minimum of 246 patrons (being 75% of the maximum patrons) attending the premises at any one time for normal trade, generally in accordance with the approved seating plan.

Trading Hours

8. Trading Hours shall be limited to 7am until 9pm Sunday to Thursday, and 7am until 10pm Friday and Saturday.

Noise / Music

9. All amplified noise at the premises shall be conducted through a sound limiting device that ensures a maximum noise level of 63dBLAeq at 1 metre from any door, window or outdoor speaker). The sound limiting device is to have a locking mechanism, which is to be locked at all times except for inspection or maintenance work on the device. Access to the sound limiting device, except for maintenance work, is restricted to the licensee, nominee and the person in charge of the premises at any time.
10. Outdoor speakers are only permitted in the outdoor area (located below the sundeck and must be installed in the wall structure, facing back towards the building at a height no more than 1 metre from the ground floor.
11. Rubbish bins containing glass should only be emptied into external bins between the period of Monday to Saturday 7am and 7pm and 9am and 7pm Sundays and Public Holidays.
12. Any cleaning of brickwork, paths or similar surfaces using high pressure hoses is to occur between the period of Monday to Saturday 7am and 7pm only.

Waste Collection / Deliveries

13. Waste collection and receipt of deliveries are to occur between 7am and 7pm Monday to Saturday.
14. No storage of materials associated with the operations including items such as kegs, oil drums or vessels associated with the brewing or packaging of beer is to occur on paths and public areas in vicinity of the building.

Takeaway Alcohol

15. Takeaway liquor sales are to be limited to beer brewed on-site.

Security

16. The number of crowd controllers must be provided in accordance with the requirements of the Department of Local Government, Sport and Cultural Industries.

Provision of Food

17. The kitchen is to remain open and capable of preparing substantial meals until 30 minutes prior to closing.

Odour

18. The venue must operate in accordance with submitted and future design and operational plans and procedures to the satisfaction of the City of Mandurah.

Advice Notes:

1. The noise modelling has not taken into account the future residential subdivision adjacent to the microbrewery. Given the close proximity of future residences, the microbrewery will likely be required to reduce noise emissions significantly to comply the *Environmental Protection (Noise) Regulations 1997*. A revised Noise Impact Assessment is likely to be required and recommendations implemented, in the event that the future residential subdivision is progressed.
2. The development to comply with the following legislation (as amended):
 - *Health (Miscellaneous Provisions) Act 1911*
 - *Public Health Act 2018*
 - *Food Act 2008*
 - *Health (Public Buildings) Regulations 1992*
 - *Health (Smoking in Enclosed Public Places) Regulations 1999*
 - *Occupational Safety and Health Regulations 1996*
 - *Sewerage (Lighting, Ventilation & Construction) Regulations 1971*
 - *City of Mandurah Health Local Laws 1996*
 - *Metropolitan Water Supply, Sewerage and Drainage By-laws 1981*
 - *Environmental Protection (Noise) Regulations 1997*
3. An application for a building permit and application for occupancy permit is to be submitted and approved by the City of Mandurah.

Committee Recommendation**MOTION**

Moved: Councillor M Darcy
Seconded: Councillor C Knight

That the Committee of Council recommend:

That in accordance with Clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions for Local Planning Schemes), that

Council grant development approval for a proposed Change of Use to Hotel at Lot 2002, No 21 Marina Quay Drive, Erskine, subject to the following conditions:

1. The development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the City of Mandurah.
2. The operation of the premises relies on the availability of short stay / tourist accommodation located directly adjacent at the Mandurah Quay Resort, No. 40 Marina Quay Drive, Erskine.
3. The operation of the premises being carried out in accordance with the Harm Minimisation and Management Plan to the satisfaction of the City of Mandurah.
4. Prior to commencement of the use, a waste management plan shall be submitted to and approved by the City of Mandurah. The waste management plan shall be implemented at all times to the satisfaction of the City of Mandurah.
5. Prior to the commencement of the use, the children's playground shall be adequately screened from Marina Quay Drive through the use of fencing and landscaping to the satisfaction of the City of Mandurah. Details of fencing and landscaping shall be submitted to the City to ensure that appropriate visual screening and noise mitigation measures have been addressed.

Patron / Seating Numbers

6. The maximum number of patrons shall be limited to 328 at any one time, subject to compliance with the Health (Public Buildings) Regulations 1992 Maximum Accommodation Certificate and whichever is the lesser amount.
7. Seating must be provided for a minimum of 246 patrons (being 75% of the maximum patrons) attending the premises at any one time for normal trade, generally in accordance with the approved seating plan.

Trading Hours

8. Trading Hours shall be limited to 7am until 10pm Sunday to Thursday, and 7am until 12pm Friday and Saturday.

Noise / Music

9. All amplified noise at the premises shall be conducted through a sound limiting device that ensures a maximum noise level of 63dBLAeq at 1 metre from any door, window or outdoor speaker). The sound limiting device is to have a locking mechanism, which is to be locked at all times except for inspection or maintenance work on the device. Access to the sound limiting device, except for maintenance work, is restricted to the licensee, nominee and the person in charge of the premises at any time.
10. Outdoor speakers are only permitted in the outdoor area (located below the sundeck and must be installed in the wall structure, facing back towards the building at a height no more than 1 metre from the ground floor.
11. Rubbish bins containing glass should only be emptied into external bins between the period of Monday to Saturday 7am and 7pm and 9am and 7pm Sundays and Public Holidays.

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Takeaway Alcohol

15. Takeaway liquor sales are to be limited to liquor brewed on-site.

Security

16. The number of crowd controllers must be provided in accordance with the requirements of the Department of Local Government, Sport and Cultural Industries.

Provision of Food

17. The kitchen is to remain open and capable of preparing substantial meals until 30 minutes prior to closing.

Odour

18. The venue must operate in accordance with submitted and future design and operational plans and procedures to the satisfaction of the City of Mandurah.

Advice Notes:

1. The noise modelling has not taken into account the future residential subdivision adjacent to the microbrewery. Given the close proximity of future residences, the microbrewery will likely be required to reduce noise emissions significantly to comply the *Environmental Protection (Noise) Regulations 1997*. A revised Noise Impact Assessment is likely to be required and recommendations implemented, in the event that the future residential subdivision is progressed.
2. The development to comply with the following legislation (as amended):
 - *Health (Miscellaneous Provisions) Act 1911*
 - *Public Health Act 2018*
 - *Food Act 2008*
 - *Health (Public Buildings) Regulations 1992*
 - *Health (Smoking in Enclosed Public Places) Regulations 1999*
 - *Occupational Safety and Health Regulations 1996*
 - *Sewerage (Lighting, Ventilation & Construction) Regulations 1971*
 - *City of Mandurah Health Local Laws 1996*
 - *Metropolitan Water Supply, Sewerage and Drainage By-laws 1981*
 - *Environmental Protection (Noise) Regulations 1997*
3. An application for a building permit and application for occupancy permit is to be submitted and approved by the City of Mandurah.

LOST: 2/8
FOR: Councillors M Darcy, A Zilani
AGAINST: Mayor Williams, Councillors C Knight, J Green, D Pember, L Rodgers, P Jackson, C Di Prinzio, P Rogers

Mayor R Williams had foreshadowed his intention to move an alternate recommendation should the current motion be lost.

MOTION

Moved: Mayor R Williams
Seconded: Councillor C Knight

That the Committee of Council recommend:

That in accordance with Clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions for Local Planning Schemes), that Council grant development approval for a proposed Change of Use to Hotel at Lot 2002, No 21 Marina Quay Drive, Erskine, subject to the following conditions:

- 1. The development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the City of Mandurah.**
- 2. The operation of the premises relies on the availability of short stay / tourist accommodation located directly adjacent at the Mandurah Quay Resort, No. 40 Marina Quay Drive, Erskine.**
- 3. The operation of the premises being carried out in accordance with the Harm Minimisation and Management Plan to the satisfaction of the City of Mandurah.**
- 4. Prior to commencement of the use, a waste management plan shall be submitted to and approved by the City of Mandurah. The waste management plan shall be implemented at all times to the satisfaction of the City of Mandurah.**
- 5. Prior to the commencement of the use, the children's playground shall be adequately screened from Marina Quay Drive through the use of fencing and landscaping to the satisfaction of the City of Mandurah. Details of fencing and landscaping shall be submitted to the City to ensure that appropriate visual screening and noise mitigation measures have been addressed.**

Patron / Seating Numbers

- 6. The maximum number of patrons shall be limited to 328 at any one time, subject to compliance with the Health (Public Buildings) Regulations 1992 Maximum Accommodation Certificate and whichever is the lesser amount.**
- 7. Seating must be provided for a minimum of 246 patrons (being 75% of the maximum patrons) attending the premises at any one time for normal trade, generally in accordance with the approved seating plan.**

Trading Hours

- 8. Trading Hours shall be limited to 7am until 9pm Sunday to Thursday, and 7am until 10pm Friday and Saturday.**

Noise / Music

9. All amplified noise at the premises shall be conducted through a sound limiting device that ensures a maximum noise level of 63dBLAeq at 1 metre from any door, window or outdoor speaker). The sound limiting device is to have a locking mechanism, which is to be locked at all times except for inspection or maintenance work on the device. Access to the sound limiting device, except for maintenance work, is restricted to the licensee, nominee and the person in charge of the premises at any time.
10. Outdoor speakers are only permitted in the outdoor area (located below the sundeck and must be installed in the wall structure, facing back towards the building at a height no more than 1 metre from the ground floor.
11. Rubbish bins containing glass should only be emptied into external bins between the period of Monday to Saturday 7am and 7pm and 9am and 7pm Sundays and Public Holidays.
12. Any cleaning of brickwork, paths or similar surfaces using high pressure hoses is to occur between the period of Monday to Saturday 7am and 7pm only.

Waste Collection / Deliveries

13. Waste collection and receipt of deliveries are to occur between 7am and 7pm Monday to Saturday.
14. No storage of materials associated with the operations including items such as kegs, oil drums or vessels associated with the brewing or packaging of beer is to occur on paths and public areas in vicinity of the building.

Takeaway Alcohol

15. Takeaway liquor sales are to be limited to product brewed on-site.

Security

16. The number of crowd controllers must be provided in accordance with the requirements of the Department of Local Government, Sport and Cultural Industries.

Provision of Food

17. The kitchen is to remain open and capable of preparing substantial meals until 30 minutes prior to closing.

Odour

18. The venue must operate in accordance with submitted and future design and operational plans and procedures to the satisfaction of the City of Mandurah.

Advice Notes:

1. The noise modelling has not taken into account the future residential subdivision adjacent to the microbrewery. Given the close proximity of future residences, the microbrewery will likely be required to reduce noise emissions significantly to

comply the ***Environmental Protection (Noise) Regulations 1997***. A revised Noise Impact Assessment is likely to be required and recommendations implemented, in the event that the future residential subdivision is progressed.

2 The development to comply with the following legislation (as amended):

- ***Health (Miscellaneous Provisions) Act 1911***
- ***Public Health Act 2018***
- ***Food Act 2008***
- ***Health (Public Buildings) Regulations 1992***
- ***Health (Smoking in Enclosed Public Places) Regulations 1999***
- ***Occupational Safety and Health Regulations 1996***
- ***Sewerage (Lighting, Ventilation & Construction) Regulations 1971***
- ***City of Mandurah Health Local Laws 1996***
- ***Metropolitan Water Supply, Sewerage and Drainage By-laws 1981***
- ***Environmental Protection (Noise) Regulations 1997***

3 An application for a building permit and application for occupancy permit is to be submitted and approved by the City of Mandurah.

4. The applicant can apply to the City for a review of trading hours once operating for four months.

CARRIED: 10/0

Comment: Amendment was made to resolution point 15 (Takeaway Alcohol) removing the word 'beer' and replacing with 'product'. Additional advice note 4 was added to allow the applicant to apply for a review of trading hours once operating for four months.

CC.9/7/21 ENERGY SUSTAINABILITY AND RENEWABLES PROJECT: PHASE 1 (REPORT 3)

Summary

The Western Australian Local Government Association (WALGA) is proposing to aggregate Energy and Sustainability related supply charges and evolve a Power Purchase Agreement (PPA) to support local Governments to achieve their emissions and renewable energy policy targets.

A Power Purchase Agreement is a long term (5 – 15 year) electricity purchasing contract linked to a specific renewable generation asset that enables the development of that generation asset.

The City has a target to increase the supply of renewable energy to 25% by 2030; and currently this target is at 17%. Participation in the project will result in the City's operational emissions reducing by 20% and the share of renewable electricity will increase from 17% to 39%.

In 2020, several large Local Governments (including Mandurah) requested assistance from the WALGA to facilitate an aggregated Power Purchase Agreement (PPA) to support individual Local Government emissions reductions and renewable energy targets. In response WALGA intends to procure and implement a State-wide energy structure, which aims to

reduce the cost of renewable electricity, standard electricity, gas, and carbon offsets for the sector over a 5-year period.

The first phase of this project aims to facilitate a market process for the procurement of contestable energy with renewable options. Once the sector is aligned and accustomed with sustainable energy processes, WALGA will scale towards 100% renewable energy proposal for the sector under the structure of a Power Purchase Agreement (PPA).

The longer terms aim of this project is to establish a purchasing arrangement to enable Local Government to buy electricity and gas with net-zero emissions from WA renewable energy projects complemented by carbon offset activities for emissions stemming from sources other than electricity supply such as fleet and waste disposal.

In the current market, premiums for renewable energy to Local Government can reach up to an additional 35% on top of their current bill. The high premium to procure renewable energy is the largest deterrent in renewable adoption from the sector.

By pioneering a sustainability-buying group in Western Australia, Local Government is facilitating positive change in the Western Australia, supporting both National, State and Local Government level commitments to climate change.

Council is requested to endorse the actions taken to enter into the WALGA procurement process for an aggregated Power Purchase Agreement.

Officer Recommendation

That the Committee of Council recommends that Council endorse the City's participation in Phase One of WALGA's Energy Sustainability and Renewables Project.

Committee Recommendation

MOTION

Moved: Councillor C Knight
Seconded: Councillor L Rodgers

That the Committee of Council recommends that Council endorse the City's participation in Phase One of WALGA's Energy Sustainability and Renewables Project.

CARRIED: 10/0

CC.10/7/21 COMMERCIAL SPONSORSHIP: PEELWOOD SPORTS FACILITY (REPORT 4)

Summary

The City of Mandurah's "Promotions and Advertising Policy" (POL-CMR 04) is designed to manage the use of the City's sport and recreation facilities for advertising purposes with all applications for external corporate signage and venue naming rights to be referred to Council for consideration.

The Mandurah City Football Club currently has a six month (April to September) seasonal licence over the Peelwood Parade Sports Facility and all year-round exclusive use of the office, store room and cool room. The Club has priority access from October to March to hire

the building and had a long-standing venue naming rights sponsorship with Securitas Protect that expired in 2021.

Mandurah City Football Club has now reached agreement with a new naming rights sponsor, "Genesis Care", on an initial three-year arrangement valued at \$34,000. The Club has followed the correct procedure and has been transparent with the City throughout this process.

Council is requested to provide approval to the Mandurah City Football Club to enter into a corporate sponsorship arrangement with "Genesis Care" for the Peelwood Parade Sports Facility; approve the Club to advertise the Peelwood Parade Sports Facility as "Genesis Care Stadium" for promotional purposes and note that additional conditions will be associated with this approval.

Officer Recommendation

That the Committee of Council recommend that Council:

1. Approve the Mandurah City Football Club to enter into a corporate naming rights sponsorship arrangement with Genesis Care for the Peelwood Parade Sports Facility.
2. Approve the Mandurah City Football Club to advertise the reserve and facility as "Genesis Care Stadium" for promotional purposes.
3. Note the additional conditions associated with this approval:
 - 3.1 Only one external facing sign on the northern side of the pavilion will be permitted.
 - 3.2 The Mandurah City Football Club can advertise the reserve and pavilion as "Genesis Care Stadium" for Club promotional purposes only. The City will continue to refer to the facility as the Peelwood Parade Sports Pavilion/ Reserve and will book and hire the facilities under this title.
 - 3.3 The Mandurah City Football is to inform the City of Mandurah in March each year of any changes to the Sponsorship agreement, including changes to sponsor details and signage.

Committee Recommendation

MOTION

Moved: Councillor P Rogers
Seconded: Councillor D Pember

That the Committee of Council recommend that Council:

1. **Approve the Mandurah City Football Club to enter into a corporate naming rights sponsorship arrangement with Genesis Care for the Peelwood Parade Sports Facility.**
2. **Approve the Mandurah City Football Club to advertise the reserve and facility as "Genesis Care Stadium" for promotional purposes.**
3. **Note the additional conditions associated with this approval:**
 - 3.1 **Only one external facing sign on the northern side of the pavilion will be permitted.**
 - 3.2 **The Mandurah City Football Club can advertise the reserve and pavilion as "Genesis Care Stadium" for Club promotional purposes only. The**

- City will continue to refer to the facility as the Peelwood Parade Sports Pavilion/ Reserve and will book and hire the facilities under this title.**
- 3.3 The Mandurah City Football is to inform the City of Mandurah in March each year of any changes to the Sponsorship agreement, including changes to sponsor details and signage.**

CARRIED: 10/0

CC.11/7/21 CITY OF MANDURAH YOUTH STRATEGY 2021-2026 (REPORT 5)

Summary

The purpose of this report is to present a new Youth Strategy for consideration for adoption by Council. This report outlines the processes of consultation and data analysis undertaken to inform development of the draft Youth Strategy 2021-2026.

The draft City of Mandurah Youth Strategy 2021 – 2026 establishes a framework to create opportunities for the diverse range of young people living, studying or working in the City of Mandurah. It aims for all young people in Mandurah to feel connected with and proud of their community and see it as a place where they can participate and belong. It is intended that young people have access to opportunities that support their development so that they can thrive, as they enter the next chapter of their lives.

The purpose of the strategy is to address the needs of young people and at the same time be intentional in creating opportunities for young people to be engaged, have their voice and seize opportunities to participate in our community. These aspirations naturally align with the priorities in the Strategic Community Plan, enabling the City to achieve its outcomes and provide opportunities for young people to develop their capability and be part of a dynamic growing City.

Critical to the strategy is to undertake work in parallel that prepares the City to be in an even greater position in 2026, establishing a strong foundation for the City to coordinate stakeholders with commitments that generate meaningful collective impact of a ground-breaking scale. This approach will mobilise a whole-of-community endeavour to create purposeful, positive and lasting change for young people in Mandurah.

Officer Recommendation

The Committee of Council recommend that Council endorse the Draft City of Mandurah Youth Strategy 2021 – 2026, as detailed in Attachment 5.1.

Committee Recommendation

MOTION

Moved: Mayor R Williams
Seconded: Councillor C Knight

The Committee of Council recommend that Council endorse the Draft City of Mandurah Youth Strategy 2021 – 2026, as detailed in Attachment 5.1.

CARRIED: 10/0

CC.12/7/21 WASTE MANAGEMENT: STRATEGY UPDATE (REPORT 7)Summary

The City's aim is to provide the community with a high-level waste management service, whilst encouraging less waste generation and increased waste minimisation and recycling. All waste related activities are expected to be performed in an efficient and effective manner to minimise environmental harm and maximise community benefit, while minimising the cost to the community.

Waste management is a significant cost component of the City's operations and is constantly being reviewed to deliver a best practice outcome. Changes are inevitable due largely to State Government implementing its Waste Strategy.

This report summarises the issues that the City will have to deal with in the near future and introduces the option for Council to consider the introduction of alternative bin sizes for residents.

Officer Recommendation

That the Committee of Council recommend that Council:

- Notes the waste management issues that have been promoted by State Government that are yet to be implemented.
- Approves the implementation of additional bin sizes as options for residents based upon the following:
 - 140 litre municipal solid waste bin
 - 360 litre co-mingled recycling bin
 with the following charges being applicable:
 - New home request – no change in rubbish charge
 - Changeover of bin size from existing service:
 - 140 litre municipal solid waste bin \$50+GST
 - 360 litre recycling bin \$50+GST
- Approves the implementation of additional bin sizes to commence from 1 January 2022.
- Approves a revised Table of Fees for Bin Sizes and Services for 2021/2022.

Detail	Condition	Fee Basis	GST Status	2021/2022 Fee/Charge (incl. GST) \$	2020/2021 Fee/Charge (incl. GST) \$	Increase vs 2020/2021 %
HOUSEHOLD WASTE SERVICES						
<i>An annual charge per mobile garbage bin (MGB) pursuant to Section 67 of the Waste Avoidance & Resource Recovery Act 2007 (WARRR) is levied for a waste service provided by the City against all owners of property (including strata titled premises) within the municipality where a habitable dwelling/building is erected.</i>						
The below fees are based on the disposal of the City's waste at Cleanaway's Banksia Road Landfill in Dardanup. The Avertas Energy Waste to Energy facility will become operational in March 2022. There is a significant price difference between the landfill charge at the Banksia Road Landfill and the Waste to Energy plant. A separate scale of fees will be applicable (detailed below) and will become into effect once the Waste to Energy facility becomes operational.						
Standard Waste Service includes	Per Service	Statutory	Exempt	306.00	273.00	12.1%
Supply and weekly collection of 240 L mobile garbage bin						
Supply and fortnightly collection of 240 L mobile recycling bin						
One junk & metals verge pick up						
Two green waste verge pick ups						
Two green waste and two general waste vouchers allowing free access to the Waste Management Centre						
Work in collection service provided at no additional cost to eligible residents						
Additional Rubbish Only Service	Per Service	Full	Exempt	128.00	114.00	12.3%
Supply & weekly collection of 1 additional 240 L or 140 L mobile garbage bin (bin will be stickered accordingly)						
Additional Recycling Only Service	Per Service	Full	Exempt	123.00	109.00	12.8%
Supply & weekly collection of 1 additional 240 L or 360 L mobile recycling bin (bin will be stickered accordingly)						
Downsize Rubbish Bin	One Off Fee	Full	Exempt	50.00		
Downsize existing 240 L general waste bin to 140 L general waste bin collected weekly						
The option to downsize the rubbish bin will be available from 1 January 2022						
Upsize Recycling Bin	One Off Fee	Full	Exempt	50.00		
Upsize existing 240 L recycling bin with 360 L recycling bin collected fortnightly						
The option to upsize the recycling bin will be available from 1 January 2022						
Combination of Bin Sizes						
General Waste + Recycling						
140 Litre + 240 Litre						
140 Litre + 360 Litre						
240 Litre + 240 Litre						
240 Litre + 360 Litre						

5. Note the current Public Notice period will be progressed following Council approval on 27 July 2021 to specify a revised schedule of Fees and Charges for rubbish bin services.
6. Implements a communication strategy to inform residents of the new bin service options.

Committee Recommendation

MOTION

Moved: Councillor J Green

Seconded: Mayor R Williams

That the Committee of Council recommend that Council:

1. Notes the waste management issues that have been promoted by State Government that are yet to be implemented.
2. Approves the implementation of additional bin sizes as options for residents based upon the following:
 - 140 litre municipal solid waste bin
 - 360 litre co-mingled recycling bin
 with the following charges being applicable:
 - 2.1 New home request – no change in rubbish charge
 - 2.2 Changeover of bin size from existing service:
 - 140 litre municipal solid waste bin \$50+GST
 - 360 litre recycling bin \$50+GST
3. Approves the implementation of additional bin sizes to commence from 1 January 2022.
4. Approves a revised Table of Fees for Bin Sizes and Services for 2021/2022.

Detail	Condition	Fee Basis	GST Status	2021/2022 Fee/Charge (Incl. GST) \$	2020/2021 Fee/Charge (Incl. GST) \$	Increase vs 2020/2021 %
HOUSEHOLD WASTE SERVICES						
<i>An annual charge per mobile garbage bin (MGB) pursuant to Section 67 of the Waste Avoidance & Resource Recovery Act 2007 (WARR) is levied for a waste service provided by the City against all owners of property (including strata titled premises) within the municipality where a habitable dwelling/building is erected.</i>						
<i>The below fees are based on the disposal of the City's waste at Cleanaway's Banksia Road Landfill in Dardanup. The Avertas Energy Waste to Energy facility will become operational in March 2022. There is a significant price difference between the landfill charge at the Banksia Road Landfill and the Waste to Energy plant. A separate scale of fees will be applicable (detailed below) and will become into effect once the Waste to Energy facility becomes</i>						
Standard Waste Service includes	Per Service	Statutory	Exempt	306.00	273.00	12.1%
<i>Supply and weekly collection of 240 L mobile garbage bin Supply and fortnightly collection of 240 L mobile recycling bin One junk & metals verge pick up Two green waste verge pick ups Two green waste and two general waste vouchers allowing free access to the Waste Management Centre Walk in collection service provided at no additional cost to eligible residents</i>						
Additional Rubbish Only Service						
<i>Supply & weekly collection of 1 additional 240 L or 140 L mobile garbage bin (bin will be stickered accordingly)</i>	Per Service	Full	Exempt	128.00	114.00	12.3%
Additional Recycling Only Service						
<i>Supply & weekly collection of 1 additional 240 L or 360 L mobile recycling bin (bin will be stickered accordingly)</i>	Per Service	Full	Exempt	123.00	109.00	12.8%
Downsize Rubbish Bin						
<i>Downsize existing 240 L general waste bin to 140 L general waste bin collected weekly The option to downsize the rubbish bin will be available from 1 January 2022</i>	One Off Fee	Full	Exempt	50.00		
Upsize Recycling Bin						
<i>Upsize existing 240 L recycling bin with 360 L recycling bin collected fortnightly The option to upsize the recycling bin will be available from 1 January 2022</i>	One Off Fee	Ful	Exempt	50.00		
Combination of Bin Sizes						
General Waste + Recycling						
140 Litre + 240 Litre				296.00		
140 Litre + 360 Litre				296.00		
240 Litre + 240 Litre				306.00		
240 Litre + 360 Litre				306.00		

5. **Note the current Public Notice period will be progressed following Council approval on 27 July 2021 to specify a revised schedule of Fees and Charges for rubbish bin services.**
6. **Implements a communication strategy to inform residents of the new bin service options.**

CARRIED: 10/0

14. LATE AND URGENT BUSINESS ITEMS

Nil.

15. CONFIDENTIAL ITEMS

Nil.

16. CLOSE OF MEETING

There being no further business, the Chairperson declared the meeting closed at 7.03pm.

CONFIRMED:[CHAIRPERSON]

Attachments to Committee Minutes: 13 July 2021 Committee of Council agenda

AGENDA

1 OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

2 APOLOGIES

Leave of Absence - Councillor L Rodgers

3 IMPORTANT NOTE:

Members of the public are advised that the decisions of this Committee are referred to Council Meetings for consideration and cannot be implemented until approval by Council. Therefore, members of the public should not rely on any decisions of this Committee until Council has formally considered the resolutions agreed at this meeting.

4 RESPONSES TO QUESTIONS TAKEN ON NOTICE

5 PUBLIC QUESTION TIME

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

6 ANNOUNCEMENTS

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

7 PRESENTATIONS

8 DEPUTATIONS

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

NB: Persons making a deputation to this Committee meeting will not be permitted to make a further deputation on the same matter at the successive Council meeting, unless it is demonstrated there is new, relevant material which may impact upon the Council's understanding of the facts of the matter.

9 CONFIRMATION OF MINUTES: 8 JUNE 2021

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

10 DECLARATIONS OF FINANCIAL, PROXIMITY AND IMPARTIALITY INTERESTS**11 QUESTIONS FROM COMMITTEE MEMBERS WITHOUT DISCUSSION**

11.1 Questions of which due notice has been given

11.2 Questions of which notice has not been given

12 BUSINESS LEFT OVER FROM PREVIOUS MEETING**13 REPORTS:**

<i>No.</i>	<i>Item</i>	<i>Page No</i>	<i>Note</i>
1	Caretaker Period Policy Review	4 - 23	
2	Proposed Hotel ('Microbrewery'): Lot 2002, 21 Marina Quay Drive Erskine	24 – 68	
3	Energy Sustainability and Renewables Project: Phase 1	69 – 79	
4	Commercial Sponsorship: Peelwood Sports Facility	80 - 84	
5	City of Mandurah Youth Strategy 2021-2026	85- 120	
6	Strategic Approach to Men's Sheds	121 – 128	
7	Waste Management: Strategy Update	129 - 139	

14 LATE AND URGENT BUSINESS ITEMS**15 CONFIDENTIAL ITEMS****16 CLOSE OF MEETING**

RESPONSE TO QUESTIONS TAKEN ON NOTICE AT THE COMMITTEE OF COUNCIL MEETING HELD ON TUESDAY 8 JUNE 2021

5.2 MR S JORDAN: OPERATING EXPENDITURE

Mr Jordan asked how costs could be cut when 40% of operating expenditure was for running costs of the organisation.

City of Mandurah Response

The City carries out many services which includes facilities for youth, seniors, community organisations and sporting clubs to operate; volunteer fire brigade; arts and culture facilities and programs, maintenance of the \$1billion of assets that the City owns which include roads, parks, reserves, playgrounds, footpaths, buildings, property, plant and equipment; management of the Marina and waterways; protection and maintenance of environment assets; and events to name a few of the services that the City runs each year.

The City is always reviewing its costs to determine whether there can be any savings identified and provide the ratepayers with good value for money on their rates.

The City undertakes extensive community engagement in relation to areas the ratepayers believe the local government should allocate resources to and the level of service that it can be delivered at. Council make evidence based decisions on how it allocates resources by using historical data, future trends, what the level of risk is if the service is reduced, constant or increased and how a decision impacts the City in the long term and its financial sustainability.

This information was presented to Council at its meeting of 22 June 2021

1	SUBJECT:	Caretaker Period Policy Review
	DIRECTOR:	Business Services
	MEETING:	Committee of Council
	MEETING DATE:	13 July 2021

Summary

The City of Mandurah (the City) is committed to ensuring that the local government election process is undertaken in a manner that is transparent, accountable and supports a high standard of integrity and is publicly perceived as such. Prior to the 2019 Ordinary Election, Council adopted a Caretaker Period Policy GVN 06 (refer Attachment 1.1) to guide the conduct of Elected Members and City officers during a caretaker period in the lead up to Election Day.

Restrictions on local government decisions and activities during a caretaker period can prevent actual or perceived advantage or disadvantage to a candidate that may arise from local government decisions, activities or use of public resources.

Following consultation with Elected Members and City officers on the current performance of the Policy, further research on the local government sector practice and recent amendments to the *Local Government Act 1995* (the Act) a number of revisions are recommended for inclusion.

The Committee of Council is requested to recommend the revised Caretaker Period Policy GVN 06 (refer Attachment 1.2) to Council.

Disclosure of Interest

Nil

Previous Relevant Documentation

- | | | |
|-------------|------------------|---------------------------------------|
| • G.11/2/21 | 23 February 2021 | Code of Conduct and CEO Standards |
| • G.17/8/19 | 27 August 2019 | Adoption of a Caretaker Period Policy |

Background

There is no statutory obligation under the Act for a local government to implement a Caretaker Period policy. Election caretaker conventions exist at both State and Federal government levels and have been introduced by a number of Western Australian local governments including but not limited to, the Cities of Perth, Gosnells, Bayswater, Karratha, Joondalup and Vincent.

To support the local government sector to implement a policy, the Western Australian Local Government Association (WALGA) created a template policy to use outlining potential caretaker protocols. The proposed Policy is largely guided by WALGAs template and feedback from Elected Members and City officers.

On 3 February 2021, the *Local Government (Model Code of Conduct) Regulations 2021* (Model Code) introduced a mandatory code of conduct for council members, committee members and candidates. Council adopted its Code of Conduct at its meeting of 23 February 2021 which was the Model Code.

In addition, the Local Government Review Panel Final Report Recommendations for a new Local Government Act for Western Australia, May 2020 provided a recommendation on the implementation of a caretaker policy, however this is not yet mandated.

It is considered that a Caretaker Policy will provide for better decision-making and greater accountability, both of which are the intentions and purpose of the Act (section 1.3(2)). In addition, a Caretaker Policy is in the spirit of good governance and provides guidelines to protect the reputation of the local government's administration and its elected members.

Comment

During local government election periods, there can be additional public scrutiny and added political considerations as matters are brought before Council. The community has a right to expect that Council decisions are made in their best interests; that the City conducts its business in a transparent and accountable manner and that elections are ethical, fair and equitable.

Whilst the definition of 'caretaker period' is not prescribed in the Act, the caretaker period has been defined by the City to be the period of time when the caretaker protocols are in place prior to the election. The Policy proposes that the caretaker protocols will apply from the close of nominations being 37 days prior to the Election Day in accordance with Section 4.49(a) of the *Local Government Act 1995*, until 6pm on Election Day. This is consistent with WALGA's model policy and other Western Australian local governments that have implemented a Policy.

It is important to note, that the use of Local Government Resources (resources) for the purposes of elections, is prohibited at all times. This is in accordance with regulation 17 of the *Local Government (Model Code of Conduct) Regulations 2021* which states:

'A council member must not, directly or indirectly, use the resources of a local government for an electoral purpose or other purpose unless authorised under the Act, or by the local government or the CEO, to use the resources for that purpose'.

The use of resources may give rise to a breach of the Rules of Conduct, under the Council's Code of Conduct which would be considered by the DLGSC Standards Panel.

Revisions to Policy

Council adopted the Caretaker Period Policy on 27 August 2019 (refer Attachment 1.1). Following extensive consultation with Elected Members and City officers and consideration of recent amendments to the Act, the Policy has now been revised. A summary of the revised Policy is set out below (refer Attachment 1.2):

Policy Statement – refer section 2

- In addition to Elected Members and City officers, the Code will also apply to Candidates.

Decision Making by Council – refer section 3

- Minor amendments to support improved clarity on how the CEO will monitor and manage Major Decisions during caretaker period.

Code of Conduct, Elected Members and Candidates – refer section 4

Elected Members, Committee Members and Candidates are required to comply with the City of Mandurah Code of Conduct for Elected Members, Committee Members and Candidates (Code of Conduct). For Candidates, the Code of Conduct applies from the date their nomination for election is accepted by the Returning Officer (refer 4.49 of the Act). The Code of Conduct applies at all times to Elected Members and Committee Members.

The Policy provides a summary of the General Principles, Behaviours and Rules of Conduct that apply to Elected Members, Committee Members and Candidates. However, the Policy must be read in conjunction with the Code of Conduct.

Caretaker Period Protocols: Elected Members – refer section 5

This section applies to all Elected Members. Revisions to the Policy are summarised below:

Use of resources: aligned with Division 4, Code of Conduct.

Events and functions: includes all events and functions where the Elected Member has been invited in their official capacity. Elected Members may continue to attend such events but will be prohibited from promoting an election campaign or distribute any election material.

Elected Member Speeches

- Option one: Elected Members, excluding the Mayor, who are candidates shall not be permitted to make speeches or addresses during a Caretaker Period at events or functions delivered, sponsored or supported by the City. In accordance with sections 2.8 of the Act, the Mayor is the spokesperson for the City and this option allows the Mayor to continue to carry out this role as one of his official duties.
- Option two: Permit all Elected Members to deliver a speech or address at events or functions delivered, sponsored or supported by the City if the Mayor and Deputy Mayor are unavailable. Noting that if the Mayor and Deputy Mayor are unavailable, the CEO will be required to determine the Elected Member to perform these duties, which will be on a rotational basis.
- Option three: Elected Members who are candidates including the Mayor and Deputy Mayor, shall not be permitted to make a speech or address at events or functions delivered, sponsored or supported by the City during the caretaker period. The CEO will perform these duties where the Elected Members who are not candidates are unavailable.

The following statement applies for all options:

All Elected Members will be prohibited from using this platform to promote an election campaign or distribute any election material.

Caretaker Period Protocols: Candidates– refer to section 6

This section of the Policy is new and applies to all Candidates and includes:

- Requests for information;
- Candidate Requests on behalf of Electors, Residents or Ratepayers;
- Candidate Campaign and Electoral Materials;
- Candidate participation at Council or Committee Meetings; and
- Social Media.

Caretaker Period Protocols: Administration – refer section 7

This section of the Policy applies to the City Administration. Revisions to the Policy are summarised below:

Media and Publicity: removal of the Corporate Communications Team responsibilities and replacement with overarching statements regarding the integrity of the City's media and publicity.

City of Mandurah Website and Social Media - inclusion of additional protocols:

- During the caretaker period the City website content regarding Elected Members who have nominated for election, will be limited to: names, profile photos and contact details.

- Content posted by the public, Candidates or Elected Members on the City's social media channels, which is perceived as Candidate election campaign material or promotes a Candidate or Candidates will be removed.

Complaints – refer section 8

Minor amendment to reflect the complaints process which is contained within the Code of Conduct.

Definitions - refer section 9

- Definition of Local Government Resources has been expanded to include, but is not limited to employee time or expertise; City provided equipment; business cards; stationery; hospitality; images; communications including Council email address; services; and reimbursements and allowances provided by the City.
- Removal of Prevailing Circumstances as described in the Policy.

Consultation

N/A

Statutory Environment

The Local Government Ordinary Election is scheduled for 16 October 2021. The principle legislation covering Local Government elections is:

- Part 4 of the *Local Government Act 1995*;
- *Local Government (Elections) Regulations 1997*;
- *Local Government (Constitution) Regulations 1998*; and
- *Local Government (Model Code of Conduct) Regulations 2021*

It should be noted that to the extent that there are any inconsistencies or conflict with the Policy position, the legislation will prevail.

