



NOTICE OF MEETING

ORDINARY COUNCIL

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

**Tuesday 8 October 2019
at 5.30pm**

MARK R NEWMAN
Chief Executive Officer
2 October 2019

AGENDA:

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

2. ACKNOWLEDGEMENT OF COUNTRY

3. APOLOGIES

Leave of Absence: Councillor Schumacher and Councillor Lee

4. IMPORTANT NOTE:

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

5. ANSWERS TO QUESTIONS TAKEN ON NOTICE

Refer Attachment 5.1

6. PUBLIC QUESTION TIME

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

7. PUBLIC STATEMENT TIME

Any person or group wishing to make a 2-minute Public Statement to Council regarding a matter concerning local government must first complete an application form. For more information about Public Statement Time, or to obtain an application form, please telephone 9550 3787 or visit the City's website www.mandurah.wa.gov.au.

8. LEAVE OF ABSENCE REQUESTS**9. PETITIONS****10. PRESENTATIONS****11. DEPUTATIONS**

Any person or group wishing to make a 5-minute Deputation to Council regarding a matter listed on this agenda for consideration must first complete an application form. For more information about making a deputation, or to obtain an application form, please telephone 9550 3787 or visit the City's website www.mandurah.wa.gov.au.

12. CONFIRMATION OF MINUTES

12.1 Ordinary Council Meeting: 24 September 2019 (attached).

13. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)**14. DECLARATIONS OF FINANCIAL, PROXIMITY AND IMPARTIALITY INTERESTS****15. QUESTIONS FROM ELECTED MEMBERS (WITHOUT DISCUSSION)**

15.1 Questions of which due notice has been given

15.2 Questions of which notice has not been given

16. BUSINESS LEFT OVER FROM PREVIOUS MEETING**17. REPORTS (Yellow Pages):**

<i>Item</i>		<i>Page No</i>
1	Capital Funding Refinance	1 – 6
2	Rate Exemption: 3 Gibson Street Mandurah	7 - 9
3	Rate Exemption: Review 59 & 60, 98 Mandurah Terrace Mandurah	10 - 12
4	Tender 10-2019 Lakelands Sport Facility	13 - 18

18. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**19. NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING****20. LATE AND URGENT BUSINESS ITEMS****21. CONFIDENTIAL ITEMS****22. CLOSE OF MEETING**

RESPONSE TO QUESTIONS TAKEN ON NOTICE AT THE COUNCIL MEETING HELD ON 24 SEPTEMBER 2019

G.3/9/19. B NEAL: SECURITY PRESENCE HERRON / LAKE CLIFTON

Ms Neal asked what can be done regarding more police / ranger or security presence in the Herron / Lake Clifton area.

Response:

The City has recently implemented a place based Community Development approach and a Senior Community Development Officer (Mandurah South) has recently commenced and will be making contact with Ms Neal. Officers will liaise between WA Police, Ms Neal and other support agencies as needed and this will be an ongoing focus in the location to build capacity and increase meaningful connections and awareness.

**G.11/9/19 MANDURAH BUSINESS DEVELOPMENT CENTRE EXPRESSIONS OF
INTEREST (LP/LC) (CC.4/9/19)**

Hon Councillor Riebeling requested clarification as to the number of tenants who have vacated the premises during the time it has been managed by the City. Officers requested to take this question on notice.

Response:

The Centre held seven tenancies when the City took over the management of the facility in April 2017. Since 2017, four tenants have left the facility due to sourcing suitable alternative accommodation. Officers have since replaced all four vacating tenants ensuring the centre maintains a consistent revenue stream.



MINUTES OF COUNCIL MEETING
HELD ON
TUESDAY 24 SEPTEMBER 2019
AT 5.30PM
IN COUNCIL CHAMBERS
CIVIC CENTRE
MANDURAH TERRACE MANDURAH

PRESENT:

MAYOR	R WILLIAMS	
COUNCILLOR	C KNIGHT [DEPUTY MAYOR]	NORTH WARD
COUNCILLOR	R WORTLEY	NORTH WARD
COUNCILLOR	P JACKSON	NORTH WARD
HON COUNCILLOR	F RIEBELING	COASTAL WARD
COUNCILLOR	M DARCY	COASTAL WARD
COUNCILLOR	P ROGERS	TOWN WARD
COUNCILLOR	M ROGERS	TOWN WARD

MR	M NEWMAN	CHIEF EXECUTIVE OFFICER
MR	A CLAYDON	DIRECTOR WORKS AND SERVICES
MR	B DRECKOW	MANAGER PLANNING AND LAND SERVICES
MR	J KING	MANAGER FINANCIAL SERVICES
MRS	L SLAYFORD	MINUTE OFFICER

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

The Mayor declared the meeting open at 5.33pm, acknowledging Troy Mahoney representing the Peel chamber of Commerce and Industry.

ACKNOWLEDGEMENT OF COUNTRY [AGENDA ITEM 2]

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

APOLOGIES [AGENDA ITEM 3]Leave of Absence:

Councillor Lynn Rodgers
Councillor Schumacher

Apologies:

Councillor Lee
Councillor Jones

DISCLAIMER [AGENDA ITEM 4]

The Mayor advised that the purpose of this Council Meeting is to discuss and, where possible, make resolutions about items appearing on the agenda. Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a Member or Officer, or on the content of any discussion occurring, during the course of the meeting. Persons should be aware that the provisions of the Local Government Act 1995 (Section 5.25(e)) and Council's Consolidated Local Laws (Section 4.86) establish procedures for revocation or rescission of a Council decision. No person should rely on the decisions made by Council until formal advice of the Council decision is received by that person.

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

ANSWERS TO QUESTIONS TAKEN ON NOTICE [AGENDA ITEM 5]

Officers provided responses to questions taken on notice at the Council meeting held on Tuesday 27 August 2019 and the Audit and Risk Committee meeting of 9 September, 2019.

G.1/8/19**R GENT: MERRIVALE STREET RECONSTRUCTION**

- 1 Mr Gent referred to a letter dated 13 February, 2018 from Councillor Wortley and asked if Councillor Wortley knew that if the fire hydrant cover between 20 and 21 Merrivale Street Wannanup was placed back in its original position of 1982, prior to any road works, the lid would be covered by about 120-130mm of soil.
- 2 Will Councillor Wortley sit down with me again and other Councillors also to listen to my side of the story regarding roadworks in Merrivale Street Wannanup during the period 2002-2016?
- 3 Mr Gent asked Councillors to look at some photos which related to 2018 correspondence from the Director of Works and Services and Councillor Wortley.
- 4 Mr Gent asked Councillors if they were aware of correspondence from the former Corporate Lawyer to the former Manager Technical Services and why the licensed surveyor appointed to the Merrivale Street Reconstruction did not note the fire hydrant level difference between 20 and 21 Merrivale Street Wannanup.

Response:

- 1 *The location, level and position of the fire hydrant is considered adequate for its purpose.*

- 2 *As the Merrivale Street Reconstruction is finalised no further discussion will be entered into.*
- 3 *Photos submitted, copied and distributed to Elected Members.*
- 4 *As the Merrivale Street Reconstruction is finalised no further discussion will be entered into nor contacts made with third parties.*

AR.2/9/19 OSH ANNUAL REVIEW 2018 - 2019 (PL/RK) (REPORT 1)

Councillor Peter Rogers requested clarification as to why the number of workplace inspections had reduced from the previous year which was taken on notice.

Response:

The downward trend in OSH inspections from 2017-2018 to 2018-2019 can be explained by the following:

In 2017-2018, additional inspections were carried out at the MARC (both aquatic and dry side inspections). This was to accommodate for the recent refurbishments and enable staff to fully understand the key safety and health aspects of the new facilities. In April 2018, the dry side inspections were changed to bi-monthly and the MARC aquatics went from bi-monthly to quarterly.

The 2018-2019 data also excluded some inspections as they had not been uploaded into the City's records system (WeConnect) prior to the Audit and Risk Report being compiled.

In an effort to improve the timely delivery of the inspection process, the OSH Workplace Inspection Schedule will be updated on a monthly basis with completed inspection dates discussed at monthly OSH Committee meetings.

PUBLIC QUESTION TIME [AGENDA ITEM 6] [OPEN 5.34PM – CLOSE 5.40PM]

G.1/9/19 L POLICE: MANDJAR MARKETS

Ms Police requested clarification of the start dates of the coffee/hot food restrictions that have been imposed on the Mandjar Markets for the remainder of its current bookings and for 2020 future bookings on the Eastern Foreshore.

The Manager Planning and Land Services advised that this matter had arisen due to realignment of trading permit policies regarding events and markets currently being undertaken. This aspect was a work in progress and current operators will be involved in discussions surrounding the changes. Mayor Williams suggested Ms Police meet with officers to discuss any concerns.

G.2/9/19 R GENT: MERRIVALE STREET RECONSTRUCTION

Mr Gent commenced questions and was reminded by Mayor Williams of the City's Standing Orders Local Law and requested to re-consider his question.

Mr Gent referred to correspondence from the City's former Corporate Lawyer dated 27 March 2014 regarding excess sand on his property in Merrivale Street and requested to know why it was still there.

The Chief Executive Officer reiterated that the question of excess sand had been addressed by the City, verbally and in writing, to Mr Gent on multiple occasions. As Mr Gent would not consent to authorise the City to enter his land the sand could not be removed.

G.3/9/19 B NEAL: SECURITY PRESENCE HERRON / LAKE CLIFTON

Ms Neal asked what can be done regarding more police / ranger or security presence in the Herron / Lake Clifton area.

Mayor Williams requested Ms Neal provide her question in writing for a response from officers.

PUBLIC STATEMENT TIME [AGENDA ITEM 7]

Nil.

LEAVE OF ABSENCE REQUESTS [AGENDA ITEM 8]

G.4/9/19 LEAVE OF ABSENCE: COUNCILLOR LEE – 25 SEPTEMBER TO 9 OCTOBER, 2019 INCLUSIVE

MOTION: F Riebeling / Matt Rogers

That leave of absence be granted to Councillor Lee from 25 September to 9 October, 2019 inclusive.

CARRIED UNANIMOUSLY: 8/0

PETITIONS [AGENDA ITEM 9]

Nil.

PRESENTATIONS [AGENDA ITEM 10]

Nil.

