

NOTICE OF MEETING

**SPECIAL MEETING OF COUNCIL
CONSIDERING NOTICE OF INTENTION OF THE 2021/22
RATES FOR ADVERTISING**

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

Tuesday 11 May 2021 at 7.00pm

MARK R NEWMAN
Chief Executive Officer
6 May 2021

AGENDA:

1 OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

2 ACKNOWLEDGEMENT OF COUNTRY

3 APOLOGIES

4 IMPORTANT NOTE

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

5 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 www.mandurah.wa.gov.au or telephone 9550 3787.

6 ANNOUNCEMENTS

Modifications to City of Mandurah *Standing Orders Local Law 2016*

7 DEPUTATIONS

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

8 DECLARATIONS OF FINANCIAL, PROXIMITY AND IMPARTIALITY INTERESTS

9 QUESTIONS FROM ELECTED MEMBERS (WITHOUT DISCUSSION)

9.1 Questions of which due notice has been given

9.2 Questions of which notice has not been given

10 REPORTS:

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1	Notice of Intention to Impose 2021/22 Differential Rates and Minimum Payments	1 - 19

11 CONFIDENTIAL ITEMS**12 CLOSE OF MEETING**

1	SUBJECT:	Notice of Intention to Impose the 2021/22 Differential Rates and Minimum Payments
	DIRECTOR:	Director Business Services
	MEETING:	Special Council Meeting
	MEETING DATE:	11 May 2021

Summary

The *Local Government Act 1995* requires local governments which have differential rates, to advertise their proposed rates, and invite public submissions. Council is requested to adopt the rates in the dollar, minimum payments and the Objects and Reasons for Differential Rates for advertising purposes.

The City is recommending to Council to advertise a 1.80% rate increase which equates to an additional amount of \$28.80 for the average residential ratepayer.

Disclosure of Interest

Nil

Previous Relevant Documentation

- SP.3/5/20 12 May 2020 Advertising of Rates

Background

The City of Mandurah has been growing for a number of years. Likewise, the City's infrastructure, services and amenities are expanding to meet the requirements of this population growth.

A major component of the City's funding is rates revenue. The City applies a differential rate in the dollar depending on the characteristics and/or uses of the land, with the gross rental value (GRV) to determine the rates levied for each land that is rateable.

Comment

The first year of the City's draft Long Term Financial Plan (that is being presented at the May 2021 Committee of Council meeting) contains a rate increase of 1.80%. The increase is required due to increases to the City's costs through inflation, rising utility costs and operations. The draft Long Term Financial Plan year 1 includes the following expenditures:

Environmental Programs	\$ 2,062,152	Includes: <ul style="list-style-type: none">• Implementing Waterwise Council initiatives• Development of Natural area management plans• Hosting Kids Teaching Kids conference• Auditing energy use at facilities and implementing energy efficiency measures• Monitoring energy usage and associated emissions across City activities
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		<ul style="list-style-type: none"> Supporting environmental volunteering activities like clean up days, planting days etc Implementing environmental restoration activities in City reserves e.g dieback treatments Implementing the Greening Mandurah Framework such as developing Pathogen management plan and implementing Street Tree Masterplan Funding environmental initiatives such as PHCC Lake Clifton stewardship program, Peron Naturaliste Partnership Hosting a National Tree Day event in the City
Ablution and Facility Maintenance	\$ 8,548,874	Maintaining 340 City controlled buildings and facilities including 46 toilet facilities and the purpose-built shower facilities on Tuart Avenue, the Mandurah Aquatic and Recreation Centre, Mandurah performing Arts Centre, Rushton park stadium, Waste Management Centre, two libraries and various sporting facilities.
Sports Reserves	\$ 1,404,136	<p>Maintenance and upkeep of 20 sports grounds and associated facilities including:</p> <ul style="list-style-type: none"> District level facilities such as Lakelands Park, Meadow Springs Sports Facility, Peelwood Oval and Bortolo Reserve as well as regional level facilities at Rushton Park; 8 x Department of Education shared agreement sports facilities; Thompson Netball facility; and State level BMX facility at Milgar Reserve.
Parks & Natural Areas Maintenance	\$18,393,060	<p>Maintaining over 100 maintained natural areas sites each incorporating numerous different reserves including: Tims Thicket, Marlee Reserve, approximately 100km of coastal dune and estuarine foreshore reserves.</p> <p>Parks: Over 350 maintained parks and gardens including: Eastern and Western Foreshore, Caterpillar Park, Novara Foreshore, Keith Holmes Reserve, Falcon Bay, McLennan Reserve, Quarry Park, Eros Reserve, Lakes Lawn Cemetery.</p>
Roads, Footpaths, Carparks maintenance	\$11,512,489	Maintaining the \$511 million of roads, paths, kerbs, carparks assets that the City has constructed.
Coastal & Waterways	\$ 3,799,090	Maintaining all infrastructure within the marina precinct and all marine infrastructure including, boat pens, grounds, jetties, boat ramps, lighting, paving, park furniture, reticulation, buildings, sullage, security systems, leased buildings, coastal protection structures