Policy Implications

Code of Conduct for City Employees

Code of Conduct for Elected Members, Committee Members and Candidates

City of Mandurah Local Government Property and Public Places Local Law 2016

City of Mandurah Standing Orders Local Law 2016

Risk Implications

The officer revisions to the Policy will assist to mitigate risks associated with the election which may negatively affect public perception and the reputation of the City.

Financial Implications

Nil.

Strategic Implications

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

Organisational Excellence:

- Ensure the City has the capacity and capability to deliver quality services and facilities through accountable and transparent business practices, governance, risk and financial management.

Conclusion

The electoral process is one of the most significant local government activities undertaken which has the potential to call into question political neutrality and perceptions of bias. It is important that the City refrains from any activities which could cast doubt on its neutrality and impartiality, or making decisions that could compromise or commit an incoming Council into the future.

The Caretaker Policy has now been revised and is requested that the amendments presented by Officers are considered and adopted.

NOTE:

- Refer ***Attachment 1.1 Caretaker Period Policy GVN 06***
Attachment 1.2 Caretaker Period Policy GVN 06 – revised

RECOMMENDATION

That the Committee of Council recommend that Council adopts the revised Caretaker Period Policy POL- GVN 06 as per Attachment 1.2 with the inclusion of option _____ relating to Elected Member Speeches.

POLICY

POL - GVN 06

Objective:

The City of Mandurah (the City) is committed to ensuring that Council Elections are undertaken in a manner that is transparent, open and supports a high standard of integrity.

The Caretaker Period Policy (the Policy) establishes protocols to guide the conduct of Elected Members and City employees during the Caretaker Period in the lead up to Election Day.

The primary objective of this Policy is to:

- Support appropriate decision making to avoid the City making Major Policy Decisions prior to an election that would bind an incoming Council;
- Prevent the use of public resources for election purposes in ways that could be seen to be advantageous to, or promoting candidates seeking election; and
- Ensure that the City's employees act impartially in relation to candidates.

Statement:

Caretaker Period

The Caretaker Period for Local Government Elections takes effect at the period of time from close of nominations being 37 days prior to the Election Day in accordance with section 4.49(a) of the *Local Government Act 1995* until 6pm on Election Day.

Applicability

This Policy applies to Elected Members and City employees during a Caretaker Period with respect to:

- a. Decisions that are made by the Council;
- b. Media and promotional materials;
- c. Use of the City's resources, access to the City's information and support;
- d. Attendance and participation at events and functions; and
- e. Employee engagement with candidates.

Prior to the election period commencing, the Chief Executive Officer (CEO) will advise Elected Members and City employees of the application of this Policy.

Whilst the City cannot bind electoral candidates who are not sitting Elected Members, all candidates will be made aware of this Policy and encouraged to cooperate with the protocols.

1. Decision making by Council

1.1 Scheduling consideration of Major Policy Decisions

So far as reasonably practicable, the CEO should avoid scheduling Major Policy Decisions for Council's consideration during a Caretaker Period.

A Major Policy Decision includes any new major policy decisions or significant changes to policy, approvals of unbudgeted expenditure or significant decisions which would bind the incoming Council. (Refer to definitions for Major Policy Decision).

The CEO should reasonably ensure that decisions are either:

- a. Considered by Council prior to the Caretaker Period commencing; or
- b. Scheduled for determination by the incoming Council.

1.2 Prevailing Circumstances

In some circumstances the CEO may permit a matter defined as a Major Policy Decision to be submitted to the Council during the Caretaker Period. The CEO is to have regard to a number of circumstances, including but not limited to:

- a. the urgency of the issue is such that it cannot wait until after the election;
- b. whether the process has substantially commenced and / or approvals are in place;
- c. the possibility of legal and/or financial repercussions if a decision is deferred;
- d. the possibility of legal repercussions relating to planning applications; or
- e. the best interests of the City and community for the decision to be made as soon as possible.

Where during the Caretaker Period the CEO determines that Prevailing Circumstances apply, the report to Council will include a statement outlining the circumstances for making the exemption.

1.3 Decisions made prior to Caretaker Period

This Policy only applies to actual decisions made during a Caretaker Period, not the announcement of decisions made prior to the Caretaker Period. Whilst announcements of earlier decisions may be made during a Caretaker Period, as far as practicable, any such announcements should be made before the Caretaker Period begins.

2. Media and Promotional Materials

2.1 Elected Members

2.1.1 Elected Members Media and Publicity

All Elected Member requests for media advice or assistance during a Caretaker Period, including Elected Members who have nominated for re-election, will be referred to the CEO or delegate for review.

Elected Members should avoid using their position as an elected representative to gain media attention in support of their or any candidate's election campaign.

Elected Members should avoid using the City's social media accounts to profile themselves, their campaign or provide any responses to statements or questions on the City's social media pages.

2.1.2 Elected Members Publications

Elected Members are permitted to publish campaign material on their own behalf, but cannot claim for that material to be originating from or authorised by the City e.g. City of Mandurah Armorial Crest, Branding and/or Logo.

Elected Members should avoid using the City's business cards and printed materials for any election campaign purposes, either in support of their own candidacy or the candidacy of another person.

2.2 City of Mandurah

2.2.1 City of Mandurah Media and Publicity

During the Caretaker Period, media releases will be limited to operational issues previously resolved by Council, rather than Major Policy Decisions. Media content which relates to Major Policy Decisions will not be published during a Caretaker Period unless Prevailing Circumstances apply.

The City's Corporate Communications team will ensure:

- Information published by the City will not make comment on individual election campaigns.
- Proactive publicity will not be used by the City involving Elected Members who have nominated as candidates.
- Media advice will not be provided to Elected Members who have nominated as candidates regarding public comment on the elections.
- The Mayor, as the City's spokesperson, will continue to be quoted in media statements during the Caretaker Period when providing information.
- Any requests for media advice or assistance from Elected Members during the Caretaker Period will be referred to the CEO or delegate.

2.2.2 City of Mandurah Website and Social Media

Website and Social Media platforms will only be used to promote the upcoming Council Elections and encourage people to vote, including links to candidate information on the WA Electoral Commission candidate website.

Social media will not promote or link to any Elected Member or candidate's social media accounts nor retweet or share any Elected Member or candidate's social media posts.

2.2.3 City of Mandurah Publications

Reference to Elected Members or candidates in the City's publications printed, published or distributed during the Caretaker Period must not include promotional text.

Publications that are potentially affected by this Policy will be reviewed by the CEO or delegate to ensure that any circulated, displayed or otherwise publicly available material during the Caretaker Period does not contain material that may be construed as Electoral Material.

3. Use of City's resources, access to information and support

3.1 Use of local government resources

An Elected Member who uses City resources either directly or indirectly for the purpose of persuading electors to vote in a particular way is in breach of regulation 8 of the *Local Government (Rules of Conduct) Regulations 2007*.

This prohibition on misuse of local government resources for electoral purposes applies at all times and is not only applicable to a Caretaker Period.

3.2 Access to information

Elected Members should avoid using or accessing City information or resources for the purpose of gaining electoral advantage or disadvantage relevant to their candidacy or any other person's candidacy.

Requests for information will be reviewed by the CEO or delegate and where the subject of the information is considered as relevant to a campaign issue, the CEO or delegate will have discretion to determine if the information or advice is/is not provided. This does not include information which is available under s.5.92 of the *Local Government Act 1995* or information which is available publicly or would be available publicly.

During the Caretaker Period any requests for information, other than that not publicly available, by Elected Members and candidates will be recorded, along with the response given to those requests.

3.3 Elected Member Support

The CEO is committed to ensuring Elected Members are provided with appropriate support to continue to fulfil their official duties and responsibilities during the Caretaker Period.

The Office of the Mayor and Councillors will continue to provide support for core Council activities, but not election matters.

During the Caretaker period Elected Members may still have contact with City officers in accordance with the City's Code of Conduct for Elected Members.

4. Employee engagement with Elected Members

The City's Code of Conduct for Employees sets out the appropriate standards of behaviour for engagement with Elected Members.

During the Caretaker Period City employees need to consider how their actions may have an actual or perceived potential to influence voting in the election.

City employees are not permitted to:

- Authorise, use or allocate the City's resource for any purpose which may influence voting in the election;
- Assist candidates in a way that is or could create a perception that they are being used for electoral purposes;
- Accept employment (voluntary or paid) related to local elections in support of any candidate; and
- Interact with candidates on their personal social media platforms, which may be perceived as influencing voting in the election.

5. Events and Functions

5.1 City of Mandurah organised events and functions

During the Caretaker Period Elected Members are supported to attend events and functions arranged by the City.

Excluding the Mayor, Elected Members who have nominated as a candidate will not have any formal role at events or functions.

Elected Members may not distribute any campaign material or promote their campaign at City organised events and functions.

5.2 External events and functions

During a Caretaker Period Elected Members may continue to fulfil their role through attendance at events and functions hosted by external bodies.

For external events or functions requiring City or Council representation excluding the Mayor, Elected Members who have nominated as a candidate will not have any formal role.

At such events Elected Members may not distribute any campaign material or promote their campaign.

6. Complaints

Refer to the City's Code of Conduct for Elected Members or Employees.

7. Definitions

Caretaker Period

The period of time prior to an Election Day, specifically being the period from the close of nominations (37 days prior to the Election Day in accordance with s.4.49(a) of the *Local Government Act 1995*) until 6.00pm on Election Day.

Election Day

The day fixed under the *Local Government Act 1995* for the holding of any election.

Electoral Material

Any advertisement, handbill, pamphlet, notice, letter, email, social media post or article that is intended or calculated to affect an Election Day result, but does not include:

- (a) An advertisement in a newspaper announcing the holding of a meeting in accordance with Section 4.87(3) of the *Local Government Act 1995*; or
- (b) Any materials exempted under Regulation 78 of the *Local Government (Elections) Regulations 1997*; or
- (c) Any materials produced by the City of Mandurah relating to the election process by way of information, education or publicity, or materials produced by or on behalf of the Returning Officer for the purposes of conducting an election.

Prevailing Circumstances

A situation that requires a Major Policy Decision of the Council in the event:

- (a) In the Chief Executive Officer's opinion, the urgency of the issue is such that it cannot wait until after the election;
- (b) Of the possibility of legal and/or financial repercussions if a decision is deferred; or
- (c) Of the possibility of legal repercussions relating to planning applications if the decision is deferred; or
- (d) Whether the process has substantially commenced and or approvals are in place; or

In the Chief Executive Officer's opinion, it is in the best interests of the City of Mandurah or community for the decision to be made as soon as possible.

Major Policy Decision

Refers to any:

- (a) Decisions relating to employment, remuneration or termination of the Chief Executive Officer or any other designated Senior Officer, other than a decision to appoint an Acting Chief Executive Officer;
- (b) Decisions relating to the City of Mandurah entering into a sponsorship, unless the Council resolved “in principle” support for the sponsorship prior to the Caretaker Period taking effect and sufficient funds are allocated in the Annual Budget;
- (c) Decisions that commit the City of Mandurah to significant actions which might be brought about through a Notice of Motion by an Elected Member;
- (d) Decisions that adopt a new policy or service, or significantly amends an existing policy or service, unless the decision is necessary to comply with legislation;
- (e) Decisions that commit the City to unbudgeted expenditure or actions that are significant to the operations or strategic objectives of the City and may have significant impact on the City of Mandurah and community;
- (f) Reports requested or initiated by an Elected Member, candidate, or member of the public, may be perceived within the general community as an electoral issue and has the potential to call into question whether decisions are soundly based and in the best interests of the community.

Major Local Government Decision does **NOT** include any decision necessary in response to an Emergency, either declared by the State or Federal Government or by the City in accordance with s.6.8(1)(c) of the *Local Government Act 1995*.

Responsible Directorate:

Governance Services

Reviewer:

Manager Governance Services

Creation date:

Minute G.17/8/19, 27 August 2019

Amendments:

**Related Documentation
and/or references:**

Local Government Act 1995
Local Government (Election) Regulations 1996
Local Government (Rules of Conduct) Regulations 2007
Code of Conduct – Elected Members 2016
Code of Conduct – Employees 2016
Local Government Property and Public Places Local Law 2016

Council Policy

1. Policy Objective

The City of Mandurah (the City) is committed to ensuring that local government elections are undertaken in a manner that is transparent, open and supports a high standard of integrity.

The Caretaker Period Policy (the Policy) establishes protocols to guide the conduct of Elected Members, Candidates and City employees during the Caretaker Period in the lead up to Election Day.

The primary objective of this Policy is to:

Support appropriate decision making to avoid the City making Major Policy Decisions prior to an election that would bind an incoming Council;

Prevent the use of public resources for election purposes in ways that could be seen to be advantageous to, or promoting Candidates seeking election; and

Ensure that the City's employees act impartially in relation to Candidates.

2. Policy Statement

Caretaker Period

The Caretaker Period for local government elections takes effect at the period of time from close of nominations being 37 days prior to the Election Day in accordance with section 4.49(a) of the *Local Government Act 1995* (the Act) until 6pm on Election Day. Noting that the prohibition on misuse of Local Government Resources for electoral purposes applies at all times and is not only applicable to a Caretaker Period.

Applicability

This Policy applies to all Elected Members, Candidates and City employees during a Caretaker Period with respect to:

- a. Decisions that are made by the Council;
- b. Media and promotional materials;
- c. Use of the City's resources, access to the City's information and support;
- d. Attendance and participation at events and functions; and
- e. Employee engagement with candidates.

Prior to the election period commencing, the Chief Executive Officer (CEO) will make Elected Members and City employees aware of this Policy.

Candidates are provided with a copy of this Policy at the time of their nomination for election.

3. Decision making by Council

3.1 Scheduling consideration of Major Policy Decisions

During a Caretaker Period, unless Prevailing Circumstances apply, the CEO will reasonably ensure that:

- a. Council or Committee Agendas, do not include reports that constitute Major Policy Decisions; and
- b. Elected Member Workshops, do not list for discussions matters that relate to Major Policy Decisions.

Refer to definitions for Major Policy Decision.

The CEO should reasonably ensure that decisions are either:

- a. Considered by Council prior to the Caretaker Period commencing; or
- b. Scheduled for determination by the incoming Council.

3.2 Prevailing Circumstances

In some circumstances, the CEO may permit a matter defined as a Major Policy Decision to be submitted to the Council during the Caretaker Period. The CEO is to have regard to a number of circumstances, including but not limited to matters where:

- a. the urgency of the issue is such that it cannot wait until after the election;
- b. the process has substantially commenced and / or approvals are in place;
- c. the possibility of legal and/or financial repercussions if a decision is deferred;
- d. the possibility of legal repercussions relating to planning applications; or
- e. the best interests of the City and community for the decision to be made as soon as possible.

Where the CEO determines that Prevailing Circumstances apply, the report to Council will include a statement outlining the reasons.

3.3 Decisions made prior to Caretaker Period

This Policy only applies to actual decisions made during a Caretaker Period, not the announcement of decisions made prior to the Caretaker Period. Whilst announcements of earlier decisions may be made during a Caretaker Period, as far as practicable, any such announcements should be made before the Caretaker Period begins.

4. City of Mandurah Code of Conduct

Elected Members and Candidates must comply with the City of Mandurah Code of Conduct for Elected Members, Committee Members and Candidates (Code of Conduct).

4.1 General Principles

The Code of Conduct requires Elected Members and Candidates to adhere to, promote and support the General Principles that relate to Personal Integrity and Relationships with Others.

Personal Integrity outlines specific personal integrity principles, including the need to:

- a. act with reasonable care and diligence;
- b. act with honesty and integrity;
- c. act lawfully;
- d. identify and appropriately manage any conflict of interest; and
- e. avoid damage to the reputation of the local government.

Relationships with Others outlines principles including the need to treat others with respect, courtesy and fairness; and respect and value diversity in the community.

4.2 Behaviours

Elected Members and Candidates must also demonstrate the expected Behaviours as set out within the Code of Conduct relating to Personal Integrity, Relationships with Others and Attendance at Committee or Council Meetings.

Personal Integrity behaviours ensure that social media and other forms of communication comply with the Code of Conduct and must only publish material that is factually correct.

Relationships with Others behaviours include the requirement to:

- a. deal with the media in a positive and appropriate manner;
- b. not use offensive or derogatory language when referring to another person;
- c. not disparage the character of another council member, committee member, candidate or local government employee in connection with the performance of their official duties; and
- d. not impute dishonest or unethical motives to another council member, committee member, candidate or local government employee in connection with the performance of their official duties.

Council and Committee Meetings outlines the behaviours when attending a council or committee meeting, this includes that a council member, committee member or candidate must not:

- a. act in an abusive or threatening manner towards another person;
- b. repeatedly disrupt the meeting; or
- c. make a statement that they know, or could reasonably be expected to know, is false or misleading.

4.3 Relationships with Employees

Division 4 of the Code of Conduct also applies to Elected Members, Committee Members and Candidates relationships with employees. The Code of Conduct states that Elected Members, Committee Members and Candidates must not:

- a. Direct or attempt to direct a local government employee to do or not to do anything in their capacity as a local government employee; or attempt to influence, by means of a threat or the promise of a reward, the conduct of a local government employee in their capacity as a local government employee; or act in an abusive or threatening manner towards a local government employee.
- b. When attending a Committee or Council Meeting or event, make a statement (orally or in writing) that a local government employee is incompetent or dishonest; or use an offensive or objectionable expression when referring to a local government employee.

This Policy must be read in conjunction with Code of Conduct.

5. Caretaker Period Protocols – Elected Members

This section applies to all Elected Members:

5.1 Media and Publicity

Elected Members should avoid using their position as an elected representative to gain media attention in support of their or any candidate's election campaign.

All Elected Members requests for media advice or assistance, will be referred to the CEO or delegate for review.

5.2 Social Media

Elected Members must not provide any responses to posts, statements or questions on the City's social media pages, in relation to their own candidacy or the candidacy of another person.

In accordance with the Code of Conduct, Elected Members and Candidates must ensure that their use of social media and other forms of communication complies and must only publish material that is factually correct.

5.3 Use of Local Government Resources

Elected Members must ensure that Local Governance Resources are only used for purposes associated with their role as an Elected Member, in accordance with section 2.10 of the Act.

Elected Members are prohibited from using any Local Government Resources at any time for any election campaign purposes, either in support of their own candidacy or the candidacy of another person.

An Elected Member who uses City resources either directly or indirectly for the purpose of persuading electors to vote in a particular way is in breach of regulation 17 of the *Local Government (Model Code of Conduct) Regulations 2021*.

This prohibition on misuse of Local Government Resources for electoral purposes applies at all times and is not only applicable to a Caretaker Period.

5.4 Access to information

Elected Members must not use or access City information for the purpose of gaining electoral advantage or disadvantage relevant to their candidacy or any other person's candidacy.

Elected Members nominating for re-election, may access information and assistance regarding the City's operations and Council matters during a Caretaker Period, but only to the extent necessary to perform their role as an Elected Member and limited to matters currently relevant to the City in accordance with s.5.92 of the Act.

5.5 Events and Functions

During the Caretaker Period, Elected Members may continue to fulfil their role through attendance at events and functions.

Where an Elected Member has been invited to attend in their official capacity as an Elected Member, they are prohibited from using an event or function held during a Caretaker Period to promote an election campaign purpose or distribute any Election Material.

5.6 Elected Member speeches

Insert option as per Council decision.

5.7 Council delegates to external organisations

At any time, including times outside of a Caretaker Period, Elected Members who are the Council's appointed delegate to an external organisation, must not use their attendance at an external organisation's meeting for any purpose associated with an election campaign purpose, including recruiting campaign assistance, distributing Election Material or to promote their own candidacy or the candidacy of another person.

5.8 Campaigning at Council or Committee Meetings

Any attempt to promote any electoral campaign during a Council or Committee meeting is prohibited and will be addressed as irrelevant and must restrict remarks to the motion or amendment under discussion (clause 8.4), in accordance with the *City of Mandurah Standing Orders Local Law 2016*.

6. Caretaker Period Protocols – Candidates

This section applies to all Candidates:

6.1 Requests for information

All Candidates shall be provided with equitable access to the City's public information in accordance with s.5.94 of the Act.

During the Caretaker Period any requests for information, with the exception of publicly available information will be recorded, along with the response given to those requests. Requests for information will be reviewed by the CEO or delegate and where the subject of the information is considered as relevant to a campaign issue, the CEO or delegate will have discretion to determine if the information or advice is/is not provided.

All election process enquiries from Candidates, will be directed to the Returning Officer, or where the matter is outside the responsibility of the Returning Officer, to the CEO.

6.2 Candidate Requests on behalf of Electors, Residents or Ratepayers

Where a Candidate requires the assistance of the City to respond to a request made by an Elector, Resident or Ratepayer, then the City will provide the response directly to the requesting Elector, Resident or Ratepayer.

6.3 Candidate Campaign and Electoral Materials

In any campaign Electoral Material, Candidates are prohibited from using the City's official crest, logo or photographs or using City's publications without acknowledgment.

6.4 Candidate participation at Council or Committee Meetings

For the purposes of transparency and the benefit of the public gallery, Candidates who are not sitting Elected Members, are requested to identify themselves as a Candidate prior to asking public question, public statement or deputation at a Council or Committee meeting.

All Candidates must comply with the Code of Conduct when attending Council or Committee Meetings.

6.5 Social Media

Candidates must not provide any responses to posts, statements or questions on the City's social media pages, in relation to their own candidacy or the candidacy of another person.

In accordance with the Code of Conduct, Candidates must ensure that their use of social media and other forms of communication complies and must only publish material that is factually correct.

7. Caretaker Period Protocols - Administration

7.1 Media and Publicity

During the Caretaker Period, media and publicity will be limited to operational matters and matters previously resolved by Council, rather than Major Policy Decisions. Media content which relates to Major Policy Decisions will not be published during a Caretaker Period unless approved by the CEO.

The Mayor, as the City's spokesperson, will continue to be quoted in media statements during the Caretaker Period when providing information.

Media and publicity distributed during a Caretaker Period must not include content that:

- a. may actually, or be perceived to, persuade voting in an election; or
- b. is specific to a Candidate or Candidates, to the exclusion of other Candidates.

7.2 Publications

- a. Reference to Elected Members or Candidates in the City's publications printed, published or distributed during the Caretaker Period must not include promotional text.
- b. Publications that are potentially affected by this Policy will be reviewed by the CEO or delegate to ensure that any circulated, displayed or otherwise publicly available material

during a Caretaker Period does not contain material that may be construed as Electoral Material.

- c. All City publications proposed to occur throughout or during a Caretaker Period must be reviewed and approved by the CEO or delegate prior to publication or distribution.

7.3 City of Mandurah Website and Social Media

- a. Publication of electoral material on the City's Website and Social Media platforms will only promote the upcoming Local Government Elections and encourage people to vote or enrol, including links to candidate information on the WA Electoral Commission candidate website.
- b. Social media will not promote or link to any Elected Member or candidate's social media accounts or share any Elected Member or candidate's social media posts.
- c. During the caretaker period, the City website content regarding Elected Members who have nominated for election, will be limited to: names, profile photos and contact details.
- d. Content posted by the public, Candidates or Elected Members on the City's social media channels, which is perceived as Candidate election campaign material or promotes a Candidate or Candidates will be removed.

7.4 Employee engagement with Elected Members

The City's Code of Conduct for Employees sets out the appropriate standards of behaviour for engagement with Elected Members.

During the Caretaker Period, City employees need to consider how their actions may have an actual or perceived potential to influence voting in the election.

City employees are not permitted to:

- a. Authorise, use or allocate the City's resource for any purpose which may influence voting in the election;
- b. Assist Candidates in a way that is or could create a perception that they are being used for electoral purposes;
- c. Accept employment (voluntary or paid) related to local elections in support of any candidate; or
- d. Interact with Candidates on their personal social media platforms, which may be perceived as influencing voting in the election.

8. Complaints

Refer to the City's Code of Conduct for Elected Members, Committee Members and Candidates or Code of Conduct for Employees.

Failure to comply with the Code of Conduct may give rise to a complaint regarding the conduct of Elected Members, Committee Member or Candidate, which may lead to the Council making a formal finding of a breach and requiring remedial action by the individual. Complaints about a candidate cannot be dealt with unless the candidate is elected.

9. Definitions

Caretaker Period

The period of time prior to an Election Day, specifically being the period from the close of nominations (37 days prior to the Election Day in accordance with s.4.49(a) of the *Local Government Act 1995*) until 6.00pm on Election Day.

Election Day

The day fixed under the *Local Government Act 1995* for the holding of any election.

Electoral Material

Any advertisement, handbill, pamphlet, notice, letter, email, social media post or article that is intended or calculated to affect an Election Day result, but does not include:

- a. An advertisement in a newspaper announcing the holding of a meeting in accordance with Section 4.87(3) of the *Local Government Act 1995*; or
- b. Any materials exempted under regulation 78 of the *Local Government (Elections) Regulations 1997*; or
- c. Any materials produced by the City of Mandurah relating to the election process by way of information, education or publicity, or materials produced by or on behalf of the Returning Officer for the purposes of conducting an election.

Local Government Resources includes, but is not limited to employee time or expertise; City provided equipment; business cards; stationery; hospitality; images; communications including council email address; services; and reimbursements and allowances provided by the City.

Local Government Election has the meaning given by section 4.4 of the *Local Government Act 1995*.

Major Policy Decision

Refers to any:

- a. Decisions relating to employment, remuneration or termination of the Chief Executive Officer or any other designated Senior Officer, other than a decision to appoint an Acting Chief Executive Officer;
- b. Decisions relating to the City of Mandurah entering into a sponsorship, unless the Council resolved "in principle" support for the sponsorship prior to the Caretaker Period taking effect and sufficient funds are allocated in the Annual Budget;
- c. Decisions that commit the City of Mandurah to significant actions which might be brought about through a Notice of Motion by an Elected Member;
- d. Decisions that adopt a new policy or service, or significantly amends an existing policy or service, unless the decision is necessary to comply with legislation;
- e. Decisions that commit the City to unbudgeted expenditure or actions that are significant to the operations or strategic objectives of the City and may have significant impact on the City of Mandurah and community;
- f. Reports requested or initiated by an Elected Member, Candidate, or member of the public, may be perceived within the general community as an electoral issue and has the potential to call into question whether decisions are soundly based and in the best interests of the community.

Major Policy Decision does **NOT** include any decision necessary in response to an Emergency, either declared by the State or Federal Government or by the City in accordance with s.6.8(1)(c) of the *Local Government Act 1995*.

Legislative Context

Local Government Act 1995

Local Government (Election) Regulations 1996

Local Government (Model Code of Conduct) Regulations 2021

City of Mandurah Standing Orders Local Law 2016

Related Documents

Code of Conduct – Elected Members, Committee Members and Candidates

Code of Conduct – Employees

Responsible Directorate: Business Services

Responsible Department: Governance

Reviewer: Manager Governance, Procurement and Land

Creation date and reference: 27 August 2019, Minute G.17/8/19

Last Review: N/A

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

2	SUBJECT:	Proposed Hotel ('Microbrewery'): Lot 2002, 21 Marina Quay Drive, Erskine
	DIRECTOR:	Business Services
	MEETING:	Committee of Council
	MEETING DATE:	13 July 2021

Summary

Council is requested to consider a development application for a proposed change of use to Hotel at Lot 2002, 21 Marina Quay Drive, Erskine. The Mandurah Quay Resort function centre and restaurant building is located on the subject site, it is the applicant's intention to operate a Microbrewery from this building under a Hotel liquor licence.

The proposal was advertised to approximately 400 landowners within the Mandurah Quay estate via direct notification, installation of a sign on-site and publishing on Mandurah Matters with a total of 44 submissions being received. Officers have regularly communicated with the Mandurah Quay Homeowners Association to ensure that their members are kept well informed. Key comments raised relate to: boat ramp access and trailer parking, hours of operation, licence type, noise, patron numbers and availability of parking.

Given the Tourism priority given to the site under the City's Planning Framework it is considered the proposed "Hotel" use meets the land use objectives and provides for the ongoing connection of the accommodation to the operations of Lot 2002, 21 Marina Quay Drive.

Based on issues / concerns raised by the City and residents, the applicant has made some revisions to the proposal. It is recommended that Council resolves to approve the proposal subject to appropriate conditions identified to manage potential amenity impacts.

Disclosure of Interest

Nil

Location



Property Details

Applicant:	Kevin Raykos Designs
Owner:	Gemplanet Pty Ltd
Town Planning Scheme No 3 (TPS3) Zoning:	Tourist
Peel Region Scheme Zoning:	Urban
Lot Size:	1.71ha
Topography:	Relatively flat
Land Use:	Function Centre, Restaurant

Previous Relevant Documentation

- May 2019 subdivision

Background

The subject building was developed as a restaurant and function centre, and for some time complimented the existing Mandurah Quay Resort located across the road at No. 40 Marina Quay Drive, however the business ceased operations around 2-3 years ago. Over the years, the subject building and resort's short stay accommodation maintained a connection in terms of ownership aspects, on-site administration and liquor licencing.

Previous Application Context

In March 2012, Council refused an Outline Development Plan and Building Heights Plan due to the adverse impact on the existing character and amenity of Mandurah Quay, and its community. The applicant appealed Council's decision via the State Administrative Tribunal, however the appeal was later withdrawn by the landowner and the proposal has not been progressed.

In November 2013, a Special Facility liquor licence was granted over the subject building and adjacent Mandurah Quay Resort – applying to aspects of the short stay accommodation, restaurant and function centre. This liquor licence permitted the restaurant to serve liquor without a meal to a maximum of 30 patrons until midnight, and 10pm on Sundays, and permitted entertainment until 3pm. However, when the space was accommodating a function (e.g. wedding), liquor was permitted to be sold until 2am the following day on Friday and Saturday nights.

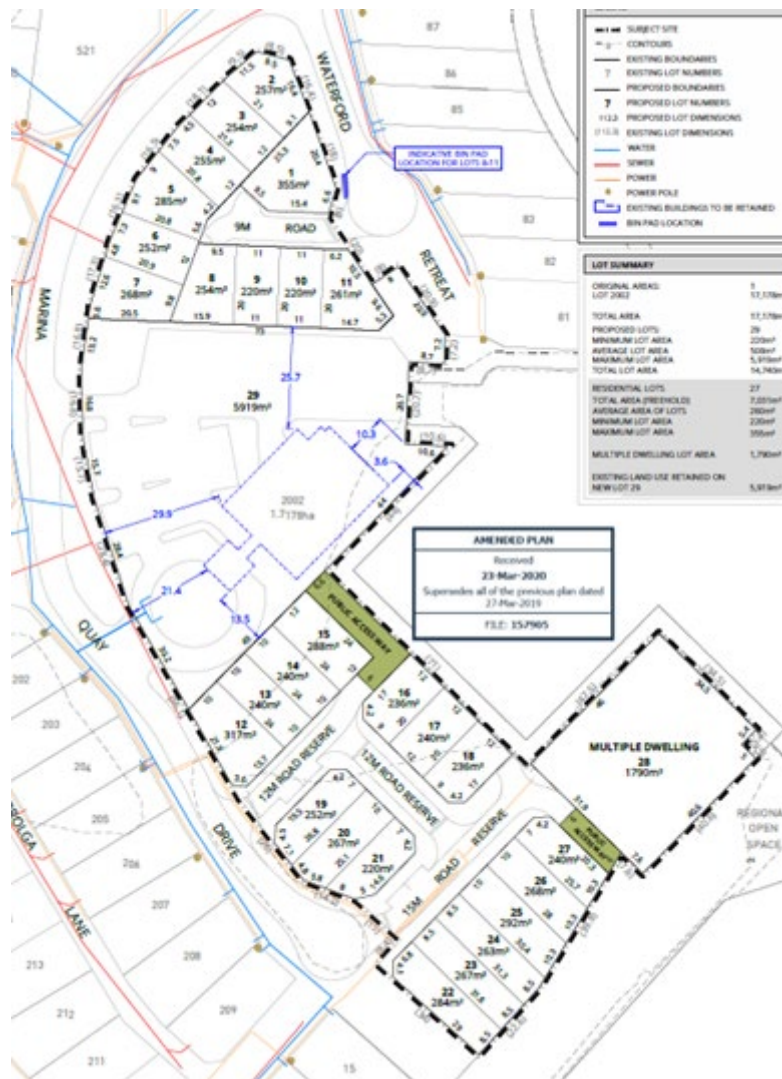
In March 2019, the landowner of the Mandurah Quay Resort at 40 Marina Quay Drive sought development approval for a change of use from the existing short stay accommodation to permanent residential. Officers did not support this proposal in principle given the sites tourism priority, and as a result the applicant determined to withdraw the application.

In May 2019, Council resolved to not support a subdivision of the subject lot, seeking the creation of 29 lots surrounding the existing building and car parking areas. This decision was on the grounds that further detailed planning was required, and should be undertaken through a structure plan that addresses matters such as:

- Demand, scale and desirability for long term future tourist development at this location given recommendations of the Local Tourism Planning Strategy;
- The subdivision and development design (lot and street layout, built form, scale, height and appearance);
- Existing trees and public open space in the location; and,
- Provides for a period of public advertising.

In August 2020, the subdivision was considered by the Western Australian Planning Commission (WAPC) Statutory Planning Committee as a confidential item and approved. Officers understand that the landowner intends to progress with the subdivision, however that outcome is not guaranteed. If developed, the future lots (particularly immediately south of the building) do present ongoing noise management issues for the operator – in terms of ensuring compliance with the noise standards set by the *Environmental Protection (Noise) Regulations 1997*. Officers intend to address this issue via an advice note requiring the applicant to prepare a revised noise impact assessment, this will be discussed later in this report.

Furthermore, conditions of the subdivision approval require the preparation of Local Development Plans that address noise impacts through fencing and dwelling design. This provides opportunity for enhanced construction to limit noise impacts from the venue.



Approved subdivision design.

Local Tourism Planning Strategy

The City's Local Tourism Planning Strategy was endorsed by the WAPC in December 2009. The Strategy identifies the site as being within a "Strategic Tourism Location".

It is relevant to note that the adopted Council Local Tourism Planning Strategy identified the site as a "Non Strategic Tourism Site" where the site is protected by restricting residential development to a maximum of 25% of the site. However, the WAPC deemed the site to be appropriately identified as a "Strategic Tourism Location", and reflected this within the final endorsed document.

The Strategy reinforces the preferred outcome of the site which is for a world class tourism accommodation experience, contemplating a range of tourism uses (activities and accommodation).

Comment

Proposed Development

The applicant seeks to operate a 328-patron Microbrewery consisting of:

- 1200L brewing system contained within the building;
- 82 car bays & 4 'long' trailer bays;
- Children's nature playground, featured around a decommissioned boat which will be placed on the land;
- Construction of a 'sundeck' on the north-east side of the building, providing a viewing platform for patrons.

Initially, the applicant had suggested the following closing times which have been communicated to the surrounding residents:

- Monday-Tuesday 7pm;
- Wednesday-Thursday & Sunday 9pm; and,
- Friday-Saturday 10pm.

Subsequently, the applicant has requested that the hours of operation be permitted to the extent provided by the liquor licencing authority being 6:00am – midnight. Whilst the applicant has indicated they do not intend to regularly operate beyond the hours they initially specified, they are seeking the flexibility to do so as part of this application. While officers acknowledge the practicality of closing at 7.00pm may not be conducive to operating a predominantly restaurant style establishment it is not considered appropriate to allow midnight closing given the proximity of established residential properties and the approved subdivision within close proximity, therefore it is recommended that hours be restricted to the following closing times:

- Sunday-Thursday 9pm; and,
- Friday-Saturday 10pm.

The *Environmental Protection (Noise) Regulations 1997* set the allowable noise levels, which reduce after 7pm. An acoustic assessment has been prepared by a qualified acoustic consultant, demonstrating that the venue can operate within the standards set. Officers consider a 9pm closing time Sunday-Thursday to be acceptable, and ensure that applicant has some flexibility over trading time reflecting normal mealtimes, whilst addressing the concerns of residents in relation to perceived excessive opening times. Notwithstanding, the *Environmental Protection (Noise) Regulations 1997* apply on an ongoing basis whilst recommended conditions set a limit on amplified music from the venue at 63dB from 1 metre of any door, window or outdoor speaker irrespective of time. The acoustic assessment findings and recommendations will be discussed later in this report.

Land Use and Planning Framework

From a planning perspective, there is no such defined land use as Microbrewery. Similarly, from a liquor licencing perspective, Racing, Gaming and Liquor (RGL) has no Microbrewery licence type. Based on the type of venue the applicant is seeking to operate, they have applied for a change of use to "Hotel" in order to support a subsequent liquor licence application for a Hotel through RGL. It is relevant to note that RGL has provided advice to the applicant that a Hotel licence is the applicable licence type, based on their proposal. As will be discussed further, the provision of short stay accommodation is essential to meet the definition of "Hotel" under both the TPS3 and the *Liquor Control Act 1988*.

The site is zoned Tourist as per TPS3. Hotel is a SA use (which means it may be approved, subject to advertising).

