CITY OF MANDURAH

Minutes of Council Meeting

held on

Tuesday 24 May 2022, 5.30PM

in the Council Chamber, 83 Mandurah Terrace Mandurah

CONFIRMED

PRESENT:

MAYOR	R WILLIAMS	
COUNCILLOR	B POND	COASTAL WARD
COUNCILLOR	J GREEN	COASTAL WARD
COUNCILLOR	C DI PRINZIO	COASTAL WARD
COUNCILLOR	D PEMBER	EAST WARD
COUNCILLOR	D WILKINS	EAST WARD
COUNCILLOR	A KEARNS	EAST WARD
COUNCILLOR	C KNIGHT [Deputy Mayor]	NORTH WARD
COUNCILLOR	P JACKSON	NORTH WARD
COUNCILLOR	A ZILANI	NORTH WARD
COUNCILLOR	D SCHUMACHER	TOWN WARD
COUNCILLOR	P ROGERS	TOWN WARD
COUNCILLOR	R BURNS	TOWN WARD

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

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

The Mayor declared the meeting open at 5.33pm.

2. ACKNOWLEDGEMENT OF COUNTRY

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.

3. APOLOGIES

Nil.

4. DISCLAIMER

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 the *City of Mandurah Standing Orders 2016* (Section 13.1(1)) 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.

5. ANSWERS TO QUESTIONS TAKEN ON NOTICE

Nil.

6. AMENDMENT TO STANDING ORDERS

G.1/5/22 STANDING ORDERS LOCAL LAW 2016

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

MOTION
Moved: Mayor R Williams
Seconded: Councillor A Zilani

That Council:

1. **Suspend the operation of the following provisions of the *City of Mandurah Standing Orders Local Law 2016* for the duration of this electronic meeting to**

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ensure Council Members and the public can follow and participate in the meeting as it progresses:

1.1. Standing Orders 3.3 Public Question Time and 3.4 Public Statement Time pertaining to public participation in meetings continues via electronic means with public submissions received to be read aloud by the Presiding Member at the relevant agenda item if required.

1.2. Standing Order 7.2 Members to occupy own seats whilst present in meeting room. Relevant only for Elected Members attending the Council Chambers.

1.3. Agree under Standing Orders 8.1(1) and 12.2, that instead of requiring a show of hands, a vote will be conducted by exception with the Presiding Member calling for those Members against each motion. If no response is received the motion will be declared carried and minuted accordingly.

1.4. Reiterate the requirement as per Standing Order 7.3 for Members to advise the Presiding Member when leaving or entering the meeting at any time.

CARRIED: 13/0

7. PUBLIC QUESTION TIME

7.1 G BROWN: CITY OF MANDURAH OWNED LAND

Mr Brown asked the following questions on behalf of the Peel Community Men's Shed:

a) What freehold land is owned by Council which does not have a necessary Council operation on it such as sports ground, operation centre, rubbish transfer deport, libraries, administration building etc?
b) What land is owned by Council that has no current plans for its use?
c) What land is owned by Council that is currently leased to a third party such as a community group, not for profit entity or commercial business etc?
d) What land is owned by Council that is exclusive of the above?

City of Mandurah Response

The Mayor and the Chief Executive Officer have invited Mr Brown to a meeting in relation to the information he is seeking.

7.2 LEIGH POLICE: MANDJAR MARKETS

Ms Police asked on behalf of the Mandjar Markets could they be permitted to continue in the same location, weekly and for a lease of 5 years, as we have had previously at the council handover and that the food restrictions be removed or reconsidered, from October to May, working with or around any redevelopment and the City organised or sponsored Events on the Eastern Foreshore that may occur, being that we have always done so with the appropriate departments ?

City of Mandurah Response

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The question was taken on notice. The following response will be included in the agenda of the June Ordinary Council Meeting:

Council resolved to conduct a review of the Market Day in Mandurah Sunday Market Trail concept at the conclusion of the 2021/22 market season at its meeting on 22nd June 2021.

The review will include the development of a set of guidelines and fees and charges to manage the future operations of markets on public land within the City Centre. Whilst the implementation of the wider Market Day in Mandurah Sunday Market Trail was not able to be implemented in 2021/22 as intended due to a range of circumstances including the ongoing impacts of the COVID-19 Pandemic, the City remains committed to the process now that the 2021/22 season has finished, with a report to be presented for Council consideration at its August meeting.

This report will also address ongoing tenure arrangements for the Mandjar Markets and other potential operators. City officers will be engaging directly with the Mandjar Markets as part of this review.

8. PUBLIC STATEMENT TIME

Nil.

9. LEAVE OF ABSENCE REQUESTS

G.2/5/22 LEAVE OF ABSENCE: COUNCILLOR A ZILANI 24 JUNE 2022 - 30 JULY 2022

MOTION
Moved: Councillor D Pember
Seconded: Councillor D Schumacher

That leave of absence be granted to Councillor A Zilani from 24 June 2022 – 30 July 2022.

CARRIED: 13/0

10. PETITIONS

Nil.

11. PRESENTATIONS

Nil.

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12. DEPUTATIONS

12.1 MARION BLAIR: PROPOSED AMENDMENT TO MADORA BAY NORTH LOCAL STRUCTURE PLAN

Marion Blair spoke in opposition of the report recommendation.

12.2 ALEX WATSON: PROPOSED AMENDMENT TO MADORA BAY NORTH LOCAL STRUCTURE PLAN

Alex Watson representing Satterley Property Group spoke in support of the report recommendation.

13. CONFIRMATION OF MINUTES

G.3/5/22 CONFIRMATION OF COUNCIL MINUTES: TUESDAY 26 APRIL 2022

MOTION
Moved: Councillor A Kearns
Seconded: Councillor D Schumacher

That the Minutes of Council Meeting held on Tuesday 26 April 2022 be confirmed.

CARRIED: 13/0

14. ANNOUNCEMENTS BY THE PRESIDING MEMBER

At the invitation of the Mayor, Councillors updated the meeting on the following recent activities:

14.1 Mayor R Williams: 21 May 2022, acknowledge the Member for Canning on re-election.

14.2 Councillor D Schumacher: 13 May 2022, former Councillor Sydney Wilson's Memorial.

14.3 Mayor R Williams: 23 May 2022, Parliamentary Hearing for the Inquiry into the Financial Administration of Homelessness Services in WA.

14.5 Councillor D Wilkins: 19 May 2022, Seniors Centre Biggest Morning Tea.

14.6 Councillor C Knight: 22 May 2022, Mandurah Community Gardens 10 year Anniversary.

14.7 Councillor B Pond, 10 May 2022, Falcon Men's Shed Open Day.

14.8 Councillor A Kearns: 5 May 2022, Junior Council 2022 Handover of the Junior Mayoral Chains.

14.9 Mayor R Williams: Local Legend – Pastor Hans Van Asselt

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15. DECLARATION OF INTERESTS

15.1 Councillor Bob Pond declared an impartiality interest in relation to the following items because of the involvement of his employer, Department of Water and Environment Regulation (DWER):

- Proposed Amendment to Madora Bay North Local Structure Plan (G.5/5/22) – due to reference of the Local Water Management Strategy.
- Mandurah Strategic Waste Plan (2020–2025): Minor Amendments to Implementation Plan (G.11/5/22) – due to the waste being regulated by DWER.
- Peel Harvey Catchment Council: Science Advisor Funding (G.12/5/22) – he represents DWER on the PHCC.

Councillor Pond declared an interest in the matters and remained in the Chamber.

15.2 Councillor C Knight declared a financial interest in relation to Minute G.12/5/22 - Peel Harvey Catchment Council: Science Advisor Funding because she is the Chairperson at Peel Harvey Catchment Council. Councillor Knight declared the interest and will vacate the Chamber during debate and voting on the item.

16. QUESTIONS FROM ELECTED MEMBERS

Questions of which due notice has been given

Nil.

Questions of which notice has not been given

Nil.

17. BUSINESS LEFT OVER FROM PREVIOUS MEETING

Nil.

18. RECOMMENDATIONS OF COMMITTEES

NOTE: Council adopted en bloc (moved by Councillor C Knight and seconded by Councillor D Schumacher), the recommendations of the Planning and Community Consultation Committee meeting of Tuesday 10 May 2022 with the exception of Item PCC.5/5/22, which were dealt with separately.