		(groynes and sea walls), beach access ways, beach renourishment, seaweed removal, sand bypassing, dredging of boat ramp channels and canal entrances, hydrographic surveys, litter control, servicing of plant and equipment, vehicles, communications, vessel salvage, coastal monitoring, recreational pen licencing, chalet park maintenance, shade structures, coastal modelling, consultants, canal waterways management, capital renewals and upgrades to existing facilities and weekend service rounds for maintenance staff.
Recreation Centre	\$ 7,609,776	<p>The MARC receives 900,000 visits per year (440,000 Aquatic, 460,000 Dry)</p> <p>Swim School – Over 1,500 customers:</p> <ul style="list-style-type: none"> • Deliver group and private swimming lessons from ages 6 months to 99 years • Coach non-competitive swim squad • Deliver special needs private lessons • In-term school lessons for Fairbridge (new) • Facilitate Kid Sport and NDIS Funding <p>Sports and Programs (Adults and Children):</p> <ul style="list-style-type: none"> • Water Polo • Futsal Competitions • Man V Fat • Netball Competitions • First Aid Courses • Walking Groups • Creche -Operation and staffing of onsite Creche facilities covering 6 days per week • Big Kids Club • Action Tots • Tots Gymnastics • Recreational Gymnastics • Pre-K Kids • Public Pool inflatable sessions • Birthday Parties • Junior Power Fit <p>Aquatic Facilities - 440,000 visits per year:</p> <ul style="list-style-type: none"> • Facilitate and manage casual swimming sessions across 3 pools • Swimming Club bookings and liaison • Facilitate school carnivals (approximately 28 per year) • Manage the Spa and Wellness Centre • Deliver water inflatable sessions on 2 inflatables

		<ul style="list-style-type: none"> Design and manage events (Teen Pool Party) <p>Health and Fitness - 3,800 members plus casual entry:</p> <ul style="list-style-type: none"> Delivery of 90+ Group fitness classes per week (Aqua and dry) Provision of Personal Training Operation of Gymnasium Delivery of boot camp, specialist term fitness programs Support and guidance for Student Health and Nutrition advice and services <p>Dry Operations</p> <ul style="list-style-type: none"> Delivery of Café facility Delivery of Customer service operations <p>Bookings</p> <ul style="list-style-type: none"> Management of MARC community hire and event spaces (aquatic and dry) <p>Club Liaison</p> <ul style="list-style-type: none"> Partnership and stakeholder management and facilitation (Squash, Badminton, Volleyball, Squash, Lifeball, Peel Football and Netball League)
Events	\$ 2,303,701	<ul style="list-style-type: none"> Includes management, delivery and administration of the City of Mandurah events program including Summer in Mandurah, Christmas in Mandurah, New Year's Eve Celebrations, Australia Day and Crab Fest. Sponsorship and grant funding for externally coordinated events. In previous years this has included a range of major sporting events such as AFL, NBL and Super Netball league pre-season matches, the Australasian Police & Emergency Service Games, Yoga Fest as well as the Caravan & Camping Show. Despite the disruptions of COVID-19, a number of new events were supported in 2021 including TEDx Mandurah, Action Sports Games and the Mandurah Masters Golf challenge. In 2021/22 new events that have been secured include; Wellness Weekend, Mandurah Country Music Festival, School Sport Teachers Games and Squeeze Music Festival.
Economic Development Initiatives	\$ 2,385,513	Including:

		<ul style="list-style-type: none"> • Mandurah Performing Arts Centre contribution • Make Place contribution • Visit Mandurah contribution • Restart Mandurah Grow Now Grants • Restart Mandurah Ready Now Grants • Transform Mandurah CBD revitalisation project • Peel CCI contributions • Entrepreneurship programs • Economic development programs such as hydrogen cluster, waterways data array, paddle trails program, shared Island use trial, Water Centre of Excellence, Yalgorup National Park • Business case and feasibility development
Community Capacity Building	\$ 1,969,000	<p>Including providing projects, professional support, leadership and advocacy in:</p> <ul style="list-style-type: none"> • Reconciliation Action Plan and actions • Access and Inclusion, strategy and actions • Homelessness & Street Present sector plan and actions • Community Safety & Crime Prevention Partnership Plan, CCTV, Liquor Accord, CPTED advice and strategic police MOU • Place Based Community Capacity Building (north, south and central) asset based Community Development, supporting local initiatives • Strategic Community Planning, such as supporting Dawesville Community Centre, Peel Community Kitchen, City owned community facilities • Support to Health and Mental Health initiatives. • Support to vulnerable communities, including seniors, early years, CALD, LGTIBQ • Advocacy for community need across government, public and private sector
Community Grants	\$ 271,145	<p>The City supports a range of grants including;</p> <ul style="list-style-type: none"> • Restart Mandurah Community Grants (which after this year will revert to the Community Assistance Fund – CAF) \$5,000 – two rounds. • Community Partnership Fund (3 years sector and community group support) uncapped