DEPUTATIONS [AGENDA ITEM 11]**G.5/9/19 B & J HUTCHEN: 2018/19 CITY CENTRE ACHIEVEMENT AND YEAR TWO FRAMEWORK**

Brittney and Jason Hutchen of The Bridge Garden Bar delivered a deputation acknowledging the success of the City Centre activation project undertaken in conjunction with the City of Mandurah. Connections between businesses and the City had been developed over the past two years with events well supported both during the winter and summer seasons.

CONFIRMATION OF MINUTES [AGENDA ITEM 12]**G.6/9/19 CONFIRMATION OF COUNCIL MINUTES: TUESDAY 27 AUGUST 2019**

MOTION: F Riebeling / Peter Rogers

That the Minutes of the Council Meeting held on Tuesday 27 August 2019 be confirmed.

CARRIED UNANIMOUSLY: 8/0

G.7/9/19 ANNOUNCEMENTS BY THE PRESIDING MEMBER [AGENDA ITEM 13]

At the invitation of the Mayor, Councillors and officers spoke on the following items.

- Councillor Knight spoke of the reserve naming conducted in Dudley Park on 11 September to honour Shirley Joiner.
- Councillor Knight attended the Bushland morning tea at Herron in early September to celebrate the purchase of approximately 10 hectares of natural bushland adjacent to Lake Clifton that would assist in water monitoring in the area.
- Councillor Darcy attended the opening of the second storey addition to the Port Bouvard Surf Lifesaving Club and congratulated all involved for completion of an amazing extension. The event was also attended by State and federal members as funding for the construction was provided by all tiers of government.
- Councillor Peter Rogers performed Master of Ceremony duties at the WA Government Schools Music Society event held at the Mandurah Performing Arts Centre on September 12 at which many Mandurah schools participated in.
- Councillor Wortley along with several Councillors attended the Peel Community Kitchen 10th Anniversary today, 24 September. The service provides meals and sources ingredients to assist those in need within the community.
- Councillor Matt Rogers attended the John Tonkin College 2019 Arts Exhibition Showcase which featured works of photography, visual art, dance and music by students attending the college.
- The City's Chief Executive Officer congratulated Kyle Boardman on his 25 years' service at the City of Mandurah. Kyle has worked extensively in the waste management services

area and has assisted with the Waste Alliance contract, development of the Waste Transfer Station and walking floor technology.

- Mayor Williams congratulated Peel Chamber of Commerce and Industry for the 2019 Alcoa Peel Business Excellence Awards gala night and acknowledged the numerous businesses within the region.
- Mayor Williams updated the meeting in regard to the annual Kids Teaching Kids Conference which promoted a stewardship of the natural environment by our young and emerging leaders.

G.8/9/19 DECLARATION OF INTERESTS [AGENDA ITEM 14]

- Councillor Knight declared a financial and impartiality interest in Minute Number G.21/9/19 Rates Concession: 91 Allnutt Street Mandurah due to her position as a board member of one of the building tenants. Councillor Knight will vacate the Chamber prior to discussion of the item.

QUESTIONS FROM ELECTED MEMBERS [AGENDA ITEM 15]

Questions of which due notice has been given

Nil.

Questions of which notice has not been given

Nil.

BUSINESS LEFT OVER FROM PREVIOUS MEETING [AGENDA ITEM 16]

Nil.

RECOMMENDATIONS OF COMMITTEES [AGENDA ITEM 17]

NOTE: Council adopted en bloc (moved by Councillor Wortley and seconded by Councillor Jackson) the recommendations of the Audit and Risk Committee meeting of Monday 9 September 2019.

G.9/9/19 OSH ANNUAL REVIEW 2018 - 2019 (PL/RK) (AR.2/9/19)

The City is now operating under our second Three Year Strategic OSH Plan which has been developed referencing the 2018 LGIS Worksafe Plan Audit recommendations. 2018-2019 has seen a continued focus on improving/reviewing our occupational health and safety systems and culture. Council is requested to note the progress being made in continuing the Three

Year Strategic OSH Plan and the ongoing risk identification and management being conducted across the City. Council is also requested to note the City's current OSH performance.

MOTION: R Wortley / P Jackson

That Council

- 1. Notes the continuation of the Three Year Strategic OSH Plan.**
- 2. Notes the City's OSH performance for the 2018/19 financial year.**

CARRIED UNANIMOUSLY: 8/0

(This item was adopted en bloc)

**G.10/9/19 AUDITOR GENERAL'S REPORT ON BUILDING APPROVALS (CM)
(AR.3/9/19)**

The Office of the Auditor General (OAG) has released the findings of the performance audit in relation to Local Government Building Approvals (Report 28 June 2018-19) which was tabled in Parliament on 26 June 2019. The City of Mandurah was selected as one of the local governments to be audited for the regulation, monitoring and enforcement of permits for new houses and major renovations requiring approval for the 2016/17 and 2017/18 financial years. The purpose of the audit was to determine if local government entities effectively regulate residential building permits. The OAG did not review:

- approvals for planning, demolitions and commercial buildings;
- other building activities like patios, retaining walls and swimming pools; or
- how builders inspect the quality of their own work.

In accordance with section 7.12A of the *Local Government Act 1995*, it is recommended that the Audit and Risk Committee recommend to Council that the action plan is submitted to the Minister for Local Government that addresses the significant matters arising from the audit relevant to the City of Mandurah and that this is published on the City of Mandurah's website within 14 days of submitting the report to the Minister for Local Government.

MOTION: R Wortley / P Jackson

That Council:

- 1. Note the Office of the Auditor General's performance audit in relation to Local Government Building Approvals (Report 28 June 2018-19) as detailed in Attachment 1 of the report;**
- 2. Approve the action plan (as detailed in Attachment 2 of the report) and submit to the Minister for Local Government; and**
- 3. Publish the action plan on the City of Mandurah's website within 14 days of the report being submitted to the Minister for Local Government.**

CARRIED UNANIMOUSLY: 8/0

(This item was adopted en bloc)

NOTE: Council adopted en bloc (moved by Councillor C Knight and seconded by Councillor Darcy), the recommendations of the Committee of Council meeting of Tuesday 10 September 2019 with the exception of Items CC.4/9/19 and CC.5/9/19 which were dealt with separately.

G.11/9/19 MANDURAH BUSINESS DEVELOPMENT CENTRE EXPRESSIONS OF INTEREST (LP/LC) (CC.4/9/19)

In December 2016, Council took over the management of the Mandurah Business Development Centre located at Lot 201 Reserve Drive, Mandurah, following the Mandurah Enterprise Centre Management Committee relinquishing their lease.

The City currently manages the centre and the commercial tenancies who occupy approximately 50 per cent of the centre.

Although the centre currently returns approximately \$65,000 per annum in rental revenue, the facility is still underutilised, therefore officers propose implementing an advertising process, requesting Expressions of Interest for office accommodation.

The focus of this campaign is being directed at community groups and cultural/ creative arts start-up businesses who can co-locate with the existing commercial tenancies at least in the short term.

The current commercial tenancies have licenses to remain in the Centre until March 2020. It is recommended that these tenants are offered a further licence of 18 months, which will give the commercial tenancies time to source other accommodation.

Council is requested to approve the advertising for Expressions of Interest from interested community groups, and cultural/creative arts businesses, for a licence term ranging from six months to a maximum three year term. A further report will be presented to Council following the Expression of Interest and assessment process; requesting support to approve new licence agreements.

Hon Councillor Riebeling moved the recommendation which was seconded by Councillor Peter Rogers. Hon Councillor Riebeling requested clarification as to the number of tenants who have vacated the premises during the time it has been managed by the City. Officers requested to take this question on notice.

MOTION: F Riebeling / Peter Rogers

That Council:

- 1. Approves the advertising for Expressions of Interest for rental accommodation at Lot 201 Reserve Drive (No 10 Lively Place), Mandurah with the following criteria:**
 - 1.1 Not for Profit Community focus groups or**
 - 1.2 Cultural & Creative artists for start-up businesses**
 - 1.3 Tenure ranging between six months to maximum three years**
- 2. Acknowledges that the current tenancies will remain in place until 31 March 2020, with an option to enter into new license agreements on 1 April 2020 for a maximum of 18 months;**

3. **Acknowledges a further report will be presented to Council following the advertising for expressions of interest and assessment of applicants by officers, with final approval for tenure to be determined by Council.**

CARRIED UNANIMOUSLY: 8/0

G.12/9/19 2018/19 MOSQUITO MANAGEMENT ANNUAL REPORT (SS/BI) (CC.5/9/19)

This annual report provides an overview of mosquito management activities, with a specific focus on the City of Mandurah during the 2018/19 season and seeks Council endorsement of the recommendations of the report.

Mosquito management undertaken by the City and in conjunction with the Peel Mosquito Management Group (PMMG) and Department of Health during the 2018/19 season was far less intense than recent seasons in relation to number of aerial treatments required and the overall number of hectares treated.

The combination of environmental conditions that presented throughout the season limited inundation and hatching events and in general made managing mosquito populations for the City and program much easier than recent years.

Thirteen aerial larviciding treatments were undertaken between July 2018 and June 2019. These treatments covered a total of 1438.4 hectares.

Currently the outlook for the remainder of 2019 is ENSO – neutral. The continuation of a positive Indian Ocean Dipole is likely to bring below average winter–spring rainfall to southern and central Australia. Based on this outlook, an average season is expected although the need for intervention by the program is likely to be more frequent and broader than season 2018/19. The program will continue to closely monitor environmental conditions and respond accordingly to manage mosquito populations appropriately.

Hon Councillor Riebeling moved, Councillor Knight seconded, the Committee recommendation. Hon Councillor Riebeling congratulated all involved with the Peel Mosquito Management Group for the success achieved over the past eight years along with the fact that the City of Mandurah is seen as a leader in mosquito management within the State.