CONFIRMED

G.4/5/22 LOCAL PLANNING POLICY 1: RESIDENTIAL DEVELOPMENT: FINAL APPROVAL (PCC.3/5/22)

Summary

State Planning Policy 7.3 - Residential Design Codes Volume 1 ('R-Codes') were updated in July 2021 in an effort to simplify provisions and streamline the approval of single and grouped dwellings. The State Government fast-tracked changes in order to assist in the economic recovery of the COVID-19 pandemic.

Council's Local Planning Policy 1 – Residential Design Codes Policy (LPP1) deals with supplementary provisions to the previous version of the R-Codes and current planning scheme provisions dealing with residential development.

At the January 2022 Ordinary Council Meeting, Council resolved to adopt the revised LPP1 for advertising purposes. LPP1 now only addresses developments relating to outbuildings, canal lots and lots abutting foreshore reserves, which are important in the local context. There were no submissions received and there has been no changes to the LPP1 that was advertised.

It is recommended that Council resolves to approve LPP1 as detailed in Attachment 1.1.

Officer Recommendation

That the Planning and Community Consultation Committee recommend that in accordance with Schedule 2, Part 2, Clause 4 of the Deemed Provisions for Local Planning Schemes, that Council resolves to approve with Local Planning Policy No 1 – Residential Development without modification, and publish a notice on the City of Mandurah website giving effect to the Policy.

Committee Recommendation

That Council recommend that in accordance with Schedule 2, Part 2, Clause 4 of the Deemed Provisions for Local Planning Schemes, that Council resolves to approve with Local Planning Policy No 1 – Residential Development without modification, and publish a notice on the City of Mandurah website giving effect to the Policy.

Council Resolution

MOTION
Moved: Councillor C Knight
Seconded: Councillor D Schumacher

That Council recommend that in accordance with Schedule 2, Part 2, Clause 4 of the Deemed Provisions for Local Planning Schemes, that Council resolves to approve with Local Planning Policy No 1 – Residential Development without modification, and publish a notice on the City of Mandurah website giving effect to the Policy.

CARRIED: 13/0
(This item was adopted en bloc)

G.5/5/22 PROPOSED AMENDMENT TO MADORA BAY NORTH LOCAL STRUCTURE PLAN (PCC.4/5/22)

CONFIRMED

Summary

Council is requested to consider an amendment to the approved Madora Bay North Local Structure Plan (Structure Plan). This amendment has been lodged by CLE Town Planning and Design on behalf of the owner of the subject site.

In summary, the proposed amendment includes the following changes:

- Redistribution of public open space within the Structure Plan area;
- Reconfiguration of the Commercial and Mixed Use zones;
- Introduction of the RMD Codes (Medium density single house development standards);
- Relocation of the school site to reflect existing subdivision approvals; and
- Formatting changes and updated references to policies to reflect changes within the planning framework.

The Structure Plan was advertised to surrounding landowners, and via signs on-site and publishing on the City's website Mandurah Matters. Fourteen submissions were received. The primary concerns raised within the submissions were regarding the road network and quantity of public open space.

It is recommended that Council provide this report to the WAPC recommending that the Structure Plan be approved, subject to modifications.

Officer Recommendation

That the Planning and Community Consultation Committee recommend that Council under Clause 20(2) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, provides this report to the Western Australian Planning Commission for the Madora Bay North Local Structure Plan (Plan Dated October 2021) recommending that the proposed Structure Plan should be approved, subject to the following modifications:

a) A Local Traffic Management Plan (LTMP) shall be submitted to and endorsed by the City of Mandurah, prior to approval of the Structure Plan. The purpose of the LTMP is to address concerns regarding the connections to Angalore Road, Caspar Road and Sabina Drive.

b) An amended Local Water Management Strategy Addendum shall be submitted to and endorsed by the City of Mandurah and the Department of Water and Environmental Regulation, addressing concerns regarding the disposal of runoff into underground cells and adjacent public open space and also the proposed disposal of stormwater into the foreshore area.

c) An amended Bushfire Management Plan shall be submitted to and endorsed by the City of Mandurah and the Department of Fire and Emergency Services, addressing concerns regarding responsibility for road verge fuel management and clearing/management of public open space.

d) Landscape Boulevard and Connector Masterplan amended to include "dual use path to one verge with footpath on the opposite verge" for the 'Coastal Drive' and to incorporate a pedestrian priority area connecting the Local Centre to the Coastal Node.

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e) Identify the road connection to Treasure Road as a 'Key Local Road' on the Structure Plan (Plan 1)

f) Replace the Commercial zone with Local Centre zone and include the following additional use within the Structure Plan:

   i. Tavern is an 'A' land use within the Local Centre zone.

g) Delete the Mixed Use land use table and refer to the land use table within Local Planning Scheme No 12. Include the following additional use for the Mixed Use zone within the Structure Plan:
   i. Single House is a 'P' land use within the Mixed Use zone
   ii. Restaurant/Café is a 'D' land use within the Mixed Use zone

h) Replace all references to Town Planning Scheme No 3 with Local Planning Scheme No 12.

i) Include reference to the R-MD Codes on the Structure Plan (Plan 1).

j) Landscape Public Open Space Master Plan amended to extend the Mandurah Road Buffer from POS 4 to POS 5.

k) An amended Foreshore Management Plan shall be submitted to and approved by the City of Mandurah prior to any subdivision or development. The amended Foreshore Management Plan is required to include additional information requested by the City, including, but not limited to, the final foreshore location and design, areas of revegetation, current weed species/extent and presence of priority species.

Committee Member Alternative Recommendation

That Council defer the Proposed Amendment to Madora Bay North Local Structure Plan to the Ordinary Council Meeting held on 24 May 2022 and request Officers to liaise with the applicant in relation to the reduction of public open space and road improvement to enhance pedestrian access in the local centre.

Councillor R Burns left the Chambers at 6.13pm, returning at 6.15pm

Officer Amended Recommendation to Council

That Council under Clause 20(2) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, provides this report to the Western Australian Planning Commission for the Madora Bay North Local Structure Plan (Plan Dated October 2021) recommending that the proposed Structure Plan should be approved, subject to the following modifications:

a. That the area noted as Coastal Node and Village Centre be subject to a Local Development Plan (LDP) in accordance with part 6 of the Deemed Provisions. The LDP shall provide details on the movement network, built form, recreational facilities and amenities with a particular focus on prioritising the pedestrian experience. The preparation of the LDP will include community consultation and be presented to Council for approval.

CONFIRMED

b. A Local Traffic Management Plan (LTMP) shall be submitted to and endorsed by the City of Mandurah, prior to approval of the Structure Plan. The purpose of the LTMP is to address concerns regarding the connections to Angalore Road, Caspar Road and Sabina Drive, with a particular focus on traffic calming measures.

c. An amended Local Water Management Strategy Addendum shall be submitted to and endorsed by the City of Mandurah and the Department of Water and Environmental Regulation, addressing concerns regarding the disposal of runoff into underground cells and adjacent public open space and also the proposed disposal of stormwater into the foreshore area.

d. An amended Bushfire Management Plan shall be submitted to and endorsed by the City of Mandurah and the Department of Fire and Emergency Services, addressing concerns regarding responsibility for road verge fuel management and clearing/management of public open space.

e. Landscape Boulevard and Connector Masterplan amended to include "dual use path to one verge with footpath on the opposite verge" for the 'Coastal Drive' and to incorporate a pedestrian priority area connecting the Local Centre to the Coastal Node.

f. Identify the road connection to Treasure Road as a 'Key Local Road' on the Structure Plan (Plan 1).

g. Replace the Commercial zone with Local Centre zone and include the following additional use within the Structure Plan:

    I. Tavern is an 'A' land use within the Local Centre zone.

h. Delete the Mixed Use land use table and refer to the land use table within Local Planning Scheme No 12. Include the following additional use for the Mixed Use zone within the Structure Plan:

    II. Single House is a 'P' land use within the Mixed Use zone
    III. Restaurant/Café is a 'D' land use within the Mixed Use zone

i. Replace all references to Town Planning Scheme No 3 with Local Planning Scheme No 12.

j. Include reference to the R-MD Codes on the Structure Plan (Plan 1).

k. Landscape Public Open Space Master Plan amended to extend the Mandurah Road Buffer from POS 4 to POS 5.

l. An amended Foreshore Management Plan shall be submitted to and approved by the City of Mandurah prior to any subdivision or development. The amended Foreshore Management Plan is required to include additional information requested by the City, including, but not limited to, the final foreshore location and design, areas of revegetation, current weed species/extent and presence of priority species.