		<ul style="list-style-type: none"> • Murdoch University Scholarships (3 years) • Nikki Wise Memorial Fund
Rangers and public safety	\$ 3,229,855	Includes management of dogs, cats, local laws, bushfire, off road vehicles, beach closures, littering, electoral signage and general signage
Environmental Health	\$ 2,191,859	Includes mosquito management assessments of food safety, training, food recall actioning, food sampling, public buildings and events, noise, aquatic facility sampling, recreation water monitoring, dilapidated properties, asbestos related investigations and skin penetration premises
Libraries	\$ 3,768,689	<ul style="list-style-type: none"> • Activation of three modern Libraries, Lakelands, Mandurah and Falcon. • Over 50,000 active members • Provision of a broad range of activities and programs, including; <ul style="list-style-type: none"> ◦ weekly story time, rhyme time, technology for tea, knitters, Steam for toddlers, chess club, lego club, sewing drop in, English conversation, codor dojo, weekend storytime, • Provides a range of hireable community spaces that support a myriad of activities. • Collection of library books, magazines, cds, dvds, wifi and technology access, fab lab, tech hubs, children collection and a range of other items • Home school support, tutors spaces, family support and broadly support for vulnerable communities • Advocacy and leadership in Libraries and technology.
Seniors	\$ 1,063,069	<ul style="list-style-type: none"> • Provide a facility with over 2,000+ active members, 80+ volunteers, 47 activities and 10 co-located health and wellbeing services. • Provision of affordable meals, low-cost community cafe and social connections. • Provide after hours and weekend bookings to community. • Provide industry connections re seniors and advocacy/ advice across the whole community.
Museum Operations	\$ 388,063	<ul style="list-style-type: none"> • Situated on the site of Mandurah's first school, historical police station and court house; home Mandurah's rich history and collections.

		<ul style="list-style-type: none"> Supported by over 25 active volunteers and 'Friends of Mandurah Community Museum.' Provide heritage advice and guidance to the City, government, not for profit and private sectors. Provide tours to school groups and collaboration with the Mandurah Historical Society. Visited by thousands of people annually and supported by the Museum Advisory Committee.
Arts & Culture Programs	\$ 1,100,218	<ul style="list-style-type: none"> Two major annual events and festivals; Mandurah Arts Festival and Wearable Arts Mandurah. CASM Arts facility with over 40+ active volunteers and delivering over 10 annual exhibitions. Artist in residence and hireable space for arts classes and activities. Semi-commercial shop and exhibition display space Professional support to infrastructure projects, and arts in community, including built form and programs.
Youth Development Programs	\$ 1,180,794	<ul style="list-style-type: none"> Youth Development Team provision of professional support and advocacy in community, connection to schools and guidance of the PRYS network of youth professionals. Billy Dower Youth Centre co-located facility Programs in BDYC and in Lakelands and Mandurah; includes After School Drop In, Young Mens and Womans, Young Yorgas, Game Club, Boxing, Barista, Young Adults Drop in, Night Fields. Youth Advisory Group, Junior Council. Youth Development Strategy delivery Youth dream big grant fund.

The draft plan also covers the following major capital projects in year 1:

Continued Eastern/Western Foreshore Upgrade project as part of the \$22million redevelopment	\$3,000,000
Design and Planning for Dawesville Community Centre	\$700,000
Continuation of Leslie Street Upgrade sections between Pinjarra Road and Mandurah Road.	\$750,000
Continuation of Peel Street Upgrade between Anstruther Road and Sutton Street	\$1,500,000
Continuation of Pinjarra Road Upgrade between Parkview Street and Anstruther Road	\$1,500,000
Refurbishment of Town Beach Seawall	\$800,000
Dawesville Channel SE Foreshore Upgrade	\$1,000,000

Cambria Island abutment walls repair	\$400,000
Refurbishment of the Mandurah Performing Arts Centre.	\$320,000
Falcon Reserve Activation Plan - Implementation	\$400,000
Infrastructure Renewal Works	\$11,442,000

The Council is proposing to deliver its services and programs in line with the City of Mandurah Strategic Community Plan 2020-2040. The proposed 2021/2022 budget includes the total level of investment in each of the key aspiration areas:

