

**COUNCIL MEETING: 27 SEPTEMBER 2022**

**REPORT 6 PROPERTY STRATEGY GUIDING PRINCIPLES**

Additional information regarding the Guiding Principles of the Property Strategy.

Officers consulted the Mandurah Environmental Advisory Group on Friday 23 September with a presentation on the Property Strategy Guiding Principles in addition to the proposed recommended actions of conservation sites within the draft Property Strategy.

Due to the timing of the MEAG meeting, City officers could not capture MEAG comments for the Property Strategy Guiding Principles report before the agenda was released for the Ordinary Council Meeting held on 27 September 2022. Please note MEAG's comments below.

MEAG comments:

1. Guiding Principle 5 should additionally consider the cultural value of a site

*Addressed in the amended council recommendation below.*

2. Assessment criteria should be developed to support a less subjective valuation on whether a property is achieving highest and best use for the City with regard to social, environmental, financial and cultural benefits.
3. Ensure that elements of cultural significance, threatened ecological communities and existing management plans are considered and noted in the relevant site snapshots of the Property Strategy.

*Comments 2 and 3 will be addressed in the final draft Property Strategy presented to Council in November 2022.*

**The Officer Recommendation is amended as follows (changes in red):**

**That Council:**

1. **Adopts the seven Guiding Principles of the Property Strategy as outlined below, as a guide to the decision making for the land-use, management and disposal of freehold land assets:**
  1. All Social and Community assets should be located on Crown Land, with no new assets to be developed on freehold land, where possible.
  2. All land identified for Community and Social purposes, Public Open Space or Critical Infrastructure and which are considered to have no alternate function into the future may be transferred to the State (Crown), directly or through a land exchange arrangement.
  3. Properties which are delivering the highest yield and best use or which are expected to do so in future, should be held and maintained.
  4. All freehold land identified for City Growth or Investment purposes should be development ready.

5. Properties which do not offer the potential for highest and best use (social, environmental, financial **or cultural** benefits), and which do not create either a funding stream or land exchange opportunity should be scheduled for disposal.
6. In principle, the City is not a property developer (excluding simple subdivisions and amalgamations), however clearly defined joint venture opportunities will be considered. The City's preference is ground lease or sale.
7. Land acquisitions should be considered by the City where a justified need has been demonstrated through strategic planning and where the acquisition of the land is required to meet a strategic objective.

**2. Notes that officers will present the final Property Strategy based on the Guiding Principles for Council **consideration** in November 2022.**

Comment: The Officer recommendation has been amended to outline the seven Property Strategy Guiding Principles in the resolution and to include cultural significance as an element of the highest and best use consideration.