CONFIRMED

Council Resolution

MOTION
Moved: Councillor C Knight
Seconded: Mayor R Williams

That Council under Clause 20(2) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, provides this report to the Western Australian Planning Commission for the Madora Bay North Local Structure Plan (Plan Dated October 2021) recommending that the proposed Structure Plan should be approved, subject to the following modifications:

a. **That the area noted as Coastal Node and Village Centre be subject to a Local Development Plan (LDP) in accordance with part 6 of the Deemed Provisions. The LDP shall provide details on the movement network, built form, recreational facilities and amenities with a particular focus on prioritising the pedestrian experience. The preparation of the LDP will include community consultation and be presented to Council for approval.**

b. **A Local Traffic Management Plan (LTMP) shall be submitted to and endorsed by the City of Mandurah, prior to approval of the Structure Plan. The purpose of the LTMP is to address concerns regarding the connections to Angalore Road, Caspar Road and Sabina Drive, with a particular focus on traffic calming measures.**

c. **An amended Local Water Management Strategy Addendum shall be submitted to and endorsed by the City of Mandurah and the Department of Water and Environmental Regulation, addressing concerns regarding the disposal of runoff into underground cells and adjacent public open space and also the proposed disposal of stormwater into the foreshore area.**

d. **An amended Bushfire Management Plan shall be submitted to and endorsed by the City of Mandurah and the Department of Fire and Emergency Services, addressing concerns regarding responsibility for road verge fuel management and clearing/management of public open space.**

e. **Landscape Boulevard and Connector Masterplan amended to include "dual use path to one verge with footpath on the opposite verge" for the 'Coastal Drive' and to incorporate a pedestrian priority area connecting the Local Centre to the Coastal Node.**

f. **Identify the road connection to Treasure Road as a 'Key Local Road' on the Structure Plan (Plan 1).**

g. **Replace the Commercial zone with Local Centre zone and include the following additional use within the Structure Plan:**

    I. **Tavern is an 'A' land use within the Local Centre zone.**

h. **Delete the Mixed Use land use table and refer to the land use table within Local Planning Scheme No 12. Include the following additional use for the Mixed Use zone within the Structure Plan:**

    II. **Single House is a 'P' land use within the Mixed Use zone**
    III. **Restaurant/Café is a 'D' land use within the Mixed Use zone**

i. **Replace all references to Town Planning Scheme No 3 with Local Planning Scheme No 12.**

CONFIRMED

j. Include reference to the R-MD Codes on the Structure Plan (Plan 1).

k. Landscape Public Open Space Master Plan amended to extend the Mandurah Road Buffer from POS 4 to POS 5.

l. An amended Foreshore Management Plan shall be submitted to and approved by the City of Mandurah prior to any subdivision or development. The amended Foreshore Management Plan is required to include additional information requested by the City, including, but not limited to, the final foreshore location and design, areas of revegetation, current weed species/extent and presence of priority species.

CARRIED: 13/0

Comment: The Council Resolution included an amendment that the Coastal Node and Village Centre be subject to a Local Development Plan (LDP) and the Local Traffic Management Plan incorporate traffic calming measures. These amendments were different to the original Officer Recommendation, however reflect the Amended Officer Recommendation.

19. REPORTS

G.6/5/22 FINANCIAL REPORT APRIL 2022 (REPORT 1)

Summary

The Financial Report for April 2022 together with associated commentaries, notes on investments, balance sheet information and the schedule of accounts are presented for Elected Members' consideration.

Officer Recommendation

That Council:

1. Receives the Financial Report for April 2022 as detailed in Attachment 1.1 of the report.

2 Receives the Schedule of Accounts for the following amounts as detailed in Attachment 1.2 of the report:

Total Municipal Fund	$	6,935,330.44
Total Trust Fund	$	0.00
	$	6,935,330.44

3 Approves the following budget variations for 2021/22 annual budget:

3.1.1 Increase in capital grant revenue of $1,755,048* for MARC Roof Repairs due to LRCI Phase 3 grant funding.

3.1.2 Decrease in funding from Asset Management Reserve $500,000* for MARC Roof Repairs due to LRCI Phase 3 grant funding.

3.1.3 Transfer to Asset Management Reserve $1,119,048* due to LRCI Phase 3 grant funding.

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3.1.4 Increase in capital expenditure $53,000* for Mandurah Library Re-Roofing.

3.1.5 Increase in capital expenditure $83,000* for Mewburn Ablution Refurbishment.

3.2 Increase in operating grant revenue $16,591* for Bus Shelter Maintenance due to PTA's Bus Shelter Maintenance Assistance Scheme funding.

3.3.1 Increase in unbudgeted capital expenditure $12,500* for Roof Access Points at Operations Centre

3.3.2 Increase in unbudgeted capital expenditure $15,500* for Roof Access Points at BNE (Ormsby Terrace) Building

3.3.3 Decrease in capital expenditure $28,000* for SL Rushton Sports Flood Lighting.

ABSOLUTE MAJORITY REQUIRED

Council Resolution

MOTION
Moved: Councillor P Rogers
Seconded: Councillor D Pember

That Council:

1. Receives the Financial Report for April 2022 as detailed in Attachment 1.1 of the report.

2 Receives the Schedule of Accounts for the following amounts as detailed in Attachment 1.2 of the report:

Total Municipal Fund	**$**	**6,935,330.44**
Total Trust Fund	**$**	**0.00**
	$	**6,935,330.44**

3 Approves the following budget variations for 2021/22 annual budget:

3.1.1 Increase in capital grant revenue of $1,755,048* for MARC Roof Repairs due to LRCI Phase 3 grant funding.

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3.1.3 Transfer to Asset Management Reserve $1,119,048* due to LRCI Phase 3 grant funding.

3.1.4 Increase in capital expenditure $53,000* for Mandurah Library Re-Roofing.

3.1.5 Increase in capital expenditure $83,000* for Mewburn Ablution Refurbishment.

CONFIRMED

3.2 Increase in operating grant revenue $16,591* for Bus Shelter Maintenance due to PTA's Bus Shelter Maintenance Assistance Scheme funding.

3.3.1 Increase in unbudgeted capital expenditure $12,500* for Roof Access Points at Operations Centre

3.3.2 Increase in unbudgeted capital expenditure $15,500* for Roof Access Points at BNE (Ormsby Terrace) Building

3.3.3 Decrease in capital expenditure $28,000* for SL Rushton Sports Flood Lighting.

ABSOLUTE MAJORITY REQUIRED

CARRIED WITH ABSOLUTE MAJORITY: 13/0

G.7/5/22 2023 – 2032 LONG TERM FINANCIAL PLAN (REPORT 2)

Summary

The City has reviewed its Long Term Financial Plan for 2023 – 2032 (Plan) for Council's adoption. The Long Term Financial Plan is intended to be a rolling document and seeks to provide a balanced budget for the next 10 years. With the provision of a 10-year Plan, the City can project and manage the cash flow requirements of programs and new initiatives and consider the impact of the whole of life costings for all new projects.

The Long Term Financial Plan is a guiding document that will be used as the base for the development of the Annual Budget. The Annual Budget will not only include the information from the Long Term Financial Plan but it will also consider any other factors that will be required to be considered in the annual budget.

It is recommended that Council adopt the Plan.

Officer Recommendation

That Council adopt the Long Term Financial Plan 2023-2032 as detailed in Attachment 2.1.

Council Resolution

MOTION
Moved: Councillor C Knight
Seconded: Councillor P Rogers

That Council adopt the Long Term Financial Plan 2023-2032 as detailed in Attachment 2.1.

CARRIED: 13/0

CONFIRMED

G.8/5/22 NOTICE OF INTENTION TO IMPOSE THE 2022/23 DIFFERENTIAL RATES AND MINIMUM PAYMENTS (REPORT 3)

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.

City officers have considered the City's obligations under: existing contracts to pay an increased rate generally based on the Consumer Price Index (CPI) increase (March 2022, 7.6% from corresponding quarter of previous year, proposed budget includes an average of 3.75%); the employee annual increase in accordance with the City of Mandurah Enterprise Agreement (1.35% until March 2023 and then 1.5% or CPI whichever is the greater) and the additional 0.5% compulsory superannuation contribution (to 10.5%); expected increase in utilities; increase in insurance (of 6%); and the asset renewal investment required to maintain the City's $1.3 billion asset portfolio. It is recommended that Council approve to advertise an increase of 4.43% for the 2022/2023 rating year across all rate categories.