Aspiration Areas	Investment	Details
Social	\$9,729,682	Includes Children's festival, Trolls art project, citizenship ceremonies, MARC Café and crèche, community skills building workshops, community development plans, homelessness strategy, community led initiatives, social Infrastructure plan, NAIDOC Week, Indigenous engagement, mental health initiatives, community assistance grants, youth leadership and programs, Mandurah, Falcon and Lakelands libraries and programs, planning compliance, facilities cleaning costs and SES expenses
Health	\$6,875,845	Includes Surf Life Saving beach support and lifeguard service, Mandurah Aquatic and Recreation Centre programs and facility, managing access and usage of the City's hired facilities, support services to local sport clubs, public health plan implementation, BBQ cleaning, facilitate and host volunteer opportunities, community tree planting, walk and talk programs, indoor bowls and other programs
Economic	\$5,156,083	Includes contribution to Mandurah Performing Arts Centre, Visit Mandurah and Make Place, Ready Now, Activate Now and Grow Now grant programs, Transform Mandurah CDB revitalisation Project, entrepreneurship programs, economic development projects, destination planning, City Centre planning and development, the City of Mandurah's annual events program including the Mandurah Christmas Lights Trail, New Year's Eve Celebrations and Crab Fest, event attraction and support, City Centre activation programs, marketing and promotional campaigns and education projects.
Environment	\$27,964,230	Includes parks and reserves maintenance, bushland mitigation, bore monitoring and maintenance, public access way maintenance, road tree planting and maintenance, tree pruning, verge mowing and maintenance, implementation of the urban canopy strategy, environmental education programs and research partnerships, Lake Clifton project, water quality testing, waterways, maintenance and coastal erosion, waste services including residential rubbish removal, waste transfer station operations and
Organisational Excellence	\$50,850,134	Includes building and planning assessments; noise management; contaminated sites, health; swimming pools; dust and food inspections; water monitoring; waste water management; off road vehicle management; bush fire mitigation; ranger services; pound management; emergency management; building, construction and planning compliance; management of City land including leasing and property management; administering local laws; governance and business support; footpaths, roads, kerb, car parks and

		drainage maintenance; buildings and ablution maintenance; traffic management; vandalism; asset management; landscape services; verge treatments; surveying services; contract management.
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Restart Mandurah

The Restart Mandurah program was designed for the purposes of funding economic and sense of place initiatives in response to the state of emergency caused by COVID-19. A project was funded if it met one of the objectives of the program which included; increase visitor numbers and increase local spending; reconnect the community; supporting employment generating initiatives; grow capability to assist local businesses needing to adjust their business models; and facilitate investment attraction opportunities. Council allocated \$5 million for the Restart Mandurah program by transferring funds from the Building Reserve (\$1 million), City Centre Land Acquisition (\$2 million) and Property Acquisition Reserve (\$2 million).

Since April 2020 and during the 2020/2021 financial year, the following projects are being delivered as part of the Restart Mandurah program:

Project Description	Amount
2020/2021 Capital Works Projects including:	\$2,125,000
- Stingray Point Footpath Replacement \$135K	
- Mandurah Road Median \$150K	
- Falcon Reserve Activation Plan - Stage 2 \$200K	
- Stage 2 of Upgrades to Peelwood Reserve Changerooms \$100K	
- Waste Transfer Station Road Construction \$100K	
- Waster Transfer Station increase hardstand area with concrete \$100K	
- South Mandurah Football Club Changeroom Project \$100K	
- Bortolo Sump - Water Sensitive Urban Design \$300K	
- Ablution Bortolo Reserve \$200K	
- Madora Bay Beach \$100K	
- Madora Bay Shade Shelters \$60K	
- Shade Sails Over Playgrounds \$200K	
- Dawesville Channel SE Foreshore Upgrade \$200K	
- Peel Community Kitchen \$100K	
- South Mandurah Football Club Changeroom Project \$30K	
- Coodanup Community Facility \$50K	
2020/21 Caravan Park and Food Premises Fees waivers	\$170,000
Transform Mandurah Business Case in partnership with the Peel Development Commission	\$150,000
2020/21 Community Services - Community Assistance Grants	\$100,000
2020/21 Ready Now Grants	\$100,000
2020/21 Grow Now Grants	\$250,000
Trolls in WA	\$135,500
Total amount allocated for 2020/21	\$3,030,500

For the 2021/22 financial year, the projects and programs that are proposed to be delivered through the Restart Mandurah funding include:

Project Description	Amount
2021/22 Community Services - Community Assistance Grants	\$100,000
2021/22 Ready Now Grants	\$100,000
2021/22 Grow Now Grants	\$250,000
2021/22 Invest Now Grants	\$500,000
2021/2022 Capital Works Projects including:	\$747,000

<ul style="list-style-type: none"> - Access Pathway at Rushton North Pavilion \$57K - All Access Launching Ramp - Riverside Gardens \$75K - Falcon Family Centre - External Works \$50K - Install Air Conditioner at Madora Bay Hall \$10K - Installation of Air Conditioner System at the Halls Head Community and Sports Facility \$30K - Mandurah Aquatic and Recreation Centre CCTV Stadium \$30K - Mandurah Aquatic and Recreation Centre Leisure Pool Acoustics Solution Installation \$200K - McLennan Park Pump Track Refurbishment \$35K - Mandurah Performing Arts Centre Internal Refurb \$160K - South Harbour Paving Upgrade Stage 2 to 6 \$100K 	
Total amount allocated for 21/22	\$1,697,000

There is \$272,500 of the Restart Mandurah program that is yet to be allocated.