Local Planning Scheme No. 12 (LPS12) has now been approved by the Minister for Planning subject to modifications, which officers are currently completing – once gazetted LPS12 will replace TPS3. Given that LPS12 is advanced, it is considered to be a ‘seriously entertained’ planning document, which means it must be given due regard in decision making.

The site is zoned Special Use within LPS12 and sets aside the land uses that are permitted or discretionary. “Hotel” is not listed as a use and therefore it is essentially an X (not permitted) use. The Special Use designation identifies the following land uses:

- Permitted uses (exempt from approval if no works component):
Convenience Store, Holiday Accommodation, Liquor Store – Small, Marina, Market, Serviced Apartment, Motel, Reception Centre, Restaurant / Café, Recreation – Private, Small Bar, Shop and Tourist Development.
- Discretionary uses (approval required):
Single House, Grouped Dwelling and Multiple Dwelling.

The City’s Local Tourism Planning Strategy identifies the broader site as being within a “*Strategic Tourism Location*”, and acknowledges the opportunity for a high class tourism accommodation experience, contemplating a range of tourism uses (activities and accommodation) and the potential for a multi-storey component.

If approved, a condition of the development approval requires the provision of short stay accommodation in order to meet the definition of “Hotel”. The application proposes to provide this accommodation via the existing Mandurah Quay Resort located on the adjacent site (40 Marina Quay Drive) – historically, the resort accommodation and restaurant / function centre building have complimented one another by provided reception, dining and administration facilities for visitors. Additionally, objectives of the Local Tourism Planning Strategy are met through the approval of this application, by ensuring the resort remains open via its connection to the conditions of approval.



Officers consider it appropriate to determine the proposal under TPS3, for the following reasons:

- The site is listed as a strategic tourism location and any approval requires short stay accommodation to be provided, which will ensure the resort must remain during the operation of the proposed microbrewery;
 - The exclusion of “Hotel” from LPS12 is considered to be an administration oversight;
- A number of tourist related uses will be permitted as per LPS12, and where no works are proposed they are exempt from approval (e.g. restaurant, small bar, shop);

- The applicant is ready to progress with the proposal in the shorter term; and,
- In the event that Council approves the application, officers intend to undertake an amendment to LPS12 in order to include “Hotel” as a listed use for this site.

Car Parking

The revised site plan provides 82 car parking bays to accommodate a maximum of 328 patrons, resulting in a car parking ratio of 1 bay per 4 seats / patrons which is consistent with a restaurant car parking rate. Officers consider this level of parking to be sufficient for the following reasons:

- The venue is proposed to operate predominantly as a fully seated venue, with a seating plan and condition requiring a minimum of 75% of the seating to be in place for the maximum of 328 patrons, meaning the venue is akin to a restaurant use;
- A portion of patrons are anticipated to travel to the site by taxi / uber;
- The site is surrounded by established residential properties and an established walking network, therefore it is anticipated that a portion of patrons will walk / cycle to the venue;
- The site is accessible by boat – a portion of patrons are anticipated to arrive via boat (similar to Dolphin Quay) whilst the operator has expressed an interest in developing partnerships with tour / boat operators to bring visitors to the site by boat.

Officers consider the anticipated peak demand for parking to be met on-site, however in the event that patrons park their vehicles within the surrounding streets and on local government property, the *City of Mandurah Parking and Parking Facilities Local Law 2015* applies and can be enforced by the City.

It is understood that there is a long standing working agreement between the Mandurah Quay Homeowners Association and landowner of the subject site, who provides access to the existing boat ramp and car parks for trailer parking via an annual membership. The revised site plan provides access to the boat ramp by relocating the parking rows which facilitates access for vehicles with trailers launching vessels, and identifies four ‘long’ bays which will be dedicated as trailer bays. Current access to the boat ramp is via a lockable gate to members, this is not proposed to be modified as a result of this proposal.

Liquor Licence

There are a number of Liquor Licence types available in Western Australia. Each licence type varies in permitted trading hours and the manner in which liquor can be sold and supplied. However, specific conditions can be imposed on an individual Liquor Licence.

In relation to liquor licencing, the Department of Local Government, Sport and Cultural Industries (DLGSC) (formerly Racing, Gaming and Liquor) performs numerous functions, including but not limited to:

- hearing and determining applications in accordance with the *Liquor Control Act 1988* (the Act);
- monitoring the standards of licensed premises;
- ensuring compliance with the requirements of the Act;
- facilitating various liquor accords and community alcohol agreements;
- developing and implementing policy consistent with Government objectives;
- considering complaints about noise or behaviour related to licensed premises and responding to such complaints; and
- dealing expeditiously with any other matters arising from the administration of the Act.

Under the *Liquor Control Act 1988*, an application for a Liquor Licence is made to DLGSC and is required to include local government certificates demonstrating compliance with:

- the *Health (Miscellaneous Provisions) Act 1911*;
- the *Food Act 2008*;
- the *Local Government Act 1995*;
- the *Building Act 2011*; and,
- specific planning matters.

The City's Town Planning Scheme serves as an important tool in shaping a community's liquor environment outside of the *Liquor Control Act 1988*. An application for a Liquor Licence cannot be approved by DLGSC unless local government development approval requirements have been met and certified by the local government.

Through the development application, the City has the opportunity to impose appropriate conditions, which may form part of a subsequent Liquor Licence if approved by DLGSC. The following flowcharts outline the procedures undertaken for a development approval and liquor licence application.



Over recent years, the City of Mandurah assessment of Tavern liquor licences have been subject to conditions that control the operation of the licence to one that is more closely aligned with a Restaurant liquor licence.

The table below provides a comparison in licence types against the proposed Microbrewery (being a Hotel liquor licence):

	<i>Hotel</i>	<i>Restaurant</i>	<i>Producer</i>	<i>Special Facility (current)</i>
<i>Liquor without a meal</i>	Yes	No (*unless by extended licence)	No (*unless produced onsite or tasting only)	Yes (*serving no more than 30 patrons)
<i>Takeaway packaged liquor</i>	Yes	No	Yes	No
<i>Trading hours (maximum)</i>	Mon-Sat 6am-12 midnight; Sunday 10am – 12 midnight	Any Time	10am – 10pm on-site consumption; Any time all other trading (e.g. takeaway)	Varied, includes between 6am and 2am the following day on Fri – Sat
<i>Table Service Only</i>	No	Yes	No	Yes within Restaurant, N/A for functions
<i>Accommodation required to be provided</i>	Yes	No	No	No

With the above table in mind, the applicant intends to seek a “Hotel” licence over any other liquor licence type given they would like to offer:

- Liquor without a meal – e.g. a producer’s licence would not allow the operator to sell liquor without a meal unless brewed on site, meaning a glass of wine could only be sold with a meal, whilst the existing special facility licence limits patrons consuming liquor without a meal to 30.
- Ordering from the bar – e.g. restaurant licence requires table service / patrons seated whilst ordering.

Amenity

A number of submissions received raise issues associated with noise, sale of takeaway alcohol, odour and the likelihood of anti-social behaviour and concerns about security. These matters are considered to be relevant planning considerations, and it is possible to impose appropriate conditions that control operations to a manner that reduces the potential risks to amenity.

The following conditions are recommended with the aim of protecting the amenity of the area:

- Requirements for the presence of seating for the majority of patrons (minimum 75% of patrons) to ensure that patrons are seated whilst consuming alcohol, and to ensure the focus of the venue remains on dining;
- Specific noise management measures restricting noise levels and operations;
- Restrictions on the hours of operation;
- Odour management measures for the brewing operations;
- Requirements on the opening of the kitchen to provide substantial meals up to 30 minutes before closing to ensure a focus on food;
- Crowd controllers / security provided in accordance with RGL policy; and
- Restricting the sale of takeaway liquor to beer produced on-site.

The above requirements represent harm minimisation measures aimed at reducing the impact of noise, discouraging excessive alcohol consumption and patron behaviour to ensure that surrounding amenity is not severely impacted. It should be noted that, the above requirements are not necessarily standard Hotel Liquor Licence conditions and have been specifically tailored based on the information obtained and submissions received.

When considering the merits of the use and its potential amenity impacts, it is necessary to consider the particular venue/location including conditions which might reasonably be applied to address amenity issues.

It is relevant to note that a Licenced Restaurant, Function Centre or Small Bar could operate without the need for a development approval, which would not provide Council with the ability to restrict the venue through conditions, via the development approval process.

Noise Impact Assessment

An assessment has been prepared by a qualified acoustic consultant in order to assess the anticipated noise emissions from the site in accordance with the standards contained within the *Environmental Protection (Noise) Regulations 1997*.

Scenarios were considered in the assessment to predict the impact on existing surrounding residential properties. It is important to note that the assessment considers the proposal in the context of a midnight closing time. The consultant concludes that the venue can comply with the *Environmental Protection (Noise) Regulations 1997*, subject to the following noise management measures:

- When doors and windows are open, internal music restricted to a level that allows conversation at a normal vocal effort;
- Doors and windows are to be closed at 10pm and all external speakers to be shut down;
- External speakers are to be facing back towards the building and at a height of 1 metre from the floor of the deck;
- Children's playground to be closed at 10pm; and,

The applicants noise assessment has not assessed the potential impact on the future residential lots, which were approved by the WAPC in August 2020. Given the close proximity of future residences to the proposed microbrewery the operator will likely be required to reduce their noise emissions significantly to comply with the standards set by the *Environmental Protection (Noise) Regulations 1997*. A revised noise impact assessment is likely to be required and recommendations implemented, in the event that the future residential lots are created.

In addition, it should be noted that the WAPC subdivision approval requires the preparation and approval of Local Development Plans that address noise impacts through the built form designs and that uniform fencing will be required to abutting lots. This provides opportunity for enhanced construction to limit noise impacts.

The City officers are of the view that operating times must be restricted to 10:00pm taking into consideration the movement of patrons, potential for noise leakage through opening and closing doors, and given the approved subdivision that is within 10 metres of the proposed microbrewery operations.

Based on the City's assessment of the submitted noise impact assessment, it is recommended that conditions be imposed to address the following:

- Limiting trading hours between 7am until 9pm Sunday to Thursday, and 7am until 10pm Friday and Saturday (noting liquor licence requirements prevent the sale of liquor before 10am Sundays and Public Holidays);
- Ensuring amplified noise (i.e. music speakers) is conducted through a centralised sound limiting device to ensure a maximum noise level of 63dBLAeq at 1 metre from any door is able to be achieved, or window or outdoor speaker;
- Limiting outdoor speakers to the main outdoor area (below the sundeck) and ensuring they are installed facing back towards the building at a height of 1 metre from the floor; and
- Ensuring rubbish bins are only emptied during the "day period" of 7am – 7pm Monday to Saturday and 9am – 7pm Sundays and Public Holidays.

Brewing Process and Odour

The applicant intends to install a 1200L brewing system to conduct 1-2 brews per week, catering for on-site consumption and takeaway liquor sales. Typically, the basic raw material of brewing is malt, produced from barley or wheat. Other raw materials generally include water, hops, sugar and yeast. The process involves:

- Malt is crushed and mixed with hot water to convert the starch present to sugar;
- Sugar solution is separated from the residual grains, boiled with hops and fermented with yeast to produce beer;
- Different grains, yeasts and hops are used to produce different beers;
- Beer is packaged into casks or filtered before packaging into kegs;
- Vapour condenser utilised to convert steam within the brewing equipment into a liquid, captured and disposed of via sewer (subject to a Water Corporation trade permit);
- Storage of cylinders of carbon dioxide (required as process gases) and other raw and ancillary materials will be required to meet relevant standards.

The applicant has submitted a report and management measures detailing operational and design practices, including odour management measures associated with the brewing process. The equipment design and operations must comply with the information provided and/or as requested by the City.

The City has noted similar operations and considers that with the scale of operations proposed odour impacts will not be unreasonable for the surrounding area.

Enforcement of Conditions

Should the development application be approved, the recommended conditions would form part of the City's recommendation to DLGSC and form part of their assessment of a subsequent Liquor Licence application. The City has the opportunity via the requirement for a Section 40 liquor permit to have all development related conditions transferred to the liquor licence to support ensuring compliance by both the City and DLGSC.

Through the Liquor Licence application process the City can lodge an intervention seeking conditions on any liquor licence issued to ensure that there are appropriate enforcement opportunities to ensure the business operates in the manner to which it is approved. It should be noted that the issuance of a liquor licence is a decision by DLGSC and would be subject to required advertising, public comment and opportunity from the Police and Executive Director of Public Health to raise any concerns. Conditions on the liquor licence are at the discretion of DLGSC.

Through these separate application processes, a number of conditions would be imposed that provide a clear framework for the operation of the business and enforcement should the venue fail to comply with the requirements.

If a licensee is found in breach of the conditions of their Liquor Licence or if it is determined that the licence is no longer in the best interest of the public, the Liquor Commission can undertake action. Should the need arise, additional conditions can be added to a Liquor Licence at the discretion of DLGSC in order to address any issues that have been raised by the community.

Further breaches of the City's development approval would allow the City to take actions under the provisions of the *Planning and Development Act 2005*. In addition, with regard to noise, the provisions of the *Environmental Protection (Noise) Regulations 1997* apply to the premises and the City has authorised officers who can investigate and monitor alleged breaches of assigned levels as outlined below:

Agency	Legislation	Process
Local Government	<i>Planning and Development Act 2005</i> <i>Environmental Protection (Noise) Regulations 1997</i>	Compliance with conditions of Development Approval Assessment against prescribed noise levels
Department of Local Government, Sport & Cultural Industries (DLGSC)	<i>Liquor Control Act 1998</i>	Compliance with Liquor Licence conditions Respond to Section 117 Complaints (Amenity Related)

Alcohol Management

The City's Alcohol Management Policy advises that the City is committed to encouraging a vibrant night time economy and actively minimising alcohol related harm through supporting safer environments for drinking, managing the physical availability of alcohol, and through environmental design and planning that supports low risk consumption.

A summary of key points relevant to this application include:

- The City will consider the cumulative impact of licensed premises within any precinct prior to providing any approval or support for an application.
- The City will actively encourage the availability of substantial food at all liquor licensed venues and events to promote a food based focus. The availability of substantial food will be requested for hotels and taverns over 120 patrons.
- Actively encourage the availability of seating for patrons at all liquor venues as the preferred drinking environment. It will be requested that all hotels and taverns over 120 patrons provide seating for a minimum of 75% of patrons excepting one off events.

The proposed venue provides seating for majority of the patrons, provides substantial meals, and with recommended conditions serving as harm minimisation measures - the City considers the application to meet these objectives.

MEAG Comment

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

Consultation

The proposal was advertised between 17 May and 14 June 2021 to all landowners within the Mandurah Quay estate via direct letter notification, sign on-site and publishing on Mandurah Matters.

A community information session was held by the City on 9 June 2021 at the Halls Head Bowling Club in order to assist with answering questions community members had, with approximately 80-90 attendees at this session.

The application was directly advertised to approximately 400 surrounding landowners. 44 submissions were received which have been summarised and responded to in the Schedule of Submissions (*refer Attachment 2.3*).

Key issues raised in submissions were identified as:

- Insufficient parking

Initially, the application proposed up to 400 patrons, however patron numbers have been reduced to 328 with 82 parking bays being proposed, which results in a parking ratio of 1 bay per 4 patrons / seats – consistent with the parking ratio required for a Restaurant use. Given that the venue is proposed to be a predominantly seated venue and will be required to offer substantial meals up until 30 minutes before closing, it is appropriate to apply the Restaurant parking ratio. Furthermore, it is relevant to note that the site is approved and has previously operated as a restaurant and function centre at a maximum occupancy of up to 400 patrons without requiring a development approval.

There is concern that overflow parking will occur in the surrounding streets, and the impact this will have on residents. The parking ratio proposed is considered to cater for the maximum number of patrons. It is unlikely that the venue will operate at full capacity all of the time – however, in the event that it does officers consider the amount of parking on-site to be sufficient. The City has a local law that applies to vehicles parking within road reserves which the City can enforce. Similar operations have been noted and parking has been effectively managed with a similar or lower number of parking bays.

- Loss of boat ramp & trailer parking

There is a working agreement between the Mandurah Quay Homeowners Association and landowner of the subject site, who provides access to the existing boat ramp and car park for trailer parking via an annual membership. A revised site plan has been submitted which improves the accessibility of the boat ramp by relocating parking rows, and identifies four 'long' bays which will be dedicated as trailer bays. Current access to the boat ramp is via a lockable gate to members, this is not proposed to be modified as a result of this proposal.

- Intentions behind proposal

Officers are considering the proposal as submitted, and not on the basis that the applicant will seek to modify any approved conditions and/or apply to develop additional buildings on-site. There are concerns that the subject application is being used as a precursor for the development of a hotel / entertainment complex, however Officers are only aware of the current application and any further modification / development would require a separate application.

- Licence type

The applicant is seeking to operate a Microbrewery under a "Hotel" liquor licence (with the liquor licence process being a subsequent process through RGL). From a planning perspective, there is no such defined land use as Microbrewery. Similarly, from a liquor licencing perspective, RGL has no Microbrewery licence type either. A number of submissions suggest that either a Producers, Restaurant or the existing Special Facility licence would be more appropriate. However, the applicant is seeking a "Hotel" licence on the basis that they can serve any liquor type without a meal and patrons can order from the bar. This flexibility is necessary for the applicants operating model.

Through conditions of approval, officers recommend a number of conditions which serve as harm minimisation measures which affect how the venue can operate.

- Takeaway liquor

A hotel licence permits the sale of liquor for consumption off the premises, however it is recommended that takeaway sales are restricted to liquor brewed on-site which essentially restrict concerns of the "Hotel operating" as a "bottle shop".

- Increased traffic

The existing street network is considered to be capable of accommodating the likely increase as a result of this proposal – previous approvals for the site and surrounds included much more intense forms of development (i.e. multiple tourist / commercial developments) whilst It is important to note that the existing building has been unoccupied for the last 2-3 years and has previously been utilised as a restaurant and function centre at a similar capacity. A Restaurant (or other approved land use) could operate immediately without a development approval.

- Noise

The applicant has submitted a noise impact assessment to consider how predicted noise emissions will impact surrounding residential properties. Officers have considered the assessment and recommend conditions to mitigate potential noise sources. Essentially the operator does have an obligation to satisfy the standards prescribed by the *Environmental Protection (Noise) Regulations 1997*. This obligation remains despite any conditions imposed or the impact of future encroaching subdivision.

Consultation

N/A

Statutory Environment

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015* (“Deemed Provisions”);
- Peel Region Scheme;
- Town Planning Scheme No. 3.

Policy Implications

LPS12 has been approved by the Minister for Planning subject to modifications, once LPS12 is gazetted, the site will be rezoned to Special Use with a Hotel effectively becoming not permitted. LPS12 is considered to be a ‘seriously entertained’ planning document, which means Council must give ‘due regard’ to LPS12 but is not bound by it. The exclusion of Hotel use in LPS12 was an administration oversight and in the event that Council approves the application, officers intend to undertake an amendment to LPS12 in order to include “Hotel” as a listed use for this site.

Officers consider the proposal meets the objectives of the City’s Planning framework subject to appropriate conditions being imposed.

Financial Implications

Nil

Risk Analysis

Should the applicant feel aggrieved by the determination, then an appeal may be lodged with the State Administrative Tribunal.

Strategic Implications

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

Organisational Excellence:

- Listen to and engage with our community in the decision-making process.
- Ensure that our actions maintain a sustainable balance between economic growth, the environment and social values.

Conclusion

Based on the style of venue the applicant is seeking to operate, they have applied for a change of use to Hotel – in order to facilitate an application for a hotel liquor licence. Primarily, a hotel licence provides the operator with the flexibility to serve liquor without a meal and does not require table service. Recommended conditions seek to limit the venue in terms of takeaway liquor sales (limited to beer brewed on-site), trading hours and maximum patron numbers. The use does require the ongoing provision of short stay accommodation.

Officers anticipate the extent of parking proposed on-site – 1 bay per 4 patrons / seats – to be sufficient for the maximum patron number of 328. Whilst relevant conditions mitigating potential noises sources have been recommended, and guided by a noise impact assessment.

To ensure that the venue operates in accordance with the definition of a Hotel, a condition requiring the availability of short stay accommodation is recommended to be imposed. Notwithstanding that this will also form part of liquor licencing requirements.

Officers consider it appropriate to determine the proposal as per TPS3 given that the site is listed as a strategic tourism location; LPS12 exclusion of hotel is an oversight; a number of tourist related uses are permitted; and the applicant is ready to progress with the proposal. In the event that Council approves the application, officers intend to undertake an amendment to LPS12 in order to include Hotel as a listed use for this site.

It is recommended that Council resolves to approve the proposal subject to appropriate conditions.

NOTE:

- Refer ***Attachment 2.1 Development Plans***
Attachment 2.2 Seating Plan
Attachment 2.3 Schedule of Submissions

RECOMMENDATION

That the Committee of Council recommend:

That in accordance with Clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions for Local Planning Schemes), that Council grant development approval for a proposed Change of Use to Hotel at Lot 2002, No 21 Marina Quay Drive, Erskine, subject to the following conditions:

- 1. The development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the City of Mandurah.**
- 2. The operation of the premises relies on the availability of short stay / tourist accommodation located directly adjacent at the Mandurah Quay Resort, No. 40 Marina Quay Drive, Erskine.**
- 3. The operation of the premises being carried out in accordance with the Harm Minimisation and Management Plan to the satisfaction of the City of Mandurah.**
- 4. Prior to commencement of the use, a waste management plan shall be submitted to and approved by the City of Mandurah. The waste management plan shall be implemented at all times to the satisfaction of the City of Mandurah.**
- 5. Prior to the commencement of the use, the children's playground shall be adequately screened from Marina Quay Drive through the use of fencing and landscaping to the satisfaction of the City of Mandurah. Details of fencing and landscaping shall be submitted to the City to ensure that appropriate visual screening and noise mitigation measures have been addressed.**

Patron / Seating Numbers

- 6. The maximum number of patrons shall be limited to 328 at any one time, subject to compliance with the Health (Public Buildings) Regulations 1992 Maximum Accommodation Certificate and whichever is the lesser amount.**
- 7. Seating must be provided for a minimum of 246 patrons (being 75% of the maximum patrons) attending the premises at any one time for normal trade, generally in accordance with the approved seating plan.**

Trading Hours

8. Trading Hours shall be limited to 7am until 9pm Sunday to Thursday, and 7am until 10pm Friday and Saturday.

Noise / Music

9. All amplified noise at the premises shall be conducted through a sound limiting device that ensures a maximum noise level of 63dBLAeq at 1 metre from any door, window or outdoor speaker). The sound limiting device is to have a locking mechanism, which is to be locked at all times except for inspection or maintenance work on the device. Access to the sound limiting device, except for maintenance work, is restricted to the licensee, nominee and the person in charge of the premises at any time.
10. Outdoor speakers are only permitted in the outdoor area (located below the sundeck and must be installed in the wall structure, facing back towards the building at a height no more than 1 metre from the ground floor.
11. Rubbish bins containing glass should only be emptied into external bins between the period of Monday to Saturday 7am and 7pm and 9am and 7pm Sundays and Public Holidays.
12. Any cleaning of brickwork, paths or similar surfaces using high pressure hoses is to occur between the period of Monday to Saturday 7am and 7pm only.

Waste Collection / Deliveries

13. Waste collection and receipt of deliveries are to occur between 7am and 7pm Monday to Saturday.
14. No storage of materials associated with the operations including items such as kegs, oil drums or vessels associated with the brewing or packaging of beer is to occur on paths and public areas in vicinity of the building.

Takeaway Alcohol

15. Takeaway liquor sales are to be limited to beer brewed on-site.

Security

16. The number of crowd controllers must be provided in accordance with the requirements of the Department of Local Government, Sport and Cultural Industries.

Provision of Food

17. The kitchen is to remain open and capable of preparing substantial meals until 30 minutes prior to closing.

Odour

18. The venue must operate in accordance with submitted and future design and operational plans and procedures to the satisfaction of the City of Mandurah.

Advice Notes:

1. The noise modelling has not taken into account the future residential subdivision adjacent to the microbrewery. Given the close proximity of future residences, the microbrewery will likely be required to reduce noise emissions significantly to comply the *Environmental Protection (Noise) Regulations 1997*. A revised Noise Impact Assessment is likely to be required and recommendations implemented, in the event that the future residential subdivision is progressed.
- 2 The development to comply with the following legislation (as amended):
 - *Health (Miscellaneous Provisions) Act 1911*
 - *Public Health Act 2018*
 - *Food Act 2008*
 - *Health (Public Buildings) Regulations 1992*
 - *Health (Smoking in Enclosed Public Places) Regulations 1999*
 - *Occupational Safety and Health Regulations 1996*
 - *Sewerage (Lighting, Ventilation & Construction) Regulations 1971*
 - *City of Mandurah Health Local Laws 1996*
 - *Metropolitan Water Supply, Sewerage and Drainage By-laws 1981*
 - *Environmental Protection (Noise) Regulations 1997*
- 3 An application for a building permit and application for occupancy permit is to be submitted and approved by the City of Mandurah.

PROPOSED MICRO BREWERY

|

ADDITION & REFURBISHMENT OF EXISTING MANDURAH QUAY FUNCTION CENTRE

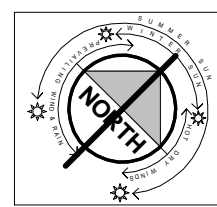
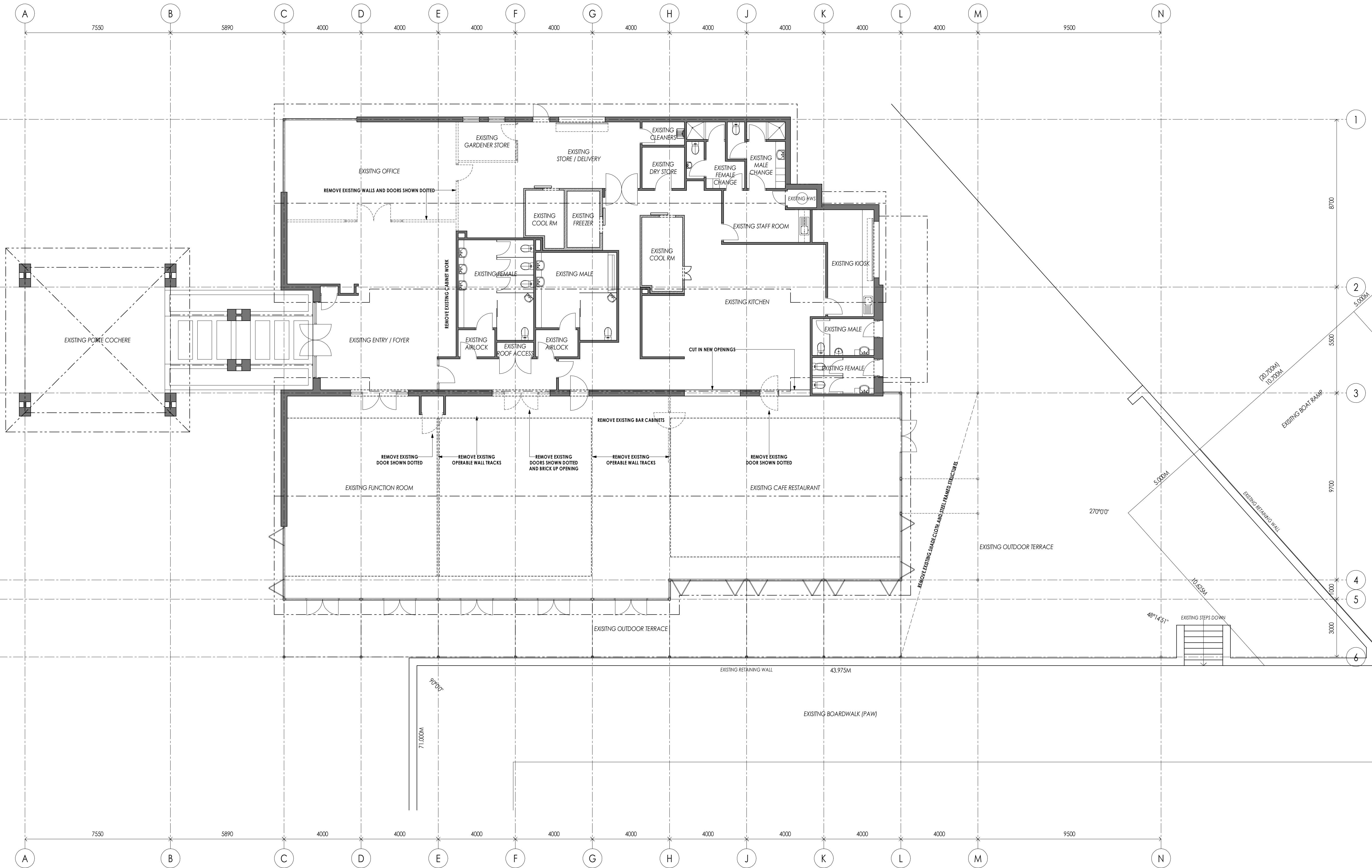
DRAWING SCHEDULE

- A00 : COVER SHEET
- A01 : CONTOUR & FEATURE SURVEY - CAR PARK LAYOUT
- A02 : EXISTING FLOOR PLAN
- A03 : PROPOSED FLOOR PLAN
- A04 : ELEVATIONS

INTRAMAPS AERIAL IMAGE



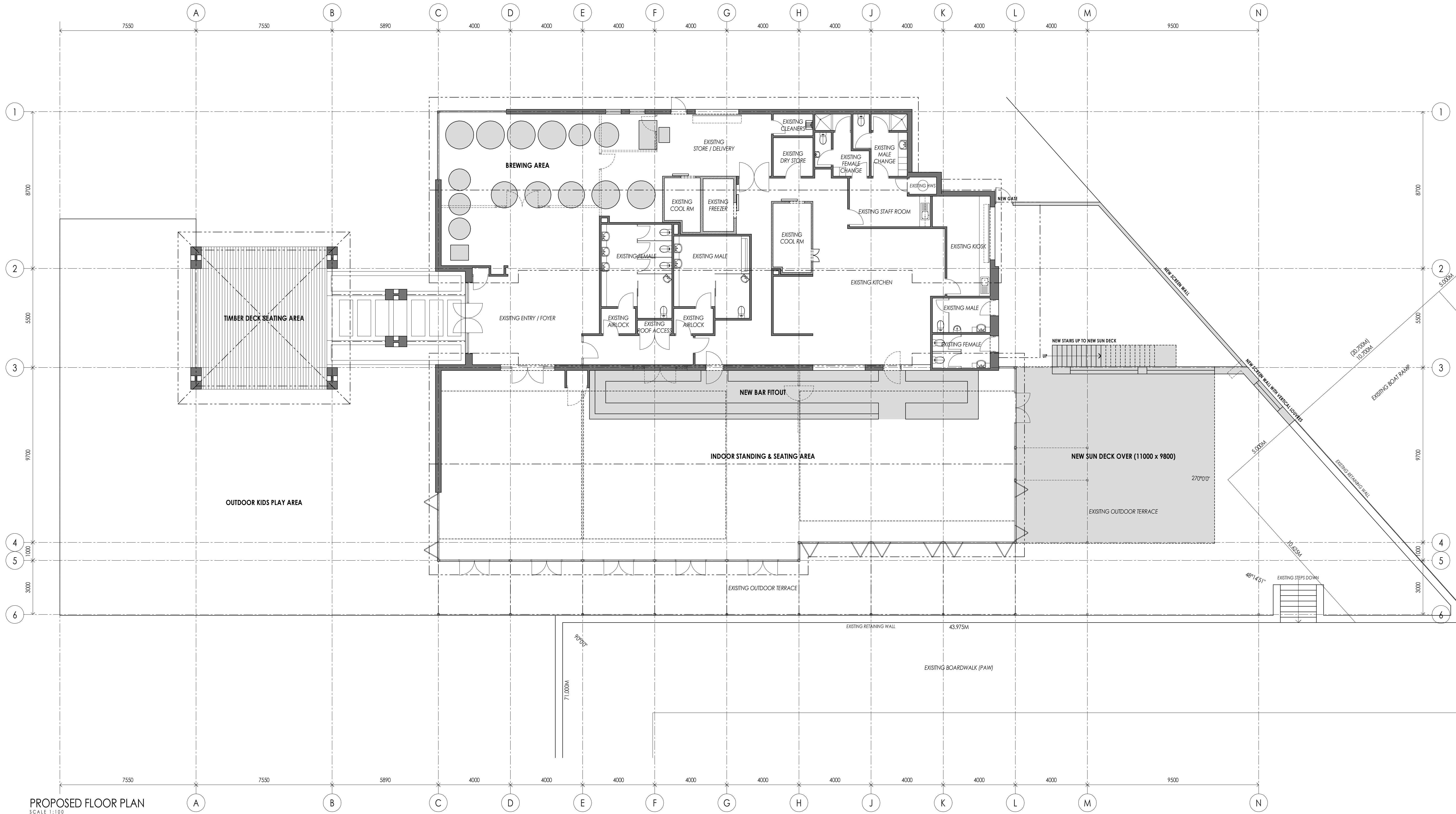
EXISTING FLOOR PLAN
SCALE 1:100



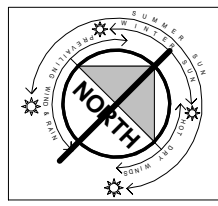
KEVIN RAYKOS DESIGNS
Building Design & Drafting Services

PROPOSED MICRO BREWERY : ADDITION & REFURBISHMENT OF EXISTING MANDURAH QUAY FUNCTION CENTRE
: LOT 2002 (#40) MARINA QUAY DRIVE, ERSKINE WA 6210 | City of Mandurah | D/P #: 404283 | Vol / Fol: 2880 / 905 | Area: 1.7178ha

Residential | Commercial | Industrial | Job #: 21-04 | Sheet #: A02 | Scale: As Shown @ A1 | Date: 31 / 05 / 2021 | Drawing: sk-10 | Issued for DA
All dimensions are in millimetres and shall take preference to scaling | Check all dimensions prior to commencement of works
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PROPOSED FLOOR PLAN
SCALE 1:100



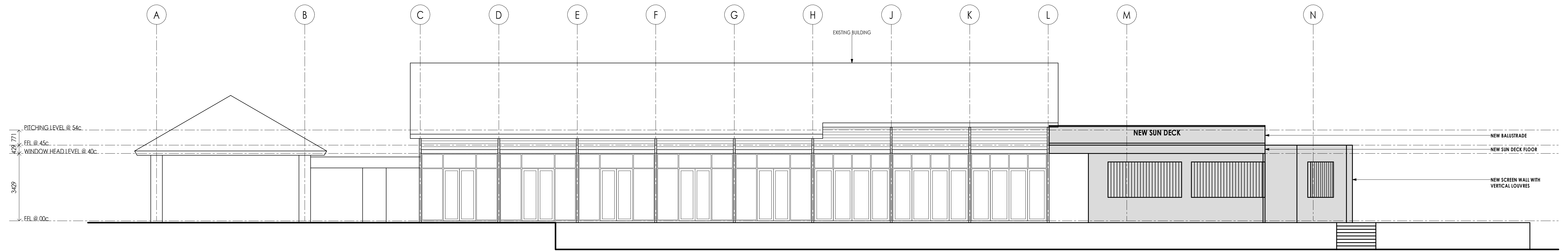
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Residential | Commercial | Industrial

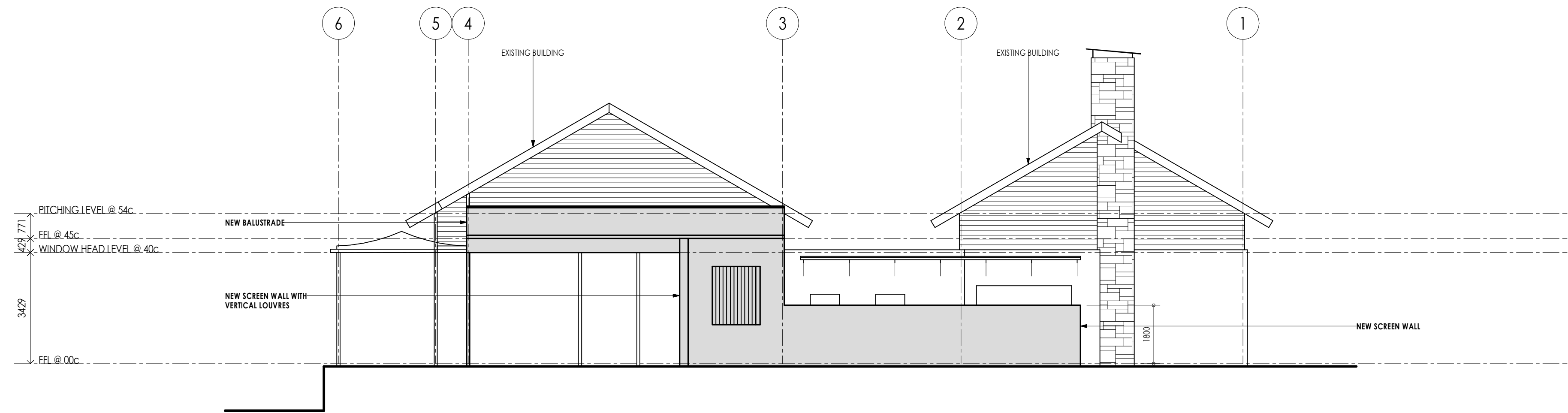
PROPOSED MICRO BREWERY : ADDITION & REFURBISHMENT OF EXISTING MANDURAH QUAY FUNCTION CENTRE
LOT 2002 (#40) MARINA QUAY DRIVE, ERSKINE WA 6210 | City of Mandurah | D/P #: 404283 | Vol / Fol: 2880 / 905 | Area: 1.7178ha