MOTION: F Riebeling / C Knight

That Council:

1. **Receives the City of Mandurah Mosquito Management Program: 2018/19 Annual Report.**
2. **Approves the release of these reports to the following key stakeholders:**
 - **Residents of the City of Mandurah via access at Administration Centre and Library, website and media releases**
 - **Department of Health**
 - **The Minister for Health and local Parliamentary Representatives**
 - **Peel Mosquito Management Group member local governments**
 - **Peel Development Commission**
 - **Department of Water Environment and Regulation**
 - **Residents and Progress Associations**
 - **Mandurah Environmental Advisory Group**

3. **Notes the City's support for the Department of Health Fight the Bite Campaign.**
4. **Acknowledges the support provided by the Department of Health in the implementation of improvements in the Peel Mosquito Management Program.**
5. **Supports ongoing efforts to improve the aerial larviciding capacity of the mosquito management program including the ongoing provision of winter treatments.**
6. **Acknowledges the importance of the State Government's ongoing commitment to the annual programs, and in accordance with the Dawesville Channel Environmental Review and Management Program.**

CARRIED UNANIMOUSLY: 8/0

G.13/9/19 BUILDING ACT AMENDMENTS: AUTHORISATION AND DELEGATION REQUIREMENTS (GW/SG) (CC.6/9/19)

Amendments to the *Building Regulations 2012* (gazetted 26 April 2019) created new offences for which local government permit authorities may issue infringement notices.

Regulation 70 of the *Building Regulations 2012* was amended correcting its reference to, and alignment with, sections 9.19 and 9.20 of the *Local Government Act 1995* relating to the extension of time to pay a modified penalty and the withdrawal of an infringement notice.

Council is requested to approve amendments to the delegation of authority DA-LWE 07 Authorised Officers to provide the Chief Executive Officer the ability to appoint authorised officers to undertake the issuing of infringement notices for certain offences under the *Building Act 2011* and *Building Regulations 2012*.

MOTION: C Knight / M Darcy

That Council adopts amended Delegation of Authority DA-LWE 07 Authorised Officers.

CARRIED UNANIMOUSLY: 8/0
(*This item was adopted en bloc*)

G.14/9/19 TENDER 08-2019 EVENTS TRAFFIC MANAGEMENT (AH/EJ) (CC.7/9/19)

The City of Mandurah invited tenders for Traffic Management Services for major public events. The City stages large events near main roads and these events need to be managed in a way that ensures safety for all involved, and minimises disruptions to the normal daily usage and function of our road network.

As a result of the evaluation of tendered submissions, Council is now requested to accept Peak Traffic Management as the preferred tenderer.

MOTION: C Knight / M Darcy

That Council accepts Peak Traffic Management as the preferred tenderer for Tender T08-2019 for the Events Traffic Management.

CARRIED UNANIMOUSLY: 8/0
(*This item was adopted en bloc*)

G.15/9/19 2021 ULYSSES MOTORCYCLE CLUB NATIONAL AGM (MJ) (CC.8/9/19)

In 2016 the City put in a joint bid with the Perth Convention Bureau for Mandurah to host the Ulysses Motorcycle Club Annual General Meeting in 2020. Council supported this application and acknowledged the cost of \$40,000 for the bid would be allocated in a future budget prior to the AGM.

In 2017, the City was informed that the bid was unsuccessful in securing the 2020 AGM, however Mandurah was selected as host destination for the 2021 event. The AGM will be held on 22 – 28 March 2021 and expects to attract between 1700 and 2000 people to Mandurah for seven days. The resulting economic impact has been estimated at approximately \$3.8million.

Council is requested to note the City's in-kind support and that \$40,000 will be listed for consideration in the 2020/21 Operating Budget to assist the delivery of the event.

MOTION: C Knight / M Darcy

That Council:

- 1. Notes that \$40,000 will be listed for consideration in the City's 2020/21 Operating Budget to support the delivery of the 2021 Ulysses National AGM.**
- 2. Notes that \$30,000 will be provided as in-kind support to assist the event organisers with covering the extra costs applicable to hosting the event on an outdoor reserve.**

CARRIED UNANIMOUSLY: 8/0
(*This item was adopted en bloc*)

NOTE: Council adopted en bloc (moved by Councillor C Knight and seconded by Councillor Peter Rogers) the recommendations of the Strategy Committee meeting of Monday 16 September 2019.

G.16/9/19 2018/19 CITY CENTRE ACHIEVEMENTS AND YEAR TWO FRAMEWORK (MN) (S.2/9/19)

The City Centre's place vision is to reinvigorate the City Centre as a sociable, lovable place that showcases the best of Mandurah places, people and businesses.

Over the last 12 months the City Centre team has delivered a range of projects and made solid progress across all four focus areas within the endorsed Framework.

The project delivery involved:

1. Business Partnership
 - Events and activities (within venues and public spaces)
 - Marketing and promotion
2. City Centre Infrastructure Development
 - Waterfront projects: Eastern and Western Foreshores
 - Smart Street Mall

This report provides an update on the business partnership successes, shared marketing lessons, land owner engagement and outlines the new City Centre Year Two Framework for 2019/20 and associated projects for Council's consideration.

MOTION: C Knight / Peter Rogers

That Council:

1. **Acknowledges the successes of the 2018/19 City Centre projects and activities**
2. **Endorses the City Centre Framework Year Two 2019-2021**
3. **Acknowledges the 2019/20 projects and activities**

CARRIED UNANIMOUSLY: 8/0
(*This item was adopted en bloc*)

**G.17/9/19 RECREATION CENTRES BUSINESS IMPROVEMENT PLAN (CT)
(S.3/9/19)**

Following the completion of the Mandurah Aquatic and Recreation Centre Redevelopment in May 2017, City officers identified a number of new initiatives aimed at improving the financial and operational performance of the Mandurah and Halls Head Recreation Centre facilities. These projects were consolidated into the City of Mandurah Recreation Centres Two Year Business Improvement Plan (2017/18 – 2018/19).

At the conclusion of this period, City officers have reviewed outcomes against the plan and developed a new Two Year Business Improvement Plan to guide the evolution of the business through to 30 June 2021.

Council is requested to note the Recreation Centre's 2018/19 end of financial year performance, note the achievements against the initial Two Year Business Improvement Plan and endorse the next Recreation Centres Two Year Business Improvement Plan 2019 - 2021.

MOTION: C Knight / Peter Rogers

That Council:

1. **Notes the performance of the Recreation Centres business during the 2018/19 financial year;**
2. **Notes the City's progress against the City of Mandurah Recreation Centres Two Year Business Improvement Plan (2017/18 – 2018/19);**

3. **Endorses the City of Mandurah Recreation Centres Two Year Business Improvement Plan (2019/20- 2020/21);**
4. **Notes that City officers will report annually to Council on the achievements of the City's Recreation Centres against key performance indicators and the outcomes of the business improvement initiatives through the Corporate Business Planning process.**

CARRIED UNANIMOUSLY: 8/0
(This item was adopted en bloc)

REPORTS [AGENDA ITEM 18]

G.18/9/19 FINANCIAL REPORT AUGUST 2019 (JK) (REPORT 1)

The Financial Report for August 2019 together with associated commentaries, notes on investments, balance sheet information and the schedule of accounts are presented for Elected Members consideration.

MOTION: F Riebeling / Peter Rogers

That Council:

- 1 **Receives the Financial Report for August 2019 as detailed in Attachment 1 of the report.**
- 2 **Receives the Schedule of Accounts for the following amounts as detailed in Attachment 3 of the report:**

Total Municipal Fund	\$ 9,858,637.85
Total Trust Fund	<u>\$ 24,494.00</u>
	<u>\$ 9,883,131.85</u>
- 3 **Approves unbudgeted expenditure of \$292,850 for the Bushfire mitigation activities which are to be funded through an additional operating grant of \$292,850 from DFES.***
- 4 **Approves the proposed 2019/20 carryover projects from the 2018/19 financial year, as detailed in Attachment 2 of the report.***
- 5 **Approves the reallocation of expenditure of \$60,000 for the WMC Recovery Facility Hardstand Security works and reduce the Hardstand Capital works project by \$60,000.***
- 6 **Approves the proposed changes to the road resealing and shared path program as reallocated expenditure as detailed in page 9 of Attachment 1 of the report.***

CARRIED ABSOLUTELY: 8/0

G.19/9/19 RATES EXEMPTION: 48 AND 50 PINJARRA ROAD AND 1-3 DAVEY STREET, MANDURAH (CM) (REPORT 2)

The City has received a request from the landowner for charitable rating exemptions for the following properties:

- 48 Pinjarra Road, Mandurah
- 50 Pinjarra Road, Mandurah
- 1-3 Davey Street, Mandurah

The landowner leases the land and buildings of the abovementioned properties to SMYL Community College, who is a registered charity under the *Charities Act 2013* and is registered with the Australian Charities and Not-for-profits Commission. The landowner is a commercial entity and due to the complex nature of the circumstances legal advice was sought to determine whether the land is used exclusively for charitable purposes in accordance with section 6.26(2)(g) of the *Local Government Act 1995*. SMYL Community College Inc. is a non-government school that caters for students in year's 9 to 12 that have not been attending main stream education. The legal advice has been received and as the rate exemption is determined on the use of the land being for charitable purposes (not ownership), City officers are recommending that Council grant a rate exemption for 48 and 50 Pinjarra Road and 1-3 Davey Street, Mandurah.

Councillor Wortley moved, Hon Councillor Riebeling seconded the report recommendation. Elected members queried the total amount of rate concessions and/or write-offs including the RAAFA estates. The Chief Executive Officer advised concessions totalled approximately \$2 million. Elected Members agreed the concession would assist tenants and trusted the landowner would pass on the concession.

MOTION: R Wortley / F Riebeling

That Council:

- 1 Grants that the following land is not rateable land for the purposes of it being used exclusively for charitable purposes:**
 - 1.1. 48 Pinjarra Road, Mandurah**
 - 1.2. 50 Pinjarra Road, Mandurah**
 - 1.3. 1-3 Davey Street Mandurah**
- 2 Advise the landowner:**
 - 2.1 That the rates exemption will cease if the land is no longer being used exclusively for charitable purposes; and**
 - 2.2 The City may conduct a review of the land use and the rates exemption at any time.**

CARRIED UNANIMOUSLY: 8/0

G.20/9/19 RATES EXEMPTION: 26 HALL STREET, MANDURAH (CM) (REPORT 3)

The City has received a request from the landowner for a charitable rate exemption for 26 Hall Street, Mandurah.