Other Restart Mandurah initiatives that were in addition to the \$5 million funding include:

- No interest charges from 1 April to 30 June 2020 for outstanding payments
- Deferment of loan repayments for sporting clubs and associations
- Lease payments and outgoings waived for all tenants in City owned buildings where they have closed. No payments were due until the tenant re-commenced their operations
- Reduction of lease payments and outgoings for all tenants in City owned buildings where they were experiencing a loss in turnover
- No legal action taken for unpaid rates until 1 October 2020
- Allocated resources to undertake Mandurah community welfare checks
- Facilitating and supporting a range of providers who offer emergency assistance, relief or support for those affected by coronavirus in Mandurah
- Facilitating discussions with key stakeholders to ensure the community and the local economy impacts are raised to the State and Federal Governments
- Provided online learning and programs to the community as a result of social distancing rules
- Providing support to local businesses
- Payment of invoices within 7 days of receipt to the City finance department
- Fast tracking approvals for varied trading conditions
- For the 2020/21 financial year, the first rates payment due date was 11 November, which was four months after the issue date, to ease the cashflow pressure the community was experiencing
- For the 2020/21 financial year, Council resolved to not increase rates which resulted in a loss of foregone revenue of \$2.8 million. This has a cumulative effect over 10 years of \$32 million
- For the 2021/22 financial year, Council resolved to decrease business improved rates which resulted in a loss of foregone revenue of \$714K, compared to if the business improved rate stayed at the same rate as the previous year
- For the 2020/21 financial year, Council resolved to not increase fees and charges
- Through Visit Mandurah, assisted tourism operators with product lines and experiences, promoting tourism products and attractions, provided free Visitor Centre membership for the 2020/21 financial year for existing members and carrying out social media and destination campaigns
- Continuing the lessees and licensee's relief until the business is operating at pre-COVID-19 capacity up to 30 June 2021 which to date has provided \$856K of waivers that the City has approved.

The above initiatives equate to over \$6 million and are in addition to any projects recommended as part of the Restart Mandurah Funding Program.

In summary, the total initiatives of the City of Mandurah's commitment to restarting Mandurah is over \$11 million.

Rates

The City proposes to impose differential general rates to all gross rental values in its district according to one or a combination of:

- The purpose for which land is zoned.
- Whether or not the land is vacant land.

The City is again proposing five differential rate categories for all rateable land in its district, valued using Gross Rental Value (GRV):

Residential Improved:	All improved land that is zoned residential (not zoned for commercial purposes).
Business Improved:	All improved land that is zoned for commercial purposes.
Residential Vacant:	All vacant land that is zoned for residential purposes (not zoned for commercial purposes)
Business Vacant	All vacant land that is zoned for commercial purposes
Urban Development	All vacant land greater in size than 10 hectares (primarily super-lots to be further subdivided)

The City also imposes a minimum payment to recognise that properties must contribute a minimum amount for the provision of services and infrastructure which benefit all the community.

Rates by category

Residential improved land – rate in the dollar \$0.09767

Object -	This proposed rate in the dollar is regarded as the base rate as it represents the greatest number of properties in the City. It is for properties that are zoned and used for residential purposes.
Reason -	This rate aims to ensure that all ratepayers contribute towards local government services and programs.

Residential vacant - rate in the dollar \$0.16593

Object -	This proposed rate in the dollar is set at a higher level as the City wishes to promote the development of all properties to their full potential
Reason -	This rate in the dollar will act to deter land holdings and acts to stimulate residential development.

Business improved - rate in the dollar \$0.09460

Object -	This rate is set at a higher level to recognise that certain expenditures in the budget are specifically directed towards the economic development of the City and the additional costs associated with the service provision related to business activities.
Reason -	This rate will ensure that the City meets the higher level of service costs associated with business properties and the area within which they are situated, including: <ul style="list-style-type: none">(a) higher provision and maintenance of road infrastructure and streetscapes including road renewals and upgrades, car parking, footpaths and traffic issues; and(b) activation, facilitation and amenity improvements to promote the economic and social attractiveness to businesses areas.

Business vacant - rate in the dollar \$0.16858

Object -	This rate is set at a higher level as the City wishes to promote the development of all properties to their full potential.
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Reason - This rate in the dollar will act to encourage commercial development and stimulate economic growth.

Urban development - rate in the dollar \$0.13294

Object - This proposed rate in the dollar relates to land held for future development (super-lots larger than 10 hectares in size). The City wishes to promote the development of all properties to their full potential.

Reason - As with other vacant land rates, this rate is set at a higher level to deter the holding of land and acts to stimulate residential development.

Minimum Rates

The proposed minimum rates for 2021/22 are set at:

- Residential Improved \$1,128
- Residential Vacant \$ 934
- Business Improved \$1,128
- Business Vacant \$1,128
- Urban Development \$1,128

Specified Area Rates (SAR)

The City imposes Specified Area Rates (SAR) on certain locations in the district. SAR's enable the enhancement and maintenance of the general amenity of an area by way of increased service levels for the benefit of the owners/residents who live or work in the area.