Job #: 21-04 | Sheet #: A03 | Scale: As Shown @ A1 | Date: 31 / 05 / 2021 | Drawing: sk-10 | Issued for DA
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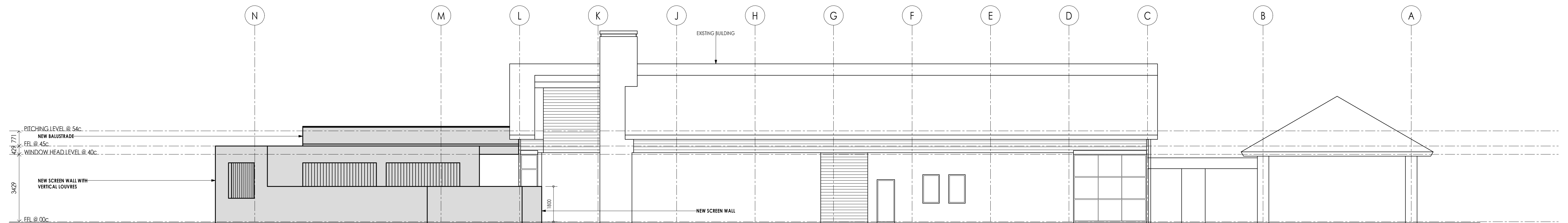
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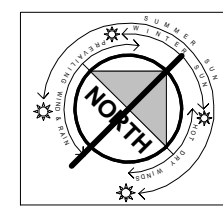
SOUTH EAST ELEVATION
SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100



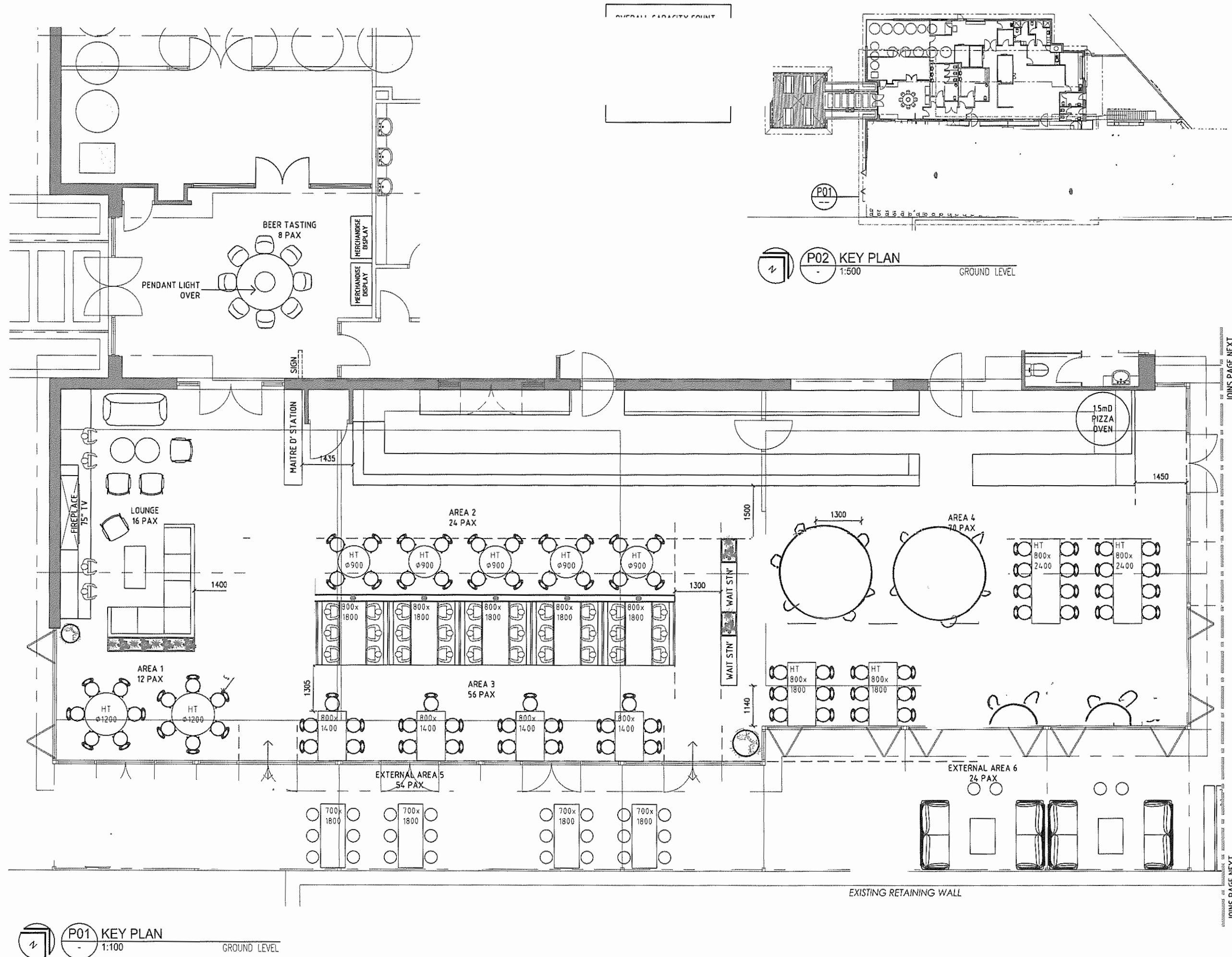
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Residential | Commercial | Industrial

PROPOSED MICRO BREWERY : ADDITION & REFURBISHMENT OF EXISTING MANDURAH QUAY FUNCTION CENTRE
: LOT 2002 (#40) MARINA QUAY DRIVE, ERSKINE WA 6210 | City of Mandurah | D/P #: 404283 | Vol / Fol: 2880 / 905 | Area: 1.7178ha

Job #: 21-04 | Sheet #: A04 | Scale: As Shown @ A1 | Date: 31 / 05 / 2021 | Drawing: sk-10 | Issued for DA
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P03 KEY PLAN
1:100

EXTERNAL COURTYARD
GROUND LEVEL

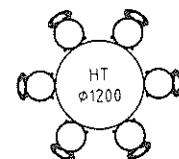
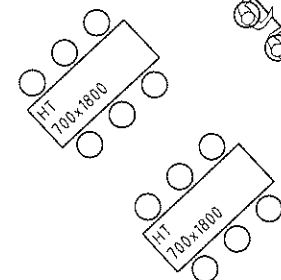
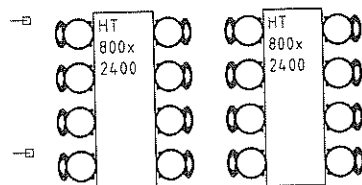
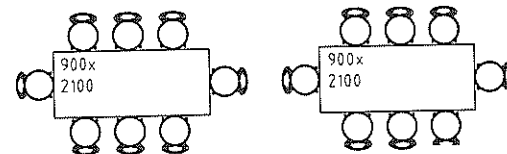
NEW STAIRS UP TO NEW SUN DECK

UP

WATER STATION

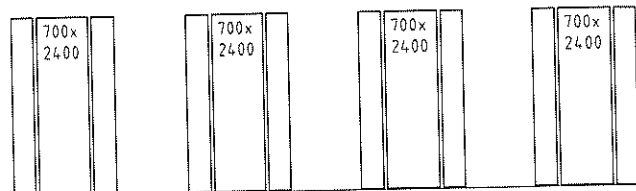
WAIT STN

EXTERNAL AREA 7
(COVERED)
70 PAX



EXTERNAL AREA 9
(UNCOVERED)
40 PAX

EXTERNAL AREA 8
48 PAX



EXISTING STEPS DOWN

EXTERNAL AREA 10
(LEDGE)
20 PAX

NEW SCREEN WALL WITH VERTICAL LOUVRES ON EXISTING RETAINING WALL

LEDGE

NEW SCREEN WALL

P04



P02 KEY PLAN
1:500

GROUND LEVEL

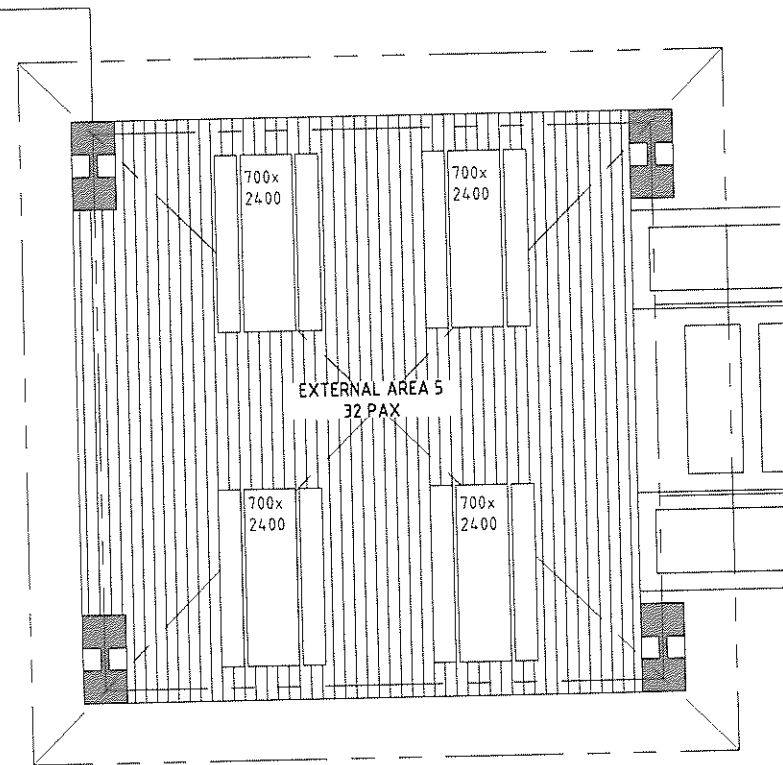
OVERALL CAPACITY COUNT:

INDOOR AREA 178 PAX
OUTDOOR AREA 256 PAX
ROOF TERRACE 28 PAX
PLAY GAZEBO 32 PAX

TOTAL CAPACITY 494 PAX

P04 KEY PLAN
1:100

PLAYGROUND GAZEBO
GROUND LEVEL



EXTERNAL AREA 5
32 PAX

ATTACHMENT 2.3

Schedule of Submissions – DA9643

Owner / Address	Submission (Summarised comments)	Comment
1. Mandurah Quay Homeowners Association	Recommend the following conditions: a. Hours of operation restricted to 9pm Sun-Thur & 10pm Fri-Sat. b. Conditions 7-10 of current Special Facility Licence to be applied to the proposed Hotel Licence. c. Children's playground (inc. boat) to be screened from street. d. Takeaway liquor sales restricted to beer brewed on-site. e. Wheelchair access to be provided between timber boardwalk and boat ramp. f. Reduce patron numbers to around 300, restrict sun deck use. g. Ensure revised trailer parking and bays at front of building are provided. Have regard to what action the City will take if parking occurs within street. h. Monitor noise regularly and ensure noise contained within venue after 7pm i. Require appropriate security in the event of rowdy behaviour.	a. Recommended condition of approval restricts hours of operation. b. Officers have considered potential noise impacts and recommended specific noise management measures restricting noise levels and operations c. Recommended condition of approval requires feature wall / fence and landscaping. Progression of subdivision will also assist in screening. d. Recommended condition of approval restricts takeaway sales to beer brewed on-site. e. This will be addressed via condition of the approved subdivision. The landowner has initiated a separate application process to have the access constructed alongside the proposed works. f. Recommended condition of approval to restrict patron numbers to 328. g. The proposed trailer bays and overall parking layout is a condition of approval, and includes the requirement for linemarking, signage, etc. Local Laws address parking within road reserves, in the event that a vehicle is parked illegally the City can take action (e.g. parking infringement). h. See comment 1b. The City and DLGSC can consider complaints about noise. i. It is recommended that security be provided in line with RGL policy. Recommended planning conditions serve as harm minimisation measures to limit the impact of such behaviour (e.g. restriction on takeaway sales, provision of seating, availability of substantial meals).

ATTACHMENT 2.3

Schedule of Submissions – DA9643

	j. Boat ramp access and trailer parking to be safeguarded by condition, given loss of previous caveat. k. Request the City to engage with the relevant stakeholders with regard to maintenance of the boardwalk and jetties.	j. Officers do not consider such a condition to be appropriate to this change of use application. Trailer bays will be reserved via linemarking. k. Any concerns relating to the condition of the boardwalk and jetty are recommended to be directed towards the Department of Transport, given they are the jetty licence approval body.
2. L & C Hartnett	Objects to the proposal: a. Existing licence allows for alcohol to be served, should remain as it & there are 5 licenced venues within 3km for people buying takeaway. b. Excessive patron numbers 400 & insufficient parking within site. c. Support re-opening of restaurant but object to any change in licence.	a. Noted, RGL assess the cumulative impact as part of a liquor licence application. b. Noted, patrons numbers have been reduced to 328 – resulting in a parking rate that is consistent with a restaurant. c. Noted.
3. T Colman	Supports the proposal: a. Good for area and inclusion of children's playground.	a. Noted.
4. R & T Connor	Objects to the proposal: a. Impacts on quiet enjoyment of property / area – live 50m away. b. Excessive patron numbers 400 and hours & insufficient parking within site. c. Loss of access to boat ramp and trailer parking. d. Not convinced odour will be dealt with. e. Devalues property values.	a. Noted, recommended conditions serve as harm minimisation measures. b. Recommended condition of approval to restrict hours of operation. Patrons numbers reduced to 328 - resulting in a parking rate that is consistent with a restaurant. c. Revised site plan improves access to boat ramp and provides dedicated trailer parking to Mandurah Quay homeowners. d. The City has noted similar operations and considers that with the scale and design of operations proposed odour impacts will not be unreasonable for the surrounding area. e. Property values are not a material planning consideration, given ranging factors affect the value.

ATTACHMENT 2.3

Schedule of Submissions – DA9643

	f. Building does not have short stay accommodation. g. Supports re-opening of building in a more sensitive manner.	f. Any approval / subsequent liquor licence would condition the provision of short stay accommodation, which will be in the form of the existing resort. g. Noted.
5. C & H Postma	a. Based on the information provided, objects to the proposal. b. Concerns over noise, traffic, loud & bad behaviour etc. c. People in the area would welcome a proposal similar to the previous restaurant. d. Concerns over street parking and people leaving at midnight. 81 bays for 400 patrons is unrealistic. e. No trailer parking.	a. Noted, the applicant has attempted to address concerns. b. Officers have considered potential noise impacts and recommended specific noise management measures restricting noise levels and operations c. Noted. d. Recommended condition of approval to restrict hours of operation. Patrons numbers reduced to 328 - resulting in a parking rate that is consistent with a restaurant. e. Revised site plan provides dedicated trailer parking.
6. A Celentano	a. Supports the proposal.	a. Noted.
7. B Wilkerson	Objects to certain aspects: a. Agreeable to microbrewery /restaurant – concerns over hotel licence given producers licence would suffice, hidden agenda behind licence type, area it applies to and hard to rescind. b. Insufficient parking within site to accommodate 400 patrons, existing roads not capable of additional traffic.	a. Hotel licence allows sale of takeaway alcohol (restricted to beer brewed on-site) and alcohol without a meal (whereas a Producer only permits liquor brewed on-site to be consumed without a meal). The application is for a change of use to the building only. Any intentions to develop the site further would be subject to the application, however it is understood that the landowner intends to progress with their residential subdivision. b. Patrons numbers have been reduced to 328 – resulting in a parking rate that is consistent with a restaurant. Local Laws apply to parking within road reserves and can be enforced by the City. Existing street network is capable of accommodating the proposed use, whilst the existing building has been / can be operated at the capacity proposed.

ATTACHMENT 2.3

Schedule of Submissions – DA9643

	c. MQHOA had a caveat providing access rights to the boat ramp, the proposal removes access and trailer parking. d. Although applicant has assured us of noise being kept to a minimum and closing time being 10pm – it would be a matter of time before requests were made to extend. e. Suggest that a Producers licence would suffice.	c. Revised site plan improves access to boat ramp and provides dedicated trailer parking. d. Recommended condition of approval restricts hours of operation. In the event that the applicant wanted to alter any condition, they would need to make an application. e. A Producers licence permits on-site liquor consumption without a meal, where that liquor is produced on-site (i.e. patrons purchasing a glass of wine would require a full meal under a producer's licence).
8. S Brown	No objections at this stage: a. Car park plan appears to limit access to boat ramp, will the boat ramp remain.	a. Revised site plan improves access to boat ramp and provides dedicated trailer parking. Access to the boat ramp is intended to remain.
9. J Hart-Davies	Raises the following points: Not against progress, but concerned that issues have not been considered fully. How will the City ensure / monitor the following: a. OH&S in general. b. Storage of hazardous chemicals. c. Storage of flammable chemicals. d. Storage of compressed gas cylinders. e. Storage of grain – which is a dust irritant and fire & explosion hazard.	a. Officers note that this matter is best addressed by the Department of Mines, Industry Regulation and Safety. b. The separation of food items and chemicals is addressed under the <i>Food Act 2008</i> and monitored by City of Mandurah Environmental Health Officers as a part of the routine assessments of the registered food businesses. The Department of Mines, Industry Regulation and Safety also consider this matter. c. See comment 9a. d. See comment 9a. e. Dust beyond the premises boundary can be addressed under the City of Mandurah

ATTACHMENT 2.3

Schedule of Submissions – DA9643

		Health Local Laws, whilst the Department of Mines, Industry Regulation and Safety also consider this matter.
	f. Waste disposal.	f. Recommended conditions require the preparation and approval of a waste management plan.
	g. Other health considerations such as storage of diatomaceous earth which is an irritant and has been linked to respiratory problems.	g. Applicant states that they will not be using diatomaceous earth as a filtration agent.
	h. Procedures for Health to inspect premises in relation to preventing spread of disease, food hygiene and bottling/canning methods.	h. The food business, including the processing and service of food along with the manufacturing and bottling, is required to be registered under the <i>Food Act 2008</i> and will be inspected on a routine basis in line with the risk involved in accordance with the <i>Food Act 2008</i> by the City. The correct cleaning of equipment used by the food business is addressed during routine assessments.
	i. Monitoring pest control.	i. Pest control is one aspect addressed during the routine assessment of a food business under the <i>Food Act 2008</i> . Pest control can also be addressed under the City of Mandurah Health Local Laws.
	j. Which government department will inspect and confirm machinery is installed correctly.	j. See comment 9a
	k. Ensuring safe work environment.	k. See comment 9a
	l. Ensuring ongoing education, training and supervision of staff with regards to hazardous and flammable materials.	l. See comment 9a
	m. Ensuring the appropriate / elevated level of first aid requirements.	m. See comment 9a
	n. Ensuring the owners are appropriately qualified.	n. It is the responsibility of the applicant to ensure that they are registered with the appropriate authorities.
	o. Ensuring licensee adheres to all relevant brewery compliance laws.	o. The City can highlight the agencies that the applicant is required to be registered with. It is the applicant's responsibility to ensure that they have the

ATTACHMENT 2.3

Schedule of Submissions – DA9643

		appropriate licenses and registrations.
p. Washroom facilities – number of facilities seem grossly inadequate.	p. There are requirements under the BCA for the number of toilets for staff and patrons. Obtaining building approval is subsequent and separate step in the process.	
q. Seating plan allows for 400 – does not comply with best practice nor will it allow for safe evacuation.	q. This is addressed at the final assessment of the premises - patron numbers have been reduced to 328. Seating must not obstruct emergency exits. The Public Buildings Regulations has limiting factors for the maximum accommodation of a building, one of which factors is floor space.	
r. Does the evacuation plan detail how and where people will assemble.	r. This will be assessed prior to operation to ensure it complies with the Public Buildings Regulations.	
s. Impact on the health of residents within 200m - due to by-products from fermentation/brewing process (known to affect people existing respiratory / allergic conditions).	s. The City has noted similar operations and considers that with the scale and design of operations proposed odour impacts will not be unreasonable for the surrounding area.	
t. Procedures in place to protect residents from patrons affected by alcohol and anti-social behaviour.	t. Recommended conditions serve as harm minimisation measures, whilst the Liquor Control Act also deals with patron management.	
u. Increased level of noise from children's playground.	u. Officers have considered noise impacts and recommend specific noise management measures.	
v. Security of children's playground from road, have residents been considered from aesthetic perspective.	v. Recommended conditions require fencing/landscaping design to screening.	
w. Live entertainment until 7pm reasonable, but concerned this may change in future.	w. See comment 9u, modifications to conditions would require the City's input.	
x. Impact of parking.	x. Patrons numbers have been reduced to 328 – resulting in a parking rate that is consistent with a restaurant. Local Laws apply to parking within road reserves and can be enforced by the City.	
y. Will residents be provided residents only parking and regularly monitoring.	y. Based on the extent of parking on-site and patron numbers, officers consider the on-site parking provision to be sufficient.	

ATTACHMENT 2.3

Schedule of Submissions – DA9643

	z. Impact on availability of boat ramp access and parking. aa. Will parking inspectors be provided to enforce parking regulations. bb. How will the City ensure large increase in traffic from the brewery and future residential lots does not impact residents. cc. How will the City plan for increased traffic utilising Sticks and Old Coast intersection. dd. Consideration of wildlife crossing the road – installation of traffic calming measures.	z. Improved access and dedicated trailer parking has now been provided. aa. The City has authorised officers that can enforce parking Local Laws. bb. Existing street network is considered to be capable of accommodating the proposed use, the existing building has been / can be operated at the capacity proposed. cc. See comment 9bb. dd. See comment 9bb, the existing street network is designed for a low speed 50km/h environment.
10. K Salter	a. Supports the proposal.	a. Noted.
11. G & B Leach	Objects to the proposal: a. Undesirable impact a hotel would have on residents in this secluded area. b. Chose to live in area due to its peaceful nature. c. Initial news of restaurant re-opening was welcomed, albeit with reluctant acceptance of microbrewery. Existing licence is acceptable, proposed hotel licence is a troublesome scenario. d. Mandurah regarded as one of WA's worst for alcohol & drug fuelled violence, already licenced venues in area – therefore no merit e. Looking forward to facility being re-opening but it should be on the same licence.	a. Noted, recommended planning conditions serve as harm minimisation measures to limit the impact (e.g. restriction on takeaway sales, provision of seating, availability of substantial meals). Through liquor licence application RGL assess social impacts in greater detail. b. Noted. c. Noted, however existing licence does not allow takeaway sales (applicant seeking to sell the beer they brew). d. Noted, this form part of RGL's consideration through the assessment of a liquor licence application. e. Noted.
12. R & S Rummer	No opposed but note that:	

ATTACHMENT 2.3

Schedule of Submissions – DA9643

	a. 200 patrons and 100+ bays more suitable. b. Impact on traffic / street network. c. Works to the building have started.	a. Patrons numbers have been reduced to 328 – resulting in a parking rate that is consistent with a restaurant. b. Existing street network is capable of accommodating the proposed use, whilst the existing building has been / can be operated at the capacity proposed. c. Works being undertaken to the building are considered to be a fit out – essentially at the applicant's risk in the event that approval is not granted.
13. C Read	Raises the following concerns: a. Smell from brewery unpleasant. b. Excess liquids from brewing will be put down the drain, and does it impact the waterways. c. What are the hours of operation. d. Traffic impact will affect quiet nature of area. e. A restaurant where people can drink with their meal welcomed, but a hotel attracts a different clientele.	a. The City has noted similar operations and considers that with the scale and design of operations proposed odour impacts will not be unreasonable for the surrounding area. b. A trade waste permit is required from the relevant authority, and ensures disposal via sewer. c. Recommended condition of approval restricts hours of operation to 9pm Sun-Thur and 10pm Fri-Sat. d. Existing street network is capable of accommodating the proposed use, whilst the existing building has been / can be operated at the capacity proposed. e. Noted, recommended conditions address the availability of meals, noise, security and harm minimisation measures.
14. S Dixon	Raises the following concerns: a. Objects to a hotel licence for up to 400 patrons. b. Loss of boat ramp access and trailer parking. c. Impact of noise on area (loud music / people talking & shouting).	a. Noted, patron numbers reduced to 328. b. Revised site plan improves access to boat ramp and provides dedicated trailer parking. c. Officers have considered noise impacts and recommend specific noise management measures restricting noise levels and operations.

ATTACHMENT 2.3

Schedule of Submissions – DA9643

	d. Impact on traffic. e. Supports a restaurant/function centre or a microbrewery with producers licence.	d. Existing street network is capable of accommodating the proposed use, whilst the existing building has been / can be operated at the capacity proposed. e. Noted, a Producers licence permits on-site liquor consumption without a meal, where that liquor is produced on-site (i.e. patrons purchasing a glass of wine would require a full meal under a producer's licence).
15. S Sullivan	Objects to the proposal: a. Disappointed that the restaurant closed, and to learn that a hotel was proposed. b. Excessive patrons 400 and insufficient parking, impact on streets. c. Bands playing until 12 midnight. d. Restaurant / brewery with a producers licence more suitable.	a. Noted b. Patrons numbers have been reduced to 328 – resulting in a parking rate that is consistent with a restaurant. Local Laws apply to parking within road reserves and can be enforced by the City. c. Officers have considered noise impacts and recommend specific noise management measures restricting noise levels and operations (i.e. restriction on hours of operation until 9pm Sunday to Thursday and 10pm Friday and Saturday. d. Noted, a Producers licence permits on-site liquor consumption without a meal, where that liquor is produced on-site (i.e. patrons purchasing a glass of wine would require a full meal under a producer's licence).
16. J Brook	Objects to the proposal: a. Concerned about the conditions of a Hotel licence rather than Producer licence. b. Impact on residents such as takeaway alcohol, noise and parking.	a. Noted, recommended conditions serve as harm minimisation measures. A Producers licence permits on-site liquor consumption without a meal, where that liquor is produced on-site (i.e. patrons purchasing a glass of wine would require a full meal under a producer's licence). b. Officers consider parking to be sufficient on site and have recommended conditions relevant to takeaway sales and noise.

ATTACHMENT 2.3

Schedule of Submissions – DA9643

17. R Casey	a. If the intersection of Sticks Blvd and Old Coast Rd was made safer, I support the proposal.	a. Noted, existing street network is capable of accommodating the proposed use, whilst the existing building has been / can be operated at the capacity proposed.
18. G O'Connell	Objects to the proposal: a. Lack of hotel licence detail. b. Up to 400 patrons is over development, lack of parking. c. Impact on quality of life as a result of noise, parking and anti-social behaviour.	a. Through the liquor licence application process RGL will require information and will advertise the licence accordingly. b. Noted, patrons numbers have been reduced to 328 – resulting in a parking rate that is consistent with a restaurant. Local Laws apply to parking within road reserves and can be enforced by the City. c. Officers consider parking to be sufficient on site and have recommended conditions relevant to takeaway sales and noise.
19. D & J Wilson	Objects to the proposal: a. Impact on peace and tranquillity of area due to noise. b. Supports a local restaurant / quieter venue under a Producers licence.	a. Officers have considered noise impacts and recommend specific noise management measures restricting noise levels and operations. b. Noted, recommended conditions serve as harm minimisation measures. A Producers licence permits on-site liquor consumption without a meal, where that liquor is produced on-site (i.e. patrons purchasing a glass of wine would require a full meal under a producer's licence).
20. G & J Bishop	Raises the following points: a. Parking and boat ramp access will be a problem – recommend additional parking. b. Producers licence more suitable – prevent premises becoming bottle shop.	a. Revised site plan improves access to boat ramp and provides dedicated trailer parking. Patrons reduced to 328 - resulting in a parking rate that is consistent with a restaurant. b. Recommended condition to restrict takeaway alcohol to beer brewed on-site (which the applicant accepts). Whilst a producer's licence would not allow the sale of liquor without a meal (unless produced on-site) – e.g. patrons purchasing a glass of

ATTACHMENT 2.3

Schedule of Submissions – DA9643

	c. Monitoring of aromas generated.	wine would require a full meal under a producer's licence. c. The City has noted similar operations and considers that with the scale and design of operations proposed odour impacts will not be unreasonable for the surrounding area.
21. R & A Jepson	Raises the following points: a. Looking forward to the restaurant opening again. b. No excessive noise and no noise after 10pm. c. Overflow parking in street. d. Impact on public right of way.	a. Noted b. Officers have considered noise impacts and recommend specific noise management measures restricting noise levels and operations. c. Patrons numbers have been reduced to 328 – resulting in a parking rate that is consistent with a restaurant. Local Laws apply to parking within road reserves and can be enforced by the City. d. As a condition of subdivision approval, the applicant is required to construct a public access way. The landowner has initiated a separate application process to have the access constructed alongside the proposed works.
22. J & T Lindley	Objects to the proposal: a. Area is well maintained and not impacted by anti-social behaviour – supports a restaurant (rather than hotel). b. Concerned of full hotel licence expanding over time (potential to become entertainment complex). c. Impact of noise. d. Removal of vegetation (in particular a tree on the significant tree register).	a. Noted, applicant is seeking a hotel licence over any other licence type, in order to facilitate the sale of liquor without a meal (e.g. a producer's licence only permits the sale of liquor produced on-site, when a patron is not purchasing a full meal). b. Noted, in the event that the operator wishes to modify conditions then a separate application would be required. c. Officers have considered noise impacts and recommend specific noise management measures restricting noise levels and operations. d. Application does not propose removal of vegetation, in particular the tree highlighted.

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	e. Impact on traffic (intersection of Sticks Blvd and Old Coast Rd). f. Impact of litter on surrounding environment / waterway. g. Impact on property values. h. Reasons for hotel licence appears disingenuous – owner may sell property with approvals in place for financial gain. i. If on-sold it will be to corporation with ability to overwhelm any local opposition to multi storey hotel complex.	e. Existing street network is capable of accommodating the proposed use, whilst the existing building has been / can be operated at the capacity proposed. f. Takeaway sales restricted to beer produced on-site which limits littering. Broadly, laws apply to littering. g. Property value is not a material planning consideration given a number of factors impact this. h. Noted. i. Noted, officers are assessing the application lodged. In the event that an alternative proposal is sought by the landowner, then an application would need to be lodged and considered.
23. D & J Benson	Raises the following points: a. As Mandurah Quay resident, supportive of a restaurant / microbrewery under a Producers Licence. b. Hotel licence unacceptable, will lead to unforeseen circumstances.	a. Noted, from the applicant's perspective a Producers Licence would not give them the ability to serve alcohol that isn't produced on-site without a meal (e.g. a patron requesting a glass of wine would be required to purchase a meal). b. Noted, recommended conditions addressing noise, security and management serve as harm minimisation measures.
24. T & M Atkinson	Raises the following points: a. Opposed to a Hotel licence due to excessive traffic, late night trading and impact on quality of life. b. Supportive of a microbrewery, with nice restaurant/café under Producers licence.	a. Noted, recommended conditions serve as harm minimisation measures (e.g. restricted patron numbers, hours of operation, use of outdoor areas, and availability of substantial meals). b. Noted, from the applicant's perspective a Producers Licence would not give them the ability to serve alcohol that isn't produced on-site without a meal (e.g. a patron requesting a glass of wine would be required to purchase a meal).

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	c. Current parking does not support more than 200 patrons, which should be limited.	c. Patrons numbers have been reduced to 328 – resulting in a parking rate that is consistent with a restaurant. Local Laws apply to parking within road reserves and can be enforced by the City.
25. P Stokes	Raises the following points: a. As a Mandurah Quay resident, generally supportive of a restaurant / microbrewery but has concerns over Hotel licence. b. Excessive hours of operation until midnight. c. Hotel licence allows them to expand on conditions / buildings. d. Patron numbers 400 excessive for area. e. Lack of parking for 400 patrons. f. Impact on boat ramp access and no trailer parking. g. Impact on surrounding streets due to street parking. h. Impact of additional traffic generated.	a. Recommended conditions serve as harm minimisation measures (e.g. restricted patron numbers, hours of operation, use of outdoor areas, and availability of substantial meals). b. Recommended condition of approval restricts hours of operation. c. Officers are assessing the application lodged. In the event that an alternative conditions / proposal is sought, then an application would need to be lodged and considered. d. Numerous factors influence a buildings occupancy (e.g. toilets, exits, parking), however the existing building has previously accommodated up to 400 patrons e. Patrons numbers reduced to 328 - resulting in a parking rate that is consistent with a restaurant. f. Revised site plan improves access to boat ramp and provides dedicated trailer parking. g. Local Laws address parking within road reserves, in the event that a vehicle is parked illegally the City can act (e.g. parking infringement). h. Existing street network is capable of accommodating the proposed use, whilst the existing building has been / can be operated at the capacity proposed.
26. Rummer	Raises the following points: a. Opposed to Hotel licence, supportive of Producers licence.	a. Noted, from the applicant's perspective a Producers Licence would not give them the ability to serve alcohol that isn't produced on-site without a meal (e.g. a patron requesting a glass of wine

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	b. Patron number 400 excessive (but understand this may vary on daily basis). c. Lack of parking and impact on surrounding streets. d. Lack of parking for boat ramp. e. Increased pedestrian use of Sticks Blvd / Navigator Loop. f. Impact on traffic once surrounding vacant lots have been developed. g. Impact on parking availability for estuary users. h. Impact of traffic noise. i. Impact of traffic on Sticks Blvd and Old Coast Rd intersection.	would be required to purchase a meal). b. Patrons numbers have been reduced to 328. c. Reduced patron numbers result in a parking ratio that is consistent with a restaurant. Local Laws apply to parking within road reserves and can be enforced by the City. d. Revised site plan improves access to boat ramp and provides dedicated trailer parking. e. Noted. f. Existing street network is considered capable of accommodating the approved residential development highlighted. g. Parking provided on site is considered to sufficient in accommodating the revised patron numbers, therefore it is expected that existing reserve parking will remain available. h. Officers have considered noise impacts and recommend specific noise management measures restricting noise levels and operations. i. Existing street network is capable of accommodating the proposed use.
27. D & P Browning	Raises the following points: a. Impact of sun deck in terms of noise, it's use after hours, and number of patrons. b. Security should be utilised to control patron numbers and car park.	a. Officers have considered noise impacts and recommend specific noise management measures restricting noise levels and operations. b. The need for security will be assessed by RGL as part of the liquor licence application in line with relevant policy.
28. R & H Oxley	Raises the following points: a. Initial proposal raised many serious concerns, understand that some of these are being addressed. Urge	a. Noted.

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	the City to consider established residential lots. b. Boat parking – the success of the car park relies on the goodwill of the owner, so any conditions placed by City need to be enforceable. c. Street parking – impact on surrounding streets. d. Noise – previous operators have had limited success in managing noise from the building. Impact of music, anti-social behaviour. e. Hotel licence – type of licence is of concern, operators can seek minor variations by stealth. Could result in a fully-fledged hotel / tavern with nightclub. f. Can the existing licence (with variations) allow the operator to produce beer for consumption and takeaway, provide a meal wine – has the City had qualified advice. g. What is the validity of a hotel licence for the short stay units, which are on a separate title. h. Opposed to Hotel licence, request comprehensive qualified research into licence alternative.	b. Noted, the revised site identifies dedicated trailer parking whilst the existing access arrangements to the boat ramp (via lockable gate) are not proposed to be modified. c. Reduced patron numbers result in a parking ratio that is consistent with a restaurant. Local Laws apply to parking within road reserves and can be enforced by the City. d. Officers have considered noise impacts and recommend specific noise management measures restricting noise levels and operations. e. Noted, however any modifications to the conditions / licence would be subject to an application and involve assessment. f. The existing licence does not allow for sale of takeaway beer, liquor without a meal for more than 30 patrons or ordering from the bar. g. The restaurant / function centre and short stay units were built to compliment one another, the continuation of this partnership is proposed to remain and will be conditioned. h. Noted, however the City is considering an application made for a hotel, reflecting the applicant's intentions to apply for hotel licence (which is based on advice they have received from RGL).
29. V & T Horne	Supports the proposal: a. Provides much needed activation of the area. b. Noise concerns alleviated by restrictions on live entertainment.	a. Noted. b. Officers have considered noise impacts and recommend specific noise management measures restricting noise levels and operations.