Officer Recommendation

That Council:

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

Category	Rate in the dollar	Minimum Rate
Residential Improved	$0.10202	$1,178
Residential Vacant	$0.17328	$975
Business Improved	$0.09879	$1,178
Business Vacant	$0.17605	$1,178
Urban Development	$0.13883	$1,178

2. 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

3. Adopts the Statement of Objects and Reasons for the 2022/2023 financial year as detailed in Attachment 3.1.

4. Advise the Chief Executive Officer to proceed with the preparation of the 2022/2023 Budget with inclusion of the following projects:

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Drain Cleaning Unit	$680,000
Waste Management Centre – Upgrade Recycling Area Stage 1	$500,000
Island Shared Use Trail	$455,000
Kangaroo Paw Park	$420,000
Falcon Bay Stage 5 of 5	$400,000
Peel Street Stage 3	$1,500,000
Paddle Trails and Launch Infrastructure	$395,000
Falcon Reserve Activation Plan Stage 3	$400,000
Road Upgrades Program	$1,500,000
Road Renewal Rehab Program	$1,250,000
Road Renewal Resurface Program	$1,200,000
Buildings Renewal	$910,000
Parks Renewal	$908,993
Cycle Path New Program	$800,000
Road Renewal – Drainage	$622,022
Street Lighting Renewal	$378,000

Council Resolution

MOTION
Moved: Councillor P Rogers
Seconded: Councillor D Schumacher

That Council:

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

Category	Rate in the dollar	Minimum Rate
Residential Improved	**$0.10202**	**$1,178**
Residential Vacant	**$0.17328**	**$975**
Business Improved	**$0.09879**	**$1,178**
Business Vacant	**$0.17605**	**$1,178**
Urban Development	**$0.13883**	**$1,178**

2. **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**

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Port Mandurah Canals	**$0.0039**

3. **Adopts the Statement of Objects and Reasons for the 2022/2023 financial year as detailed in Attachment 3.1.**

4. **Advise the Chief Executive Officer to proceed with the preparation of the 2022/2023 Budget with inclusion of the following projects:**

Drain Cleaning Unit	**$680,000**
Waste Management Centre – Upgrade Recycling Area Stage 1	**$500,000**
Island Shared Use Trail	**$455,000**
Kangaroo Paw Park	**$420,000**
Falcon Bay Stage 5 of 5	**$400,000**
Peel Street Stage 3	**$1,500,000**
Paddle Trails and Launch Infrastructure	**$395,000**
Falcon Reserve Activation Plan Stage 3	**$400,000**
Road Upgrades Program	**$1,500,000**
Road Renewal Rehab Program	**$1,250,000**
Road Renewal Resurface Program	**$1,200,000**
Buildings Renewal	**$910,000**
Parks Renewal	**$908,993**
Cycle Path New Program	**$800,000**
Road Renewal – Drainage	**$622,022**
Street Lighting Renewal	**$378,000**

CARRIED: 12/1
FOR: Mayor R Williams, Councillors B Pond, J Green, C Di Prinzio, D Pember, D Wilkins, A Kearns, C Knight, P Jackson, D Schumacher, P Rogers, R Burns
AGAINST: Councillor A Zilani

G.9/5/22 ANNUAL REVIEW REGISTER OF DELEGATED AUTHORITY (REPORT 4)

Summary

In accordance with Section 5.46 of the *Local Government Act 1995* (the Act), the City of Mandurah (the City) is required to undertake a review of its delegations at least once every financial year.

The 2021-2022 Delegated Authority Review undertaken by Governance Services covered all delegations by Council to the CEO and, in some limited cases to employees and the Mayor, under various legislation and subsidiary legislation such as the *Local Government Act 1995*, the *Bush Fires Act 1954*, the *Public Health Act 2016* and the City of Mandurah Town Planning Scheme.

The review of the City's current delegations resulted in recommendations that 24 delegations be amended and re-adopted indefinitely, 13 be re-adopted indefinitely, eight new delegations be considered by Council and one be rescinded.

CONFIRMED

It is recommended that Council endorse the 2021-2022 Delegated Authority Review – Council Delegations (refer *Attachment 4.1*) and approve the amendment to POL-LUP 08 Planning and Development Responsibilities (*Attachment 4.5*).

Officer Recommendation

That Council:

1. Adopts the 2021-2022 Annual Review of Delegated Authority, as shown at Attachment 4.1 as its own review for the purposes of s. 5.46 of the Local Government Act 1995 for the 2021-2022 financial year.

2. Under s.3.47A and s.3.48 of the *Local Government Act 1995,* adopts the DA-LWE 10 Disposal of Sick or Injured Impounded Animals indefinitely, as per Attachment 4.2.

3. Under r.11(2)(j) and r.21A of the *Local Government (Functions and General) Regulations 1996,* adopts the DA-CPM 05 Varying Contracts and Exercising Contract Extension Options indefinitely, as per Attachment 4.2.

4. Under r.11 of the *Local Government (Functions and General) Regulations 1996*, adopts the DA-CPM 06 Tenders for Goods and Services – Exempt Procurement indefinitely, as per Attachment 4.2.

5. Under the *Local Government (Uniform Local Provisions) Regulations 1996*, adopts the following four delegations indefinitely, as per Attachment 4.2;

- DA-LUP 01 Private Works on, over or under Public Places;
- DA-LUP 02 Public Thoroughfare ‑ Dangerous Excavations;
- DA-LUP 03 Obstruction of Footpaths and Thoroughfares; and
- DA-LUP 04 Crossing ‑ Construction, Repair and Removal.

6. Under the *Local Government Act 1995* adopts the DA LOC 03 City of Mandurah Local Laws ‑ Administration indefinitely, as per Attachment 4.2.

7. Adopts the following delegations indefinitely, with amendments, as per Attachment 4.3:

- DA-BUI 03 Building Orders;
- DA-CMS 03 Cat Act 2011;
- DA-CPM 02 Invite Expressions of Interest and Tenders;
- DA-CPM 04 Rejecting and Accepting Expressions of Interests and Tenders;
- DA-FCM 06 Defer, Grant Concessions for, or Waive Fees or Write off Debts;
- DA-EMS 01 Bush Fires Act 1954 – Variations to Burning Times;
- DA EMS 03 Bush Fires Act 1954 ‑ Prosecution;
- DA-LWE 06 Disposal of Impounded Goods and Vehicles;
- DA-PAD 01 Development Applications for Single Houses;
- DA-PAD 04 Local Development Plans;
- DA-TFT 01 Parking Administration;
- DA CNP 02 Disposing of Property;
- DA-FCM 04 Non-Rateable Status for Land;
- DA-BUI 01 Building and Demolition Permits;
- DA-BUI 04 Smoke Alarms – Alternative Solutions;
- DA-BUI 05 Private Swimming Pool Safety Barriers;
- DA-BUI 02 Occupancy Permits and Building Approval Certificates;
- DA-CMS 04 Dog Act 1976;
- DA-GVN 06 Revoking Suspension of Decisions under Objection;

CONFIRMED

• DA-LWE 02 Directions in Relation to Development Matters;
• DA-LWE 08 Infringement Notices;
• DA-LWE 09 Graffiti Vandalism;
• DA-PAD 02 Development Application (excluding Single Houses);
• DA-PAD 03 Structure Plans; and
• DA -FMC 07 Payment Arrangements for Unpaid Rates and Service Charges and Other Debtors.

8. Readopts the remaining delegations indefinitely, with no amendments, as per Attachment 4.1:
• DA-EMS 02 Bush Fires Act 1954 – General;
• DA-FCM 03 Investment of Funds;
• DA-LWE 01 Prosecutions/Recovery of Unpaid Rates, Service Charges, Fees and Charges;
• DA-LWE 07 Authorised Officers/Persons;
• DA-LOC 01 Trading Permits;
• DA-LOC 02 Alfresco Dining Permits;
• DA-PBH 03 Food Act 2008;
• DA-PBH 04 Food Act 2008 – Appointments;
• DA-PBH 10 Public Health Act 2016 – Functions of an Enforcement Agency;
• DA-PBH 11 Public Health Act 2016 – Reports by Enforcement Agency;
• DA-PBH 12 Health (Asbestos) Regulations – Enforcement;
• DA-TFT 02 Closing of Certain Thoroughfares to Vehicles; and
• DA-FCM 06 Defer, Grant Concessions for, or Waive Fees or Write off Debts.