The landowner leases the land and building on the abovementioned property to WestAus Crisis and Welfare Services Inc., who is a registered charity under the *Charities Act 2013* and is registered with the Australian Charities and Not-for-profits Commission. WestAus Crisis and Welfare Services Inc. provide emergency relief services and funds to people who are at risk of having essential services removed, in need of money for food, at risk of losing their accommodation, support services to people who have been placed into emergency accommodation and assist these people to access and maintain long term accommodation. They work with the City to support homeless people in Mandurah who need to access shower facilities. City officers are recommending that Council, in accordance with section 6.26(2)(g) of the *Local Government Act 1995*, grant a rate exemption for 26 Hall Street, Mandurah.

MOTION: C Knight / R Wortley

That Council:

- 1 Grants that 26 Hall Street, Mandurah is not rateable land for the purposes of it being used exclusively for charitable purposes.**
- 2 Advise the landowner:**
 - 2.1 That the rates exemption will cease if the land is no longer being used exclusively for charitable purposes; and**
 - 2.2 The City may conduct a review of the land use and the rates exemption at any time.**

CARRIED UNANIMOUSLY: 8/0

Having declared an interest in the following item Councillor Knight left the Chamber at 6.14pm.

**G.21/9/19 RATES CONCESSION: 91 ALLNUTT STREET, MANDURAH (CM)
(REPORT 4)**

The City has received a request from the landowner for a charitable rate exemption for 91 Allnutt Street, Mandurah.

The landowner leases the land and building, known as the Peel Health Hub, on the abovementioned property to the following not-for-profit organisations:

1. GP Down South Peel Youth Medical Service
2. Palmerston Association
3. Allambee Counselling
4. Youth Focus
5. 360 Health and Community
6. JSW Training and Community Services
7. Child and Adolescent Mental Health Service (CAMHS)

The landowner is GP Down South, who is a registered charity under the *Charities Act 2013* and is registered with the Australian Charities and Not-for-profits Commission. GP Down South provide services to people at risk who are marginalised and in regional areas and includes services relating to mental health, sexual health, Indigenous health services, chronic disease management and integrated care management. City officers are recommending that

Council, in accordance with section 6.26(2)(g) of the *Local Government Act 1995*, grant a rate exemption for 91 Allnutt Street, Mandurah.

Legal advice has been obtained confirming that the City cannot grant the landowner the rate exemption because Child and Adolescent Mental Health Service (CAMHS) is not a charity but a State Government service and therefore the land is not used exclusively for charitable purposes.

Council has the following options in relation to GP Down South's application:

- Option One: Refuse the rates exemption and grant no rates concession. A rates exemption is only allowed if the land is being used exclusively for charitable purposes. Due to one of the lessees being a State Government department, Council do not have to grant a rate concession if they do not wish to.
- Option Two: Grant a partial rate concession to GP Down South using the proportion of the building area rented to charitable institutions compared to the total building area as the basis of the rates concession charged on the land. The Peel Health Hub was supported by all three tiers of government which aims to improve the mental, social and physical health of those in need. It has brought charitable institutions into one premises, to deliver a range of programs for individuals (including youth, adults, families and carers) that are in need of the support from the health service providers.
- Option Three: Grant a full rate concession to GP Down South for the land. The State Government has many services operating in the City of Mandurah. It is recommended that where a State Government operates a service within the City of Mandurah, that they should pay their contribution to rates, and this cost should not be passed onto the remaining City of Mandurah ratepayers. Currently, the Council does not grant a concession for any other State Government service.

City officers are recommending that Council approve option two to grant a partial rate concession to GP Down South.

The report recommendation was moved by Councillor Wortley, seconded by Councillor Jackson. Discussion ensued regarding the landowners responsibility via its lease agreements to pass the rate concession to tenants at the facility. Elected Members agreed this was not a precedent for rate concession for State Government service sites and acknowledged the community benefits offered by the Peel Health Hub and subsequent benefit of such a rate concession.

MOTION: R Wortley / P Jackson

That Council:

- 1 Grants a partial rates concession to the landowner of 91 Allnutt Street, Mandurah of \$63,350.40.**
- 2 Advise the landowner that Council can only grant concessions up to 30 June of each year and the landowner will be required to provide information in relation to the lease holdings annually.**

Note: The reason for the concession is that the Peel Health Hub was supported by all three tiers of government which aims to improve the mental, social and physical health of the those in need. It has brought charitable institutions into one premises, to deliver a range of programs for individuals (including youth, adults, families and carers) that are in need of the support from the health service providers.

CARRIED UNANIMOUSLY: 7/0

Councillor Knight returned to the Chamber at 6.21pm.

**G.22/9/19 MANDURAH RETAIL TRADING HOURS CHRISTMAS 2019 (MN)
(REPORT 5)**

Retail Trading hours for Mandurah are currently in accordance with the *Retail Trading Hours (City of Mandurah) Variation Order (No2) 2013*. Council is requested to consider extending trading hours for the 2019 Christmas period, on a similar basis to recent years.

Due to the requirements to seek quotations in accordance with Council's recent resolution (G.31/6/19) to undertake a specific community and business consultation process in relation to general retail trading hours, the standard Christmas consultation process that officers and Peel Chamber of Commerce would conduct each year is difficult to complete in time, and potentially confusing to the community.

Peel Chamber of Commerce has been notified of the time constraints, and has agreed to the officer's proposal to not undertake the standard Christmas consultation, and to adopt extended trading hours, for the Christmas period similar to 2018 (*Attachment 1*).

The Chief Executive Officer has deemed that the urgency for this matter to be dealt with necessitates it being presented to Council during the caretaker period.

Council is recommended to adopt extended Christmas trading hours for 2019 Christmas trading for Mandurah similar to those adopted in 2018.

Councillor Darcy moved the report recommendation amending the fourth dot point to a 5.00pm close as per previous years' trading. Councillor Knight seconded the amended recommendation.

MOTION: M Darcy / C Knight

That Council authorises officers to apply to the Department of Commerce for a short term adjustment to extended Christmas Trading hours for:

- **Sunday 15 and 22 December 2019, 8.00am – 6.00pm**
- **Monday 16, Tuesday 17, Wednesday 18, Friday 20 and Monday 23 December 2019, 8.00am - 9.00pm**
- **Thursday 26 December 2019, 8.00am – 6.00pm**
- **Wednesday 1 January 2020, 8.00am – 5.00pm.**

CARRIED UNANIMOUSLY: 8/0

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

Nil.

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

Nil.

LATE AND URGENT BUSINESS ITEMS [AGENDA ITEM 22]

Nil.

CONFIDENTIAL ITEMS [AGENDA ITEM 23]

Nil.

CLOSE OF MEETING [AGENDA ITEM 24]

There being no further business, the Mayor declared the meeting closed at 6.23pm.

CONFIRMED (MAYOR)

1	SUBJECT:	Exercise Power to Borrow for the Purpose of Refinancing Loans 318 (ii), (iii), (iv), (v) and (vi) and 345-351
	CONTACT OFFICER:	Jarred King
	AUTHOR:	Paul Bates
	FILE NO:	R0002540689

Summary

The 2019/20 Annual Budget included interest and principal repayments for loans 318 (i) to (v) and 345 to 351 assuming that these loans were to be refinanced from 1 July 2019 as a result of extending the loan terms by a further five years. The notes to the 2019/20 Annual Budget did not reflect the refinancing proposal by outlining these as new loans and paying off (closing) loans 318 (i) to (v) and 345 to 351. As a result, Council are required to advertise the new loans for the purpose of refinancing existing loans 318 (i) to (v) and 345 to 351 by extending the existing loan term by five years.

In accordance with the *Local Government Act 1995*, if the new loan is not included in the annual budget, then the City is required to advertise the proposed new loans for the purpose of refinancing before it is put in place. The refinancing of these loans was to decrease the required principal payments and interest paid annually which has already been reflected in the 2019/20 Annual Budget.

It is proposed that the changes will take effect 1 January 2020. The proposed amendments require an adjustment to the budget principal and interest repayments for these loans to include six months at the existing loan terms and six months at the refinanced loan terms.

The financial impact is that an additional \$672,910 has been paid off the principal loan amount which reduces the principal amount outstanding at 30 June 2020. As a result of the principal amount of these loans being reduced, there is a decrease in the loan interest (savings) for 2019/20 of \$18,904. The additional principal repayments for these loans are being proposed to be funded from the surplus carried forward from 1 July 2019. The 2019/20 Annual Budget stated that there would be a carry forward surplus of \$500K. Whilst the annual financial statements are still being finalised and the audit is still to be carried out, the estimated surplus as at 1 July 2019 is \$1.5 million.

Disclosure of Interest

None

Previous Relevant Documentation

- SP.6/7/19 30 July 2019 Adoption of the City's Budget, Rates and Fees and charges schedule for 2019/20

Background

During the 2019/20 Annual Budget preparation it was identified that due to the timing of repayments for loans 318 (i) to (v) there would be two more repayments than what is normally budgeted for. It was proposed within the 2019/20 Annual Budget that the length of loans 318 (i) to (v), be increased by five years to help smooth out the additional two payments. In addition, loans 345 to 351 were originally taken out for five years, rather than the ten years originally proposed. The shorter loan period has caused the annual payments to be significantly higher than what was originally budgeted for. It was proposed within the 2019/20 Budget to refinance these loans for an additional five years. This would change the loan end date for loans 345 to 351 from 30 June 2022 to 30 June 2027. Note, the 2019/20 Annual Budget borrowings note stated incorrect loan maturity dates for loans 318 (i) to (v) and 345 to 351 and should have reflected the actual loan maturity date in accordance with the loan contract, which is shown in the table below:

Report from **Chief Executive Officer**
to **Council Meeting of 8 October 2019**

Loan #	2019/20 Adopted Budget Maturity Date	Actual Maturity Date	Proposed Maturity Date (once refinanced)
318 (i)	Jun-24	Jun-21	Dec-24
318 (ii)	Jun-24	Jun-21	Dec-24
318 (iii)	Jun-24	Jun-21	Dec-24
318 (iv)	Jun-24	Jun-21	Dec-24
318 (v)	Jun-24	Jun-21	Dec-24
345	May-27	Jun-22	Jun-27
346	May-27	Jun-22	Jun-27
347	May-27	Jun-22	Jun-27
348	May-27	Jun-22	Jun-27
349	May-27	Jun-22	Jun-27
350	May-27	Jun-22	Jun-27
351	May-27	Jun-22	Jun-27

Note, there were errors in the numbering for:

1. 318(iv) in the borrowings note in the 2019/20 Adopted Budget. Loan 318(iv) was numbered 318(vi) for the Drainage Construction loan in the Transport program.
2. 318(i) in the borrowings note in the 2019/20 Adopted Budget. Loan 318(i) was numbered 318(vi) for the IT Communication Equipment loan in the Other Program and Services program.