The authority to impose specified area rates is set out in section 6.37 of the *Local Government Act 1995* (Act). This section of the Act requires that the money raised from a SAR be used solely for the purpose which the rate was imposed, with any residual amount remaining being placed in a reserve for that same purpose.

Waterside Canals - rate in the dollar \$0.0000 (no charge this financial year)

This is levied on all properties within the Waterside Canals. The purpose of the rate is for owners to make a reasonable contribution toward maintaining and managing the canals. There is sufficient funds in the Waterside Canals SAR Reserves Account to cover the proposed expenditure of canal water quality testing, canal management fee, canal hydrographic survey costs and litter control.

Note: All owners are required to maintain/replace the canal walls on their land.

Mandurah Ocean Marina – rate in the dollar \$0.0143 (22% decrease in the rate in the dollar)

This is levied on all properties within the Mandurah Ocean Marina. The purpose is to provide for an enhanced maintenance standard and asset replacement costs. The SAR proposed expenditure includes maintaining navigable depths in the entrance, basin and boat ramp, maintenance to reflection wall along Breakwater Parade, maintenance of revetment walls, maintenance of cleaning and lighting boardwalk, contribution to security, maintaining navigational aids, environmental monitoring, Marina management, maintenance of Marina plant and equipment. There is also a requirement for funds to be transferred into the reserve to fund the future dredging requirements and replacement of revetment walls and reflection wall (along Breakwater Parade) when required.

Mandurah Quay – rate in the dollar \$0.0024 (0% increase in the rate in the dollar)

This is levied on all properties within the Mandurah Quay sub-division. The purpose is to ensure the maintenance of the marina (i.e. water body and walls) and is levied to cover the life cycle expenses of the marina. The SAR proposed expenditure includes litter control, hydrographic survey, water quality monitoring, canal management fees and minor maintenance of the walls (including the header course blocks). There is also a requirement for funds to be transferred into the reserve to fund any major maintenance works as well as the future replacement of canal walls when required. Note:

- There is a requirement for funds to be transferred into the reserve to fund any major maintenance works as well as the future replacement of canal walls when required. This will be required to be considered in future years, however has not been included in the 2021/2022 SAR.
- The SAR does not fund the maintenance expenses for the pavement, garden beds and lighting along the public access way.

Mariners Cove – rate in the dollar \$0.0000 (no charge this financial year)

This is levied on all canal frontages on the Mariner Cove canals. The purpose of the rate is for owners to make a reasonable contribution toward maintaining and managing the canals in accordance with the Artificial Waterways Policy – Canals and Core Management Group.

There is sufficient funds in the Mariners Cove Canals SAR Reserves Account to cover the proposed expenditure of canal water quality testing, canal management fee, canal hydrographic survey costs and litter control.

Note: All owners are required to maintain/replace the canal walls on their land.

Port Bouvard Eastport Canals - rate in the dollar \$0.0015 (0% increase in the rate in the dollar)

This is levied on all canal frontages on the Eastport canals. The purpose is to recoup the costs of litter removal from the canal waterbody together with the costs of water quality testing, canal management fee, surveying and minor maintenance.

Note: All owners are required to maintain/replace the canal walls on their land.

Port Bouvard Northport Canals – rate in the dollar \$0.004 (47% decrease in the rate in the dollar)

This is levied on all canal frontages on the Northport canals. The purpose is to recoup the costs of litter removal from the canal waterbody together with the costs of water quality testing, canal management fee, surveying and minor maintenance/canal cleaning.

Note: All owners are required to maintain/replace the canal walls on their land.

Port Mandurah Canals – rate in the dollar \$0.0039 (0% increase in the rate in the dollar)

This is levied on all canal frontage properties located within the defined area of Port Mandurah Canals. The purpose of the rate is for owners to make a reasonable contribution toward maintaining and managing the canals in accordance with the Artificial Waterways Policy – Canals and Core Management Group. The SAR proposed expenditure includes litter control, hydrographic survey, water quality monitoring, canal management fees, contribution to the Port Mandurah Residents Association and transferring funds into the dredging reserve for when the constructed depths exceed the tolerance limits and dredging is required.

The defined area has been identified within the Government Gazette published 23 June 1995 as Schedule B in the City of Mandurah (Specified Area) Order No.1.

Note: All owners are required to maintain/replace the canal walls on their land.

Statutory Environment

Local Government Act 1995:

6.33. Differential general rates

(1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —

- (a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or*
- (b) a purpose for which the land is held or used as determined by the local government; or*
- (c) whether or not the land is vacant land; or*
- (d) any other characteristic or combination of characteristics prescribed.*

6.36. Local government to give notice of certain rates

(1) Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.

(2) A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).

(3) A notice referred to in subsection (1) —

(a) may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and

(b) is to contain —

- (i) details of each rate or minimum payment the local government intends to impose; and*
- (ii) an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and*
- (iii) any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed; and*

(c) is to advise electors and ratepayers of the time and place where a document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected.

(4) The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.