9. Rescind delegation DA-PAD 05 Preparation and Endorsement of Responsible Authority Reports as per Attachment 4.4.

10. Adopts amendments to POL-LUP 08 Planning and Development Responsibilities as per Attachment 4.5.

ABSOLUTE MAJORITY REQUIRED

Council Resolution

MOTION
Moved: Councillor C Knight
Seconded: Councillor D Schumacher

That Council:

1. **Adopts the 2021-2022 Annual Review of Delegated Authority, as shown at Attachment 4.1 (including replacing Attachment 4.1 pages 333-335 with an amendment to CNP02 – Disposal of Property) as its own review for the purposes of s. 5.46 of the Local Government Act 1995 for the 2021-2022 financial year.**

2. **Under s.3.47A and s.3.48 of the *Local Government Act 1995,* adopts the DA-LWE 10 Disposal of Sick or Injured Impounded Animals indefinitely, as per Attachment 4.2.**

3. **Under r.11(2)(j) and r.21A of the *Local Government (Functions and General) Regulations 1996,* adopts the DA-CPM 05 Varying Contracts and Exercising Contract Extension Options indefinitely, as per Attachment 4.2.**

CONFIRMED

4. Under r.11 of the *Local Government (Functions and General) Regulations 1996*, adopts the DA-CPM 06 Tenders for Goods and Services – Exempt Procurement indefinitely, as per Attachment 4.2.

5. Under the *Local Government (Uniform Local Provisions) Regulations 1996*, adopts the following four delegations indefinitely, as per Attachment 4.2;
• DA-LUP 01 Private Works on, over or under Public Places;
• DA-LUP 02 Public Thoroughfare – Dangerous Excavations;
• DA-LUP 03 Obstruction of Footpaths and Thoroughfares; and
• DA-LUP 04 Crossing – Construction, Repair and Removal.

6. Under the *Local Government Act 1995* adopts the DA LOC 03 City of Mandurah Local Laws – Administration indefinitely, as per Attachment 4.2.

7. Adopts the following delegations indefinitely, with amendments, as per Attachment 4.3 (including replacing Attachment 4.3 pages 397-399 with an amendment to CNP02 – Disposal of Property):
• DA-BUI 03 Building Orders;
• DA-CMS 03 Cat Act 2011;
• DA-CPM 02 Invite Expressions of Interest and Tenders;
• DA-CPM 04 Rejecting and Accepting Expressions of Interests and Tenders;
• DA-FCM 06 Defer, Grant Concessions for, or Waive Fees or Write off Debts;
• DA-EMS 01 Bush Fires Act 1954 – Variations to Burning Times;
• DA EMS 03 Bush Fires Act 1954 – Prosecution;
• DA-LWE 06 Disposal of Impounded Goods and Vehicles;
• DA-PAD 01 Development Applications for Single Houses;
• DA-PAD 04 Local Development Plans;
• DA-TFT 01 Parking Administration;
• DA CNP 02 Disposing of Property;
• DA-FCM 04 Non-Rateable Status for Land;
• DA-BUI 01 Building and Demolition Permits;
• DA-BUI 04 Smoke Alarms – Alternative Solutions;
• DA-BUI 05 Private Swimming Pool Safety Barriers;
• DA-BUI 02 Occupancy Permits and Building Approval Certificates;
• DA-CMS 04 Dog Act 1976;
• DA-GVN 06 Revoking Suspension of Decisions under Objection;
• DA-LWE 02 Directions in Relation to Development Matters;
• DA-LWE 08 Infringement Notices;
• DA-LWE 09 Graffiti Vandalism;
• DA-PAD 02 Development Application (excluding Single Houses);
• DA-PAD 03 Structure Plans; and
• DA -FMC 07 Payment Arrangements for Unpaid Rates and Service Charges and Other Debtors.

8. Readopts the remaining delegations indefinitely, with no amendments, as per Attachment 4.1 (including replacing Attachment 4.1 pages 333-335 with an amendment to CNP02 – Disposal of Property):
• DA-EMS 02 Bush Fires Act 1954 – General;
• DA-FCM 03 Investment of Funds;
• DA-LWE 01 Prosecutions/Recovery of Unpaid Rates, Service Charges, Fees and Charges;
• DA-LWE 07 Authorised Officers/Persons;
• DA-LOC 01 Trading Permits;

CONFIRMED

• DA-LOC 02 Alfresco Dining Permits;
• DA-PBH 03 Food Act 2008;
• DA-PBH 04 Food Act 2008 – Appointments;
• DA-PBH 10 Public Health Act 2016 – Functions of an Enforcement Agency;
• DA-PBH 11 Public Health Act 2016 – Reports by Enforcement Agency;
• DA-PBH 12 Health (Asbestos) Regulations – Enforcement;
• DA-TFT 02 Closing of Certain Thoroughfares to Vehicles; and
• DA-FCM 06 Defer, Grant Concessions for, or Waive Fees or Write off Debts.

9. Rescind delegation DA-PAD 05 Preparation and Endorsement of Responsible Authority Reports as per Attachment 4.4.

10. Adopts amendments to POL-LUP 08 Planning and Development Responsibilities as per Attachment 4.5.

ABSOLUTE MAJORITY REQUIRED

CARRIED WITH ABSOLUTE MAJORITY: 13/0

Comment: The Council resolution included a replacement of Delegation CNP02 – Disposal of Property.

G.10/5/22 STRATEGIC COMMUNITY PLAN 2020-2040 – DESKTOP REVIEW (REPORT 5)

Summary

The City of Mandurah's Strategic Community Plan 2020-2040 (SCP) was adopted by Council in March 2020.

In line with the requirements of the WA State Government's Integrated Planning and Reporting Framework (IPRF), City officers have undertaken a review of the Strategic Community Plan 2020-2040, and as a result has proposed minor changes to the objectives, supporting strategies and measures of success identified within the Plan.

Council is requested to approve the proposed changes to the Strategic Community Plan 2020-2040, noting that these changes, once approved, will be updated in the online version of the Plan, therefore making it available to the public, and a full review of the SCP shall be undertaken in 2023/24.

Officer Recommendation

That Council:

1. Approves the proposed minor changes to the Strategic Community Plan 2020-2040;

2. Notes that a full review of the Strategic Community Plan will be undertaken by June 2024;

3. Notes that the revised City of Mandurah Strategic Community Plan 2020-2040 will be made publicly available on the City's website.

ABSOLUTE MAJORITY REQUIRED

Council Resolution

CONFIRMED

MOTION
Moved: Councillor C Knight
Seconded: Councillor P Rogers

That Council:

1. **Approves the proposed minor changes to the Strategic Community Plan 2020-2040 (Attachment 5.1), with the following amendments to the proposed objectives:**

   3.5. Promote the importance of healthy choices, an active lifestyle and the role the natural environment plays in achieving health outcomes
   4.3. Create opportunities for the community to promote and preserve our local natural environment.

2. **Notes that a full review of the Strategic Community Plan will be undertaken by June 2024;**

3. **Notes that the revised City of Mandurah Strategic Community Plan 2020-2040 will be made publicly available on the City's website.**

ABSOLUTE MAJORITY REQUIRED

CARRIED WITH ABSOLUTE MAJORITY: 13/0

Comment: The Council resolution included amendments to objective 3.5 and 4.3.

G.11/5/22 MANDURAH STRATEGIC WASTE PLAN (2020–2025): MINOR AMENDMENTS TO IMPLEMENTATION PLAN (REPORT 6)

Summary

Council considered and endorsed the revised City's Strategic Waste Plan 2020 – 2025 (Waste Plan) at its meeting on 23 November 2021. Council also resolved to:

- Request that City officers develop a Waste Education and Community Engagement Strategy to guide the implementation of community programs and initiatives that support the City of Mandurah's Strategic Waste Plan targets;
- Request that City officers undertake a strategic review of the City of Mandurah's Waste Plan 2020 – 2025 within six months; and
- Establish a Waste Management Working Group to guide the development of the Waste Education and Community Engagement Strategy, and the review of the Waste Plan.