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	c. Reassured to learn that patrons reduced to approximately 300 and parking ratio similar to a restaurant. d. Reassured by potential conditions (e.g. seating, noise management, meal availability). e. Concerns over future building expansion (i.e. hotel complex), reassured that separate application would be required.	c. Noted. d. Noted, the recommended conditions seek to alleviate concerns by acting as harm minimisations measures. e. Noted.
30. Marsh	Raises the following points: a. Opposes a hotel licence, rather producers' licence. b. Supportive of a food-focused restaurant – however the proposed venue would be inappropriate for a residential area. c. Allowing takeaway beer / other liquor without a dine-in meal is unacceptable for the area. d. Supportive of a restaurant / microbrewery serving liquor with a meal under a producer's licence.	a. Noted, from the applicant's perspective a Producers licence would not give them the ability to serve alcohol that isn't produced on-site without a meal (e.g. a patron requesting a glass of wine would be required to purchase a meal). b. Recommended conditions require the kitchen to remain open providing substantial meals and 75% seating– in order to promote a focus on food. c. Noted, recommended conditions seek to restrict takeaway sales to beer brewed on-site similar to a producer licence, whilst RGL will further explore social impacts as part of any liquor licence application. d. Noted, see comment 30a.
31. S Jones	a. Supports the proposal. b. Similar proposal in Wannanup refused due to handful of objectors, Mandurah short of venues like this.	a. Noted b. Noted
32. E Hayward	a. Supports the proposal.	a. Noted
33. E Stephens	a. Supports the proposal. b. Often visit family friendly venues down south.	a. Noted b. Noted
34. R Liddelow	Raises the following points: a. Site is a good location, if handled correctly as a family friendly and food-focused venue.	a. Noted, the applicant intends to cater for families with provision of a playground, whilst recommended conditions require

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	b. Venue should cater for all ages. c. Branding and exterior / interior design will affect who visits the venue – this should be considered carefully. d. Suggest restricting patrons to 200-250 based on the venue vibe.	75% seating and the kitchen to remain open in order to promote food. b. Noted. c. Noted. d. Patron numbers have been reduced to 328 to satisfy parking ratios and alleviate concerns over venue size.
35. J Barron	Raises the following points: a. Not opposed to the proposal, but it must be handled correctly – residents are concerned how it will affect them. b. Impact on traffic along Sticks Blvd and speeding / hooning.	a. Noted, recommended conditions serve as harm minimisation measures (e.g. restricted patron numbers, hours of operation, use of outdoor areas, and availability of substantial meals). b. Existing street network is capable of accommodating the proposed use, whilst the existing building has been / can be operated at the capacity proposed.
36. M Bull	a. Supports the proposal.	a. Noted.
37. R Heilbronn	Raises the following points: a. Impact on amenity – community consists of high percentage of self-funded retirees that chose the area due to it being quiet and safe. Not opposed to restaurant / microbrewery of an appropriate size / capacity. b. Licence type – understand applicant originally applied for Producer licence and now wishes to apply for Hotel to allow sale of any liquor type without a meal. Impact of increased trading hours, increased noise and traffic. c. Granting of hotel licence provides launching pad for future	a. Noted, recommended conditions serve as harm minimisation measures (e.g. restricted patron numbers, hours of operation, use of outdoor areas, and availability of substantial meals). b. Application lodged for a change of land use to hotel – whilst the type of licence the applicant intends to apply for forms part of the City's considerations and guides the formation of conditions, it is a separate and subsequent application process via RGL. From the applicant's perspective, they wish to sell any liquor type without a meal (e.g. a producers licence would not allow them to sell a glass of wine, without that patron having a full meal). c. Noted, however the City is considering the application as presented, and not on the basis of

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	applications of a similar but expanded nature. d. Proposal does not have the required short stay accommodation on-site, what would happen if either business on-sold. e. Existing Special Facility Licence notes a different address to the subject site – what are the ramifications of this. f. Parking – patron reduction is better but still too large. Based on anecdotal evidence of similar facilities, parking ratio should be 1 bay per 2 seats. Impact on surrounding streets during peak operating times – due to overflow, high occupancy of resort and visitors to recreation spaces. g. Impact on access at Sticks Blvd and Old Coast Rd intersection – potential for increased traffic to impact on safety.	potential future application – which would be required to submitted as an application. d. Any approval would include the condition linking the 'microbrewery' and resort together in terms of providing the short stay function (they were developed initially to compliment one another). For example, if the resort closed then the 'microbrewery' would be in breach of that condition. e. See comment 37d, similarly any liquor licence would include a condition linking the 'microbrewery' and resort sites. f. Given that a predominantly seated venue has been proposed, the ratio of 1 bay per 4 seats is considered appropriate given the similarities to a restaurant. Parking provided on site is considered to sufficient, therefore it is expected that existing reserve parking will remain available whilst parking within roads that breaches the City's Local Laws can be enforced by the City. g. Existing street network is capable of accommodating the proposed use, whilst the existing building has been / can be operated at the capacity proposed.
38. R & C McGregor	Raises the following points: a. Not right location for a hotel, but understand it needs to be utilised – more acceptable as a restaurant. b. Concerned for those that live close in terms of noise. c. Opposed to sundeck proposal, may affect privacy to those close by.	a. Noted, recommended conditions serve as harm minimisation measures seeking to restrict certain aspects what would be considered a typical hotel (e.g. availability of food and seating, patron numbers and hours of operation). b. Officers have considered noise impacts and recommend specific noise management measures restricting noise levels and operations. c. See comment 38a.

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	d. Impact of littering, similar to liquor outlets in town. e. Impact on property value. f. Impact on access and safety at Sticks Blvd & Old Coast Rd – would like to see traffic lights.	d. Laws apply to littering, however conditions restricting takeaway liquor sales to beer produced on site and staff procedures is expected to alleviate this concern. e. Property value is not considered a material planning consideration given a number of factors influence property value. f. Existing street network is capable of accommodating the proposed use, whilst the existing building has been / can be operated at the capacity proposed.
39. V Wilde	Raises the following points: a. Application shrouded in secrecy and if application will be on-sold. b. Original proposal of a microbrewery/restaurant seemed sensible, and close to the original concept for the area. c. Residents are prepared to pay for quality food and drink. d. Patron numbers excessive 400 and lack of parking, impact on surrounding streets. e. Please take notice of MQHOA as they are the only ones who show any sense in this unreal proposal,	a. The City is considering the application as presented. b. See comment 39a, whilst revisions have been made through assessment process, such as reduced patron numbers, and improved boat ramp access / parking. c. Noted. d. Patrons numbers have been reduced to 328 – resulting in a parking rate that is consistent with a restaurant. e. Noted.
40. T Wilson	Raises the following points: a. Patron numbers excessive 400 and lack of parking, impact on surrounding streets. b. Impact on access and safety at Sticks Blvd & Old Coast Rd – gridlocked in event of emergency and requires traffic lights. c. Impact of increased traffic on wildlife crossing road.	a. Patrons numbers have been reduced to 328 – resulting in a parking ratio that is consistent with a restaurant. Local Laws apply to parking within road reserves and can be enforced by the City. b. Existing street network is capable of accommodating the proposed use, whilst the existing building has been / can be operated at the capacity proposed. c. Given the existing road hierarchy, with a 50km/h speed limit the road is considered a residential, low speed environment. Requests

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	d. Look forward to microbrewery opening, but scale of a 400 seat hotel is excessive.	can be made to the City and considered for signage. d. Noted, recommended conditions serve as harm minimisation measures seeking to restrict certain aspects what would be considered a typical hotel (e.g. availability of food and seating, patron numbers and hours of operation).
41. J Ring	a. Supports the proposal.	a. Noted.
42. J & J Stacey	Raises the following points: a. Supportive of a restaurant, approval conditions should take into account the following. b. Ensure sufficient parking for a reduced patronage (close to 300). c. 80 car bays assumes 3-4 patrons per car – most vehicles will have 2-3. Impact on surrounding streets, what action will City take if residents / visitors to estuary blocked. Would not like to see parking restrictions impact residents. d. Ensure current right of way for public, is not blocked off by the proposal. e. Existing adjacent boardwalk is in disrepair and is a safety concern. f. Hours to be restricted to 9pm Sun-Thurs and 10pm Fri-Sat. g. Restrict takeaway liquor sales to beer brewed on-site.	a. Noted, the applicant is seeking a hotel licence over any other licence type in order to be able to serve liquor without a meal (e.g. a producer's licence is restricted to liquor produced on-site). b. Patron numbers reduced to 328 – resulting in parking ratio that is consistent with a restaurant. c. Officers consider the parking ratio proposed to be sufficient, in terms of accommodating patron vehicles on-site. Local Laws address parking within road reserves, in the event that a vehicle is parked illegally the City can take action (e.g. parking infringement). d. Current right of way is in the wrong location and encroaches private property - this will be addressed via condition of the approved subdivision. The landowner has initiated a separate application process to have the access constructed alongside the proposed works. e. Any concerns relating to the boardwalk and jetty should be directed to the Department of Transport. f. Recommended condition of approval restricts hours of operation. g. Recommended condition of approval restricts takeaway sales to beer brewed on-site.

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	h. Require appropriate security if the proposal attracts rowdy behaviour.	h. The need for security will be assessed by RGL as part of the liquor licence application in line with relevant policy. Recommended planning conditions serve as harm minimisation measures to limit the impact of such behaviour (e.g. restriction on takeaway sales, provision of seating, availability of substantial meals).
43. C Reid	Raises the following points: a. Opposed to a hotel licence, supports a producer's licence. More in line with restaurant than a pub. b. Area is quiet and full of retirees, don't want to be impacted by noise, traffic and antisocial behaviour. c. Impact on property value. d. Takeaway alcohol should be restricted to what is brewed on-site. Concerned people will buy takeaway and consume in the surrounds. e. Impact on wildlife due to increased traffic, please consider signage and reduced speed 30km/h. f. Ensure vegetation is retained. g. Recommend patrons restricted to 200 given parking available and road design. h. Impact on Sticks / Old Coast intersection due to increased traffic.	a. Noted, recommended conditions restrict aspects of the venue and serve as harm minimisation measures. The flexibility in licence is necessary for the applicants operating model. b. See comment 43a. c. Property value is not considered to be a material planning consideration given a number of influencing factors. d. This is addressed via condition of approval. e. Noted, the existing street network is designed with a residential 50km/h speed limit in mid. f. The proposal does not seek removal of vegetation. g. Officers consider the parking ratio proposed to be sufficient, in terms of accommodating patron vehicles on-site. Local Laws address parking within road reserves, in the event that a vehicle is parked illegally the City can take action (e.g. parking infringement). h. Existing street network is capable of accommodating the proposed use, whilst the existing building has been / can be operated at the capacity proposed.

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	i. Impact of sundeck due to noise. j. Ensure restriction on hours of operation. k. May be health & safety issues around brewing process. Impact on environment. l. Ensure only acoustic music only, contained inside after 7pm. m. Surrounding timber boardwalks required to be repaired. n. Provision of 4 trailer bays is not enough in summer.	i. Recommended conditions seek to address this. j. Recommended conditions seek to restrict closing time to 9pm (Fri-Sat 10pm). k. Noted, recommended conditions and relevant legislation apply. l. Recommended conditions seek to mitigate noise/entertainment emissions. m. Noted, officers understand that the responsible party is currently actioning this repair work. n. Noted.
44. C Heilbronn	Raises the following points: a. Area is quiet and well kept, impacted by proposal. b. Excessive patrons 400 and insufficient parking. Impact on surrounding streets. c. Well-being of the area should be considered. d. Supports a “classy microbrewery”, however feel there is not enough transparency in this proposal and things may not be what they seem.	a. Noted, recommended conditions restrict aspects of the venue and serve as harm minimisation measures. b. Officers consider the parking ratio proposed to be sufficient, in terms of accommodating patron vehicles on-site. Local Laws address parking within road reserves, in the event that a vehicle is parked illegally the City can take action (e.g. parking infringement). c. See comment 44a. d. Noted, the City is considering the application as presented – applicant seeks a Hotel licence based on their operating model.

3	SUBJECT:	Energy Sustainability and Renewables Project: Phase 1
	DIRECTOR:	Built and Natural Environment
	MEETING:	Committee of Council
	MEETING DATE:	13 July 2021

Summary

The Western Australian Local Government Association (WALGA) is proposing to aggregate Energy and Sustainability related supply charges and evolve a Power Purchase Agreement (PPA) to support local Governments to achieve their emissions and renewable energy policy targets.

A Power Purchase Agreement is a long term (5 – 15 year) electricity purchasing contract linked to a specific renewable generation asset that enables the development of that generation asset.

The City has a target to increase the supply of renewable energy to 25% by 2030; and currently this target is at 17%. Participation in the project will result in the City's operational emissions reducing by 20% and the share of renewable electricity will increase from 17% to 39%.

In 2020, several large Local Governments (including Mandurah) requested assistance from the WALGA to facilitate an aggregated Power Purchase Agreement (PPA) to support individual Local Government emissions reductions and renewable energy targets. In response WALGA intends to procure and implement a State-wide energy structure, which aims to reduce the cost of renewable electricity, standard electricity, gas, and carbon offsets for the sector over a 5-year period.

The first phase of this project aims to facilitate a market process for the procurement of contestable energy with renewable options. Once the sector is aligned and accustomed with sustainable energy processes, WALGA will scale towards 100% renewable energy proposal for the sector under the structure of a Power Purchase Agreement (PPA).

The longer terms aim of this project is to establish a purchasing arrangement to enable Local Government to buy electricity and gas with net-zero emissions from WA renewable energy projects complemented by carbon offset activities for emissions stemming from sources other than electricity supply such as fleet and waste disposal.

In the current market, premiums for renewable energy to Local Government can reach up to an additional 35% on top of their current bill. The high premium to procure renewable energy is the largest deterrent in renewable adoption from the sector.

By pioneering a sustainability-buying group in Western Australia, Local Government is facilitating positive change in the Western Australia, supporting both National, State and Local Government level commitments to climate change.

Council is requested to endorse the actions taken to enter into the WALGA procurement process for an aggregated Power Purchase Agreement.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G26/12/19 17/12/2019 Council acknowledged that the City is pursuing a number of different options to reduce our reliance on non-renewable energy sources that may involve partnerships with external parties.

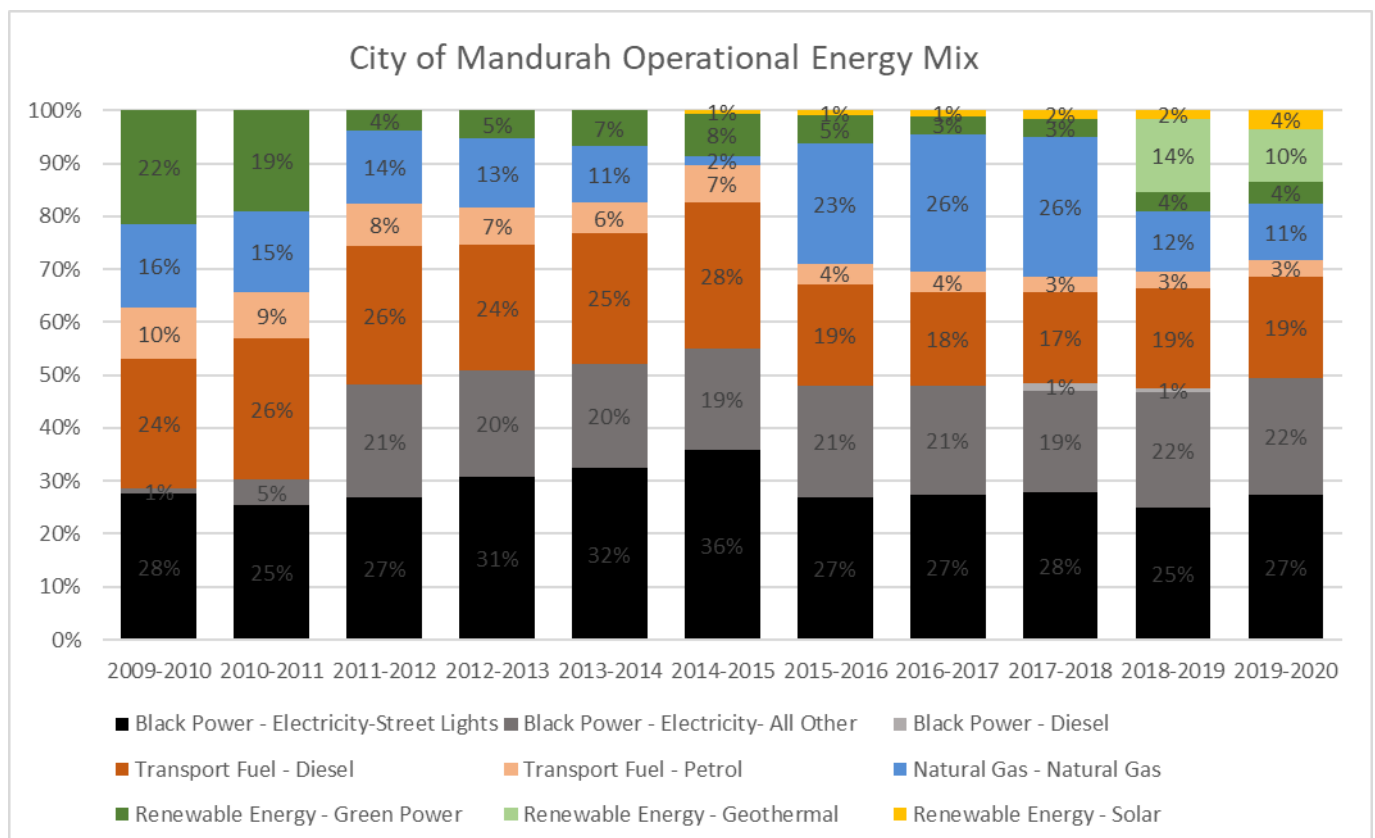
Council supported officers continuing to engage with external parties interested in renewable energy to work with the City to explore carbon abatement options, including entering into Memorandum of Understandings and relevant agreements.

Council adopted the target of 25% of the City's total energy consumption to be supplied by renewable sources by 2030.

- G.22/3/20 24/03/2020 Accepts Perth Energy as the preferred tenderer for Tender 01-2020 for Electricity and Gas Supply for a period of two years, with an option to extend for a further one year at the sole discretion of the City.

Prior to 2011-2012 the City paid a GreenPower premium for all contestable and non-contestable sites. At the time GreenPower costs were three times what they are now and the annual premium cost to the City was in the order of \$534,000. The City opted to stop paying the GreenPower premium in 2012 in favour of rolling out renewable energy and energy efficiency projects such as rooftop solar PV, the geothermal heating system at the MARC and LED lighting retro-fits. About half of all of non-contestable sites still pay the GreenPower premium as a legacy, and this currently costs the City in the order of \$40,000 per year.

In 2019, Council adopted a Renewable Energy Target (RET) that 25% of the City's operational energy consumption would come from renewable sources by 2020. Currently 17% of the City's energy comes from renewable sources. Planned rooftop solar PV systems and other energy efficiency initiatives will not be enough to achieve the City's renewable energy target alone.



There are three ways the City can increase the share of renewables servicing metered electricity:

1. Purchase "GreenPower" or Renewable Energy Certificates (offsetting).
2. Install a large-scale grid renewable energy (solar/wind) generation asset and self-procure the energy it produces

3. Purchase the renewable energy produced from a large-scale renewable energy generation asset via a long term “Power Purchase Agreement” (PPA). There are multiple different PPA structures.

The City has previously explored these options with the outcomes as follows:

Option	Cost	Annual Financial Benefit	Investment Payback	NPV	** Resultant RET Percentage
100% Offsetting (Current Green Power Market Price)	\$250,000 pa	Nil	Nil	Nil	38%
1.3 MW Solar Farm (Pre-Feasibility Study undertaken in 2019)	~\$3.1m	\$300,000	11.5 years	\$1.3m @ 25 years	31%
10 Year PPA (Eastern States based organisation group buy PPA Initiative; Whole of Portfolio Analysis, 2020)	~ \$50,000	~ \$10,000 – \$20,000	2.5 – 5 years	\$70,000 @ 10 years	35%

** Assuming all other energies consumed remain constant

Current to January 2021, forty-six WALGA Members have made Climate Change declarations and many of these local governments have also adopted environmental policies with renewable energy or carbon neutral targets included. It is widely accepted that the most efficient way of achieving such targets is through a renewable energy PPA. Yet, there is currently no efficient avenue for WA Local Governments to switch over to renewable sources provided through a retail energy contract in a commercially viable manner. This is mainly due to limiting bargaining power due to insufficient individual local government loads but also a varying commitment to renewable energy.

As of the end of October 2020, there have been 83 publicly confirmed PPAs which have enabled close to 8 GW of new renewable energy project across the National Energy Market (NEM); which services the electricity grids in all states other than WA and the NT. The most notable example is the Melbourne Renewable Energy Project which has successfully executed two PPAs totalling 198 GWh for several Victorian Local Governments as well as the private sector.

During 2020 a proposal was provided to some WALGA Members by an Eastern States based organisation to a group of Councils to develop a PPA project. Although some scoping was undertaken, issues were raised regarding the commercial structure being applied such as the procurement governance associated with the application of a Tender exemption, and the unique nature of the WEM (Wholesale Energy Market) that operates in Western Australia which differs from the NEM (National Energy Market).

WALGA was then requested by Members to explore alternative options for a whole of sector PPA. In the course of engaging with Members it emerged that a PPA would deliver some benefits, but other aspects of energy procurement aggregation that sit beyond the scope of a PPA could also be integrated into a broader Energy Procurement Project.

As a result of member demand, WALGA has embarked on an ambitious whole-of-sector energy project that aims to support renewable energy policy targets and reduce the cost of electricity, gas, and carbon offsets for the sector. The aim is to reduce the cost of energy for WALGA members whilst also providing a commercial solution to renewable energy utilising Western Australian wind, solar and biomass projects.

Comment

Project Objectives

There are three key objectives for this project:

- Leverage best price outcomes for energy supply

- Enhance access to renewable energy for WALGA Members thereby driving positive climate change outcomes
- Diversify supply options and use of new energy technology

The project aims to secure a minimum of 60GWh of energy per year with an incrementally increasing percentage of renewables in the mix if a fully renewable option is not considered initially. 60GWh is an attractive benchmark for a customer in the energy market and has the potential to open up bespoke products for the whole Local Government buying group. The City's share of the aggregated load is in the order of 4.4 GWh per year.

This project will enable participating Local Governments to achieve their individual renewable energy targets, and be able to clearly report and articulate their renewable energy accomplishments to the community.

Through this project, Local Government is innovating to provide a product that will be the first in Western Australia of its type.

Project Scope

The scope of the procurement is the aggregation of contestable energy supply, as part of the greater Energy Sustainability and Renewables Project. In general terms the phasing is as follows:

- Phase 1 – Contestable energy supply and Renewable Energy options
- Phase 2 – Load shifting, minimising cost (i.e. energy management systems, contestability assessments, understanding emissions, prepare for carbon offsets and PPA. Un-contestable supply investigation and renewables).
- Phase 3 – PPA, Carbon offsets and other technologies
- Phase 4 – Transport Vehicles and sustainable infrastructure technologies
- Phase 5 – Large scale Local Government sustainability projects

A full and detailed project Gantt chart can be found in Appendix A of Confidential Attachment 3.1.

Phase 1 of this project brings together contestable energy spend with a PPA and sustainable energy infrastructure projects. This optimises the whole of energy spend and delivers a fully integrated solution.

The target start date for Phase 1 is 1 April 2022 (at which the first adopting Members will go live with energy supply rates) and will continue for an indefinite period subject to the ongoing contracting needs of the Sector. Renewable procurement will be scaled according to policy targets, demand and capacity.

The City of Mandurah's current contestable contract is due to expire on the 14 of April 2021 and will be accommodated with flexible roll-in date which will enable all Local Governments to progressively align.

For Phase 1, WALGA anticipates an initial contractual supply term of three years. This is due to an identified need to familiarise Local Government with the group contracting and operating structure. However, WALGA and the Steering Group will consider multiple options through the market process with contract lengths spanning a minimum of two years and a maximum of ten years for supply. Under the current market conditions, a longer supply agreement represents the best opportunity to obtain lower cost renewable energy.

In subsequent phases Local Government gas supplies will be aligned and rolled into the project after the initial phase for electricity has been achieved. A group procurement of carbon credits or Australian Carbon Credit Units (ACCU's) will be introduced to the project to address the carbon emissions associated with the consumption of natural gas. These units are used to offset emissions to achieve net-zero target and will be necessary to assist some participating Local Governments to achieve and evidence their emission reduction policy commitments.

WALGA has a vision for an end suite of supply options for its members, which will allow them to integrate their own sustainable energy projects with whole of sector supply projects to deliver the best of all options for energy delivery. This could provide an avenue for the City to revisit and develop the Solar Farm opportunity in order to supply to group PPA.

WALGA also intends to evolve other sustainable technology procurement such as battery and fuel cell (hydrogen) electric vehicle infrastructure.

The City will have the option of deciding whether or not to participate in each subsequent phase as relevant and appropriate. Local Governments that are not part of the initial contract commencement will also have options to join the project at subsequent stages of the project, however it is likely the project value may not be optimised to the late adopters.

Contract Structures

There are a number of contractual options to achieve the goals of net-zero for Local Government:

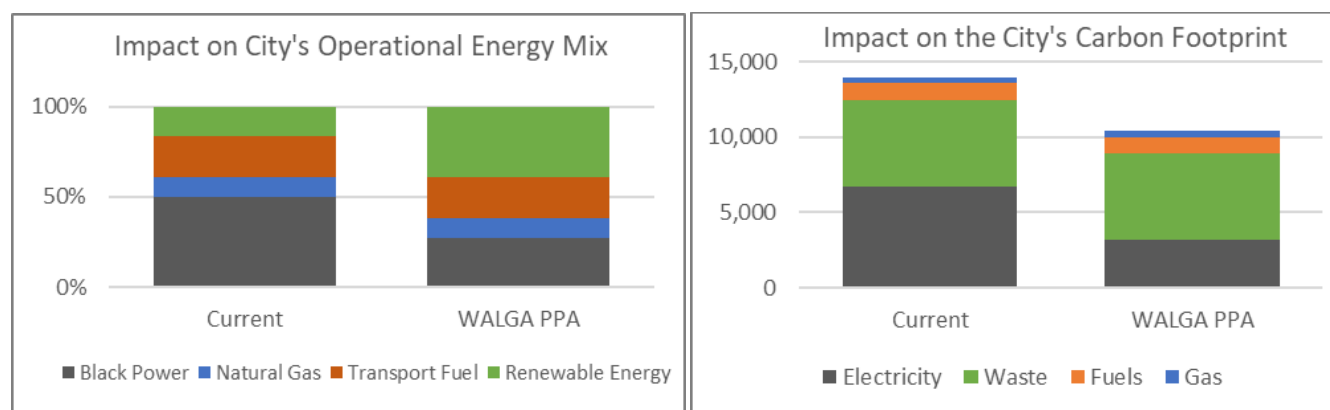
- **Power Purchase Arrangement (PPA):** A Power Purchase Agreement is a contract directly with a generator and represents the best option for long-term renewable price security. A PPA is effective in index-based energy markets, as Western Australia exists in a unique market it is unknown how viable a self-managed PPA will be for our Members.
- **Retailer-backed Power Purchase Arrangement:** Under the current market structure the likely long-term solution for the project will be a retailer backed PPA. The difference is that the green energy component whether it be partial or full green is provided through the retailing services of an existing energy supplier. This means the supplier will facilitate the contracts between Local Government and the generator.
- **Separate Renewable Energy Certificate (LGC) procurement:** WALGA may procure LGC's on the open market and sleeve them into a group contract to achieve a net zero status. This option provides a high degree of risk, as we will not have a fixed price for renewables to forecast costs.
- **Australian Carbon Credit Units (ACCUs) procurement only:** ACCUs can be procured by Local Government to offset emissions in energy to achieve net zero status. This option provides a high degree of risk as we will not have a fixed price for renewables to forecast costs.
- **Combination of the above:** A combination approach is favoured and the procurement process will inform the end balance of the above options.

It should be noted that the contract will be procured under the WALGA preferred supplier process on behalf of the whole sector, the supply contracts will be between individual local Governments and the Energy Retailer.

Cost and Benefit

By participating in the Phase 1 of the project the City will

- Increase the share of renewable energy consumed from 17% to 39%.
- Reduce its annual carbon footprint from by 20% from 13,967 t CO₂-e. to 10,407 t CO₂-e.



The main financial benefit to the City of participating in WALGAs aggregated procurement is the low rate for the optional renewable component. In order to assess the premium for procuring renewable energy over traditional generation sources, WALGA requested that energy suppliers split out the premium for achieving a renewable energy status for the load. The best results from this process were as follows.

Renewable Source	Premium c/kWh
Renewable Energy Multi-Source	1.0
5 Year PPA directly tied to a WA Wind Farm	2.06
Carbon Offset	0.9
Current Green Power Rate Paid by City for non-contestable sites	3.43
Contestable Green Power Rate offered to the City through that last energy procurement	4.85

The City currently spends \$37,593 on Green Power for about half of all non-contestable sites, which only represent about 8% of total electricity consumption. Currently the City does not purchase any additional renewable credits (GreenPower) for contestable sites as it would cost \$213,180 annually.

Through indicative market pricing obtained by WALGA under their proposed structure, the equivalent amount of renewable energy for all contestable sites would only cost \$43,991. Overall, for the whole portfolio to be renewable via a PPA the City would pay \$157,567 per year less than if it were to achieve the same result through purchasing the GreenPower product.

Project Governance

The City has been invited to represent both on the Steering Committee and on the RFQ evaluation panel.

With assistance from the Steering Committee WALGA has developed a procurement plan (Confidential Attachment 3.2) with evaluation criteria, acquisition strategy, and probity plan. The procurement process will clearly outline the objectives and schedules that will be completed as a part of the RFQ process.

The proposed governance structure can be found in Appendix C of Confidential Attachment 3.1.

WALGA proposes to use a Memorandum of Understanding (MoU) to formalise a point of entry to the project. The MoU will address project objectives, commercial in confidence obligations, a list of project contacts, the procurement process, sharing of information and the process to consider and commit to any resulting contracting. The MoU will bind participating Local Governments to the quotation process however they will reserve the right not to proceed to Contract if they are not satisfied with the RFQ process outcome.

It is important for Member Councils to preapprove commitment to the Request for Quotation (RFQ) process based on the criteria outlined in the MoU in order to achieve the most favourable price from Industry.

The City has executed the MoU on 22 June 2021 (Confidential Attachment 3.3). Participating in the RFQ stage does not bind the City to proceeding to the contract state. The City has the option to only proceed to contract where inherent value is identified and accepted at the end of the RFQ process.

The project itself is Tender exempt under the WALGA Tender exemption, nonetheless the market is fully tested under the project structure.

Project Timeline – Phase 1

The table below provides an estimated timeline to undertake the procurement and award the contract.

Stage	Indicative Timeframe
Procurement Plan and Evaluation Plan approved	June 2021
MoUs obtained	June - August 2021
Local Governments to obtain forecasts of energy consumption volume compared to standing data	June - August 2021
Declarations of conflict of Interest obtained from Evaluation Panel	August 2021
RFQ Released	9 August 2021 - 30 August 2021
Evaluation of RFQ Submissions	September 2021
Recommendation report completed and Steering committee endorsement	October 2021
WALGA Award of Contract	11 October 2021
Member Approvals	November – December 2021
Contract Transition	December 2021 – April 2022

MEAG Comment

This item was considered by the Mandurah Environmental Advisory Group at its meeting on 25 June 2021 and the following comment was made:

- 1. The PPA initiative is a worthwhile and timely contribution by WALGA with State and Federal leadership lacking in Australia's response to climate change. It offers the most upside with the least risk in terms increasing the City's share of renewables consumed. However, in the future the construction of a solar farm by the City of Mandurah may be a viable option to contribute to WALGA's renewable energy mix in its PPA.*

Statutory Environment

WALGA will obtain legal advice and lodge an ACCC exemption to satisfy consumer and competition law. Both an interim and substantive exemption will be sought to satisfy Member cartel and competition policy risk concerns. The full exemption will cover a 15-year period and include broader carbon-offset trading activity relating to electric vehicles, sustainable fleet, alternative fuels, hydrogen infrastructure, and energy generation. The wide scope of WALGA's Exemption application is in anticipating for the shifting needs of Local Government sustainability.

The project itself is Tender exempt under the WALGA Tender exemption, nonetheless the market is fully tested under the project structure. Participants will proceed to contract where inherent value is identified and accepted by their organisation.

Policy Implications

Nil

Financial Implications

In 2019, the City was able to negotiate rates significantly below the normal market rate for its energy and supply charges through the last electricity and gas procurement. Based on indicative market rates obtained by WALGA, the City would pay 0.91c/kWh peak and 0.19c/kWh off-peak more than it currently does by participating in WALGA aggregated process and this would cost the City \$29,550 per year more than it currently pays.

However, the current electricity contract the City has expires in April 2022 and the City will need to re-procure this contract independently if it chooses not to participate in the WALGA process; and there are no guarantees that the same level of pricing can be obtained beyond April 2022. Therefore, it is possible that if the City decides to procure its own electricity contract independently of WALGA's aggregated process, that it may cost the City more than what it would pay under the WALGA process.

The WALGA procurement process has been designed in such a way that local Governments will be provided both a "group buy" and an "individual buy" price. As part of the WALGA process the City will also be provided with a full pricing analysis providing all the information for the City to compare current pricing with offered pricing. In the previous contestable electricity and gas contract procurement undertaken by the City, a consultant was engaged to prepare the specification and provide a pricing analysis at a cost of \$10,820.

The below table depicts the likely financial implications of proceeding with Phase 1 of the WALGA Energy Sustainability & Renewables Project.

	2019-20 Spend	2019-20 share of Renewable Energy Consumed	Anticipated annual spend under WALGA contract with 100% renewable electricity	RET under WALGA contract
Raw (Black) Energy	\$1,158,397	17 %	\$1,188,347	38 %
Synergy GreenPower Premium	\$37,593		\$ -	
Renewable Energy Component	\$ -		\$43,991	
TOTAL	\$1,195,990		\$1,232,338	

Risk Analysis

The following Risk Analysis has been prepared as part of the Steering Committee Process.

Risk	Causes	Likelihood	Consequence	Treatment	Revised Risk After Treatment
Procurement Risks					
Suppliers do not respond to tender	- Poor communication from WALGA - Project scope too large or complex	Low	High	- Engagement of current suppliers - Identification and engagement of important suppliers to the sector	Low

Local Government Members withdraw after RFQ process	• Product is not fitting to individual needs • Communication between Members is poor	High	High	• Clear Project plans and updates distributed by WALGA • Memorandums of understanding signed by participating parties	Medium
ACCC interim Exemption not granted prior to market RFQ process	• Wide scope of the exemption produces many rounds of questioning from ACCC	Medium	Low	• Interim exemption is likely not needed due to WALGA's PSP exemption • Strong communication and relationships built with the ACCC exemptions team	Low
ACCC Exemption not granted	• ACCC deem our process uncompetitive	Low	High	• Strong communication and relationships built with the ACCC exemptions team • Build our application off Eastern States precedence.	Low
Project Management Risks					
Incorrect charging	• Prequalified pricing is not extended at the Member Quotation stage • The Supplier includes additional costs or charges not in accordance with prequalified rates • Billing not in accordance with quotation	Low	Medium	• Spend analysis and quotation control • Review of reporting • Local Government feedback • Compliance audits carried out during term of contract • Meeting with members during the course of the contract	Low
Market Risks					
Supplier of choice goes into liquidation during the term of the contract	• Financial viability of the company • Inadequate cash flow • Reputational risk relating to adverse publicity or market events	Low	Medium	• Consistent monitoring of market • Ongoing monitoring and assessment of financial due diligence during the term of the contract • Open dialogue with suppliers	Low

Green Energy Price Spikes in WA	Corporate PPAs and unplanned outages of Renewable Projects	Low	Medium	- Begin initial procurement of LGCs under phase one of contracting - Begin negotiating long term PPA as soon as possible - Stay informed with industry	Low
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Strategic Implications

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

Economic:

- Leverage partnerships with key stakeholders to achieve improved economic outcomes with due consideration to environmental impacts.

Environment:

- Advocate for and partner with all levels of Government and other agencies to ensure environmental impacts are considered in all strategy development and decision making.
- Educate our community on global environmental sustainability issues and demonstrate leadership in the field.

Organisational Excellence:

- Ensure the City has the capacity and capability to deliver quality services and facilities through accountable and transparent business practices, governance, risk and financial management.
- Ensure that our actions maintain a sustainable balance between economic growth, the environment and social values.

Conclusion

The City has long held aspirations to decarbonise and has over the course of the past decade has taken various approaches to address this issue. Several other major WA Local Governments are in the same position. As a group, the procurement of a renewable energy power purchase agreement to service contestable electricity is seen the most efficient mechanism to rapidly decarbonise local government electricity supply. However, to date the market has shown no interest in providing a PPA product to individual local Governments due to insufficient individual loads and this has been reflected in high pricing for renewables.

In response WALGA intends to aggregate, procure and implement a State-wide energy structure, which aims to reduce the cost of renewable electricity, standard electricity, gas, and carbon offsets for the sector over a 5-year period.

The first phase of this project aims to facilitate a market process for the procurement of contestable energy with renewable options. Once the sector is aligned and accustomed with sustainable energy processes, WALGA will scale towards 100% renewable energy proposal for the sector under the structure of a Power Purchase Agreement (PPA).

By participating in phase one of this project the City stands to increase its share of renewable consumption from 17% to 38% and reduce total annual operational carbon emissions by 20%.

Council is requested to endorse the City's participation in Phase One of WALGA's Energy Sustainability and Renewables Project.

NOTE:

- Refer ***Confidential Attachment 3.1 WALGA Proposal: Energy Sustainability and Renewables Project***
Confidential Attachment 3.2 WALGA Procurement Plan: Contestable Electricity Supply for Member Local Governments
Confidential Attachment 3.3 WALGA Memorandum of Understanding – Electricity Retail Arrangements

RECOMMENDATION

That the Committee of Council recommends that Council endorse the City's participation in Phase One of WALGA's Energy Sustainability and Renewables Project.