Comment

Section 6.20 of the *Local Government Act 1995* states that local public notice is required when a local government is proposing to refinance a loan that requires a major variation. A major variation is defined under section 6.20(2) of the *Local Government Act 1995* as a variation in the terms of a loan or other financial accommodation which is a capitalisation of interest accruals; or an increase in the term of the loan or other financial accommodation. As the proposal is to increase the term of the loans by five years, local public notice is required.

The refinancing of these loans will allow the 2019/20 budget to continue as projected, once Council adopt the budget variation, for the interest and principal amounts paid. Until the City refinances, the amounts being paid are at the existing loan amounts, which was not included in the 2019/20 Annual Budget. The breakdown of the interest and repayment impact can be found within Attachment 1.

The new estimated budget amount for 2019/20 and the adopted budget amounts are shown in the table below:

Loan #	Adopted Budget Principal Repayment for 2019/20	NEW Budget Principal Repayment for 2019/20*	Total Net Principal Repayment Deficit (Difference)	Adopted Budget Interest for 2019/20	New Budget Interest for 2019/20	Total Net Interest Deficit (Difference)
318 (i)	19,611	33,704	(14,093)	3,623	3,228	395
318 (ii)	98,055	168,523	(70,468)	18,115	16,142	1,973
318 (iii)	73,542	126,393	(52,851)	13,586	12,107	1,479
318 (iv)	24,514	42,131	(17,617)	4,529	4,036	493
318 (v)	245,139	421,309	(176,170)	45,287	40,356	4,931
345	181,891	351,420	(169,529)	59,655	54,876	4,779
346	55,267	106,777	(51,510)	18,126	16,674	1,452
347	41,975	81,097	(39,122)	13,767	12,664	1,103
348	17,490	33,790	(16,300)	5,736	5,277	459
349	20,987	40,548	(19,561)	6,883	6,332	551
350	13,991	27,032	(13,041)	4,589	4,221	368

Report from **Chief Executive Officer**
to **Council Meeting of 8 October 2019**

351	35,029	67,677	(32,648)	11,489	10,568	921
Total			\$ (672,910)			\$ 18,904
Additional Loan Repayments (includes principal and interest)						(\$654,006)

Statutory Environment

Section 6.20. of the *Local Government Act 1995* states:

(1) Subject to this Act, a local government may —

(a) borrow or re-borrow money; or

(b) obtain credit; or (c) arrange for financial accommodation to be extended to the local government in ways additional to or other than borrowing money or obtaining credit, to enable the local government to perform the functions and exercise the powers conferred on it under this Act or any other written law.

(2) Where, in any financial year, a local government proposes to exercise a power under subsection (1) (power to borrow) and details of that proposal have not been included in the annual budget for that financial year —

(a) unless the proposal is of a prescribed kind, the local government must give one month's local public notice of the proposal; and

(b) the resolution to exercise that power is to be by absolute majority.

(3) Where a local government has exercised a power to borrow and —

(a) it does not wish to proceed with the performance of the function or the exercise of the power for which the power to borrow was exercised; or

(b) after having completed the performance of the function or the exercise of the power for which the power to borrow was exercised, any part of the money borrowed, credit obtained or financial accommodation arranged has not been expended or utilized, the local government may resolve to expend the money or utilize the credit or financial accommodation for another purpose if one month's local public notice is given of the proposed change of purpose.*

** Absolute majority required.*

(4) A local government is not required to give local public notice under subsection (3) —

(a) where the change of purpose has been disclosed in the annual budget of the local government for the relevant financial year; or

(b) in such other circumstances as are prescribed.

(5) A change of purpose referred to in subsection (3) is to be disclosed in the annual financial report for the year in which the change occurs.

Regulation 20 of the *Local Government (Financial Management) Regulations 1996* states:

(1) A local government is not required to give local public notice of a proposal to exercise a power to borrow when the power is to be exercised to re-finance a loan or to continue other financial accommodation (whether with the same or another bank or financial institution) except where the re-financing or continuation is a major variation.

(2) In this regulation — major variation means a variation in the terms of a loan or other financial accommodation which is —

(a) a capitalisation of interest accruals; or

(b) an increase in the term of the loan or other financial accommodation;

re-finance in relation to a loan or other financial accommodation (the existing loan), means to borrow an amount (the new loan) which is, at the date of the new loan —

(a) equal to the principal amount owing on the existing loan; or

(b) not more than \$5 000 more or less than the principal amount owing on the existing loan, for the principal purpose of paying out the existing loan or preserving the credit originally provided by the existing loan.

Regulation 21 of the *Local Government (Financial Management) Regulations 1996* states:

A local government is not required to give local public notice of a proposed change of use of money borrowed where the amount to be used for a purpose other than the purpose for which it was borrowed —

(a) does not exceed \$5 000 in a financial year; or

(b) where the money proposed to be borrowed by the local government is to be used to meet expenditure authorised by the mayor or president under section 6.8(1)(c).

Policy Implications

None

Economic Implications

The 2019/20 Annual Budget has included the proposed refinance options. The changes to the Notes to the Budget are included in Attachment 1. The estimated budget implications, if the loans were drawn down on 1 January 2020, is \$654,006 (includes additional loan principal repayments of \$672,910 and savings of loan interest of \$18,904).

The 2019/20 Annual Budget principal liability at 30 June 2020 for loans 318 (i) to (v) and 345 to 351 was \$4,981,646. With the additional principal repayments being made of \$672,910 as a result of the refinancing not occurring until 1 January 2020, the revised principal amount outstanding at 30 June 2020 will be \$4,308,736.

The current opening surplus as at 1 July 2019 is estimated at \$1.5 million. The 2019/20 Annual Budget included an opening surplus of \$500K. It is proposed that the \$654,006 additional loan payments are funded from the additional surplus of \$1 million. A further report will be provided to Council to allocate the remaining surplus once the City's auditors have completed their review of the annual financial statements for the financial year ended 30 June 2019.

Risk Analysis

The 2019/20 Budget includes these cost savings from 1 July 2019. Should the City operate with the loans under the current terms, a larger budget variation will be required compared to what is being proposed in the officer recommendation.

Strategic Implications

The following strategy from the City of Mandurah Strategic Community Plan 2017 – 2037 is relevant to this report:

Organisational Excellence:

- Ensure the City has the capacity and capability to deliver appropriate services and facilities.

Conclusion

Within the 2019/20 Annual Budget there were several loans proposed to be refinanced for an additional five years. The City did not disclose that the refinance was a new loan in the 2019/20 Annual Budget and as a result, the City is required to advertise the refinance of these loans before the changes can be put in place.

The purpose of the report is for Council to endorse the advertising of the local public notice relating to the refinance of the loans as well as the budget variation. Once the notice period has ended, City officers will liaise with the relevant financial institution to refinance the loans for a further five years.

From a financial perspective, the additional loan repayments made as a result of the refinancing likely to be effective 1 January 2020 is a good outcome as the additional principal amount outstanding at 30 June 2020 will be \$672,10 less than

NOTE: Refer ***Attachment 1 Loan Borrowing Details***

RECOMMENDATION

That Council:

- 1 Exercise its power to borrow and refinance loans 318 (i) to (v) and 345 to 351 as detailed in Attachment 1.**
- 2 Give one month's local public notice of the proposal.**
- 3 Allocate \$654,006 to fund the additional loan repayments (additional \$672.910 in principal loan repayments and decrease \$18,904 in loan interest) and that this be funded from the additional opening surplus that is carried forward on 1 July 2019.**

ABSOLUTE MAJORITY REQUIRED

12 Proposed Borrowings

(b) Summary of Repayment of Borrowings by Program for Year Ending 30 June 2020

Budget for the year ending 30 June 2020

Totals	New Loans Taken Up		Principal Liability 1 July		Interest Paid In Year		Principal Paid In Year		Principal Liability 30-Jun	
	Budget 2019/20	Budget Amendments 2019/20	Budget 2019/20	Budget Amendments 2019/20	Budget 2019/20	Budget Amendments 2019/20	Budget 2019/20	Budget Amendments 2019/20	Budget 2019/20	Budget Amendments 2019/20
General Purpose Funding	-	-	-	-	-	-	-	-	-	-
Law, Order, Public Safety	-	-	-	-	-	-	-	-	-	-
Education and Welfare	-	-	-	-	-	-	-	-	-	-
Community Amenities	-	-	317,023	317,023	11,472	10,553	34,978	67,580	282,045	249,443
Recreation and Culture	-	-	2,891,753	2,891,753	102,845	93,693	388,517	714,013	2,503,236	2,177,740
Transport	-	-	2,494,565	2,494,565	87,445	79,007	384,385	685,104	2,110,180	1,809,461
Economic Services	-	-	-	-	-	-	-	-	-	-
Other Property and Services	-	-	105,796	105,796	3,623	3,228	19,611	33,704	86,185	72,092
Grand Total	-	-	5,809,137	5,809,137	205,385	186,481	827,491	1,500,401	4,981,646	4,308,736

12 Proposed Borrowings (continued)

(c) Loan Liability Statement for the year ending 30 June 2020 included in the budget