City officers have subsequently progressed the above actions and this report provides an update on the status and next steps related to each of these, and seeks Council's endorsement for minor amendments to the City's Waste Plan, as requested by the Department of Water and Environment Regulation (DWER). It is noted that the minor amendments sought align with the City's agreed direction under the existing Council endorsed Waste Plan.

Officer Recommendation

That Council:

CONFIRMED

1. Endorse the amended 5-year Implementation Plan (Appendix 2 of the City of Mandurah Strategic Waste Plan 2020 – 2025) for submission to the DWER;

2. Notes that the City's Waste Education and Community Engagement Plan is presently being developed and is expected to be formally presented to Council in December 2022 for consideration and endorsement; and

3. Notes that it is expected that further revisions will be necessary to the City's Waste Plan as an outcome of the development of the Waste Education and Community Engagement Plan, and the upcoming consultation with DWER officers.

Council Resolution

MOTION
Moved: Councillor J Green
Seconded: Councillor D Schumacher

That Council:

1. **Endorse the amended 5-year Implementation Plan (Appendix 2 of the City of Mandurah Strategic Waste Plan 2020 – 2025) for submission to the DWER;**

2. **Notes that the City's Waste Education and Community Engagement Plan is presently being developed and is expected to be formally presented to Council in December 2022 for consideration and endorsement; and**

3. **Notes that it is expected that further revisions will be necessary to the City's Waste Plan as an outcome of the development of the Waste Education and Community Engagement Plan, and the upcoming consultation with DWER officers.**

CARRIED: 13/0

Due to a financial interest in the item Councillor C Knight left the Chambers at 7.05pm

G.12/5/22 PEEL HARVEY CATCHMENT COUNCIL: SCIENCE ADVISOR FUNDING (REPORT 7)

Summary

The Peel Harvey Catchment Council (PHCC) is seeking a renewed commitment for financial support from the City for the continued engagement of a Science Advisor role. Given the benefits offered, City officers recommend that Council:

1. Support the continued part funding for a Science Advisor by the Peel Harvey Catchment Council in the amount of $20,000 for four years, commencing 2022/23; and
2. Authorise the CEO to enter into a funding agreement with the Peel Harvey Catchment Council to outline the terms under which the above contribution will be made.

Officer Recommendation

CONFIRMED

That Council:

1. Supports the continued part funding for a Science Advisor by the Peel Harvey Catchment Council in the amount of $20,000 for four years, commencing 2022/2023 and concluding in 2025/2026; and

2. Authorises the Chief Executive Officer to enter into a funding agreement with the Peel Harvey Catchment Council to outline the terms under which the above contribution will be made.

Council Resolution

MOTION
Moved: Councillor D Wilkins
Seconded: Councillor D Pember

That Council:

1. **Supports the continued part funding for a Science Advisor by the Peel Harvey Catchment Council in the amount of $20,000 for four years, commencing 2022/2023 and concluding in 2025/2026; and**

2. **Authorises the Chief Executive Officer to enter into a funding agreement with the Peel Harvey Catchment Council to outline the terms under which the above contribution will be made.**

CARRIED: 12/0

Councillor D Pember left the Chambers at 7.08pm, returning at 7.10pm.

Councillor C Knight returned to Chambers at 7.09pm.

20. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil.

21. NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING

Nil.

22. LATE AND URGENT BUSINESS ITEMS

- **WESTERN FORESHORE EXPRESSION OF INTEREST STAGE ONE (CONFIDENTIAL REPORT 1)**

G.13/5/22 ACCEPTANCE OF LATE AND URGENT ITEMS OF BUSINESS

MOTION

CONFIRMED

Moved: Councillor A Kearns
Seconded: Councillor R Burns

That Council accepts the items of urgent business.

CARRIED: 13/0

23. CONFIDENTIAL ITEMS

G.14/5/22 CLOSE DOORS

MOTION
Moved: Mayor R Williams
Seconded: Councillor J Green

That the meeting proceeds with closed doors at 7.11pm in accordance with Section 5.23(2)(e) of the *Local Government Act 1995*,to allow for the confidential discussion of an item.

CARRIED: 13/0

Members of the media, non-senior employees and persons in the gallery left the meeting at this point. The Minute Officer and Manager Governance, Procurement and Property remained with Senior Officers.

THE MEETING PROCEEDED WITH CLOSED DOORS AT 7.11PM

G.15/5/22 CONFIDENTIAL ITEM: WESTERN FORESHORE EXPRESSION OF INTEREST STAGE ONE

Confidential discussion ensued regarding this issue.

Officer Recommendation

That Council:

1. Invite the proponents outlined in Attachment 4 to submit detailed proposals for the Western Foreshore commercial lease site as Stage Two of the Western Foreshore Expressions of Interest process.

2. Endorse the selection criteria for the assessment of the Stage Two submissions as detailed in Attachment 3.

3. Authorise the CEO to engage with non-shortlisted proponents to explore further opportunities for investment within the City of Mandurah.

Council Resolution

CONFIRMED

MOTION
Moved: Councillor D Schumacher
Seconded: Mayor R Williams

That Council:

1. **Invite the proponents outlined in Attachment 4 to submit detailed proposals for the Western Foreshore commercial lease site as Stage Two of the Western Foreshore Expressions of Interest process.**

2. **Endorse the selection criteria for the assessment of the Stage Two submissions as detailed in Attachment 3.**

3. **Authorise the CEO to engage with non-shortlisted proponents to explore further opportunities for investment within the City of Mandurah.**

CARRIED: 13/0

G.16/5/22 OPEN DOORS

MOTION
Moved: Councillor C Knight
Seconded: Councillor R Burns

That the meeting proceeds with open doors.

CARRIED: 13/0

THE MEETING PROCEEDED WITH OPEN DOORS AT 7.21PM

G.17/5/22 ENDORSE RESOLUTIONS

MOTION
Moved: Councillor C Knight
Seconded: Mayor R Williams

That Council endorses the resolutions taken with closed doors.

CARRIED: 13/0

24. CLOSE OF MEETING

There being no further business, the Mayor declared the meeting closed at 7.22pm.

CONFIRMED

CONFIRMED …….. (MAYOR)

Attachments to Council Minutes:

24 May 2022 Council Reports
10 May 2022 Planning Reports
Additional Information – Report 2
Additional Information – Report 4

CONFIRMED

ADDITIONAL INFORMATION FROM DIRECTOR BUSINESS SERVICES

ORDINARY COUNCIL: 24 MAY 2022

PCC.4/5/22 Proposed Amendment to Madora Bay North Local Structure Plan

The proposed amendments to the Madora Bay North Local Structure Plan (LSP) was presented to the Planning and Community Consultation Committee where the following was resolved.

That the Planning and Community Consultation Committee defer the Proposed Amendment to Madora Bay North Local Structure Plan to the Ordinary Council Meeting held on 24 May 2022 and request Officers to liaise with the applicant in relation to the reduction of public open space and road improvement to enhance pedestrian access in the local centre.

Officers have discussed the abovementioned matters with the applicant and provide the following additional information.

An important general consideration for the application is the separate community consultation processes to be undertaken on the development of the Coastal Node and Village Centre areas. The timing of this consultation is after the need for the amendment to this Local Structure Plan. The applicant has indicated significant enhancements are proposed that have implications for built form, land use, amenity, recreation, traffic and parking in the area. This will provide further opportunities for Council, City officers and the community to influence these outcomes through the consultation, assessment and approval processes.

It is recommended that a condition be requested for inclusion by the Western Australian Planning Commission (WAPC) to require a Local Development Plan (LDP) be submitted and approved by the City for the Coastal Node and Village Centre Areas.

<u>Public Open Space</u>

The requirement for developers to provide 10% of gross subdividable area as public open space (POS) has been a constant in Western Australia since it was a recommendation of the Stevenson Hepburn Plan for Metropolitan Perth and Fremantle Report (1955). This position has been maintained since then and is applied thorough Development Control Policy 2.3 (DCP 2.3) and Liveable Neighbourhoods.

The proposed modifications to the LSP represent a reduction in POS from what has been provided in the existing approved Madora Bay North LSP, however importantly, at 10.8%, it is still in excess of the amount required to meet DCP 2.3. It is also important to note that the distribution of the POS proposed is consistent with the type, size and location of POS that Liveable Neighbourhoods recommend. This 10.8% does not include the developed foreshore reserve (Coastal Node). The proposed developed foreshore reserve will be in the order of 2.5 Hectares. If 2.5 Hectares were added to the calculation, the POS percentage would approach 13%.