Policy Implications

Nil

Financial Implications

Rates and associated revenues provide approximately 70% of the City's operating revenues and enable the provision of a diverse range of services and infrastructure. In addition to the delivery of services the City's operations bring other economic benefits to the community such as the provision of employment and bringing business to local suppliers. The City also actively seeks to provide economic development opportunities to the community through activities such as the facilitation of tourism.

Risk Analysis

No significant risks are identified as part of this process.

Strategic Implications

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

Economic:

- Promote and foster business investment aimed at stimulating economic growth.

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

Council are requested to adopt the rate in the dollars for the purposes of advertising, that represent a 1.80% increase for all rate categories, detailed as follows:

Category	Rate in the dollar	Minimum Rate
Residential Improved	\$0.09767	\$1,128
Residential Vacant	\$0.16593	\$934
Business Improved	\$0.09460	\$1,128
Business Vacant	\$0.16858	\$1,128
Urban Development	\$0.13294	\$1,128

Council are also requested to adopt the Statement of Objects and Reasons outlined in Attachment 1.1 and the SAR rates in the dollar that are proposed for the 2021/2022 financial year.

NOTE:

- Refer **Attachment 1.1** *Statement of Object and Reasons for Imposing Differential rates for 2021/22*

RECOMMENDATION

That Council:

- Approves the following rates in the dollar and minimum payments for the purpose of advertising for public submissions:

Rate Category	Rate in the dollar	Minimum Rate
Residential Improved	\$0.09767	\$1,128
Residential Vacant	\$0.16593	\$934
Business Improved	\$0.09460	\$1,128
Business Vacant	\$0.16858	\$1,128
Urban Development	\$0.13294	\$1,128

- Approves the following rates in the dollar for the purpose of advertising for public submission for the Specified Area Rates:

Specified Area Rate	Rate in the dollar
Waterside Canals	\$0.0000
Mandurah Ocean Marina	\$0.0143
Mandurah Quay	\$0.0024
Mariners Cove	\$0.0000
Port Bouvard Eastport Canals	\$0.0015
Port Bouvard Northport Canals	\$0.004
Port Mandurah Canals	\$0.0039

- Adopts the Statement of Objects and Reasons for the 2021/2022 financial year as detailed in Attachment 1.1.

Statement of Object and Reasons for Imposing Differential Rates for 2021/22

The following Statement is provided in accordance with Section 6.36 of the *Local Government Act 1995* to inform ratepayers of the City of Mandurah's Objects and Reasons for the differential rates being proposed for the 2021/2022 financial year.

The City of Mandurah applies a differential rate in the dollar depending on the characteristics and/or uses of the land, with the gross rental value (GRV) to determine the rates levied for each land that is rateable.

This document outlines the objects and reasons for implementing differential general rates.

Proposed Rates

The City proposes to impose differential general rates to all gross rental values in its district according to one or a combination of:

- The purpose for which land is zoned.
- Whether or not the land is vacant land.

For the 2021/2022 year, Council has decided to impose five differential rates as shown in the table below:

Category	Rate in the dollar	Minimum Rate
Residential Improved	\$0.09767	\$1,128
Residential Vacant	\$0.16593	\$934
Business Improved	\$0.09460	\$1,128
Business Vacant	\$0.16858	\$1,128
Urban Development	\$0.13294	\$1,128

Objects and reasons

The following are the objects and reasons for each of the differential rates:

Residential improved land – rate in the dollar \$0.09767 (1.80% increase in the rate in the dollar)

Object This proposed rate in the dollar is regarded as the base rate as it represents the greatest number of properties in the City. It is for properties that are zoned and used for residential purposes.

Reason This rate aims to ensure that all ratepayers contribute towards local government services and programs.

Residential vacant - rate in the dollar \$0.16593 (1.80% increase in the rate in the dollar)

Object This proposed rate in the dollar is set at a higher level as the City wishes to promote the development of all properties to their full potential.

Reason This rate in the dollar will act to deter land holdings and acts to stimulate residential development.

Business improved - rate in the dollar \$0.09460 (1.80% increase in the rate in the dollar)

Object This rate is set at a higher level to recognise that certain expenditures in the budget are specifically directed towards the economic development of the City and the additional costs associated with the service provision related to business activities.

Reason This rate will ensure that the City meets the higher level of service costs associated with business properties and the area within which they are situated, including:
(a) higher provision and maintenance of road infrastructure and streetscapes including road renewals and upgrades, car parking, footpaths and traffic issues; and
(b) activation, facilitation and amenity improvements to promote the economic and social attractiveness to businesses areas.

Business vacant - rate in the dollar \$0.16858 (1.80% increase in the rate in the dollar)

Object This rate is set at a higher level as the City wishes to promote the development of all properties to their full potential.

Reason This rate in the dollar will act to encourage commercial development and stimulate economic growth.

Urban development - rate in the dollar \$0.13294 (1.80% increase in the rate in the dollar)

Object This proposed rate in the dollar relates to land held for future development (super-lots larger than 10 hectares in size). The City wishes to promote the development of all properties to their full potential.