4	SUBJECT: DIRECTOR: MEETING: MEETING DATE:	Commercial Sponsorship: Peelwood Sports Facility Place and Community Committee of Council 13 July 2021
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Summary

The City of Mandurah's "Promotions and Advertising Policy" (POL-CMR 04) is designed to manage the use of the City's sport and recreation facilities for advertising purposes with all applications for external corporate signage and venue naming rights to be referred to Council for consideration.

The Mandurah City Football Club currently has a six month (April to September) seasonal licence over the Peelwood Parade Sports Facility and all year-round exclusive use of the office, store room and cool room. The Club has priority access from October to March to hire the building and had a long-standing venue naming rights sponsorship with Securitas Protect that expired in 2021.

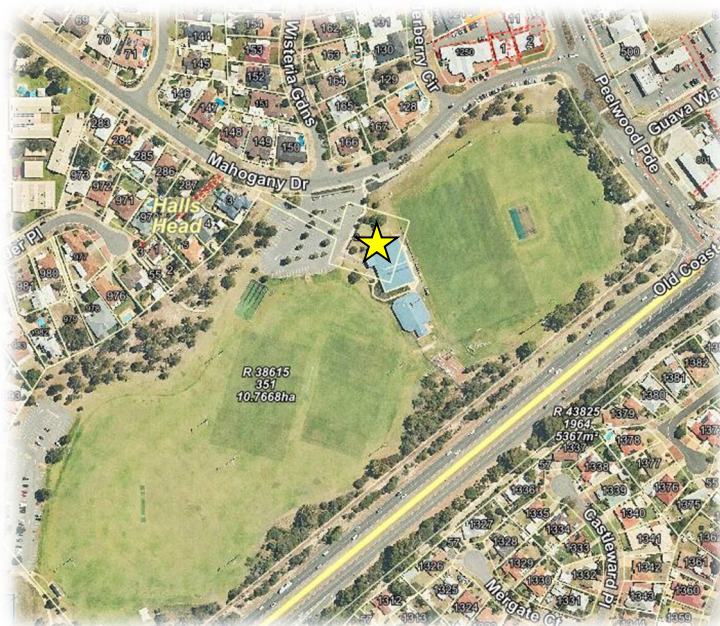
Mandurah City Football Club has now reached agreement with a new naming rights sponsor, "Genesis Care", on an initial three-year arrangement valued at \$34,000. The Club has followed the correct procedure and has been transparent with the City throughout this process.

Council is requested to provide approval to the Mandurah City Football Club to enter into a corporate sponsorship arrangement with "Genesis Care" for the Peelwood Parade Sports Facility; approve the Club to advertise the Peelwood Parade Sports Facility as "Genesis Care Stadium" for promotional purposes and note that additional conditions will be associated with this approval.

Disclosure of Interest

N/A

Location



Peelwood Parade Sports Facility (63 Mahogany Drive, HALLS HEAD)

Previous Relevant Documentation

- G.18/3/17 28 March 2017 Commercial Sponsorship Peelwood Pavilion
- G.13/4/16 12 April 2016 Commercial Sponsorship Peelwood Pavilion

Background

Prior to 2019, the Mandurah City Football Club had an exclusive lease over the Peelwood Parade Sports Facility and has had various sponsorship arrangements. In late 2015, the Club was advised by long term naming rights sponsor Hyundai that they would not be renewing their partnership. Subsequently, the Club replaced the naming rights sponsor Hyundai with Kelly's Plumbing & Hot Water on an initial 1-year agreement.

In late 2016, the Club was promoted to the Football West National Premier League and with this came an offer of a new two year sponsorship from 'Securitas Protect' which expired in 2019. Around this time, the Clubs undertook a restructure of their lease to a 6-month seasonal licence model and since this time, due to the financial climate, has struggled to attract a new commercial sponsor.

In June 2021, the Club advised the City that it had negotiated an alternate naming rights sponsor to replace 'Securitas Protect', with 'Genesis Care' on a three-year sponsorship agreement valued at \$34,000. Genesis Care, is a global company spread cross 5 countries with a centre based in Greenfields. Genesis Care is a cancer treatment centre supporting patients in the greater Peel region.

The City is supportive in principle of the Club's proposal and outlined the process that was required under its "Promotions and Advertising Policy" (POL-CMR 04). The Club notified the City of the proposed partnership with 'Genesis Care' with Peelwood Parade Sports Facility to be known as 'Genesis Care' Stadium.

Previously, the City has approved commercial arrangements for 'Naming Rights' sponsorships at the following facilities:

Sporting Club	Facility	Sponsor	Year
Mandurah City Football Club	Peelwood Sports Facility	Hyundai	2007 - 2015
Peel Thunder Football Club	Rushton Park Sports Facility	Bendigo Bank	2011 - 2018
Halls Head Football Club	Merlin Street Pavilion	Harcourts Mandurah	2014 - 2015
Mandurah City Football Club	Peelwood Sports Facility	Kelly's Hot Water	2016 - 2017
Halls Head Football Club	Merlin Street Pavilion	Elite Air-Conditioning	2016 - 2017
Mandurah City Football Club	Peelwood Sports Facility	Securitas Protect Stadium	2017 - 2021
Halls Head Football Club	Merlin Street Pavilion	Hot Klobba	2017 - 2018
Peel Thunder Football Club	Rushton Park Sports Facility	David Gray Aglink	2019 - Ongoing
Halls Head Football Club	Merlin Street Pavilion	Spartan Security & Data	2019 - 2020
Halls Head Football Club	Merlin Street Pavilion	Westcoast Wool & Livestock	2020 - 2021
Halls Head Football Club	Merlin Street Pavilion	Jetsupply Electrical	2021 - 2022



Comment

Mandurah City Football Club holds a six-month seasonal licence (April to September) for the Peelwood Parade Sports Facility and has all year-round exclusive use of the office, store room and cool room. The Club has priority access from October to March to hire the building along with Halls Head Cricket Club, however this is not considered as a barrier for the Club to pursue equitable sponsorship opportunities.

The sponsorship amount to be paid by Genesis Care is consistent with the value of the previous naming rights sponsor Securitas Protect. The securing of financial income through sponsorship opportunities assists the Club as it continues to work towards financial sustainability.

The City recommends that a number of additional conditions be included in any corporate sponsorship approval:

1. The Mandurah City Football Club will be permitted to advertise the reserve and pavilion as 'Genesis Care Stadium' for Club promotional purposes only. The City will continue to refer to the facility as the Peelwood Parade Sports Facility and will book the change rooms and reserve under this name.
2. The Mandurah City Football Club is to inform the City of Mandurah in March each year of any changes to the Sponsorship agreement, including changes to sponsor details and signage.
3. Only one external facing sign on the northern side of the pavilion will be permitted and all costs for signage installation, maintenance and removal will be covered by the Club.

Consultation

Nil

Statutory Environment

N/A

Policy Implications

- Promotion and Advertising Policy (POL – CMR 04)

To manage commercial operators, community groups and sporting associations utilisation of the City's sport and recreation facilities for advertising purposes.

City officers are currently drafting a new policy for consideration by Council that enables requests for naming rights to be progressed administratively within an agreed framework.

Risk Implications

Appropriateness of sponsor - Promotion and Advertising Policy (POL – CMR 04) states that the City will assess applications from clubs to enter into commercial sponsorship arrangements with applications for external signage and naming rights to be referred to Council for consideration. Clubs are provided with the following guidance from Recreation Services prior to entering into initial sponsorship proposals:

- The information on the signage must be to the satisfaction of the City in regard to the message being presented.
- Signage shall not be offensive or discriminatory.
- Signage must not contain direct product advertisements for alcohol, tobacco products or gambling, or promote any form of adult entertainment. The City reserves the right to remove or disallow any advertising it deems inappropriate.

Signage Maintenance: The signage will be installed in an approved location following consultation with a City officer from Recreation Services. The installation and maintenance of the sign remains the responsibility of the Club.

Community uncertainty/confusion: City of Mandurah branded facility signage will remain in place and all City of Mandurah documentation and external communications referencing the facility as the Peelwood Parade Sports Facility.

Financial Implications

Mandurah City Football Club will receive the financial benefits of the proposed sponsorship arrangement.

Strategic Implications

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

Economic:

- Actively partner and engage with business and industry to build Mandurah's entrepreneurial capacity and capability

Social:

- Provide a range of social, recreational and cultural experiences for our residents and visitors to enjoy and take pride in
- Facilitate opportunities that promote community led initiatives and build local capacity and capability

Conclusion

Mandurah City Football Club has been a priority tenant at the Peelwood Parade Sports Facility since its completion in 2007. The Club had a long-standing venue naming rights sponsorship with Securitas Protect, since 2017

Mandurah City Football Club has negotiated a new three-year sponsorship agreement with 'Genesis Care' for the naming rights to the Peelwood Parade Sports Facility for advertising purposes. The Club has been transparent and professional in their approach with the City. The three year agreement provides a degree of financial security for the Club with the sponsorship value being \$34,000 over three years.

The City is supportive of the Club's proposal and is seeking approval from Council to permit Mandurah City Football Club to enter into a corporate sponsorship arrangement with Genesis Care for the period of July 2021 to July 2024.

RECOMMENDATION

That the Committee of Council recommend that Council:

- 1. Approve the Mandurah City Football Club to enter into a corporate naming rights sponsorship arrangement with Genesis Care for the Peelwood Parade Sports Facility.**
- 2. Approve the Mandurah City Football Club to advertise the reserve and facility as “Genesis Care Stadium” for promotional purposes.**
- 3. Note the additional conditions associated with this approval:**
 - 3.1 Only one external facing sign on the northern side of the pavilion will be permitted.**
 - 3.2 The Mandurah City Football Club can advertise the reserve and pavilion as “Genesis Care Stadium” for Club promotional purposes only. The City will continue to refer to the facility as the Peelwood Parade Sports Pavilion/ Reserve and will book and hire the facilities under this title.**
 - 3.3 The Mandurah City Football is to inform the City of Mandurah in March each year of any changes to the Sponsorship agreement, including changes to sponsor details and signage.**

5	SUBJECT:	City of Mandurah Youth Strategy 2021-2026
	DIRECTOR:	Place and Community
	MEETING:	Committee of Council
	MEETING DATE:	13 July 2021

Summary

The purpose of this report is to present a new Youth Strategy for consideration for adoption by Council. This report outlines the processes of consultation and data analysis undertaken to inform development of the draft Youth Strategy 2021-2026.

The draft City of Mandurah Youth Strategy 2021 – 2026 establishes a framework to create opportunities for the diverse range of young people living, studying or working in the City of Mandurah. It aims for all young people in Mandurah to feel connected with and proud of their community and see it as a place where they can participate and belong. It is intended that young people have access to opportunities that support their development so that they can thrive, as they enter the next chapter of their lives.

The purpose of the strategy is to address the needs of young people and at the same time be intentional in creating opportunities for young people to be engaged, have their voice and seize opportunities to participate in our community. These aspirations naturally align with the priorities in the Strategic Community Plan, enabling the City to achieve its outcomes and provide opportunities for young people to develop their capability and be part of a dynamic growing City.

Critical to the strategy is to undertake work in parallel that prepares the City to be in an even greater position in 2026, establishing a strong foundation for the City to coordinate stakeholders with commitments that generate meaningful collective impact of a ground-breaking scale. This approach will mobilise a whole-of-community endeavour to create purposeful, positive and lasting change for young people in Mandurah.

Disclosure of Interest

Nil

Previous Relevant Documentation

- | | | |
|--------------|------------|---|
| • G.34/6/09 | 16/6/2009 | Youth Services Plan 2009 – 2014 |
| • G.16/1/13 | 29/1/2013 | Youth Development Planning Directions |
| • G.18/10/14 | 28/10/2014 | City of Mandurah Youth Strategy 2014 – 2018 |
| • G. 30/6/17 | 27/6/2017 | Youth Strategy 2014 - 2018: Midway Report |

Background

In alignment with the conclusion of the previous City of Mandurah Youth Strategy 2012 – 2016, the initial youth engagement process commenced in 2017, with a comprehensive youth consultation process conducted in 2018, culminating in a youth forum. Following this process, extensive stakeholder consultation occurred both internal and external to the City of Mandurah, including a review of the emerging issues arising from the pandemic. Over 280 stakeholders inputted into this process, which has been supported by a project consultant and overseen by an internal project team.

The draft Youth Strategy 2021 – 2026 is deliberate in its broad focus. It embodies the youth outcomes as outlined in the Strategic Community Plan 'Focus Area 2: Social' and identifies that engaging, enabling and promoting youth is a priority' and specifically; 'Promote a positive identity and image of Mandurah and the contributions of its youth'. The strategy also reflects the key needs and issues as identified from analysis of data, stakeholder consultation and the voices of young people. This strategy aims to support those who are disadvantaged as well as encourage aspiring young people to thrive and develop. It consolidates the focus of ensuring the voices of young people are considered in decision making across the City.

Four Priority Areas are proposed as the framework for the strategy to achieve these aims; Local Spaces + Places, Learning + Working, Connection + Wellbeing and Leading + Creating, which will guide the work of City of Mandurah teams in collaboration with the community over the next 5 years.

The draft Strategy also prepares for an innovative and significant community engagement project, to inform future strategic directions in youth planning. This project aims to collaborate with stakeholders to identify a single purpose / vision that the sector can unite around to create a significant shift. This will have an approach that emphasises a youth-led and sector-led approach. This aspirational project will commence in the latter years of the Youth Strategy 2021 - 2026, allowing officers to develop a framework for future work and strong local collaboration. The outcomes of this process will naturally inform the formation of the subsequent Youth Strategy

The Draft Youth Strategy is intentionally written in youth-friendly simple language, where possible, so that young people are encouraged to engage and relate to a community document that pertains to them.

Comment

Key Achievements of the Youth Strategy 2014-2018

The previous Youth Strategy created direction around seven key focus areas. These are the key achievements:

Focus Area	Key Achievements
1. Education, training and employment opportunities	• Implementation of RYDE program to support young people to get drivers licences • Programs implemented to provide entrepreneurship skills for young people e.g.: Young Entrepreneur Program Pilot at Coodanup College • Provision of work experience placements for High School, TAFE and University students and the Indigenous Traineeships program • Work Inspirations Program delivered creating pathways to employment for disengaged young people • Implementation of short employability skills workshops in youth programming • City funding support for scholarship programs with Murdoch University and TAFE.
2. Safety	• Council endorsed 'Youth Alcohol Strategy' developed to provide awareness of the effects of alcohol on young people and strategies to reduce harm • Council endorsed 'Communities That Care' project created projects to specifically target the reduction of alcohol in school students and is ongoing.
3. Public transport and Infrastructure	• Increased quality pathways for pedestrian and cycle access • Upgrades to Falcon and Mandurah Skateparks (including comprehensive youth engagement).
4. Facilities and events for young people	• Range of City events delivered, providing opportunities for young people to participate e.g.; My Park Grooves, Youth Sector X at City's foreshore New Year's Eve events, Beats Under the Bridge youth led annual series (ongoing) • Minor upgrade to Youth Centre to be more contemporary; artwork, signage, basketball court and outdoor decking.

Focus Area	Key Achievements
5. Health and wellbeing	- Young people have the opportunity to have input into the design of programs activities and events e.g.; Young Men's, Young Yorgas programs - Increased support of sporting club's delivery of mental health awareness - Peel Health Hub established with support from 3 tiers of government to provide a premiere health service for young people in Mandurah.
6. Sense of community and identity	- The Koolyangka Boordiya Indigenous Children's Consultation program in 2016, empowering eighty (80) Aboriginal young people to voice their aspirations - Increased number of youth art related workshops and programs e.g.; Masterpieces, Wearable Art, Made by Me Teen, Local Creatives, RT Kids - Youth Advisory Council developed and achieving high impact - Junior Council supports leadership development, decision making and public speaking skills for 11-12-year olds - Reunion of Junior Council past Junior Mayors and Deputies - Annual celebration now held for students with high academic achievement across local high schools.
7. Community participation	- PRYS (Peel Regional Youth Services) network maintains strong attendance and fosters project collaboration e.g.; RYDE, Work Inspirations - Increased involvement of young people in the design of events and programs e.g.; Beats Under the Bridge, the 'no alcohol under 18' message - Youth Leadership Donation rebranded as the Youth Dream Big Fund and eligibility criteria adjusted, resulted in a dramatic increase in take up - Increased focus on social media to engaged young people through Mandurah Youth Facebook Page and Instagram - Youth Programs now regularly delivered in Lakelands, Dawesville and Falcon.

Challenges and Trends

Mental Health, Education, Equity and Discrimination rate the highest for the issues that young people are concerned about as cited in the Mission Australia Youth Survey. Climate Change is considered the 'most pressing issue of their generation' according to Triple J Survey of 2019. These issues reflect the concerns as raised by Mandurah's young people.

Recent data gained anecdotally from services locally, indicates there is higher level of complexity in the concerns of young people alongside a dramatic increase in referrals by 30 – 50% to youth and community services, since the pandemic impacted the world in 2020. Schools are also reporting a higher complexity of needs and more likelihood of young people disengaging from schooling much earlier. The strategy presented for endorsement reflects this growing need through increasing support to schools, increasing the awareness and promotion of community support services to young people and supporting initiatives that promote resilience.

The Billy Dower Youth Centre is a community facility that has evolved over time. Originally a PCYC, building renovations occurred in year 2000 with only minor works since this time. The current building structure and layout presents design constraints that limit the efficient use of space, particularly the large main hall which is a thoroughfare and has inadequate heating and cooling. Funds budgeted as per the Long Term Financial Plan will provide an opportunity to assess the building with a view to undertaking a building upgrade to maximise the buildings potential as a training and recreation hub for young people and substantially increase usage.

A challenge for the City of the Mandurah and the draft Youth Strategy is the breadth of focus: providing opportunities for disadvantaged at risk youth who face issues such as mental health, family violence and substance use, structural unemployment and disengagement in school as well as providing opportunities and extension for aspiring young people. Collaboration across City teams as well as external stakeholders will be the key to achieving gains across this breadth of focus.

Community Development Independent Review - 2019

Council supported an independent review of Community Development business unit in 2019 (incorporating Youth Development) which was conducted by an external consultant in 2019. The agreed findings recommended that the City of Mandurah remain committed to delivering youth programs, keep the Billy Dower Youth Centre building as a base of operations, continue the co-location model at the youth centre, seek tenants to support education, training and employment outcomes and continue to explore outreach models to reach young people where they live, study and work. The Youth Strategy incorporates these findings.

Youth Strategy Implementation Plan

The Youth Strategy 2021-2026 will be supported by an internal Implementation Plan. The Implementation Plan has a focus on a one-team, shared responsibility delivery approach across the City and it will be used to track the progress and achievements of the Youth Strategy across business units. The Implementation Plan was developed in collaboration with business units across the City using data collected through the engagement phase with staff, young people and community. It will remain a living, working document subject to change. The Implementation Plan will be supported by an internal working group.

The City will report on the implementation of the Youth Strategy each year through its Annual Reporting.

Youth Advisory Group Comment

This item was considered by the Youth Advisory Group at its meeting on 7 October 2020 and 7 July 2021.

Consultation

In 2018, the first phase of extensive community consultation commenced with over 120 young people consulted through two sessions in schools, culminating in a Youth Forum. A Youth Leadership Group of 15 young people was formed to co-design and co-facilitate this process. This group was the forerunner to the now Youth Advisory Group.

Consultation to inform and review the Draft Strategy was sourced through the following mechanisms:

- Youth Consultation – 120 young people
- Youth Sector consultation – all youth services in Mandurah were invited to comment
- Schools were actively engaged and consulted with over the development of the strategy
- Youth Advisory Group consultation in 2020 and 2021
- City of Mandurah teams – 11 business units consulted

Approximately 250 people contributed to the development of the Youth Strategy 2021 – 2026.

Statutory Environment

Nil

Policy Implications

POL-CMS 02 Access and Inclusion - This policy describes the importance the City places on creating an accessible and inclusive community for all people to enjoy and participate. The Youth Strategy supports Access and Inclusion aims and policy framework.

POL-RCS 04 Grants and Donations – This policy outlines the City's role as a community partner in building capacity and pride through providing a framework to allocate funds to local non-profit community associations and residents in alignment with the corporate business plan. The Youth Strategy will align with this policy in allocation of funding to the community.

POL-CMR 08 Aboriginal Connection to Country (Land) - This policy acknowledges Aboriginal people's connection to Country (land and waterways) and guides the City to integrate cultural information into

activities, events and the development of public facilities and infrastructure. The Youth Strategy aligns to the Reconciliation Action Plan and therefore supports this policy.

Economic Implications

The delivery of the strategies outlined in the Youth Strategy will be shared across multiple business units, budgeted for accordingly and reviewed annually.

The focus of supporting young people to access training and employment will form part of the wider Economic Development focus for the City of Mandurah to reduce risk of youth unemployment.

Risk Analysis

This Draft Youth Strategy by design, ensures that the voice and needs of young people are considered, without which they are at risk of being overlooked. This strategy ensures that young people are involved in the design and delivery of City projects, increases the focus on resilience and capability of young people and ensures increased opportunities for participation, wellbeing and learning opportunities.

City officers will endeavour to make progress towards all outcome areas in the new plan, however, there may be unforeseeable circumstances which lead to some actions not being achieved within the five-year period. To mitigate the risk of not meeting the expectations of some community members City officers will review the Implementation Plan annually and adjusted accordingly.

Strategic Implications

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

Economic:

- Facilitate and advocate for sustainable local job creation and industry diversification.
- Advocate for and facilitate opportunities for improved pathways to education and learning outcomes in Mandurah
- Leverage partnerships with key stakeholders to achieve improved economic outcomes with due consideration to environmental impacts

Social:

- Facilitate safe neighbourhoods and lifestyles by influencing the built form through urban design.
- Promote a positive identity and image of Mandurah and the contributions of its youth
- Facilitate opportunities that promote community led initiatives and build local capacity and capability.
- Promote and encourage community connectedness to create social interaction and a strong sense of security and belonging.
- Provide a range of social, recreational and cultural experiences for our residents and visitors to enjoy and take pride in
- Advocate for and facilitate the provision of diverse and environmentally sustainable places and spaces for people to enjoy an inclusive and active lifestyle.

Health:

- Provide and facilitate quality infrastructure that is accessible, and conducive to a healthy, active community.
- Provide quality health and wellbeing programmes and services that target whole of life health from infants to seniors.
- Promote the importance of a healthy, active lifestyle and the role the natural environment plays in preventative health, within our community.

Environment:

- Create opportunities for our community to celebrate and preserve our local natural environment.

Organisational Excellence:

- Demonstrate regional leadership and advocate for the needs of our community.
- Listen to and engage with our community in the decision-making process.

Conclusion

The Youth Strategy 2021-2026 will guide the City through the next five years in relation to Mandurah's young people. It aims to strengthen strategies already in place, enhance opportunities to increase the voice of young people and increase opportunities for young people to feel more supported, connected, capable and celebrated, through a range of initiatives. It also aims to lay the foundation for an innovative youth and sector led collaboration project to identify a single focus to create a tangible change for young people in Mandurah.

The Youth Strategy will be supported by an Implementation Plan and an internal working group which will support the deliverables against the strategy. The implementation plan is an administrative working document that operationalises the Strategy for practical delivery.

Council is requested to endorse the new Youth Strategy 2021-2026.

NOTE:

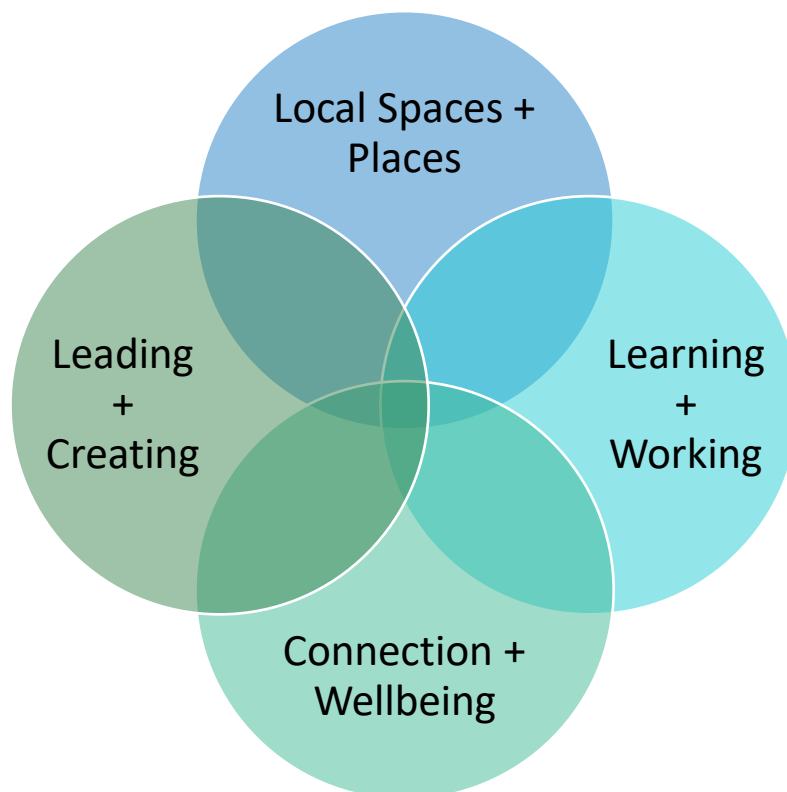
Refer	<i>Attachment 5.1</i>	Draft City of Mandurah Youth Strategy 2021 – 2026
	<i>Attachment 5.2</i>	Draft Youth Strategy Implementation Plan

RECOMMENDATION

The Committee of Council recommend that Council endorse the Draft City of Mandurah Youth Strategy 2021 – 2026, as detailed in Attachment 5.1.

YOUTH STRATEGY 2021-2026***DRAFT as at 1 July 2021*****Our Vision:**

Young people in Mandurah feel connected with and proud of their community and see it as a place where they can participate, influence and inspire.



Acknowledgement of Country

The City of Mandurah acknowledges and pays respect to the Bindjareb people, who are the Traditional Owners and First Peoples of this land. We pay respect to the Elders past, present and emerging and acknowledge the continuing contribution they make to the life of this City and this region.

Message from the Mayor

Xxx

Introduction

Mandurah, known to the Bindjareb people for thousands of years as Mandjoogoordap, is located in a beautiful natural environment with world class water ways on the coast of Western Australia, 72 km south of the state's capital, Perth. The City's estimated current population (as at March 2021) is 95,000 and is forecast to grow to 120,000 by 2036. This continued expansion will mean engaging and supporting young people in the years to come will be important.

This beautiful natural environment supports an active lifestyle through walking, fishing and other water and land recreation, which enables people to connect and engage with the environment and each other as a community. The City of Mandurah is passionate about creating infrastructure and services that allow people to experience connection to the landscape, feel like they belong in the community and are supported to find ways to thrive.

The City provides a range of community facilities and recreation spaces to support community participation and belonging. The Falcon and Mandurah Skate Parks are important outdoor community spaces for young people. The three libraries across Falcon, Mandurah and Lakelands are local community facilities that provide spaces to belong and opportunities to learn. The Billy Dower Youth Centre in Central Mandurah hosts a range of programs that support the health and wellbeing of young people.

Future plans for community infrastructure that relate to young people include a Dawesville Community Centre, further enhancements to the Western Foreshore and the Mandurah North Skate facility.

Mandurah is home to a diverse range of young people from different cultures, homes and family backgrounds. A rapidly changing environment such as a global pandemic changes the story for many young people and their families and naturally this has influenced the focus of this strategy. This strategy sets a clear intention of working with young people and other valued community partners to ensure that young people feel a sense of belonging, feel proud of where they live, access the spaces and services available to them and feel like they can shape their own lives.

Key Achievements

Key achievements during the period of the Youth Strategy 2014 -2018 have been:

- Increased involvement of young people in the delivery and design of events, programs and health messages eg; Beats Under the Bridge, the 'no alcohol under 18' message
- Development of a Youth Advisory Group as a formal body
- Implementation of the RYDE program to increase access for young people to get drivers licences
- Increased delivery of pop up youth and community programs across a range of suburbs
- Increased quality pathways to enable pedestrian and cycle access throughout Mandurah
- Upgrade of the Billy Dower Youth centre artwork and outdoor area
- Upgrades to Falcon and Mandurah Skate Parks
- Peel Health Hub established with support from the 3 tiers of government supporting a premier health service for young people in Mandurah

- Increase in partnership with youth services in Mandurah to deliver programs and support to young people
- Increased support of sporting clubs through delivery of mental health awareness and other club development opportunities

Why a Youth Strategy

The City of Mandurah Strategic Community Plan 2020 – 2040 developed from the voices of our community, clearly outlines that supporting and providing for young people is important to the community. The Youth Strategy provides a framework for ensuring that the City has a clear pathway for achieving this in areas that young people say are important to them. A Youth Strategy enables the City to be clear in its direction in engaging young people and ensuring that this is front and centre when designing and delivering projects, places and services.

How the Youth Strategy was developed

This strategy has been developed through reviewing and assessing information gained from:

- Young Engagement and Consultation Process (*Mandurah Youth Consultation 2018 Report*)
 - Over 120 young people were engaged in a 5 month process to mentor youth leaders and gain young people's views. 15 sessions were held across all local high schools, and a session for those not engaged in education
 - A Youth Forum was held as the culmination of this engagement period with representatives from all local high schools, guest speakers and World Café style conversations.
- Consultation with the Youth Advisory Group 2020
- Consultation with over 8 Local Governments in Australia
- Consultation with over 10 services in Mandurah that work with young people locally and represent local, state and national youth services
- Australian Bureau of Statistics 2016 Census
- Young Minds Matter Report 2017
- Better Choices: Youth in WA report, 2017
- Triple J Youth Census 2019
- Beyond 2020: WA Youth Action Plan
- Mission Australia Youth Survey Report 2020
- Australian Government Labour Market Information Portal
- Catalyse Survey 2020
- City of Mandurah:
 - Strategic Community Plan 2020 - 2040
 - Corporate Business Plan 2020 - 2024
 - Reconciliation Action Plan October 2019 – October 2022
 - Access and Inclusion Plan 2021 – 2026
 - Public Health and Wellbeing Plan 2020 – 2023
 - Skate and BMX Strategy 2012 – 2022
 - Mandurah Active Recreation Strategy 2015 – 2026
 - Mandurah Homelessness & Street Presence Strategy 2021-2023
 - Arts and Culture Plan 2021 - 2026

What did the research tell us?

The demographic data

At the 2016 Census there were 12,589 young people aged 12-24 years living in the City (almost 15% of our City's residents) 538 young people aged 10-24 years identified as Aboriginal or Torres Strait Islanders, 3.8% of this population age group.

The population estimates for young people in the City of Mandurah for 2021 are;

- 5 - 11 Years – 8,000
- 12 -17 years – 6,600
- 18 - 24 years – 7,200

The number of young people in the City of Mandurah is expected to grow to over 17,000 by 2036 with the highest percentages of young people aged 12 – 25 residing in Greenfields, Halls Head, Lakelands and Meadow Springs and the fastest growing suburbs for young people age groups are Lakelands, Madora Bay and Dawesville.

Education

- 28 private and public schools located within the City
- Young people in education:
 - 5,000 at secondary school
 - 1300 at TAFE
 - 2000 at University
 - 565 at other educational institutions

Employment

- Around 52% (4,755) of our young people aged 15-24 years are working (part time or full time), mostly in retail trade, accommodation and food services, or construction
- Youth unemployment rate for this region (Mandurah / Pinjarra) was 21% in July 2018 and 6.8% in July 2021 (*Peel Development Commission data 2021*)
- Of 15 - 24 year-olds, 15.8% were disengaged with education and employment, compared with 10.5% in WA. A similar proportion (15.7%) were only partially engaged compared with 12.3% in WA as a whole

** All data from 2016 ABS Census of Population and Housing, unless otherwise stated*

Triple J Youth Survey

Of the 15,000 young people surveyed in 2019, 43% identified that Climate Change was the most pressing issue of their generation.

The Mission Australia Youth Survey 2020

Of the 25,000 young people surveyed, when young people were asked what their *biggest personal issue* through free text, the top three concerns written were education (34.2%), mental health (17.2%) and the impacts from COVID-19 (9.3%) (education, isolation, mental health). The most *important concern* identified by young people was Equity and Discrimination 40%. When young people were asked to identify how concerned they were about certain issues over the past year the top three concerns were coping with stress (42.5%), mental health (33.9%) and body image (33.0%). Close to one third (32.4%) of respondents indicated they were either extremely or very concerned about school or study problems.

Health Data

There is a substantial increase in the presentation of mental health disorders of young people to health services with major depression and self-harm being the biggest presenting concerns. The Rates of ADHD are falling in WA (*Young Minds Matter Report 2017*), though anecdotal reports indicate that autism diagnosis is on the increase.

Adults in Mandurah are more likely to eat at fast food outlets and are more likely to be obese than the state average. This has implications for young people as it is the family environment where people learn about lifestyle patterns.

Young People's Concerns

The Youth Consultation undertaken in 2018 told us that young people love Mandurah and where they live but they are concerned about:

- Transport – and the lack of ready transport options after hours particularly in more remote suburbs, making it difficult to get around;
- Natural environment and sustainability – the degradation of the natural environment, the amount of rubbish in the environment and climate change;
- Mental health – stigma and the lack of access to services;
- Finding work / unemployment – limited job and study opportunities in Mandurah;
- Crime & personal safety – feeling safe in Mandurah and the amount of graffiti, vandalism and theft;
- Substance use – concerned they were not informed enough about the risks of use and the normalisation of drug use by adults in their lives;
- Youth events and facilities – having places and events where young people can have fun and feel safe in Mandurah;
- Specific social issues – homelessness, access for young people with disabilities, LGBTQI+ inclusion, and improving Mandurah's reputation were other concerns identified;

The Youth Sector

There are a number of trends both in the youth sector and community; involving young people in design and delivery of youth programs and spaces, providing youth leadership opportunities and celebrating the achievements of young people, engaging young people in schools and where they already go outside school hours to prevent disengagement and designing spaces that are inclusive for all ages and abilities to create safe, interesting spaces for all.

The youth sector in Mandurah has become increasingly committed to collaboration for the benefit of young people. Through consulting Youth Services in 2021 they reported a 30 – 50 % increase in the number of young people being referred for counselling and support. Services largely attribute this to increased pressures related to social and economic concerns related to Covid-19 lock down in 2020. This indicates a dramatic increase in young people who have challenges, are struggling due to family conflict and are more worried about their mental health and the flow on effect to their education. The youth sector is committed to supporting the youth strategy outcomes and collaborating as much as possible to achieve them.

Emerging Themes

While drawing conclusions from the data is challenging there are some key themes that emerge. The SEIFA scores show that there are areas of both higher and lower social and economic disadvantage across Mandurah creating a significant diversity of experience in the same community. There is a higher proportion of Aboriginal young people living in Mandurah compared to the national average for the same age. Young people are less likely to attend tertiary education than the state average and the youth unemployment rate, despite its fluctuation tends to be higher than the state and national averages. The concerns of young people locally reflect those expressed across the country; they are concerned about their mental health, education and future employment and climate change. Young people appreciate living close to nature and being surrounded by beautiful waterways and natural bushland.

Foundations of this strategy

This Strategy is based on four principles that are embedded in the way we work with young people.

1. Young people feel empowered to speak up about what concerns them and have opportunities to design and influence decisions on projects and programs
2. Collaboration and partnerships with youth-focussed organisations creates stronger and more holistic outcomes
3. Inclusion is important and therefore programs and activities should always consider transport, accessibility and diversity.
4. Effective communication is critical to foster connection between and participation by young people.

This Strategy has four key **Priority Areas** that will provide a framework for the next 5 years:

1. **Local Spaces and Places:** Our City's spaces and places are buzzing with activities and events for young people.
2. **Learning and Working:** Young people feel equipped, ready and excited about the transition from school to work
3. **Connection and Wellbeing:** Young People feel happy, healthy, safe and 'at home', here in Mandurah
4. **Leading and Creating:** Young people have the skills and passion to shape their lives and contribute to the community and the future of our City

An Annual Implementation Plan will outline actions associated with each element of this Strategy as an internal working document for City of Mandurah staff.

All Strategic objectives and initiatives outlined in the Youth Strategy are designed to be delivered with existing budgets keeping in mind the Long-Term Financial Plan as approved by Council. Any initiatives that would require additional funding will be outlined in the internal Annual Implementation Plan and will aim to seek external funding.