In discussion with the applicant it is also noted that in addition to the POS provided within the site, significant development is planned for the Coastal Node and Village Centre areas. It could be considered the reduction in POS from the approved plan is offset by the investment in amenity within the foreshore reserve.

As noted there will be further opportunity to influence the design and features of the developed foreshore reserve via the LDP process.

ADDITIONAL INFORMATION FROM DIRECTOR BUSINESS SERVICES

Road Improvements and Modifications

During a community information session, a request to review the road network and in particular the road (Sabina Drive) that runs parallel to the foreshore with a view to redirecting it to the east of the activity centre node. This was raised again during a deputation and discussed by Elected Members at the Planning and Community Consultation Committee. The key elements and intent seemingly being the redirection of the road would provide a seamless and unencumbered link between the commercial activity centre node and the future Coastal Node for pedestrians, without the road in between.

Officers have liaised with the developer with this in mind and while there is no strong aversion to further exploring solutions that prioritise the pedestrian experience and outcome, additional traffic studies and modelling need to be conducted. Whether the optimal outcome results in traffic diverting to the east or along the route depicted on the Local Structure Plan (LSP) would be the result of such investigation.

Given the significance and scale of the Coastal Node and the importance of its interface with the activity centre node, it is anticipated both elements will be consulted with the community and ultimately presented to Council for determination. This provides additional time to explore the road network with a particular focus on the activity centre with some rigor and science. With this in mind and in liaising with the developer, it is agreed the preparation of a Local Development Plan (LDP) that encompasses the activity centre area is appropriate. The LDP will include the design and structure including movement network, built form and the interface with the foreshore. An amended recommendation is included below.

It is important to note the LSP is considered in the planning framework as a 'Due Regard Document' rather than having the statutory effect it once had. When applications for subdivision or development are considered, the LSP certainly forms the basis of the assessment and is an important planning instrument, however it is still open for the City to recommend approval to alternative street layouts proposed in subdivision applications and it is equally open for the WAPC to approve them. In this case, the LSP could be approved as presented and the road in question, should further modelling and investigation warrant it, could be proposed in an alternative alignment during the relevant stage of subdivision. Provided the intent and objectives of the LSP are not materially changed, this flexibility exists.

Traffic Calming

Concerns about traffic, particularly around Sabina Drive and Swiftshire Road which abuts the south western edge of the LSP area. The WAPC has granted conditional subdivision approval for stage one of the Seaside Estate which includes this area (WAPC Reference 160476 refers). This approval was granted in February 2021 and includes a raft of conditions that the developer is working through. Traffic related conditions are included but they do not involve specific traffic calming measures.

While the LSP covers a portion of the approved subdivision land, the stage that was subject to this subdivision is not subject to the proposed Local Traffic Management Plan amendments. As this subdivision has been approved, the City cannot request the conditions be amended retrospectively. City officers will discuss other traffic calming measures with the developer for subdivisions already approved. However, if the developer does not install the traffic calming measures. the City would be responsible for investigating any apparent traffic safety concerns and undertake any works accordingly.

Those areas that still can be influenced by the Local Traffic Management Plan, that is, that do not have approved subdivisions, will be required to address traffic movement network and traffic calming measures.

Coastal Node and Village Centre

While this is not a specific part of the LSP being considered, concerns were raised about design aspects of these elements including the amount and location of car parking and the inclusion of an amphitheatre. The Coastal Node and Village Centre as represented on the LSP plans concept are not considered to be a final draft and for indicative purpose only. While there are certain requirements for the provision of parking, and access to the beach is a consideration the design itself has not yet been finalised. Given the significance of the Coastal Node and Village Centre areas, it is intended that community consultation will form part of any assessment and the final design would be required to be approved by Council via the LDP.

Officer Amended Recommendation to Council

That Council under Clause 20(2) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, provides this report to the Western Australian Planning Commission for the Madora Bay North Local Structure Plan (Plan Dated October 2021) recommending that the proposed Structure Plan should be approved, subject to the following modifications:

a. **That the area noted as Coastal Node and Village Centre be subject to a Local Development Plan (LDP) in accordance with part 6 of the Deemed Provisions. The LDP shall provide details on the movement network, built form, recreational facilities and amenities with a particular focus on prioritising the pedestrian experience. The preparation of the LDP will include community consultation and be presented to Council for approval.**

b. **A Local Traffic Management Plan (LTMP) shall be submitted to and endorsed by the City of Mandurah, prior to approval of the Structure Plan. The purpose of the LTMP is to address concerns regarding the connections to Angalore Road, Caspar Road and Sabina Drive, with a particular focus on traffic calming measures.**

c. **An amended Local Water Management Strategy Addendum shall be submitted to and endorsed by the City of Mandurah and the Department of Water and Environmental Regulation, addressing concerns regarding the disposal of runoff into underground cells and adjacent public open space and also the proposed disposal of stormwater into the foreshore area.**

d. **An amended Bushfire Management Plan shall be submitted to and endorsed by the City of Mandurah and the Department of Fire and Emergency Services, addressing concerns regarding responsibility for road verge fuel management and clearing/management of public open space.**

e. **Landscape Boulevard and Connector Masterplan amended to include "dual use path to one verge with footpath on the opposite verge" for the 'Coastal Drive' and to incorporate a pedestrian priority area connecting the Local Centre to the Coastal Node.**

f. **Identify the road connection to Treasure Road as a 'Key Local Road' on the Structure Plan (Plan 1).**

g. Replace the Commercial zone with Local Centre zone and include the following additional use within the Structure Plan:

I. Tavern is an 'A' land use within the Local Centre zone.

h. Delete the Mixed Use land use table and refer to the land use table within Local Planning Scheme No 12. Include the following additional use for the Mixed Use zone within the Structure Plan:

II. Single House is a 'P' land use within the Mixed Use zone
III. Restaurant/Café is a 'D' land use within the Mixed Use zone

i. Replace all references to Town Planning Scheme No 3 with Local Planning Scheme No 12.

j. Include reference to the R-MD Codes on the Structure Plan (Plan 1).

k. Landscape Public Open Space Master Plan amended to extend the Mandurah Road Buffer from POS 4 to POS 5.

l. An amended Foreshore Management Plan shall be submitted to and approved by the City of Mandurah prior to any subdivision or development. The amended Foreshore Management Plan is required to include additional information requested by the City, including, but not limited to, the final foreshore location and design, areas of revegetation, current weed species/extent and presence of priority species.

ADDITIONAL INFORMATION FROM DIRECTOR OF BUSINESS SERVICES

COUNCIL MEETING: 24 MAY 2022

REPORT 4 ANNUAL REVIEW REGISTER OF DELEGATED AUTHORITY

Minor amendments to CNP 02 – Disposal of Property Delegation to correct administrative errors and the inclusion of an additional condition for Disposition other than land must be in accordance with policies and procedures.

The following pages in the report attachments are replaced:

- BS Report 04 Delegated Authority Review 2021-22 Att 4.1 - ADDITIONAL INFO - CNP 02 to replace pages 333-335 in ***Attachment 4.1***

- BS Report 04 Delegated Authority Review 2021-22 Att 4.3 - ADDITIONAL INFO - CNP 02 – Amendments to replace pages 397-399 in ***Attachment 4.3***

Officer Amended Recommendation is now (changes in red):

That Council:

1. Adopts the 2021-2022 Annual Review of Delegated Authority, as shown at Attachment 4.1 (including replacing Attachment 4.1 pages 333-335 with an amendment to CNP02 – Disposal of Property) as its own review for the purposes of s. 5.46 of the Local Government Act 1995 for the 2021-2022 financial year.

2. Under s.3.47A and s.3.48 of the *Local Government Act 1995,* adopts the DA-LWE 10 Disposal of Sick or Injured Impounded Animals indefinitely, as per Attachment 4.2.

3. Under r.11(2)(j) and r.21A of the *Local Government (Functions and General) Regulations 1996,* adopts the DA-CPM 05 Varying Contracts and Exercising Contract Extension Options indefinitely, as per Attachment 4.2.

4. Under r.11 of the *Local Government (Functions and General) Regulations 1996*, adopts the DA-CPM 06 Tenders for Goods and Services – Exempt Procurement indefinitely, as per Attachment 4.2.