Loan No.	Purpose	Term (Yrs)	New Loans Taken Up 2019/2020	Total Up To 30/06/19	Rate of Interest	To Whom Due	Month & Year of Maturity	Principal Liability 1/07/19	Interest Paid In Year	Principal Paid In Year	Principal Liability 30/06/20	Principal Reimbursed
Community Amenities												
349	Merlin Street Waste Water	10		300,000	3.81%	WBC	May-27	190,214	6,883	20,987	169,227	
350	Ablutions	10		200,000	3.81%	WBC	May-27	126,809	4,589	13,991	112,818	
			-	500,000				317,023	11,472	34,978	282,045	
Recreation												
318(ii)	Rushton Park Redevelopment	10		2,000,000	3.74%	WBC	Jun-24	528,987	18,115	98,055	430,932	
318(iii)	Meadow Springs Recreation Facility	10		1,500,000	3.74%	WBC	Jun-24	396,741	13,586	73,542	323,199	
345	MARC Redevelopment Stage 2	10		2,600,000	3.81%	WBC	May-27	1,648,544	59,655	181,891	1,466,653	
351	Falcon Seawall	10		500,000	3.81%	WBC	May-27	317,481	11,489	35,029	282,452	
			-	6,600,000				2,891,753	102,845	388,517	2,503,236	
Transport												
318(v)	Road Construction	10		5,000,000	3.74%	WBC	Jun-24	1,322,469	45,287	245,139	1,077,330	
318(iv)	Drainage Construction	10		500,000	3.74%	WBC	Jun-24	132,248	4,529	24,514	107,734	
346	Road Construction	10		790,000	3.81%	WBC	May-27	500,902	18,126	55,267	445,635	
347	MARC Carpark	10		600,000	3.81%	WBC	May-27	380,432	13,767	41,975	338,457	
348	MPAC Forecourt Paving	10		250,000	3.81%	WBC	May-27	158,514	5,736	17,490	141,024	
			-	7,140,000				2,494,565	87,445	384,385	2,110,180	
Other Property and Services												
318(i)	IT Communications Equipment	10		400,000	3.74%	WBC	Jun-24	105,796	3,623	19,611	86,185	
			-	400,000				105,796	3,623	19,611	86,185	
Grand Total			-	14,640,000				5,809,137	205,385	827,491	4,981,646	

(c) Loan Liability Statement for the year ending 30 June 2020 proposed refinance from 1 January 2020

Loan No.	Purpose	Term (Yrs)	New Loans Taken Up 2019/2020	Total Up To 30/06/19	Rate of Interest	To Whom Due	Month & Year of Maturity	Principal Liability 1/07/19	Interest Paid In Year	Principal Paid In Year	Principal Liability 30/06/20	Principal Reimbursed
Community Amenities												
349	Merlin Street Waste Water	10		300,000	3.81%	WBC	May-27	190,214	6,332	40,548	149,666	
350	Ablutions	10		200,000	3.81%	WBC	May-27	126,809	4,221	27,032	99,777	
			-	500,000				317,023	10,553	67,580	249,443	
Recreation												
318(ii)	Rushton Park Redevelopment	10		2,000,000	3.74%	WBC	Jun-24	528,987	16,142	168,523	360,464	
318(iii)	Meadow Springs Recreation Facility	10		1,500,000	3.74%	WBC	Jun-24	396,741	12,107	126,393	270,348	
345	MARC Redevelopment Stage 2	10		2,600,000	3.81%	WBC	May-27	1,648,544	54,876	351,420	1,297,124	
351	Falcon Seawall	10		500,000	3.81%	WBC	May-27	317,481	10,568	67,677	249,804	
			-	6,600,000				2,891,753	93,693	714,013	2,177,740	
Transport												
318(v)	Road Construction	10		5,000,000	3.74%	WBC	Jun-24	1,322,469	40,356	421,309	901,160	
318(iv)	Drainage Construction	10		500,000	3.74%	WBC	Jun-24	132,248	4,036	42,131	90,117	
346	Road Construction	10		790,000	3.81%	WBC	May-27	500,902	16,674	106,777	394,125	
347	MARC Carpark	10		600,000	3.81%	WBC	May-27	380,432	12,664	81,097	299,335	
348	MPAC Forecourt Paving	10		250,000	3.81%	WBC	May-27	158,514	5,277	33,790	124,724	
			-	7,140,000				2,494,565	79,007	685,104	1,809,461	
Other Property and Services												
318(i)	IT Communications Equipment	10		400,000	3.74%	WBC	Jun-24	105,796	3,228	33,704	72,092	
			-	400,000				105,796	3,228	33,704	72,092	
Grand Total			-	14,640,000				5,809,137	186,481	1,500,401	4,308,736	

2 **SUBJECT:** Rates Exemption: 3 Gibson Street
 CONTACT OFFICER/S: Jarred King/Casey Mihovilovich
 AUTHOR: Jarred King
 FILE NO: R0002539419

Summary

The City has received a request from the landowner for a charitable rating exemption for 3 Gibson Street, Mandurah.

The landowner leases the land and building to Halo Team Inc., who is a registered charity under the *Charities Act 2013* and is registered with the Australian Charities and Not-for-profits Commission. The landowner is a commercial entity and the City has previously sought legal advice to determine whether the land could still be exempt even though the landowner is not holding the land for charitable purposes. The legal advice confirms that the charitable rating exemption only applies to the use of the land (if it is used exclusively for charitable purposes) and it is irrelevant that the land is held and owned for non-charitable purposes.

Halo Team Inc. is a charitable organisation that provides a number of benefits including support and assistance for people in need, financial aid, material aid, return to work programs, student training, food assistance and homeless support. As the rate exemption is determined based on the use of the land, being for charitable purposes (not ownership), City officers are recommending that Council grant a rate exemption for 3 Gibson Street, Mandurah, in accordance with section 6.26(2)(g) of the *Local Government Act 1995*.

Disclosure of Interest

None

Location



Previous Relevant Documentation

None

Background

The property is currently owned by a private landowner who has entered into a lease with Halo team Inc. on 18 April 2019. Halo Team Inc. are currently using the premises as a community op shop. The profits from the sale of second-hand goods in Halo team Inc.'s community op shop are used to fund a range of programs to assist issues associated with homelessness, financial difficulties and domestic violence.

Comment

Section 6.26(2)(g) of the *Local Government Act 1995* states that land is not rateable land if it is used exclusively for charitable purposes. The application that has been received by the landowner is for a rate exemption for land that is used exclusively for charitable purposes

Consultation

The application for the rates exemption is contained within the Confidential Attachment. For purposes of Elected Members declaring an interest in the matter, the name of the landowner is included in the Confidential Attachment.

Statutory Environment

Section 6.26 of the *Local Government Act 1995* states:

- (1) *Except as provided in this section all land within a district is rateable land.*
- (2) *The following land is not rateable land —*
 - ...
 - (f) *land used exclusively as a non-government school within the meaning of the School Education Act 1999; and*
 - (g) *land used exclusively for charitable purposes;*
 - ...

Policy Implications

None

Economic Implications

The 2019/20 rates levied for the property is \$6,985.06.

Risk Analysis

If the Council does not approve the rate exemption, the landowner can appeal the decision to the State Administrative Tribunal.

Strategic Implications

The following strategy from the City of Mandurah Strategic Community Plan 2017 – 2037 is relevant to this report:

Organisational Excellence:

- Deliver excellent governance and financial management.

Conclusion

The landowner has requested that the land that is leased to Halo team Inc., be not rateable land, as it is being used exclusively for charitable purposes.

NOTE:

- Refer ***Confidential Attachment: Application for Rates Exemption***

RECOMMENDATION

That Council:

- 1 Grants that 3 Gibson Street, Mandurah, is not rateable land for the purposes of it being used exclusively for charitable purposes.**
- 2 Advise the landowner:**
 - 2.1 That the rates exemption will cease if the land is no longer being used exclusively for charitable purposes; and**
 - 2.2 The City may conduct a review of the land use and the rates exemption at any time.**

The City currently applies a charitable rating exemptions for the following properties:

- 59/98 Mandurah Terrace, Mandurah
- 60/98 Mandurah Terrace, Mandurah

The abovementioned properties are owned by Community First International Ltd (who merged with two other service providers in 2017 to form Chorus Australia Ltd), a registered charity under the *Charities Act 2013* and registered with the Australian Charities and Not-for-profits Commission. Chorus Australia Limited (formally Community First International Ltd) provide a range of in-home and community care services to people in need of assistance to live independently in their own home. As a result of the merger, a review of the charitable rating exemption status was carried out.

The Council has previously approved the charitable rate exemption. City officers are recommending that Council continue to grant a rate exemption for units 58 and 60, 98 Mandurah Terrace, Mandurah, in accordance with section 6.26(2)(g) of the *Local Government Act 1995*.

None

[illegible]

None

Background

The two lots are currently owned by Community First International Ltd. The properties have been non-rateable since 2006 and a review has been conducted as a result of City officers being informed that Community First International Ltd had merged with Care Options Inc and Volunteer Task Force Inc to form Chorus Australia Ltd in 2017. The site is being used to provide aged care, mental health and disability support services to people in need of assistance.

Comment

Section 6.26(2)(g) of the *Local Government Act 1995* states that land is not rateable land if it is used exclusively for charitable purposes.

Consultation

The application for the rates exemption is contained within Confidential Attachment 1.

Statutory Environment

Section 6.26(2)(g) of the *Local Government Act 1995* states:

- (1) *Except as provided in this section all land within a district is rateable land.*
- (2) *The following land is not rateable land —*
 - ...
 - (f) *land used exclusively as a non-government school within the meaning of the School Education Act 1999; and*
 - (g) *land used exclusively for charitable purposes;*
 - ...

Policy Implications

None

Economic Implications

The 2018/19 rates levied for the two properties totalled \$14,295.12.

Risk Analysis

If the Council do not approve the rate exemption, the landowner is entitled to appeal the decision to the State Administrative Tribunal (SAT).

Strategic Implications

The following strategy from the City of Mandurah Strategic Community Plan 2017 – 2037 is relevant to this report:

Organisational Excellence:

- Deliver excellent governance and financial management.

Conclusion

A review has been conducted of the properties to ensure that the land is being used for charitable purposes and the land is not rateable land. The landowner is a registered charity and not-for-profit entity who uses the land for charitable purposes.

NOTE:

- Refer ***Confidential Attachment: Correspondence from Chorus Australia Limited***

RECOMMENDATION

That Council:

- 1. Grants that the following land is not rateable land for the purposes of it being used exclusively for charitable purposes:**
 - 1.1. 59/98 Mandurah Terrace, Mandurah**
 - 1.2. 60/98 Mandurah Terrace, Mandurah**
- 2. Advise the applicant:**
 - 2.1. That the rates exemption will cease if the land is no longer being used exclusively for charitable purposes; and**
 - 2.2. The City may conduct a review of the land use and the rates exemption at any time.**

4	SUBJECT:	Tender Number 10-2019 Construction of Lakelands Shared Sports Facility
	CONTACT OFFICER:	Simon Hudson
	AUTHOR:	Jonathan Spain / Vicki Lawrence

Summary

The City of Mandurah received funding from the State Government, Department of Local Government, Sport and Cultural Industries (DLGSC), Department of Education and the Australian Football League to develop 9.5 ha of public open space in Lakelands into three multipurpose sports fields with a shared sports facility. The purpose of the facility being to provide changing facilities, storage and a clubhouse to users of the three ovals.