1. Local Spaces + Places

Goal: Our City's spaces and places are buzzing with activities and events for young people

This Priority Area has the following alignment with Strategic Community Plan:

Focus Areas: Social (Driver) also with Economic, Health, Environment (Outcomes)

Strategic Objectives	Initiatives
1.1 Create avenues for young people to connect with nature and be involved in conserving our natural environment	• Work with local environment organisations and groups to foster youth participation in environmental initiatives • Involve young people in tackling local environmental challenges • Provide opportunities for young people to learn from industry experts around climate change and environmental issues
1.2 Provide accessible places and spaces for young people to participate and belong	• Provide infrastructure that promotes a youth friendly environment • Activate places with pop-up events and programs for young people where they live, work and study • Actively encourage non-vehicular transport in local areas (walk, ride) to create facilitate access to local facilities and events • Increase activation of the Billy Dower Youth Centre through creative use of space, diverse programming and service delivery

Community Partners:

- Community centres
- Community and neighbourhood associations
- Peel Harvey Catchment Council
- Local environmental groups
- Schools
- Youth Services

Impact measures:

- Number of programs and events delivered in various locations across the City of Mandurah
- Number of young people attending programs and events

2. Learning + Working

Goal: Young people are equipped, ready and excited about the transition from school to work

This Priority Area has the following alignment with Strategic Community Plan:

Focus Areas: Economic (Driver) also with Social (Outcomes)

Strategic Objectives	Initiatives
2.1 Support improved educational and training outcomes in Mandurah	• Support improved pathways to education and learning outcomes in Mandurah • Facilitate programs that enhance work-readiness • Facilitate programs that increase retention of disengaged young people in the school environment • Support initiatives that build capability in STEM (Science, Technology, Engineering, Maths) • Advocate for training relevant to current and future local employment opportunities • Strengthen support for employment outcomes for young Aboriginal and Torres Strait Islander peoples
2.2 Support entrepreneurship and innovative approaches to job creation	• Understand the demand for jobs of the future and provide innovative pathways for young people to access • Encourage and support youth entrepreneurs
2.3 Link to industry and local networks	• Provide links to services, programs and activities that support education, training and employment • Establish relationship with industry and develop partnerships to increase training and employment opportunities • Monitor potential opportunities that emerge from industry and support pathways to access employment • Foster opportunities for young people to connect with local employers and mentors

Community Partners:

- Regional Development Australia Peel
- Peel Development Commission
- Employment Facilitator
- Peel Chamber of Commerce and Industry
- Mandurah businesses
- Employment agencies and Job Actives
- Peel Jobs and Skills Centre
- Peel Bright Minds
- Education providers

Community indicators to monitor:

- Changes in Mandurah's youth unemployment rate*

**Aligns with Strategic Community Plan 2020 – 2040 Measures of Success*

3.Connection + Wellbeing

GOAL: Young people feel healthy, happy and at home, here in Mandurah.

This Priority Area has the following alignment with Strategic Community Plan:

Focus Areas: Social (Driver) also with Health (Outcomes)

Strategic Objectives	Initiatives
3.1 Support young people to have access to the information and services they need	• Support the provision of diversionary programs for young people at risk of disengaging from education • Collaborate with local youth services to increase awareness of mental health and wellbeing services for youth • Collaborate with strategic partners to enable programs that increase the protective factors and minimise harm for young people eg; resilience, alcohol awareness, physical activity • Work with community partners to provide consistent positive messaging around health and wellbeing eg; sexual health, relationships
3.2 Enhance cultural cohesion and respect for diversity amongst young people	• Support delivery of programs that increase awareness and inclusion of diversity eg: LGBTIQ+, disability, culture and specific youth 'sub cultures' • Increase support to young people new to Mandurah from other cultures • Promote Aboriginal cultural awareness through increasing visibility of art, language and history
3.3 Deliver and enable programs that foster a sense of belonging and promote wellbeing and resilience	• Develop quality evaluation methods to assess impact of programs • Develop creative ways to involve young people in the review and design of Youth programs • Consider strategic partnerships and projects to increase young people's resilience • Use arts and culture to build inclusion and a more cohesive youth community • Support clubs and groups to increase participation and build healthy connections and wellbeing of young people • Collaborate with the youth sector to support initiatives that promote youth wellbeing and youth achievements

Community Partners:

- Youth service providers
- Local schools
- Aboriginal leaders and Elders
- Act-Belong-Commit
- Disability Service
- Sporting Clubs and Groups

Impact measures:

- Number of young people attending programs
- Youth evaluation of their sense of belonging / connection

4. Leading + Creating

GOAL: Young people have the skills and passion to shape their lives and contribute to the community and the future of our City.

This Priority Area has the following alignment with Strategic Community Plan:

Focus Areas: Social (Driver) also with Economic (Outcomes)

Strategic Objectives	Initiatives
4.1 Upskill young people by involving them in co-designing programs and events	• Collaborate with young people to co-design a range of youth programs and events • Involve young people in addressing crime and safety
4.2 Create opportunities for young people to have a voice in the future of our City	• Increase opportunities for youth consultation in the development of City of Mandurah projects eg: Youth Advisory Group, Junior Council • Encourage young people to actively volunteer in our community organisations • Involve young people in decision making around environmental issues
4.3 Increase opportunities for young people to undertake leadership roles in our community	• Provide young people with youth leadership development opportunities • Provide access to programs that build capacity for young leaders in co-design, innovation and critical thinking • Support young people to create innovative solutions to social challenges eg; through environmental volunteering
4.4 Identify and celebrate youth achievements and community champions	• Explore 'peer to peer' and mentoring models that support young people's development • Showcase the contributions of Mandurah's young people in our community eg; positive news stories in the media • Facilitate opportunities to celebrate the positive contributions of young people eg; Collaborate with local youth services to showcase young people through WA Youth Week

Community Partners:

- Local schools
- Peel Volunteer Resource Centre
- YACWA
- Foundation for Young Australians
- Local Youth Services
- Commissioner for Children and Young People
- Youth Disability Advocacy Network (YDAN)

Impact measures:

- Number of young people attending youth forums and events
- Number of consultations with Youth Advisory Group by City of Mandurah project teams
- Number of positive media stories celebrating youth achievements

FUTURE FOCUS FOR YOUTH IMPACT

Over the course of the 2021-2025 Youth Strategy, the City intends to plan for the transition to a bold new Youth strategy in 2026 that commits to generating a positive impact in Mandurah of legendary scale.

The City will harness the whole community to generate significant, longitudinal, and sustainable change that supports and empowers young people to seize opportunity and create a life they value. It will be informed through rigorous data, broad engagement and development of a robust outcomes measurement framework to quantify impact.

In partnership with stakeholders, we will unite around collective vision, collective accountability and collective impact. Creating change on this scale takes years of intentional preparation and we are making a commitment for this to happen so we can make the biggest difference possible in the lives of young people in Mandurah. This will form the basis for community action and inform the subsequent Youth Strategy.

Implementation Plan Actions
Develop a project framework and methodology for stakeholder identification and engagement.
Collate and understand the relevant data pertaining to the needs of youth in Mandurah (E.g. School attendance rates, educational attainment, youth unemployment rate, SEIFA score, youth smoking, obesity etc.)
Undertake a comprehensive youth and community engagement process, including signature youth forums events. Ensure the engagement is of a ground-breaking scale with extensive reach to inform the plan and create universal buy-in.
Collaborate with the youth sector, education and training industry, business and commercial sectors and other key government and non-government stakeholders to gain a collective commitment for generating landmark positive impact. Determine how stakeholders can unite to create trailblazing global best practice in making a positive difference in supporting young people in the City of Mandurah.
Develop an outcomes measurement framework to gauge impact of the Youth Plan during implementation 2026-2031
Interpret community engagement and research findings into a draft Youth Strategy for presentation to Council.

Quotes to be inserted as a graphic throughout the strategy

- “Be great if Mandurah led the way on renewable energy research and implementation”
- “We should have more campaigns on why the environment is important and how you can cut down on your waste”
- “We need to break down the stigma of talking about feelings or experiences
- “let’s get young people helping other young people”
- “the challenge is you need a job to get experience, but you can’t get experience without a job.”
- “Mandurah is more of a tourist destination and there’s no incentive to stay in Mandurah”
- “We need young people to feel like they don’t have to leave to get a good job.”

City of Mandurah
Youth Development Team
Phone (08) 9550 3670
Email: youth@mandurah.wa.gov.au
Facebook: <https://www.facebook.com/mandurahyouth>

Find us at the Billy Dower Youth Centre
41 Dower Street, Mandurah WA 6210

Document no. R0002018825

YOUTH STRATEGY 2021-2026

Organisation Implementation Plan

2021 – 2026

Our Vision:

Young people in Mandurah feel connected with and proud of their community and see it as a place where they can participate, influence and inspire.

Notes and Keys

This Implementation Plan is a *Guide only* and is subject to change.

It is intended to be updated annually to reflect the capability and resources of each City team and remain adaptable to emerging trends, stakeholder relationships and available resources.

Areas in Grey are the Youth Strategy elements

Implementation Plan Actions are categorised by;

Continue	Continue to deliver on an existing action
Extend	A current action that will be extended / expanded
Adapt	A current action that will be modified / adapted to better meet Youth Strategy priorities
New	Not currently occurring and will be developed

Financial Years – estimation of when Implementation Actions will be achieved

Budget source for implementation*

Existing	Sourced from existing current operational budget
New Int	New capital or operating costs in addition to current budget sourced through City funding
New Ext	Funding to be sourced external to the City of Mandurah to deliver on this item

**Any items requiring additional funding than current budgets are subject to approval through the Long Term Financial Plan Process.*

Strategic Alignment

Refers to all Plans and Strategies that have been developed by the City of Mandurah

SCP	Strategic Community Plan
CBP	Corporate Business Plan
RAP	Reconciliation Action Plan
AIP	Access and Inclusion Plan
Rec	Recreation Master Plan
HSP	Homelessness and Street Presence Plan
YAS	Youth Alcohol Strategy
PHW	Public Health and Wellbeing Plan
CIP	Community Infrastructure Plan
AC	Arts and Culture Plan

1. LOCAL SPACES+ PLACES

Goal: Our City's spaces and places are buzzing with activities and events for young people

Local Places + Spaces Objective 1.1 - Create avenues for young people to connect with nature and be involved in conserving our natural environment • Work with local environment organisations and groups to foster youth participation in environmental initiatives • Involve young people in tackling local environmental challenges • Provide opportunities for young people to learn from industry experts around climate change and environmental issues									
Implementation Plan Actions	Type <i>See Key</i>	City Team	Financial Year					Budget <i>See Key</i>	Strategic Alignment
			21/22	22/23	23/24	24/25	25/26		
Create specific opportunities for young people in youth programs to connect with nature	Adapt	Youth Development	✓				✓	Existing	SCP PHW 1.6
Promote the Koolbardi Bidi garden program at CASM	Extend	Arts & Culture		✓	✓	✓	✓	Existing	
Deliver the Australian Association of Environmental Education National Biennial Conference		Environment	✓		✓		✓	Existing	PHW 1.6
Provide opportunities for youth to attend the Australian Association of Environmental Education National Biennial Conference		Environment	✓		✓		✓	Existing	PHW 1.6
Support the Millennium Kids Youth Citizen Assembly		Environment						Existing	PHW 1.6

1. LOCAL SPACES+ PLACES(cont.)

Local Places + Spaces Objective 1.2 - Provide accessible places and spaces for young people to participate and belong

- Provide infrastructure that promotes a youth friendly environment
- Activate places with pop-up events and programs for young people where they live, work and study
- Actively encourage non-vehicular transport in local areas (walk, ride) to create facilitate access to local facilities and events
- Increase activation of the Billy Dower Youth Centre through creative use of space, diverse programming and service delivery

Implementation Plan Actions	Type See Key	City Team	Financial Year					Budget See Key	Strategic Alignmen t
			21/22	22/23	23/24	24/25	25/26		
Lease rooms at the Billy Dower Youth Centre to relevant service providers that support young people	Cont.	Youth Development	✓				✓	Existing	PHW 1.1
Deliver Dawesville Community Centre	New	Community Capacity Building		✓				New Ext	CIP
Progress the delivery of the Common Ground Housing Model in Mandurah	New	Community Capacity Building	✓	✓	✓	✓	✓	New Ext	HSP
Activate spaces by delivering programs in outer suburbs including Dawesville, Falcon, Lakelands and Coodanup	Adapt	Youth Development	✓					Existing	PHW 1.1
Run practical workshops that facilitate young people to have independence e.g. bike maintenance	New	Youth Development		✓		✓		Existing	PHW 1.7
Investigate feasibility of delivering an After School Drop In program in the southern corridor	New	Youth Development		✓				Existing	PHW 1.7
Developing a Transport Strategy to make the City more accessible to reduce car use	New	Strategic Planning			✓				PHW 1.1
Continue to commit to delivery of improved cycle and footpath network improvements	Cont.	Technical Services	✓	✓	✓	✓	✓		PHW 1.1
Promote the health and wellbeing benefits of a youth MARC membership	Adapt	Recreation		✓				Existing	PHW 1.1
Promote the Fab Lab in Falcon Library as a space for young people to learn and share skills (robotics, film editing, sewing, coding, craftsmanship)	New	Library and Heritage Services	✓					Existing	PHW 1.7
Continue to provide support to families to access sporting clubs through the delivery of Kidsport Program	Cont.	Recreation Services	✓	✓	✓	✓	✓	Existing	PHW 1.7

Implementation Plan Actions	Type <i>See Key</i>	City Team	Financial Year					Budget <i>See Key</i>	Strategic Alignmen t
			21/22	22/23	23/24	24/25	25/26		
Support Sporting and Community Groups to access community facilities by providing a costing subsidy for the hire of facilities for youth activities	Cont.	Recreation Services	✓	✓	✓	✓	✓	Existing	PHW 1.7
Attract a diverse range of external events that appeal to young people.	Cont.	Festivals & Events	✓	✓	✓	✓	✓	Existing	PHW 3.7
Engage the Youth Advisory Group at the planning stage for City of Mandurah community events.	New	Festivals & Events	✓	✓	✓	✓	✓	Existing	PHW 3.7
Undertake design for the proposed new Lakelands Youth Park	New	Strategic Planning				✓		New	SCP 3.3

2. LEARNING+ WORKING—

Goal: Young people are equipped, ready and excited about the transition from school to work

Learning + Working Objective 2.1 - Support improved educational and training outcomes in Mandurah

- Support improved pathways to education and learning outcomes in Mandurah
- Facilitate programs that enhance work-readiness
- Facilitate programs that increase retention of disengaged young people in the school environment
- Support initiatives that build capability in STEM (Science, Technology, Engineering, Maths)
- Advocate for training relevant to current and future local employment opportunities
- Strengthen support for employment outcomes for young Aboriginal and Torres Strait Islander peoples

Implementation Plan Actions	Type <i>See Key</i>	City Team	Financial Year					Budget <i>See Key</i>	Strategic Alignment
			21/22	22/23	23/24	24/25	25/26		
Collaborate with High Schools to deliver programs for young people at risk of disengaging from school	Extend	Youth Development	✓				✓	Existing	SCP 1.4
Review the City of Mandurah Indigenous Traineeships program with an aim to increase employment outcomes for trainees	Adapt	HR & OD	✓					Existing	SCP 1.5, 1.4 RAP 11.1
Continue to promote Youth Dream Big Fund, Murdoch & Nikki Wise Scholarships	Cont.	Library and Heritage Services	✓		✓		✓	Existing	SCP 1.2
Prototype a four-week STEM workshop for youth at various Library and Heritage Services	New	Library and Heritage Services		✓				Existing	SCP 1.4
Pilot a heritage internship in collaboration with a University	New	Library and Heritage Services			✓			Existing	SCP 1.4
Trial a clothes library to support young people be interview ready	New	Library and Heritage Services			✓			Existing	
Offer resume writing workshops at Libraries in collaboration with Youth Development	Extend	Library and Heritage Services		✓				Existing	
Collaborate with Peel Bright Minds to deliver STEM programs	Extend	Economic Development		✓				Existing	SCP 1.4
Promote the Regional Youth Driver Education program to increase uptake	Cont.	Youth Development	✓		✓		✓	Existing	SCP 1.4
Promote the annual CASM Youth Artist in residency program and youth internship program through RT Kids	Extend	Arts & Culture		✓				Existing	SCP 1.3

2. LEARNING+ WORKING— (CONT.)

Learning + Working Objective 2.2 - Support entrepreneurship and innovative approaches to jobs creation

- Understand the demand for jobs of the future and provide innovative pathways for young people to access
- Encourage and support youth entrepreneurs

Implementation Plan Actions	Type <i>See Key</i>	City Team	Financial Year					Budget <i>See Key</i>	Strategic Alignment
			21/22	22/23	23/24	24/25	25/26		
Deliver a range of entrepreneurial programs	Extend	Economic Development	✓	✓	✓	✓	✓	Existing	SCP 1.2
Investigate pathways to employment for young people with local businesses involved in Coding, Game design and development, cyber security, technical animation and other video content development	New	Economic Development		✓	✓	✓	✓	Existing	SCP 1.2
Participate in AccessAbility Day by providing opportunities for job seekers with a disability through a disability employment service provider to spend a day volunteering with the City across different business units	New	Community Capacity Building		✓	✓	✓	✓	Existing	AIP PHW 3.6
Explore Arts and Culture projects that promote CASM resources and entrepreneurship	Extend	Arts and Culture	✓					Existing	SCP 1.2

2. LEARNING+ WORKING— (CONT.)

Learning + Working Objective 2.3 - Link to industry and local networks

- Provide links to services, programs and activities that support education, training and employment
- Establish relationship with industry and develop partnerships to increase training and employment opportunities
- Monitor potential opportunities that emerge from industry and support pathways to access employment
- Foster opportunities for young people to connect with local employers and mentors

Implementation Plan Actions	Type <i>See Key</i>	City Team	Financial Year					Budget <i>See Key</i>	Strategic Alignment
			21/22	22/23	23/24	24/25	25/26		
Set up an internal working group to investigate alternative pathways to skill development for young people	New	Human Resources and Organisational Development		✓				Existing	SCP 1.4
Investigate opportunities and collaborate with local businesses for young people to have training and employment in Eco-tourism	New	Economic Development		✓				Existing	SCP 1.5
Develop networks with training providers to enhance employment pathways in Mandurah	New	Economic Development		✓	✓	✓	✓	Existing	SCP 1.5
Explore partnerships to deliver a Careers Expo in Mandurah	New	Youth / Economic Development		✓		✓		Existing	SCP 1.5

3. CONNECTION+ WELLBEING

GOAL: Young people feel healthy, happy and at home, here in Mandurah.

Connection + Wellbeing Objective 3.1 - Support young people to have access to the information and services they need

- Support the provision of diversionary programs for young people at risk of disengaging from education
- Collaborate with local youth services to increase awareness of mental health and wellbeing services for youth
- Collaborate with strategic partners to enable programs that increase the protective factors and minimise harm for young people e.g.; resilience, alcohol awareness, physical activity
- Work with community partners to provide consistent positive messaging around health and wellbeing e.g.; sexual health, relationships

Implementation Plan Actions	Type <i>See Key</i>	City Team	Financial Year					Budget <i>See Key</i>	Strategic Alignment
			21/22	22/23	23/24	24/25	25/26		
Continue to promote the Youth Alcohol Strategy message – no alcohol under 18	Cont.	Youth Development	✓					Existing	SCP 3.5 YAS PHW 2.1
Promote the annual Mission Australia Youth Survey to gain Mandurah data on youth concerns	New	Youth Development	✓	✓	✓	✓	✓	Existing	
Survey young people in Mandurah to understand how best to inform them of the services and resources available	New	Youth Development		✓				Existing	SCP 3.5
Provide opportunity for sporting clubs to raise awareness of their programs to youth and families	Extend	Recreation Services						Existing	SCP 3.5 PHW 1.7
Continue to deliver mental health messages to sporting clubs	Cont.	Recreation Services	✓					Existing	SCP 3.5
Investigate partnerships with other services for raising awareness around mental health and wellbeing	New	Youth Development			✓			Existing	SCP 3.5
Explore opportunities to collaborate to deliver a biannual youth forum or gathering that promotes health and wellbeing	New	Youth Development		✓		✓		Existing	SCP 3.5 PHW 3.7

3. CONNECTION+ WELLBEING— (CONT.)

Connection + Wellbeing Objective 3.2 - Enhance cultural cohesion and respect for diversity amongst young people. - Initiate and deliver programs that increase awareness and inclusion of diversity e.g.: LGBTIQ+, disability, culture and specific youth 'sub cultures' - Increase support to young people new to Mandurah from other cultures - Promote Aboriginal cultural awareness through increasing visibility of art, language and history									
Implementation Plan Actions	Type <i>See Key</i>	City Team	Financial Year					Budget <i>See Key</i>	Strategic Alignment
			21/22	22/23	23/24	24/25	25/26		
Collaborate with headspace to deliver a LGBTIQ+ social group	Cont.	Youth Development	✓	✓	✓	✓	✓	Existing	SCP 3.5 PHW 3.6
Increase LGBTIQ+ welcome messaging in City facilities	New	Library and Heritage Services			✓			Existing	SCP 3.5 PHW 3.6
Continue to hold Aboriginal art workshops and celebrations of culture as part of youth programming	Cont.	Youth Development	✓	✓	✓	✓	✓	Existing	SCP 3.5 RAP 6.1, 9.1
Collaborate with High Schools to provide additional support around cultural awareness and inclusivity of Aboriginal and migrant students	Extend	Youth Development			✓		✓	Existing	SCP 3.5 RAP 3.1
Display Welcome signage in Noongar language across Library and Heritage Services locations	New	Library and Heritage Services		✓				Existing	SCP 3.5
Engage young people in the consultation of the refurbishment of the indigenous gallery	New	Library and Heritage Services		✓				Existing	SCP 3.5 RAP 3.1
Display the AIATSIS Map of Indigenous Australia at the Library and Heritage Services and museum and youth centre	New	Library and Heritage Services		✓				Existing	SCP 3.5 RAP 6.1
Continue to train staff in autism specific training and inclusion principles	Cont.	Youth Development	✓	✓	✓	✓	✓	Existing	SCP 3.5 AIP 6.2
Celebrate international day of people with a disability	New	Youth Development	✓	✓	✓	✓	✓	Existing	SCP 3.5 AIP
Foster diverse representation in Junior Council and Youth Advisory group across; disability, culture, sexuality, identity	Adapt	Youth Development	✓	✓	✓	✓	✓	Existing	SCP 3.5 AIP 1.4
Continue to develop ways to include and acknowledge Aboriginal youth and elders in youth programs	Cont.	Youth Development	✓	✓	✓	✓	✓	Existing	SCP 3.5 RAP 8.1 & 2.1

3. CONNECTION+ WELLBEING— (CONT.)

Connection + Wellbeing Objective 3.3 - Deliver and enable programs that foster a sense of belonging and promote wellbeing and resilience.

- Develop quality evaluation methods to assess impact of programs
- Consider strategic partnerships and projects to increase young people's resilience
- Use arts and culture to build inclusion and a more cohesive youth community
- Support clubs and groups to increase participation and build healthy connections and wellbeing of young people
- Collaborate with the youth sector to support initiatives that promote youth wellbeing and youth achievements

Implementation Plan Actions	Type <i>See Key</i>	City Team	Financial Year					Budget <i>See Key</i>	Strategic Alignment
			21/22	22/23	23/24	24/25	25/26		
Review the young adult collection to ensure that it reflects community need and promotes health, wellbeing and resilience	Cont.	Library and heritage services	✓					Existing	SCP 3.4 PHW 3.7
Investigate programs aimed at health, wellbeing and social connection of youth within City facilities	Extend	Recreation / Community Capacity Building / Youth Development / Libraries and heritage services		✓	✓			Existing	SCP 3.4
Promote sensory chill out area and social connection space at the MARC	New	Recreation	✓	✓				Existing	SCP 3.4 AIP
Trial a Drop In space for Young people 17+ years at the Billy Dower Youth Centre offering support and access to further studies / employment	Cont.	Youth Development	✓					Existing	SCP 3.4 AIP 1.4
Develop a robust model for evaluating the effectiveness of youth programs	New	Youth Development	✓	✓				Existing	
Collaborate with local Youth Services to Deliver a WA Youth Week event in 2022	New	Youth Development		✓				Existing	SCP 2.2
Support sporting clubs and groups to increase participation and build healthy connections and	Cont.	Recreation Services	✓	✓	✓	✓	✓	Existing	SCP 3.4 PHW 1.7

Implementation Plan Actions	Type <i>See Key</i>	City Team	Financial Year					Budget <i>See Key</i>	Strategic Alignment
			21/22	22/23	23/24	24/25	25/26		
wellbeing of young people through the Club Connect program									
Continue to promote Community Grants that support creative and wellbeing initiatives for youth	Cont.	Community Development / Youth / Arts & Culture	✓	✓	✓	✓	✓	Existing	SCP 3.4
Promote youth orientated engagement and programming as part of the Mandurah Arts Festival	Adapt	Arts & Culture	✓	✓	✓	✓	✓	Existing	SCP 2.2 PHW 1.7
Continue to promote youth engagement and learning opportunities in Masterpieces Youth workshops and Art Exhibition and Wearable Art Mandurah	Cont.	Arts & Culture / Youth Development	✓	✓	✓	✓	✓	Existing	SCP 3.4 PHW 3.7
Continue relationship with Disability providers to include young people with disabilities into Youth Programs	Cont.	Youth Development	✓	✓	✓	✓	✓	Existing	SCP 3.4 AIP
Continue to implement actions in the Youth Alcohol Strategy	Cont.	Youth Development	✓	✓	✓			Existing	SCP 3.4
Continue collaborating with key stakeholders to deliver the Peel Regional Youth Services (PRYS) Network meetings and initiatives	Cont.	Youth Development	✓	✓	✓	✓	✓	Existing	SCP 5.1

4. LEADING+ CREATING

GOAL: Young people have the skills and passion to shape their lives and contribute to the community and future of our City.

Leading + Creating Objective 4.1 - Upskill young people by involving them in co-designing programs and events									
- Collaborate with young people to input into and co-design a range of youth programs and events - Involve young people in addressing community concerns; e.g. crime and safety									
Implementation Plan Actions	Type <i>See Key</i>	City Team	Financial Year					Budget <i>See Key</i>	Strategic Alignment
			21/22	22/23	23/24	24/25	25/26		
Identify leaders in youth programs to assist in co-designing program elements for the next term.	Cont.	Youth Development	✓	✓	✓	✓	✓	Existing	SCP 2.2
Involve young people providing positive messaging around alcohol and drug use	Cont.	Youth Development / Community Capacity Building	✓	✓	✓			Existing	YAS SCP 2.2
Involve young people in Museum audience engagement	New	Library and Heritage services	✓					Existing	PHW 1.7
Develop creative ways to involve young people in the review and design of Youth programs	Extend	Youth Development	✓	✓	✓	✓	✓	Existing	SCP 2.2

4. LEADING+ CREATING— (CONT.)

Leading + Creating Objective 4.2 - Create opportunities for young people to have a voice in the future of our City.

- Increase opportunities for youth consultation in the development of City of Mandurah projects e.g.: Youth Advisory Group, Junior Council
- Encourage young people to actively volunteer in our community organisations
- Involve young people in decision making around environmental issues

Implementation Plan Actions	Type <i>See Key</i>	City Team	Financial Year					Budget <i>See Key</i>	Strategic Alignment
			21/22	22/23	23/24	24/25	25/26		
Include youth consultation as an element of the Junior Council program	Adapt	Youth Development	✓	✓	✓	✓	✓	Existing	SCP 2.2
Engage youth volunteers at the Museum	New	Library and Heritage Services		✓				Existing	SCP 2.2
Engage with high schools to promote volunteering at events and encourage young people to get involved.	New	Festivals & Events	✓	✓	✓	✓	✓	Existing	SCP 2.2
Consult YAG on the and Community Infrastructure Plan and future Recreation Masterplans	Extend	Strategic Planning		✓	✓			Existing	SCP 2.2
Consider consulting young people in the design of upgrades to specific Landscape Design projects e.g; Kangaroo Paw Park in Greenfields and Madora Bay Foreshore node.	Extend	Landscape Design	✓	✓	✓	✓	✓	Existing	SCP 2.2
Involve young people in design of the Eastern Foreshore precinct	Extend	Infrastructure Management Projects		✓				Existing	SCP 2.2

4. LEADING+ CREATING— (CONT.)

Leading + Creating Objective 4.3 - Increase opportunities for young people to undertake leadership roles in our community

- Provide young people with youth leadership development opportunities
- Provide access to programs that build capacity for young leaders in co-design, innovation and critical thinking
- Support young people to create innovative solutions to social challenges e.g.; environmental volunteering

Implementation Plan Actions	Type <i>See Key</i>	City Team	Financial Year					Budget <i>See Key</i>	Strategic Alignment
			21/22	22/23	23/24	24/25	25/26		
Youth Advisory Group to be trained in event and program delivery principles	New	Youth Development	✓					Existing	SCP 2.2
Explore possibility of providing training in co-design and active community citizenship	New	Youth Development			✓			Existing	SCP 2.2
Provide an environmental volunteer capacity building forum		Environment		✓				Existing	SCP 2.2

4. LEADING+ CREATING— (CONT.)

Leading + Creating Objective 4.4 - Identify and celebrate youth achievements and community champions - Explore 'peer to peer' and mentoring models that support young people's development - Showcase the contributions of Mandurah's young people in our community e.g.; positive news stories in the media - Facilitate opportunities to celebrate the positive contributions of young people e.g.; Collaborate with local youth services to showcase young people through WA Youth Week									
Implementation Plan Actions	Type <i>See Key</i>	City Team	Financial Year					Budget <i>See Key</i>	Strategic Alignment
			21/22	22/23	23/24	24/25	25/26		
Commence a "Celebrate a Young Person" theme in City social media	New	Youth Development / Comms			✓			Existing	SCP 2.2 RAP 10.1
Investigate youth mentoring models with the possibility of implementing in Mandurah	New	Youth Development				✓		Existing	SCP 2.2
Encourage young people to nominate themselves and their peers for recognition awards	New	Community Development / Recreation / Youth / Libraries & Heritage	✓	✓	✓	✓	✓	Existing	SCP 2.2
Celebrate Junior Sports Person of the year in City of Mandurah sport awards as an ambassador of participation in physical activity		Recreation Services	✓	✓	✓	✓	✓	Existing	SCP 2.2

Sustainability and Strategic Positioning

- Over the course of the 2021-2025 Youth Strategy, plan for the transition to a bold new Youth strategy in 2026 that commits to generating a positive impact in Mandurah of legendary scale.
- Harness the whole community to generate significant, longitudinal, collective impact that supports and empowers young people to create a life they value.
- Inform the plan with rigorous data, and establish a robust outcomes measurement framework.
- Explore approaches to enable a broad range of stakeholders to unite around a collective vision, collective accountability and collective impact.

Implementation Plan Actions	Type <i>See Key</i>	City Team	Financial Year					Budget <i>See Key</i>	Strategic Alignment
			21/22	22/23	23/24	24/25	25/26		
Develop a project framework and methodology for stakeholder identification and engagement.	New	Youth Development, Corporate Comms, Office of the Mayor and Councillors	✓	✓				Existing	SCP 5.1, 5.4
Collate and understand the relevant data pertaining to the needs of youth in Mandurah (E.g. School attendance rates, educational attainment, youth unemployment rate, SEIFA score, youth smoking, obesity etc.)	New	Youth Development			✓	✓		New/Existing	SCP 5.1
Undertake a comprehensive youth and community engagement process, including signature youth forums events. Ensure the engagement is of a ground-breaking scale with extensive reach to inform the plan and create universal buy-in.	New	Youth Development, Corporate Comms, Office of the Mayor and Councillors				✓	✓	New	SCP 5.2
Collaborate with the youth sector, education and training industry, business and commercial sectors and other key government and non-government stakeholders to gain a collective	New	Youth Development, Economic Development				✓	✓	Existing	SCP 5.2

Sustainability and Strategic Positioning

- Over the course of the 2021-2025 Youth Strategy, plan for the transition to a bold new Youth strategy in 2026 that commits to generating a positive impact in Mandurah of legendary scale.
- Harness the whole community to generate significant, longitudinal, collective impact that supports and empowers young people to create a life they value.
- Inform the plan with rigorous data, and establish a robust outcomes measurement framework.
- Explore approaches to enable a broad range of stakeholders to unite around a collective vision, collective accountability and collective impact.

commitment for generating landmark positive impact. Determine how stakeholders can unite to create trailblazing global best practice in making a positive difference in supporting young people in the City of Mandurah.									
Develop an outcomes measurement framework to gauge impact of the Youth Plan during implementation 2026-2031	New	Youth Development, external consultant				✓	✓	New	SCP 5.4
Interpret community engagement and research findings into a draft Youth Strategy for presentation to Council.		Youth Development, Corporate Comms, Office of the Mayor and Councillors					✓	Existing	SCP 2.2, 2.3, 2.4, 5.1, 5.4, 5.5

6	SUBJECT:	Strategic Approach to Men's Sheds
	DIRECTOR:	Director Place and Community
	MEETING:	Committee of Council
	MEETING DATE:	13 July 2021

Summary

In 2020, the City identified a need to investigate the provision of Men's Sheds in the City of Mandurah. After an Expression of Interest process, an experienced consultant was commissioned to explore the current strengths and challenges of existing Men's Sheds, and make recommendations on their ability to be sustainable, financially viable, accessible, well-governed and meeting the current and future needs of members.

Engagement with the Men's Sheds to inform the project included individual meetings and site visits with each Men's Shed in April 2021, combined workshop May 2021 and an opportunity to forward written submissions in June 2021. On 24 June 2021, another combined meeting of Men's Shed representatives was held with the consultant to present the findings. There was shared agreement by representatives that the findings of the report were sound.

Council is requested to endorse the Draft report "City of Mandurah Men's Shed – Strategic Direction" which includes recommendations to support Peel Men's Shed, Mandurah Men's Shed and Falcon Community Menshed with short term and long-term goals. The study evidenced that all three Men's Sheds have outgrown current facilities and there is a need to cater for membership and service growth as a priority. It was reported by the Men's Sheds that they are in need of land from the City, and can fund capital infrastructure without further City financial contribution.

Council is requested to support the groups in the short term with: revised leased area for Falcon Community Menshed; contribution of \$5,000 to Peel Men's Shed for two financial years; and contribution of \$2,000 to Mandurah Men's Shed for two years. Whilst each is getting something different, it is considered the recommendations meet a top priority in the unique context of each incorporated group. To note, whilst the draft report recommended funding two of the Men's Sheds with operational funding in the short-term, it did not specify an amount (which was later determined by City officers).

Council is requested to support the sustainability and capacity of Men's Sheds with various strategies that assist with sustainability.

Disclosure of Interest

Nil

Confidentiality

The attachment in this report is designated confidential under section 5.23(2) of the *Local Government Act 1995* due to commercial in confidence and includes correspondence from Men's Sheds to the City.

Previous Relevant Documentation

- G.5/02/21 23 February 2021 Council approved a long-term lease of 20 years to Falcon Community Menshed for the management of the entire Falcon Family Centre, approximately 1,100 square metres.
- G.7/10/20 27 October 2020 Council approved a lease over a portion of Reserve 42821 to Falcon Community Menshed Incorporated for a term of 20 years

for a peppercorn rental. Council approved the allocation of funds to upgrade the Falcon Family Centre with minor works.

Background

Men's Sheds are an international movement that promote the physical, mental and emotional health of members in a supportive environment. This idea of good health is centred on many factors including self-worth, pride, being productive, contributing to community, connecting with friends and maintaining an active body and mind. Becoming a member of a Men's Shed provides a safe and busy environment where men can find many of these things in an atmosphere of mateship. And, importantly, there is no pressure as men can just come along for a cuppa and chat if that is their interest.

Men's Sheds are community-based, non-profit, non-commercial organisation that is accessible to all men and whose primary activity is the provision of a safe and friendly environment where men are able to work on meaningful projects at their own pace in their own time in the company of other men. A major objective is to advance the well-being and health of members united in their interest to do something meaningful with their time and continue to be valued and productive members of our community.

The scope of this investigation focused on Falcon Community Menshed (Falcon Family Centre), Mandurah Men's Shed (John Tonkin College) and Peel Men's Shed (Park Road, Mandurah) who are all currently incorporated and connected to the WA Men's Shed Association. It was noted that each Shed was unique in its offer.

Key points driving the need for the strategic review include:

- The Men's Sheds currently operating in Mandurah are experiencing a range of issues (such as funding, resourcing and site constraints) that impact on their ability to be sustainable, financially viable, accessible, and meeting the current and future needs of members.
- There is an opportunity for the City to help facilitate a coordinated approach to the range and service levels of local Men's Sheds in Mandurah.
- The City is seeking to develop a more strategic approach that will optimise availability and distribution of resources, maximize community benefit and leverage funding opportunities most advantageously.
- All three Men's Sheds report their current premises to be unsuitable due to either lack of space, lack of secure tenure, or financial unsustainability (or combination of all three).

The City engaged an experienced consultant to undertake research and consultation with Men's Sheds to identify strengths, weaknesses, opportunities and threats of the three formal Men's Sheds in the City in regard to their operations, programming and servicing the needs of the community. There was also a requirement to benchmark other successful Men's Sheds models across WA and nationally and determine alignment of Men's Sheds needs in the context of City of Mandurah strategic objectives.

With the establishment of a clear understanding of Men's Sheds, the consultant was to explore key priorities, issues and needs in the short term (1-2 years) and medium term (2 – 5 years) and consider options for how Men's Sheds could work collaboratively.