Reason As with other vacant land rates, this rate is set at a higher level to deter the holding of land and acts to stimulate residential development. .

Specified Area Rates (SAR)

The City imposes Specified Area Rates (SAR) on certain locations in the district. SAR's enable the enhancement and maintenance of the general amenity of an area by way of increased service levels for the benefit of the owners/residents who live or work in the area.

The authority to impose specified area rates is set out in section 6.37 of the *Local Government Act 1995* (the Act). This section of the Act requires that the money raised from a SAR be used solely for the purpose which the rate was imposed, with any residual amount remaining being placed in a reserve for that same purpose.

Waterside Canals - rate in the dollar \$0.0000 (no charge this financial year)

This is levied on all properties within the Waterside Canals. The purpose of the rate is for owners to make a reasonable contribution toward maintaining and managing the canals. There is sufficient funds in the Waterside Canals SAR Reserves Account to cover the proposed expenditure of canal water quality testing, canal management fee, canal hydrographic survey costs and litter control.

Note: All owners are required to maintain/replace the canal walls on their land.

Mandurah Ocean Marina – rate in the dollar \$0.0143 (0% increase in the rate in the dollar)

This is levied on all properties within the Mandurah Ocean Marina. The purpose is to provide for an enhanced maintenance standard and asset replacement costs. The SAR proposed expenditure includes maintaining navigable depths in the entrance, basin and boat ramp, maintenance to reflection wall along Breakwater Parade, maintenance of revetment walls, maintenance of cleaning and lighting boardwalk, contribution to security, maintaining navigational aids, environmental monitoring, Marina management, maintenance of Marina plant and equipment. There is also a requirement for funds to be transferred into the reserve to fund the future dredging requirements and replacement of revetment walls and reflection wall (along Breakwater Parade) when required.

Mandurah Quay – rate in the dollar \$0.0024 (0% increase in the rate in the dollar)

This is levied on all properties within the Mandurah Quay sub-division. The purpose is to ensure the maintenance of the marina (i.e. water body and walls) and is levied to cover the life cycle expenses of the marina. The SAR proposed expenditure includes litter control, hydrographic survey, water quality monitoring, canal management fees and minor maintenance of the walls (including the header course blocks). Note:

- There is a requirement for funds to be transferred into the reserve to fund any major maintenance works as well as the future replacement of canal walls when required. This will be required to be considered in future years, however has not been included in the 2021/2022 SAR.
- The SAR does not fund the maintenance expenses for the pavement, garden beds and lighting along the public access way.

Mariners Cove – rate in the dollar \$0.0000 (0% increase in the rate in the dollar)

This is levied on all canal frontages on the Mariner Cove canals. The purpose of the rate is for owners to make a reasonable contribution toward maintaining and managing the canals in accordance with the Artificial Waterways Policy – Canals and Core Management Group.

There is sufficient funds in the Mariners Cove Canals SAR Reserves Account to cover the proposed expenditure of canal water quality testing, canal management fee, canal hydrographic survey costs and litter control.

Note: All owners are required to maintain/replace the canal walls on their land.

Port Bouvard Eastport Canals - rate in the dollar \$0.0015 (0% increase in the rate in the dollar)

This is levied on all canal frontages on the Eastport canals. The purpose is to recoup the costs of litter removal from the canal waterbody together with the costs of water quality testing, canal management fee, surveying and minor maintenance.

Note: All owners are required to maintain/replace the canal walls on their land.

Port Bouvard Northport Canals – rate in the dollar \$0.004 (0% increase in the rate in the dollar)

This is levied on all canal frontages on the Northport canals. The purpose is to recoup the costs of litter removal from the canal waterbody together with the costs of water quality testing, canal management fee, surveying and minor maintenance/canal cleaning.

Note: All owners are required to maintain/replace the canal walls on their land.

Port Mandurah Canals – rate in the dollar \$0.0039 (0% increase in the rate in the dollar)

This is levied on all canal frontage properties located within the defined area of Port Mandurah Canals. The purpose of the rate is for owners to make a reasonable contribution toward maintaining and managing the canals in accordance with the Artificial Waterways Policy – Canals and Core Management Group. The SAR proposed expenditure includes litter control, hydrographic survey, water quality monitoring, canal management fees, contribution to the Port Mandurah Residents Association and transferring funds into the dredging reserve for when the constructed depths exceed the tolerance limits and dredging is required.

The defined area has been identified within the Government Gazette published 23 June 1995 as Schedule B in the City of Mandurah (Specified Area) Order No.1.

Note: All owners are required to maintain/replace the canal walls on their land.

Residents wishing to make written submissions are invited to lodge their submissions with the City by no later than close of business, 4:30pm on Thursday 10 June 2021.

Written submissions can be directed to:

**Chief Executive Officer
City of Mandurah
PO Box 210
MANDURAH WA 6210**

Submissions will also be accepted via email: council@mandurah.wa.gov.au or on the Mandurah Matters website, mandurahmatters.com.au

**Mark R Newman
Chief Executive Officer**