The City of Mandurah invited tenders for the Construction of Lakelands Shared Sports Facility.

The construction of the Lakelands Shared Sports Facility will feature:

- Four change rooms
- Two umpires change rooms
- Six storage areas
- Kitchen, wash up and bar area
- Function area
- Meeting room

Council is now requested to accept BE Projects (WA) Pty Ltd as the preferred tenderer based on the evaluation of tendered submissions.

Disclosure of Interest

Nil.

Location



Lot 8000 Alverstone Boulevard

Previous Relevant Documentation

- G.27/3/18 27/03/18 Council accepted Bollig Design Group Pty Ltd, ATF the BDG Trust as the preferred tenderer for Tender 31-2017 for the Architectural Consultancy Services for Lakelands Shared Sports Facility.

- G.22/08/18 28/08/19 Council accepted LD Total as the preferred tenderer for Tender T08-2018 for the Lakelands District Open Space Automatic Irrigation System and Associated Infrastructure.

Background

With the funding from the State Government, Department of Local Government, Sport and Cultural Industries, Department of Education and the Australian Football League, the City has developed the area into three multipurpose sports fields with the installation of a bore, holding tanks and retic to service the sports fields along with service roads, car parking and landscaping.

The tender for the Construction of the new Lakelands Shared Sports Facility was advertised on 24 July 2019 in the 'West Australian' newspaper, 25 July 2019 in the Mandurah Mail and was displayed on the notice board at the Administration Centre and the City of Mandurah Libraries.

Comment

The tender closed at 2:00pm on Tuesday 20 August 2019. In accordance with regulation 18 (1) of the Local Government (Functions & General) Regulations 1996, no tenders were received after the closing deadline. Submissions were received from the following:

	Name of Company	Principle Place of Business
1	BE Projects (WA) Pty Ltd	South Perth
2	Bistel Construction Pty Ltd	Hillarys
3	CASL Construction Pty Ltd T/A Castle Projects	Madora Bay
4	Classic Contractors Pty Ltd	Willetton
5	Cooper & Oxley Builders Pty Ltd	Jolimont
6	Devlyn Australia Pty Ltd	Canning Vale
7	Geared Construction Pty Ltd	Gnangara
8	LKS Constructions (WA) Pty Ltd	Malaga
9	M Construction (WA) Pty Ltd	West Leederville
10	McCorkell Constructions (WA) Pty Ltd	Perth
11	Mitie Construction Pty Ltd	Osborne Park
12	Moore Constructions (WA) Pty Ltd	Mandurah
13	Pindan Projects WA Pty Ltd	Belmont
14	Shelford Constructions Pty Ltd	East Rockingham
15	Vera Builders Pty Ltd	Burswood
16	West Coast Concrete Resurfacing	Mandurah
17	Advanced Window Shutters	Hamilton Hill

West Coast Concrete Resurfacing and Advanced Window Shutters submissions were set aside from the evaluation process as they were deemed non-conforming due to incompleteness of the submission, in accordance with the Request for Tender clause 9 - Rejection of Tenders and clause 13 - Evaluation Process.

The following weighted qualitative criteria were used in accordance with Policy POL-CPM 03 – Selection Criteria for Major Procurements to assess and rank each tender submission:

Relevant Experience	12.5%
Technical Skills & Experience of Key Personnel	12.5%
Resources	12.5%
Methodology	12.5%
Price	50%

To ensure that pricing did not influence the assessment of the qualitative criteria, the pricing was not provided to the evaluation panel until the assessment of the qualitative criteria was completed.

An evaluation panel, comprising of officers from the Infrastructure Management Services and Sport, Recreation and Events, individually assessed each tender against the weighted qualitative criteria submitted by each tenderer.

On completion of the assessment of the qualitative criteria, prices submitted were entered into the Evaluation Matrix as shown in the **Confidential Attachment** where a final analysis taking into account competitiveness and combined qualitative and price ranking was conducted in order to determine the tender which represented best overall value for money for the City.

As a result, the tendered submission from BE Projects (WA) Pty Ltd was considered to be the most advantageous tender and is therefore recommended as the preferred tenderer.

A member of the City's Governance Services Team coordinated and observed the tender evaluation process and is satisfied that the probity and procedural aspects relating to the evaluation were compliant.

Consultation

A non-mandatory site inspection was held on 1 August 2019 at Lakelands District Open Space and was attended by Cooper & Oxley Builders Pty Ltd, Mitie Construction Pty Ltd, Construct 360, Bistel Construction, Pindan, Shelford Construction, Moore Construction, West Coast Concrete Resurfacing, Devlyn Australia, Castle Projects and LKS Construction.

A financial assessment was undertaken by Financial Services and additional financial information was requested from the preferred tenderer. Reference checks have been undertaken with nominated referees who reported that the preferred tenderer is considered to be capable of carrying out the Contract.

Upon award of the Tender, all tenderers will be offered the opportunity to attend debriefs to be advised of the strengths and weaknesses of their submissions. Tenderers are also offered the opportunity to provide feedback to improve the way the City manages the procurement process.

Statutory Environment

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

Policy Implications

Policy POL-CPM 02 – *Purchasing of Goods or Services*.

Policy POL-CPM 01 – *Buy "Local" Procurement*.

Policy POL-CPM 03 – *Selection Criteria for Major Procurements*.

Risk Analysis

The risk to the City is considered low, as the construction of the new facility will be on a green field site and all essential services have been installed in readiness for construction with sufficient funds under job type number 1646 available to deliver this project.

For this large construction project, the City has resolved to take out Works Cover Policy. This insurance is designed to cover losses during the construction period and risk control measures for the City to hold the policy in an event that could result in a claim.

Economic Implications

Within the Lakelands District Open Space account, the overall budget of \$7.9M has been further broken down to provide allocations for the development of the project, such as earthworks, irrigation, turfing, sports specific infrastructure, sports lighting, access roads and carparking and the shared sports facility (clubrooms).

The tendered price exceeds the amount originally allocated for the construction of the clubroom facility. However, cost savings realised in delivering the wider project, has meant that there are sufficient funds to complete this contract with a contingency allowance allocated.

Outlined below is a break down of the total project budget;

Facility Elements	Original Cost Estimate	Revised Budget Breakdown
Reserve Development		
Sports Fields	\$3,900,000	\$2,974,151
Sporting infrastructure	\$250,000	\$450,000
Sports Lighting	\$650,000	\$650,000
Total Reserve Development	\$4,800,000	\$4,074,151
Carparking	\$600,000	\$556,830
Clubrooms	\$2,500,000	\$3,269,019
Total Cost	\$7,900,000	\$7,900,000

Strategic Implications

The following strategy from the *City of Mandurah Strategic Community Plan 2017 – 2037* is relevant to this report:

Social

- Provide opportunities, services and activities that engage our young people.
- Provide a range of social, recreational, entertainment and learning experiences for our residents and visitors.

Infrastructure

- Advocate for and facilitate the provision of infrastructure that matches the demands of a growing population.

Organisational Excellence:

- Deliver excellent governance and financial management.

Conclusion

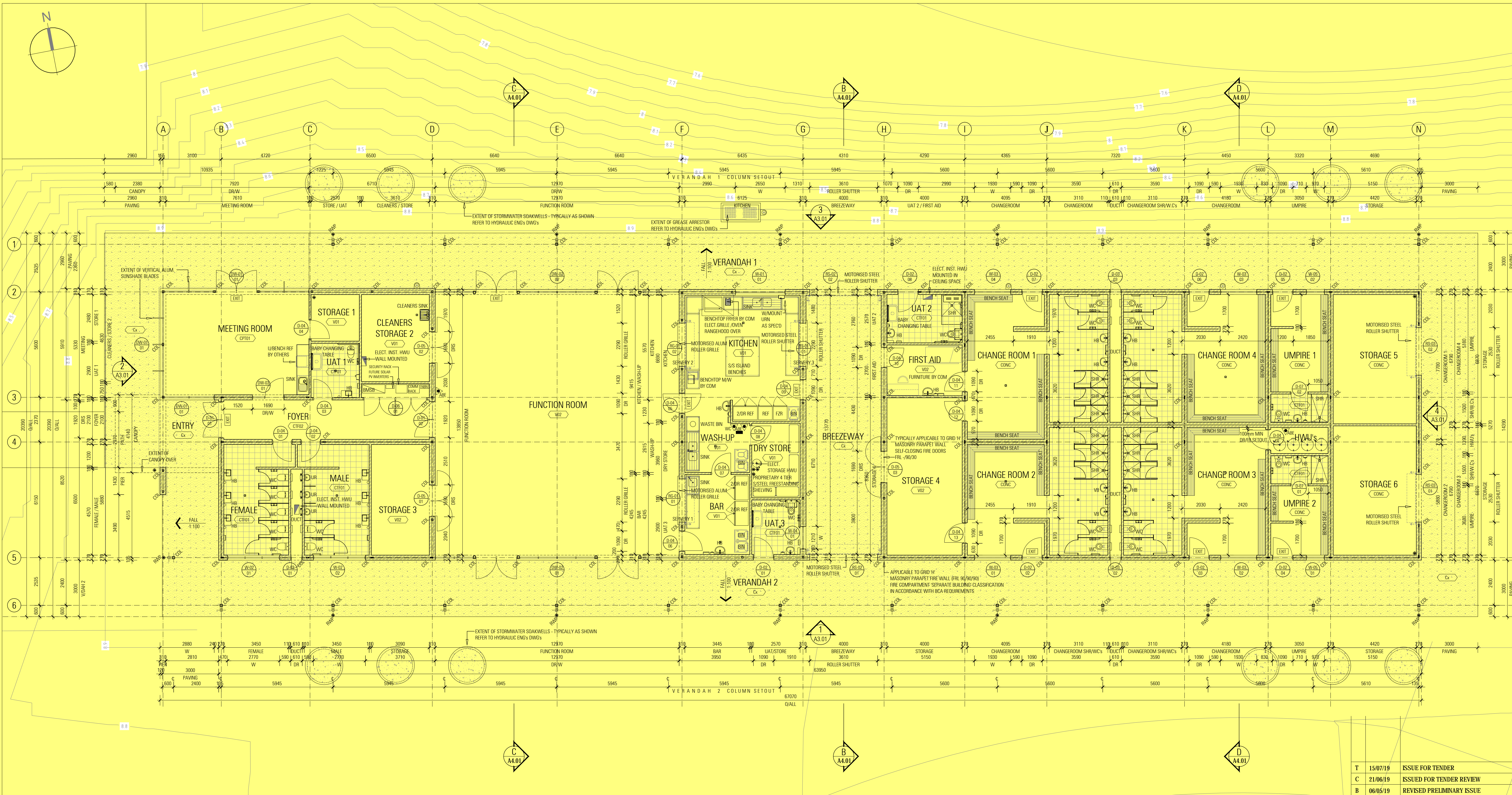
Tenders for the Construction of Lakelands Shared Sports Facility were recently invited. Seventeen were received and 15 assessed against both qualitative criteria and price. The result was that the submission from BE Projects (WA) Pty Ltd represented overall best value for money for the City and it is therefore recommended that the City selects BE Projects (WA) Pty Ltd as the preferred tenderer.