Revoking of Council Decision – 23 February 2021

At the 23 February 2021 Ordinary Council Meeting, Council approved:

- 1. Requests support to advise all Expressions of Interest applicants that their submissions have been rejected, due to a change of direction for needs of the community.*
- 2. Approves a long-term Lease to Falcon Menshed Inc for the management of the entire Falcon Family Centre, and approximately 1,100 square metres of fenced outdoor area, with the following conditions:*
 - 2.1 Lease term of 20 years;*
 - 2.2 Annual Rent \$1 per annum;*
 - 2.3 Commencement date will be after and subject to the Minister for Lands approval;*

- 2.4 Waives the Council approved fees and charges for Document Preparation Fee of \$610;
2.5 Falcon Family Centre to be maintained by Falcon Menshed Inc including maintenance requires, upgrades and all outgoings (excluding structural repairs); and
2.6 Lease conditions to be finalised by the Chief Executive Officer.

3. Approves reallocation of funds allocated to the Falcon Family Centre to the Falcon eLibrary and Community Centre of \$20,000 to undertake playground works, fencing and interior fit-out.
4. Co-designs the new Falcon Library playground installation and associated infrastructure with the Falcon Community Playgroup.
5. Notes officers will work with the Falcon Playgroup and Playgroup WA to define the group's specific requirements and to help build their capacity and promote their group

City officers have discussed with the Falcon Playgroup and the Falcon Community Menshed Incorporated the future tenure on the Falcon Family Centre site. It is now proposed that the Falcon Community Menshed Incorporated will lease a portion of the site which will enable casual and regular users to hire the other portion of the building.

Resolution point 3 approved the reallocation of funds originally allocated to the Falcon Family Centre for playground works and interior fit-out for the Child Health Nurse to be situated at the Falcon eLibrary and Community Centre. It is now proposed that all funds are allocated for the interior fit-out of the Falcon eLibrary and Community Centre as estimated costs are slightly higher than anticipated and these costs cannot be on-charged to the Department of Health as they relate to the City's modifications required to cater for its service delivery.

Resolution point 4 is not required as the co-designing of the Falcon Library playground is not required as the Falcon Playgroup will remain at the Falcon Family Centre. The Falcon Playgroup will hire the facility through the City of Mandurah at the community rate.

It is recommended that Council revoke resolution point 2,3 and 4 and resolve to lease a portion of the site as well as allocate \$20,000 to the interior fit out for the Falcon eLibrary and Community Centre to cater for the Child Health Nurse.

Comment

In June 2021, the Consultant forwarded a draft report (refer confidential appendix 1) that included: an overview of the Men's Shed movement; characteristics and audit of the Men's Sheds in the City of Mandurah; strategic alignment; trends; benchmarking; case studies and recommendations.

All Men's Sheds demonstrated dedicated volunteers, active members, an enthusiasm for membership growth and making a meaningful difference to the health and wellbeing of the community. The Sheds are important community assets creating significant value for individuals and wider public.

Each Shed is also stymied in reaching its potential due to a combination of limiting factors. Briefly:

Men's Shed	Challenges
Mandurah Men's Shed	- Currently agree a licence to use the premises at John Tonkin College on an annual basis at a nominal cost. - No security of tenure. Require new land to build permanent Shed. - Outgrown facility and limited mainly to woodworking. - No kitchen facility. - No permanent toilet. The Shed has purchased an accessible, portable toilet that has monthly cleaning costs.
Peel Men's Shed	- The building is current leased for approximately \$9-12,000 annually and this rent is financially unsustainable for the group. - No security of tenure. Require new land to build permanent Shed.

	- The premises are also limited in size which inhibits member use and potential expansion.
Falcon Community Menshed	- The current size and quality of shed is inadequate and in need of replacement to accommodate needs of members. - Current Council decision to have lease of whole site is not favourable to Men's Shed as they would prefer to share with playgroup and other groups. - Improvements on site are constrained by boundary, bushland, mature trees and fauna report.

As described above, there is a planned way forward with the Falcon Community Menshed and the key need is to expedite the lease to ensure the Falcon Community Menshed have a clear understanding of the potential footprint of a new shed, and can seek funding for construction. Officers have kept in close contact with representatives, including meeting on site with the playgroup and a separate meeting with the Men's Shed to discuss the lease.

The Mandurah Men's Shed is long-established and there is opportunity to support them with short term costs for two years whilst a longer term solution for long

Consultation

Consultation has occurred with representatives of the Falcon Community Menshed, Mandurah Men's Shed and Peel Men's Shed in the following ways:

- Site visits to the Men's Sheds to see them in operation and view premises April-June 2021
- Combined workshop in May 2021 including representatives from all Men's Sheds (May 2021). Workshop outcomes are included in the final report from the consultant.
- Opportunity to forward written submissions to inform the recommendations (June 2021). Submissions are included in the final report from the consultant.
- Combined workshop for the consultant to present the findings of the investigation, where there was general consensus on the direction of the report (June 2021).
- General communication between individual Men's Sheds and the Director Place and Community.

It was not within the scope of the investigation to undertake a community-wide consultation as this is not considered necessary for this project.

The proposed Dawesville Men's Shed was involved in the original workshop, however, given their Shed is not yet operational and proposed to be on private land with no funds from the City it was mainly out of scope. There are other Men's Sheds in the City which are either not incorporated, not affiliated or private groups and these were not included as they were not open to all public.

Statutory Environment

Section 5.25(1)(e) of the *Local Government Act 1995* states:

(e) the circumstances and manner in which a decision made at a council or a committee meeting may be revoked or changed (which may differ from the manner in which the decision was made)

Regulation 10 of the *Local Government (Administration) Regulations 1996* states:

(1) If a decision has been made at a council or a committee meeting then any motion to revoke or change the decision must be supported —

- (a) in the case where an attempt to revoke or change the decision had been made within the previous 3 months but had failed, by an absolute majority; or*
- (b) in any other case, by at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.*

(1a) Notice of a motion to revoke or change a decision referred to in subregulation (1) is to be signed by members of the council or committee numbering at least 1 /3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.

(2) If a decision is made at a council or committee meeting, any decision to revoke or change the decision must be made by an absolute majority.

Policy Implications

POL-CNP 07 – Community and Recreation Facilities

Risk Implications

Without timely and appropriate support, there is a risk the Men's Sheds will be unable to operate due to lack of secure tenure, insufficient space and short-term operational issues. The City's demographic data demonstrates an ageing population that is likely to place increasing demand on Men's Sheds.

There is a reputational risk that the City is providing funds outside a grants process, however, in this instance the decision is being informed through an intensive external investigation which is deemed sufficient.

A further risk is that Officers are unable to source suitable land for the development of future Men's Sheds, or that the land has constraints such as size, location or land ownership (eg Crown) which are unfavourable to the groups.

Financial Implications

The City does not have funds listed in the 2021/2022 Annual Budget or Long Term Financial Plan specifically to support operational requests detailed in this report.

The short term financial items fall outside the funding rounds and eligibility for Restart Mandurah grants because the funding is for operational activity rather than community capacity building initiatives.

Accessing the funds through Restart Mandurah is considered appropriate given the social isolation exacerbated by pandemic restrictions, and the core function of Men's Sheds to be the catalyst for improved social connection and mental health.

Strategic Implications

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

Social:

- Facilitate opportunities that promote community led initiatives and build local capacity and capability.
- Promote and encourage community connectedness to create social interaction and a strong sense of security and belonging.
- Provide a range of social, recreational and cultural experiences for our residents and visitors to enjoy and take pride in.
- Advocate for and facilitate the provision of diverse and environmentally sustainable places and spaces for people to enjoy an inclusive and active lifestyle.

Health:

- Provide and facilitate quality infrastructure that is accessible, and conducive to a healthy, active community.
- Provide quality health and wellbeing programmes and services that target whole of life health from infants to seniors.

- Promote the importance of a healthy, active lifestyle and the role the natural environment plays in preventative health, within our community.

Environment:

- Partner and engage with our community to deliver environmental sustainability outcomes.

Organisational Excellence:

- Listen to and engage with our community in the decision-making process.
- Ensure that our actions maintain a sustainable balance between economic growth, the environment and social values.

Conclusion

The report entitled “City of Mandurah Men’s Shed – Strategic Direction” provides a suitable, relevant and timely overview of the current status of Men’s Sheds in the City. The Consultant fulfilled requirements of the Brief and the stakeholders have been suitably engaged to inform the report and comment on draft findings.

The research indicated the Men’s Sheds in the City of Mandurah play an important role in supporting the mental health of members, and making significant contributions to the local community. This strong citizenship and volunteering effort is highly commendable.

The City received a request for interim funds from Peel Men’s Shed to assist with operating costs to support their continuation in the short term. It is not considered suitable to support this request beyond a \$5,000 amount per annum (equivalent of the maximum community grant) for two years, obligating the Peel Men’s Shed to fund the shortfall. Mandurah Men’s Shed have advised they are financially sustainable, however, as a gesture of goodwill it would be suitable for the City to fund \$2,000 per annum for two years towards the monthly portable toilet expenses. The Falcon Community Menshed is receiving City support with negotiation of the lease, and in the meantime, access to the Falcon Family Centre as a general hirer with fees intended to be waived under delegation.

There is a compelling need identified for the Men’s Sheds to cater for increased memberships and for this need to be met, the groups need more space in the City to carry out their activities. It’s positive that the Men’s Shed’s have demonstrated their accountability for construction and operating costs of any new facilities, and consequently the request to the City is only to secure available land for the Men’s Sheds which seems suitable.

NOTE:

- Refer ***Confidential Attachment 6.1*** Report: City of Mandurah Men’s Shed – Strategic Direction

RECOMMENDATION

PART A

That the Committee of Council recommend that Council:

- 1. Receive the report entitled ‘City of Mandurah Men’s Shed – Strategic Direction’**
- 2. Note the many and varied benefits that Men’s Sheds foster including health, wellbeing, mateship, teamwork, social connectedness and meaningful contributions to the wider community.**
- 3. Acknowledge an evidenced community need for Men’s Sheds in the City to have capacity to cater for increased memberships.**

4. Acknowledge that the Peel Men's Shed, Mandurah Men's Shed and Falcon Community Menshed have expressed a need for land to be made available from the City upon which to place permanent, purpose-built Men's Sheds, but are not seeking funds from the City toward the construction of the infrastructure or ongoing operations of Sheds.
5. Approve officers to investigate land options for potential construction by the Men's Sheds of a new fit-for-purpose Men's Shed facility with long-term security of tenure, and that a report be brought back to Council with findings of the investigation by December 2021.
6. Approve a priority issue for each Men's Shed as a demonstration of direct support to assist with sustainability, being:
 - 6.1 Operational funding for maximum of two financial years of \$5,000 in 2021/22, and 2022/23 for Peel Men's Shed funded from Restart Mandurah Fund
 - 6.2 Operational funding for maximum of two financial years of \$2,000 in 2021/22, and 2022/23 for Mandurah Shed funded from Restart Mandurah Fund
7. Supports the establishment of a Men's Shed Working Group (MSWG) with representatives from the City and the Men's Shed proponents to meet on a regular basis to work towards long-term goals.

PART B

That Committee of Council recommend that Council revoke resolution points 2, 3 and 4 of the decision of Council at 23 February 2021:

2. Approves a long-term Lease to Falcon Menshed Inc for the management of the entire Falcon Family Centre, and approximately 1,100 square metres of fenced outdoor area, with the following conditions:
 - 2.1 Lease term of 20 years;
 - 2.2 Annual Rent \$1 per annum;
 - 2.3 Commencement date will be after and subject to the Minister for Lands approval;
 - 2.4 Waives the Council approved fees and charges for Document Preparation Fee of \$610;
 - 2.5 Falcon Family Centre to be maintained by Falcon Menshed Inc including maintenance requires, upgrades and all outgoings (excluding structural repairs); and
 - 2.6 Lease conditions to be finalised by the Chief Executive Officer.
3. Approves reallocation of funds allocated to the Falcon Family Centre to the Falcon eLibrary and Community Centre of \$20,000 to undertake playground works, fencing and interior fit-out.
4. Co-designs the new Falcon Library playground installation and associated infrastructure with the Falcon Community Playgroup.

***Absolute Majority Required**
Note: Requires 4 seconders

PART C

That the Committee of Council recommend that Council:

1. Approves a long-term Lease to Falcon Community Menshed Inc for the management of a portion of Falcon Family Centre, including a fenced outdoor area, with the following conditions:
 - 1.1 Lease term of 20 years;

- 1.2 Annual Rent \$1 per annum;
 - 1.3 Commencement date will be after and subject to the Minister for Lands approval;
 - 1.4 Waives the Council approved fees and charges for Document Preparation Fee of \$610;
 - 1.5 Falcon Family Centre to be maintained by Falcon Community Menshed Inc including maintenance requires, upgrades and outgoings (excluding structural repairs); and
 - 1.6 Lease conditions to be finalised by the Chief Executive Officer.
2. Approves reallocation of funds allocated to the Falcon Family Centre to the Falcon eLibrary and Community Centre of \$20,000 to undertake interior fit-out.
3. Approves a Lease to Department of Health for a portion of Reserve 29043, 43 Crusader Street Falcon, Falcon eLibrary and Community Centre with the following conditions:
 - 3.1 Lease term of 5 years plus one 5 year option;
 - 3.2 Annual rent in line with the agreed valuation obtained, which includes outgoings;
 - 3.3 Commencement date will be after and subject to the Minister for Lands approval; and
 - 3.4 Lease conditions to be finalised by the Chief Executive Officer.

7	SUBJECT:	Waste Management: Strategy Update
	DIRECTOR:	Built and Natural Environment
	MEETING:	Committee of Council
	MEETING DATE:	13 July 2021

Summary

The City's aim is to provide the community with a high-level waste management service, whilst encouraging less waste generation and increased waste minimisation and recycling. All waste related activities are expected to be performed in an efficient and effective manner to minimise environmental harm and maximise community benefit, while minimising the cost to the community.

Waste management is a significant cost component of the City's operations and is constantly being reviewed to deliver a best practice outcome. Changes are inevitable due largely to State Government implementing its Waste Strategy.

This report summarises the issues that the City will have to deal with in the near future and introduces the option for Council to consider the introduction of alternative bin sizes for residents.

Disclosure of Interest

N/A

Previous Relevant Documentation

- G.13/2/21 23 February 2021 Council endorsed the City's Strategic Waste Plans and submission to Department of Water and Environment Regulations
- G.29/4/17 26 April 2017 Council resolved to remain with its current two bin system rather than implement a three bin system.

Background

The Waste Authority is an independent statutory tribunal created by the Minister for Environment to coordinate and implement the State Government's Waste Strategy. The most recent Strategy is the WA Waste Strategy 2030 (published in 2019) with its vision that:

"Western Australia will become a sustainable, low-waste, circular economy in which human health and the environment are protected from the impacts of waste"

The Strategy contains three key objectives with measurable targets, which are:

Objective 1

Avoid

*Western Australians
generate less waste.*

Objective 2

Recover

Western Australians recover more value and resources from waste.

Objective 3

Protect

Western Australians protect the environment by managing waste responsibly.

The Waste Strategy 2030 includes a headline strategy to "Implement *local government waste plans which align local government waste planning processes with the Waste Strategy*".

The intent is for local government waste plans to provide a link between the targets and objectives of the Waste Strategy and local government waste management activities.

The purpose of the Waste Plan is to:

- align local government waste management activities with the Waste Strategy
- map current performance and establish a benchmark to achieve Waste Strategy targets
- monitor progress on local government achievement of Waste Strategy targets; and
- design programs and activities which support the implementation of waste plans.

In order to provide strategic direction for the management of the City's waste, the key factors that will have a significant impact are the subject of this report.

Comment

There are three main factors that will have a very significant impact on the provision of the City waste services in the future.

These include:

- The City's commitment to supply waste to the Avertas Energy Waste to Energy plant in Kwinana.
- The want of the State Government for local governments to introduce a three bin food and organic collection service.
- The State Government implementation of a waste levy.

1. Waste to Energy

The City has a long term strategic commitment to Waste to Energy as a methodology to dispose of its waste. It is a member of the Rivers Regional Council which has a contract with Avertas Energy to process the City's municipal solid waste. This facility is expected to commence operations in March 2022 and will have a significant impact on waste disposal for Council.

Waste to Energy (WtE) refers to a process that converts residual wastes (waste that would normally go to landfill) into energy such as heat, electricity or liquid transport fuels. It is a process that is internationally recognised as effective recovery response to waste management, which out performs composting in terms of reduced greenhouse gas generation and increased diversion from landfill.

In 2015, the City, together with the other members of the Rivers Regional Council (RRC) signed a legal agreement (20-year term) with Avertas Energy to supply a minimum tonnage of municipal solid waste to the Waste to Energy plant currently under construction in Kwinana. This will be the first waste to energy facility constructed in Australia (although there is a second facility also under construction in Rockingham). The agreement, which anticipates commencement of WtE operations in January 2022, will substantially impact on how the City manages its waste and therefore its waste management strategic planning for the foreseeable future.

Council entered into this contract under the auspices of the *Waste Strategy 2012* and to achieve the landfill diversion targets within this strategy. The State significantly changed its approach, targets and strategies with the adoption of the *Waste Strategy 2030*, and the City (and other RRC members) are in the unenviable position where its commitment to Avertas Energy no longer meets the current Waste Strategy targets.

The Avertas Energy plant will be the first of its kind in Australia, integrating the recovery and re-use of waste with the generation of energy to provide a practical solution to two (2) communities challenges: waste disposal and renewable energy supply.

The premise of both strategies is to reduce the amount of waste going to landfill. The most optimistic State waste strategy target has a 65% target. Waste to Energy will result in 97% diversion of waste from landfill. This will potentially increase to 99% as an adjunct facility and will treat fly ash residual waste and produce building construction materials from this product.

The WtE plant has the following attributes:

- capacity to process 400,000 tonnes of household, commercial and industrial waste that would normally be destined to landfill each year
- a life cycle assessment on the project, by leading international engineering consultancy, Ramboll, has shown that the Avertas energy plant will reduce greenhouse gas emissions from the Perth Metropolitan area by the equivalent of 400,000 tonnes of CO₂ per annum. This is the equivalent of taking 85,000 cars off the road every year
- the plant will also generate the equivalent of 36MW of baseload electricity per annum to the Western Australian power grid (equivalent of powering 50,000 households), and participating Council's will have the opportunity to purchase electricity from the plant at a discount
- the facility will create more than 800 jobs during construction, including apprenticeships, sub-contractors and suppliers. Once the facility is operational, approximately 60 full time positions will be created.

The by-products from the combustion process at the plant include fly and bottom ash and ferrous and non-ferrous metals which can be readily recycled. Avertas Energy recently announced that they have signed a 25-year contract with the Blue Phoenix Group who will build, own and operate a \$20M specialist processing facility in Kwinana to treat bottom ash from the Avertas energy WtE plant. The new plant will treat the bottom ash, remove the metals and repatriate the residual aggregate into civil applications. The bottom ash would normally be disposed of at landfill, so this is a great initiative that further diverts waste from landfill.

The plant is expected to commence operations in March/April 2022.

2. Food Organics and Garden Organics Collection Service

Food Organic Garden Organic (FOGO) refers to the source separation of the household organic fraction of waste and green waste from other waste streams so that it can be recycled into compost.

The State Government's Waste Strategy 2030 includes a headline action that requires all local governments within Perth and Peel regions to implement a three-bin kerbside collection system by 2025 that must include FOGO.

The general philosophy for this strategy is predicated on an obligation to the community to generate less waste, extract more from our valuable resources and to better manage the disposal of our waste. The intent being that this is an easy and efficient mechanism of diverting organic material away from landfill.

The FOGO service can cater for both food and green waste and will necessitate for the provision of a third bin to each residential premises. Under this collection system, each premises will have the following bins:

- 140 L red lidded bin for residual waste – collected fortnightly
- 240 L yellow lidded bin for co-mingled recycling – collected fortnightly
- 240 L green lidded bin for organic waste – collected weekly

The material collected through the organics bin will be diverted to an organics processing facility (likely to be located in Perth or regional areas) where a quality compost product can be produced. There are currently very limited facilities in Perth that can provide the processing of organic waste and guidelines for the quality of compost products are still being developed by the Waste Authority. The risk of an oversupply of organic material is that this will be diverted into landfill, which is the worst environmental result compared to the City's preferred solution of organic waste being treated at the WtE plant.

It has previously been communicated to Council that FOGO is not supported based on the following:

- Existing contractual commitments to supply waste to the Avertas Energy waste to energy facility
- Significant financial cost to ratepayers (additional bins and trucks, collection costs and waste processing costs) that does not appear at this stage to justify the environmental and social benefits gained. It is estimated that the FOGO collection will add \$80 per household
- Contamination that may impact on the quality and use of the final composted product
- Potential over supply of end product due to increased capture of organic waste
- Lack of available space to store 3 bins on smaller, high density premises
- Increased transport carbon emissions.
- The State Government has not presented a business case supporting this initiative and has initiated this process based on philosophical views. This is why officers do not recommend the FOGO process.

3. Waste Levy

The State Government's Waste Levy is currently charged on all waste generated or landfilled in the Perth Metropolitan Area. The levy is currently \$70/tonne for general waste and \$105/m³ for construction and demolition waste.

The Waste Authority is currently reviewing the levy structure and is in the process of providing the Minister for Environment with recommendations for the future application, scope and probable increase of the Waste Levy.

At present, there is substantial uncertainty about the future application of the Waste Levy, including the future rate increases, the regions where the levy will be applicable (currently only the Perth Metropolitan area), the waste industries that will be liable for the levy (currently only landfill), and the potential for a sliding scale of rates applicable depending upon the waste hierarchy being achieved.

The Waste Authority 2019/20 Business Plan details a consistent Waste Levy revenue through to June 2023, even though it is striving for reduced waste to landfill, and landfill is the only current mechanism to generate Waste Levy revenue. In addition, the Avertas Energy WtE facility will commence operations in March/April 2022, reducing waste to landfill by a further 400,000 tonnes per annum. In view of the above, it is clear that the State Government will not be able to maintain Waste Levy revenue (where 75% of the revenue is allocated to consolidated revenue) without imposing a significant increase in the Waste Levy

fee and/or expanding the scope of the waste levy in its geographical boundaries and application. The Waste Levy Consultation Paper, prepared by DWER identified the possibility of the waste levy being applied to waste industries other than landfill, with particular emphasis on waste to energy.

The City currently does not pay the Waste Levy as its waste is disposed of outside of the Perth Metropolitan area. The City is exposed to potential waste levy changes, particularly if the levy is expanded into the Peel Region or imposed on WtE facilities. It is too soon to know which direction the Waste Authority and State Government will take with regards to the waste levy, however, the City needs to be cognisant of the financial impact the levy will place on our ratepayers who will ultimately have to pay through the annual rubbish charge.

It is highly probable that the Waste Levy will increase above the current rate of \$70/tonne, since it has not increased since July 2019, will be expanded as a minimum to also include the Peel Region, and could be imposed on waste to energy facilities (where waste is received from a 2-bin system i.e. no source separated organic collection service).

4. Other Actions to Note

- FOGO Study

The City has joined the Rivers Regional Council local government members to fund a FOGO feasibility study.

Despite numerous requests the Department of Water and Environment Regulation and the Waste Authority have been unable to produce a suitable Business Case that justifies or provides clear rationale for mandating the implementation of the FOGO service. The Waste Authority are also yet to finalise composting standards for the processing of FOGO sourced waste.

The study is currently in progress and is due for completion in August 2021. This study will provide information and assessment of the viability of such a service, examine technology, markets, cost benefits and other contractual commitments. Importantly, it will assess the environmental impacts associated with composting.

- Waste Management Centre

The City's major waste facility is the Waste Management Centre in Parklands and this facility operates as a waste and recycling hub in the region. The facility is 24 years old and is in need of a major upgrade in the coming years to accommodate the future waste disposal needs of the Mandurah community. It is proposed to develop a Master Plan for the future upgrade of this facility in 2024/25. This will enable the City to effectively manage its waste into the future and work towards achieving the Waste Strategy's target of operating best practice waste facilities by 2030.

- Illegal Dumping

Illegal dumping is already a major issue in many local governments, including Mandurah, and the imposition of a levy into the Peel Region will increase gate fees at waste facilities and further exacerbate the prevalence of illegal dumping in our community. The City currently spends in the order of \$140,000 per annum on dealing with illegal dumping and littering issues in the community.

The City will have no choice but to pass on the full charge of the Levy to our ratepayers through the annual rubbish charge as this is our prime mechanism for funding the waste management portfolio. Any communication to the community will be clear that the levy is a State Government imposition and beyond the control of local government.

A comprehensive communications strategy will need to be developed in readiness for the expected announcements by State Government later this year.

New Initiatives

- Single Use Plastics Ban

The State Government has announced that it has fast tracked by four years, the WA Plan for Plastics which is to be fully implemented by the end of 2022.

The Plan provides a roadmap towards a more sustainable, plastic-free WA by implementing regulations to ban items in a two-stage approach:

- Stage One – now to be completed by Friday 31 December includes: plastic plates, bowls, cups, cutlery, stirrers, straws, thick plastic bags, polystyrene food containers, and helium balloon releases; and
- Stage Two – now to be completed by the end of 2022 includes: plastic barrier/produce bags, cotton buds with plastic shafts, polystyrene packaging, microbeads and oxo-degradable plastics. Takeaway coffee cups and lids with single-use plastic materials have also been added to the Plan. Consumer and businesses will be able to use alternative environmentally friendly takeaway cups and lids.

- Alternative Bin Sizes

In recognition of the diverse demographics of the community, an initiative to introduce new bin sizes into the waste collection service is being proposed.

Currently, the City offers a 240-litre municipal waste bin (green) and a 240 litre co-mingled recycling bin (yellow).

The proposal is to offer a choice of bins to residents which is as follows:

- 140 litre bin for municipal waste
- 360 litre bin for co-mingled recycling.

To begin the service, an estimate of bin take up has been estimated to be:

5% of bin services for 140 litre municipal waste bins:	2000 bins.
10% of bin services for 360 litre co-mingled recycling:	4000 bins.

It is not proposed to change the collection cycle should a change in bin size be requested.

For new home residents they would be given the opportunity to choose the size of bins needed for their use. There will be no change to the refuse charge due to a change in bin size. This is due to the majority of operational cost being associated with the collection and processing of the waste.

Should a resident request an additional bin, the City currently provides for this in its Fees and Charges Policy i.e. It is an additional service attracting the refuse charge.

Should a resident request a change in the size of the bin, then this would result in a service charge of a flat \$50+GST charge.

The City of Mandurah should provide the bins i.e. own the bins by paying for them. The reasons for this include:

- Ability to tract payment and service
- Cost includes maintenance
- Prevents bins being taken from premises
- Alliance partner consistency in bin management.

Further, should replacement bins be requested, then the bins that are to be replaced will be recycled into the system for re-use.

The downsizing of the MSW bin to 140 litres should have a reduced waste charge as an incentive. The operational costs are approximately the same irrespective of the volume. It is proposed to reduce the annual refuse charge for a 140 litre bin to \$296, a saving of \$10 per annum. There is no need to increase the waste charges for a 360 litre recycling bin as recycling is to be encouraged. The added volume will address the current bin size being unable to cope and thus placing recyclable material in the MSW bin.

Consultation

This report was prepared on the basis of knowledge of what the waste industry, as a whole, is aware of.

The following external organisations are considered to be key network partners:

- Waste Alliance Partner – Cleanaway Pty Ltd.
- Rivers Regional Council.
- Member Local Governments of the Rivers Regional Council
 - City of Gosnells
 - City of Armadale
 - City of South Perth
 - Shire of Serpentine Jarrahdale
 - Shire of Murray.

Statutory Environment

The *Waste Avoidance and Resource Recovery Act 2007* (WARR Act) is the principal legislation for waste management in the State. The WARR Act establishes the role of local government entities to provide waste services in line with the State Government waste hierarchy.

Policy Implications

Nil

Financial Implications

The waste portfolio has a significant operating budget, which is funded through the annual rubbish charge and fees and charges from the City's two waste facilities (Waste Management Centre and Tims Thicket Waste Facility). Any surplus funds through the waste management budget is generally transferred to the waste reserves to provide funds for future waste capital projects and initiatives.

The waste reserve has a current balance of \$1.66M.

The waste management industry is facing a number of issues that have the potential to significantly impact on the City's waste management budget, which will require an increase in the City's annual rubbish charge (as this is the primary funding source for waste management services).

These issues include:

1. Commencement of the operation of the Waste to Energy plant in March/April 2022
2. The requirement within the Waste Strategy 2030 for all local governments in the Perth and Peel region to implement a third bin FOGO service by 2025
3. The review of the Waste Levy. It is highly probable that the waste levy will be expanded to include the Peel region, and could apply to other waste industries, like Waste to Energy plants.

The current annual rubbish charge is \$273 per premises and is based on waste being disposed of at landfill (current landfill charge is \$43.00 per tonne). The Waste to Energy facility is proposed to become operational in 2022 and will necessitate an increase in the rubbish charge in 2021/22. This will be \$306. The Waste Strategy requires the FOGO service to be implemented by 2025 and the waste levy changes are expected to apply in 2023/24 (subject to Government approval). The likely impacts on the annual rubbish charge over the next 5 years are summarised as follows:

Year	Anticipated Rubbish Charge ¹	Rationale
2020/21	\$273	Waste disposed of at Dardanup landfill
2021/22	\$306 ²	WtE plant commences mid 2022 (increased processing rate only applied for 4 months)
2022/23	\$367 ³	WtE plant fully operational and processing charge applied over full 12 months
2023/24	\$455 ⁴	Waste Levy applies to WtE (indicative)
2024/25	\$468 ⁵	Waste Levy increases by \$5 per annum
2025/26	\$560 ⁶	FOGO service implemented

Assumptions:

¹ An annual 2% CPI increase has been applied to the annual rubbish charge

² WtE plant will increase the disposal rate from \$43/tonne (landfill) to \$125/tonne in 2021/22 (WtE)

³ WtE gate fee subject to annual CPI increase

⁴ Indicative \$80/tonne waste levy applied to WtE plant from 1 July 2023.

⁵ Waste levy is expected to increase annually by a further \$5 per tonne

⁶ FOGO service implemented on 1 July 2025

The overall outcome of planned changes and/or amendments to waste management services provided by the City may result in an increase to the annual rubbish charge from \$273 (current) to \$560 (2025/26). These changes/amendments include the State Government's review of the Waste Levy, the imposition of a third bin FOGO service as mandated by the Waste Strategy 2030, and the City's strategic move to thermally treat the community's solid waste at the Waste to Energy plant in Kwinana.

It is important to note that the City can only implement a third bin FOGO service if it can be released from its contractual obligations with Avertas Energy to supply the committed tonnes of waste under the contract, or it can source the equivalent tonnes of waste (that the FOGO service would remove from the system) through other means (i.e. increasing commercial tonnes through the Waste Management Centre or negotiating with another Council to supply waste).

It should be noted that the City and the Rivers Regional Council committed to the Waste to Energy contract before the State Waste Strategy 2030 was released.

The proposal to provide a choice of bin sizes will result in an additional charge for residents wishing to change their current bin size.

The proposed charge for this service is \$50 plus GST which has been based on the following cost matrix.

	140 Litre MSW Bin	360 Litre Recycling Bin
New Bin Charge amortised over 10 years	\$ 4.50	\$ 7.10
Bin delivery	\$15.00	\$15.00
Collection cost	\$ 9.00	\$ 9.00
Administration cost	\$20.00	\$20.00
Total (rounded)	\$50.00	\$50.00

Note: The cost of the new bins is paid for by the City.

A comparison was made with:

	140 litre MSW bin	360 Litre Recycling Bin
Shire of Murray	\$50.00+GST	\$50.00+GST
City of Cockburn	\$50.00+GST	\$70.00+GST

Risk Analysis

There exists the risk that the City is unable to satisfy the DWER in respect of the City's Waste Plan 2020-2025 favouring waste to energy over the implementation of a FOGO three bin system.

Although not clear what positive measures would be made against the City, DWER may direct the City to implement a FOGO service. A direction to enforce the expenditure of ratepayer funds is yet to be tested in a court of law.

The DWER Waste Strategy 2030 has an objective that by 2030 no more than 15% of waste generated in Perth and Peel regions can be landfilled.

The waste to energy facility will result in approximately 5% to landfill in 2022.

Strategic Implications

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

Organisational Excellence:

- Ensure the City has the capacity and capability to deliver quality services and facilities through accountable and transparent business practices, governance, risk and financial management.

Conclusion

The City is accountable to its ratepayers, and as such, needs to ensure that the community is not financially disadvantaged by a conflict in timing between the City's contractual agreements and changes in State Government strategy.

Council provided a submission to DWER/Waste Authority when the *Waste Strategy 2030* document was being considered and highlighted the fact that a number of the headline actions could not be achieved (i.e. implementation of third bin FOGO system) due to our contractual commitments to supply waste to the Waste to Energy plant. The Waste to Energy strategy will achieve a minimum 95% diversion of waste from landfill.

City officers believe that the State has adopted a one size fits all approach with its adopted Strategy. Whilst it is acknowledged that this has been done to drive a united approach to waste management in WA, it does not recognise market conditions, industry context and the variability in the LG's capability and legal commitment with respect to delivering waste services to meet the needs of the local community.

Key issues that remain to be resolved by the State Government include:

Waste Levy

- Future application
- Future cost/increase in waste levy

- Future scope/include regional centres to pay the waste levy

FOGO

- Establish capacity to process municipal waste to produce compost within the private sector.
- Determine compost standards for industry use
- Review contamination rates of municipal waste
- Justification of why FOGO should be implemented where alternative methods to treat municipal solid waste exist. i.e. where is the business case?

Waste to Energy

- How to address the matter of local governments having entered into private sector contracts to dispose of municipal solid waste ahead of the plan to mandate the introduction of FOGO by 2025.

As part of the program to provide enhanced waste services to the community it is proposed to introduce the options to have alternative bin sizes offered for use to residents.

- 140 litre bin for municipal solid waste
- 360 litre bin for co-mingled recycling

It is recommended that Council note the strategic direction the State Government is heading with waste management and supports the introduction of bin size choice for the residents of Mandurah.

RECOMMENDATION

That the Committee of Council recommend that Council:

- 1. Notes the waste management issues that have been promoted by State Government that are yet to be implemented.**
- 2. Approves the implementation of additional bin sizes as options for residents based upon the following:**
 - 140 litre municipal solid waste bin
 - 360 litre co-mingled recycling bin**with the following charges being applicable:**
 - 2.1 New home request – no change in rubbish charge**
 - 2.2 Changeover of bin size from existing service:**
 - 140 litre municipal solid waste bin \$50+GST
 - 360 litre recycling bin \$50+GST
- 3. Approves the implementation of additional bin sizes to commence from 1 January 2022.**
- 4. Approves a revised Table of Fees for Bin Sizes and Services for 2021/2022.**

Detail	Condition	Fee Basis	GST Status	2021/2022 Fee/Charge (Incl. GST) \$	2020/2021 Fee/Charge (Incl. GST) \$	Increase vs 2020/2021 %
HOUSEHOLD WASTE SERVICES						
<i>An annual charge per mobile garbage bin (MGB) pursuant to Section 67 of the Waste Avoidance & Resource Recovery Act 2007 (WARR) is levied for a waste service provided by the City against all owners of property (including strata titled premises) within the municipality where a habitable dwelling/building is erected.</i>						
The below fees are based on the disposal of the City's waste at Cleanaway's Banksia Road Landfill in Dardanup. The Avertas Energy Waste to Energy facility will become operational in March 2022. There is a significant price difference between the landfill charge at the Banksia Road Landfill and the Waste to Energy plant. A separate scale of fees will be applicable (detailed below) and will become into effect once the Waste to Energy facility becomes						
Standard Waste Service includes	Per Service	Statutory	Exempt	306.00	273.00	12.1%
<i>Supply and weekly collection of 240 L mobile garbage bin Supply and fortnightly collection of 240 L mobile recycling bin One junk & metals verge pick up Two green waste verge pick ups Two green waste and two general waste vouchers allowing free access to the Waste Management Centre Walk in collection service provided at no additional cost to eligible residents</i>						
Additional Rubbish Only Service						
<i>Supply & weekly collection of 1 additional 240 L or 140 L mobile garbage bin (bin will be stickered accordingly)</i>	Per Service	Full	Exempt	128.00	114.00	12.3%
Additional Recycling Only Service						
<i>Supply & weekly collection of 1 additional 240 L or 360 L mobile recycling bin (bin will be stickered accordingly)</i>	Per Service	Full	Exempt	123.00	109.00	12.8%
Downsize Rubbish Bin						
<i>Downsize existing 240 L general waste bin to 140 L general waste bin bin collected weekly The option to downsize the rubbish bin will be available from 1 January 2022</i>	One Off Fee	Full	Exempt	50.00		
Upsize Recycling Bin						
<i>Upsize existing 240 L recycling bin with 360 L recycling bin Bin collected fortnightly The option to upsize the recycling bin will be available from 1 January 2022</i>	One Off Fee	Full	Exempt	50.00		
Combination of Bin Sizes						
General Waste + Recycling						
140 Litre + 240 Litre				296.00		
140 Litre + 360 Litre				296.00		
240 Litre + 240 Litre				306.00		
240 Litre + 360 Litre				306.00		

- Note the current Public Notice period will be progressed following Council approval on 27 July 2021 to specify a revised schedule of Fees and Charges for rubbish bin services.
- Implements a communication strategy to inform residents of the new bin service options.