NOTE:

- Refer ***Attachment 1 Plan of the Lakelands Shared Sports Facility***
Confidential Attachment

RECOMMENDATION

That Council accepts BE Projects (WA) Pty Ltd as the preferred tenderer for Tender 10-2019 for the Construction of Lakelands Shared Sports Facility.



00 FLOOR PLAN
A2.01 SCALE 1:100

LEGEND

WALL TYPES :

- EXTERNAL MASONRY WALL CONSTRUCTION
 - 110mm EXTERNAL SELECTED FACE BRICK
 - 50mm CAVITY (PREFER FLOOR PLANS)
 - 110mm INTERNAL COMMONS BRICKWORK
 - 13mm HARD WALL PLASTER + 2mm SET COAT
 - PERMICA CAVITY WALL INSULATION
- EXTERNAL MASONRY WALL CONSTRUCTION
 - WALL CLADDING AS SPECIFIED
 - ROUNDUP TOP-HAT (M615) 50 x 15mm
 - 110mm EXTERNAL COMMONS BRICKWORK
 - 50mm CAVITY (PREFER FLOOR PLANS)
 - 110mm INTERNAL COMMONS BRICKWORK
 - 13mm HARD WALL PLASTER + 2mm SET COAT
 - PERMICA CAVITY WALL INSULATION
- EXTERNAL MASONRY WALL CONSTRUCTION
 - REVOLUTION ROOFING® - MAXLINE 340™ WALL CLADDING
 - ROUNDUP TOP-HAT (M615) 50 x 15mm
 - 110mm EXTERNAL SELECTED FACE BRICK
 - 50mm CAVITY (PREFER FLOOR PLANS)
 - 110mm INTERNAL COMMONS BRICKWORK
 - 13mm HARD WALL PLASTER + 2mm SET COAT
 - PERMICA CAVITY WALL INSULATION
- INTERNAL MASONRY WALL CONSTRUCTION
 - 110mm INTERNAL COMMONS BRICKWORK
 - 13mm NEW HARD WALL PLASTER + 2mm SET COAT

FINISHES LEGEND :

- WALLS : AIR-CELL PERMICA CAVITY WALL INSULATION
 - ◁ F-BWK 110mm EXTERNAL SELECTED FACE BRICK
 - ◁ CM-BWK 110mm INTERNAL BRICK WALL - PAINT FINISH
 - ◁ HWP-BWK HARDWALL PLASTER - PAINT FINISH
 - ◁ CT-BWK HARDWALL PLASTER - TILE FINISH
 - ◁ ULT-BWK ULTRAWOOD WALL CLADDING - TOP-HAT / COMMONS EXTERNAL BRICKWORK
 - ◁ MXL-BWK REVOLUTION ROOFING® - MAXLINE™ - WALL SHEETING - TOP-HAT / COMMONS EXTERNAL BRICKWORK
- FLOORS :
 - ◁ CM CONCRETE - MONO SEALED
 - ◁ Cx GRANO (BRUSHED FINISH) - REFER TO SPEC.
 - ◁ VN VINYL - REFER TO SPEC.
 - ◁ VP VINYL PLANK - REFER TO SPEC.
 - ◁ CP CARPET - REFER TO SPEC.
 - ◁ CT CERAMIC TILES; (30mm SLAB SETDOWN IN WET AREAS. 70mm SLAB SETDOWN IN SHOWER RECESSES)
 - ◁ PAV SELECTED PAVERS; (NOTE NEW PAVERS TO SUIT NEW AREAS)

CEILINGS : (REFER TO CEILING PLAN LEGEND ON A7.01-DWG.)

- R2.0 BAITS INSULATION - INTERNAL CEILING AREAS
 - ◁ PB FLUSH PLASTERBOARD - PAINT FINISH
 - ◁ ACST ACOUSTIC CEILING - AS SPECIFIED
 - ◁ Vx VERSILUX CEILING LINING EXPRESSED JOINT SELECTED PAINT FINISH
- ROOFS : (REFER TO ROOF PLAN LEGEND ON A2.02-DWG.)
 - R1.3 ANTICON FOIL-FACED INSULATION BLANKET
 - R3.3 ANTICON FOIL-FACED INSULATION BLANKET - FUNCTION ROOM ONLY
 - ◁ MD-6 6" PITCH REVOLUTION ROOFING® - MAXLINE™
 - ◁ MB-2 2" PITCH REVOLUTION ROOFING® - REV-KLIP 700™
 - ◁ MB-1 LAST DIGIT INDICATES APPROX ROOF PITCH
 - ◁ MD-1 CANOPY - 1" PITCH REVOLUTION ROOFING® - REV-KLIP 700™
 - ◁ MB-1 LAST DIGIT INDICATES APPROX ROOF PITCH
 - ◁ MC METAL CAPPING/FLASHING, COLORBOND FINISH TO MATCH ADJACENT ROOF FINISH
 - ◁ RV-5 REVOLUTION ROOFING® - REV-5™
 - ◁ PARAPET WALL CLADDING (REFER TO DETAILS FOR EXTENT)

DOOR - WINDOW LEGEND

- DENOTES WINDOW OR DOOR TYPE:
 - D = DOOR
 - FD = FIRE DOOR
 - GT = GATE
 - W = WINDOW
 - DW = DOOR-ALUMINUM FRAME
 - DENOTES OPENING NUMBER
- A AWNING (TOP HUNG)
- DG ALUMINUM DOOR GRILLE
- F REFER MECH. DWGS.
- GD GLASS DOOR-HINGED
- GL GLASS LOUVRES
- LK LOCKSET
- L ALUM. LOUVRES
- S SLIDING
- SD SLIDING GLAZED DOOR
- BF BI-FOLDING DOOR

ABBREVIATIONS

- A/C AIR CON CONDENSING UNIT
- COL STRUCTURAL COLUMN. REFER STRUCT. ENG'S DWGS
- FW FLOOR WASTE. REFER TO HYDRAULIC DWGS.
- M/S METER BOX. REFER TO ELECT. DWGS.
- HWU HOT WATER UNIT. REFER TO HYDRAULIC DWGS.
- RWP RAINWATER PIPES. REFER TO HYDRAULIC DWGS.
- TBC TO BE CONFIRMED ON SITE WITH ARCHITECT
- CJ CONTROL JOINTS. REFER TO STRUCT. ENG'S DWGS.
- KJ EXPANSION JOINTS. REFER TO STRUCT. ENG'S DWGS.

GENERAL NOTES

- THE DRAWINGS ARE COPYRIGHT AND REMAINS THE PROPERTY OF BOLLIG DESIGN GROUP IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF BOLLIG DESIGN GROUP.
- THE CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE OR OFF SITE BEFORE COMMENCING WORK OR PROCEEDING WITH PREPARATION OF SHOP DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE FROM REDUCED DRAWINGS.
- ALL WORK MUST BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE AND THE APPLICABLE AUSTRALIAN STANDARDS.
- THE CONTRACTOR TO ENSURE THAT THIS DRAWING BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL, HYDRAULIC, MECHANICAL, AND ELECTRICAL DOCUMENTATION TO COORDINATE BETWEEN TRADES PRIOR TO COMMENCING OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.

NOTE: LEGEND FIRE SERVICES

LEGEND - FIRE EXTINGUISHERS / BLANKETS

- ABE ABE DRY POWDER 4.5kg
- WVC WET CHEMICAL 7.0 litre
- FB FIRE BLANKET

NOTE: BUILDING FIRE COMPARTMENT

BUILDING CLASSIFICATION - TYPE C

BUILDING IS FIRE SEPARATED BY A COMPLIANT FIRE WALL - ON GRID H (FRL 90/90/90) INTO FLOOR AREAS OF LESS THAN 500m².

FIRE SEPARATION MUST ACHIEVE COMPLIANCE WITH BCA REQUIREMENTS. THE DOOR OPENINGS WITHIN THE FIRE WALL REQUIRE - SELF-CLOSING FIRE DOORS (FRL >90/30).

SUN-GLAZED OPENING FIRE PROTECTED IN ACCORDANCE WITH CSR SYSTEM NO. 6645

NOTE:

CHANGE ROOM MASONRY WALLS - SELECTED PAINT FINISHED

FORMAT SIZE 230 x 110 x 76 PAINT GRADE COMMONS.

PLUMBING & ELECTRICAL SERVICES TO BE CONCEALED IN WALL CAVITIES

NO CHASING OF PAINTED MASONRY WALLS

TENDER ISSUE

T	15/07/19	ISSUE FOR TENDER
C	21/06/19	ISSUED FOR TENDER REVIEW
B	06/05/19	REVISED PRELIMINARY ISSUE
A	12/04/19	PRELIMINARY ISSUE
No.	DATE	REVISION

b.d.g.

Bollig Design Group

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LAKELANDS SHARED SPORTS FACILITY
CITY OF MANDURAH

FLOOR PLAN

PROJECT No.	1792	DWG No.	REV
DRAWN	PR	DATE	13.04.19
SCALE	1:100 @ A1	CHECKED	A2.01
	1:200 @ A3	FILE No.	T

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