5. Under the *Local Government (Uniform Local Provisions) Regulations 1996*, adopts the following four delegations indefinitely, as per Attachment 4.2;
• DA-LUP 01 Private Works on, over or under Public Places;
• DA-LUP 02 Public Thoroughfare – Dangerous Excavations;
• DA-LUP 03 Obstruction of Footpaths and Thoroughfares; and
• DA-LUP 04 Crossing – Construction, Repair and Removal.

6. Under the *Local Government Act 1995* adopts the DA LOC 03 City of Mandurah Local Laws – Administration indefinitely, as per Attachment 4.2.

7. Adopts the following delegations indefinitely, with amendments, as per Attachment 4.3 (including replacing Attachment 4.3 pages 397-399 with an amendment to CNP02 – Disposal of Property):
• DA-BUI 03 Building Orders;
• DA-CMS 03 Cat Act 2011;
• DA-CPM 02 Invite Expressions of Interest and Tenders;
• DA-CPM 04 Rejecting and Accepting Expressions of Interests and Tenders;
• DA-FCM 06 Defer, Grant Concessions for, or Waive Fees or Write off Debts;
• DA-EMS 01 Bush Fires Act 1954 - Variations to Burning Times;

ADDITIONAL INFORMATION FROM DIRECTOR OF BUSINESS SERVICES

• DA EMS 03 Bush Fires Act 1954 – Prosecution;
• DA-LWE 06 Disposal of Impounded Goods and Vehicles;
• DA-PAD 01 Development Applications for Single Houses;
• DA-PAD 04 Local Development Plans;
• DA-TFT 01 Parking Administration;
• DA CNP 02 Disposing of Property;
• DA-FCM 04 Non-Rateable Status for Land;
• DA-BUI 01 Building and Demolition Permits;
• DA-BUI 04 Smoke Alarms - Alternative Solutions;
• DA-BUI 05 Private Swimming Pool Safety Barriers;
• DA-BUI 02 Occupancy Permits and Building Approval Certificates;
• DA-CMS 04 Dog Act 1976;
• DA-GVN 06 Revoking Suspension of Decisions under Objection;
• DA-LWE 02 Directions in Relation to Development Matters;
• DA-LWE 08 Infringement Notices;
• DA-LWE 09 Graffiti Vandalism;
• DA-PAD 02 Development Application (excluding Single Houses);
• DA-PAD 03 Structure Plans; and
• DA -FMC 07 Payment Arrangements for Unpaid Rates and Service Charges and Other Debtors.

8. Readopts the remaining delegations indefinitely, with no amendments, as per Attachment 4.1 (including replacing Attachment 4.1 pages 333-335 with an amendment to CNP02 – Disposal of Property):
• DA-EMS 02 Bush Fires Act 1954 – General;
• DA-FCM 03 Investment of Funds;
• DA-LWE 01 Prosecutions/Recovery of Unpaid Rates, Service Charges, Fees and Charges;
• DA-LWE 07 Authorised Officers/Persons;
• DA-LOC 01 Trading Permits;
• DA-LOC 02 Alfresco Dining Permits;
• DA-PBH 03 Food Act 2008;
• DA-PBH 04 Food Act 2008 – Appointments;
• DA-PBH 10 Public Health Act 2016 - Functions of an Enforcement Agency;
• DA-PBH 11 Public Health Act 2016 - Reports by Enforcement Agency;
• DA-PBH 12 Health (Asbestos) Regulations – Enforcement;
• DA-TFT 02 Closing of Certain Thoroughfares to Vehicles; and
• DA-FCM 06 Defer, Grant Concessions for, or Waive Fees or Write off Debts.

9. Rescind delegation DA-PAD 05 Preparation and Endorsement of Responsible Authority Reports as per Attachment 4.4.

10. Adopts amendments to POL-LUP 08 Planning and Development Responsibilities as per Attachment 4.5.

ABSOLUTE MAJORITY REQUIRED

Council Properties

Delegation	**DA CNP 02 Disposing of Property**
Category	Council Properties
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation by local government s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government Act 1995:* s. 3.58 Disposing of property under this section. s. 3.18(1) Disposing of property, not covered by s. 3.58, in order to perform the necessary functions under the *Local Government Act 1995*.
Function	1. Authority to determine the method of disposal and dispose of property to: a) the highest bidder at public auction s.3.58(2)(a); or b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender s.3.58(2)(b). 2. Authority to dispose of property by private treaty only in accordance with section 3.58(3) and prior to the disposal, to consider any submissions received following the giving of public notice s.3.58(3).
Delegates	Chief Executive Officer
Conditions	**Disposal of the land (lease and license)** The following conditions relate to the disposition of land by lease or license: 1. Approve and determine the appropriate method to dispose of property in accordance with s3.58 of the *Local Government Act 1995*. 2. Disposal of land is limited to: • Matters specified in the Annual Budget or in any other case, requires a specific resolution of Council; and • Disposal of land is limited to a maximum value of $150,000 (including options); and • Satisfies the conditions below: <u>Lease & Licence –Not for Profits Entities</u> • The term and options to extend the term does not exceed a total of 5 years; • Cannot exceed the lease period that the City holds the head lease for, if applicable; • No breach of the current agreement has occurred; and • The conditions of the lease or licence is consistent with standard leasing practices of the City. <u>Licence - Commercial Entities</u> • The licence term is less than 3 years; • Cannot exceed the licence period that the City holds the head licence for, if applicable; • Rent aligns with current independent market valuation carried out no more than 2 years from the proposed licence commencement date; and • The licence conditions are consistent with standard leasing and licencing practices with the City. Note: This only applies to licences for commercial entities. All leases for commercial entities must be approved by Council.

	Assignment of Leases/Licences • The assignee continues to meet all terms and conditions of the current lease/licence; • No extension nor variation of the lease/licence is available; • Relevant checks are conducted confirming the new business has no bankruptcy listed against the directors, or any court action pending; and • The lease/licence is currently not in breach. Sublease/ Sublicence (where the City is the sublessor or sublicensor) • The head lessee/licensee remains fully responsible for terms and conditions of head lease/licence, • The purpose of the sublease/ sublicence is consistent with purpose or similar purpose of the head lease/licence; and • Term of sublease/sublicence does not exceed head lease/licence. **Disposition other than land** The following conditions relate to the disposition of property (other than land) may be undertaken: • Where the market value of the property is determined as being less than $20,000 (F&G r.30(3) excluding disposal); or • its market value is less than $20 000; or the entire consideration received by the local government for the disposition is used to purchase other property, and where the total consideration for the other property is not more, or worth more, than $75 000; and • Council has resolved to dispose of property via Council resolution or in the Adopted Budget; and • In any case, be undertaken to ensure that the best value return is achieved however, where the property is determined as having a nil market value then, as a minimum, the disposal must ensure environmentally responsible disposal; and • must be in accordance with Council and City policies and procedures.
Statutory framework	Local Government Act 1995: s.3.58 Disposing of Property s3.18 General Functions Local Government (Functions and General) Regulations 1966: r. 30 Disposing of property exempt from s. 3.58
Date adopted	TBC
Adoption references	TBC

Council Properties

Delegation	**DA CNP 02 Disposing of Property**
Category	Council Properties
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation by local government s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government Act 1995:* s. 3.58 Disposing of property under this section. s. 3.18(1) Disposing of property, not covered by s. 3.58, in order to perform the necessary functions under the *Local Government Act 1995*.
Function	~~To dispose of property by public auction or by private treaty, in accordance with section 3.58 or otherwise.~~ 1. Authority to determine the method of disposal and dispose of property to: a) the highest bidder at public auction s.3.58(2)(a); or ~~a)~~b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender s.3.58(2)(b). 2. Authority to dispose of property by private treaty only in accordance with section 3.58(3) and prior to the disposal, to consider any submissions received following the giving of public notice s.3.58(3).
Delegates	Chief Executive Officer
Conditions	~~The delegation may only be exercised in relation to:~~ ~~a) a disposition, other than a lease or licence, valued under $250,000; or~~ ~~b) a disposition that is a lease or licence, valued under $150,000 per year (including rental payments only); or~~ ~~c) A disposition which is provided for in the Annual Budget; or~~ ~~d) A disposition which is authorised by Council resolution.~~ ~~This delegation must be exercised in accordance with s. 3.58 of the *Local Government Act 1995* and r. 30 and r. 31 of the *Local Government (Functions and General) Regulations 1996*.~~ ~~This delegation must be exercised in accordance with all relevant Council or CEO policies, and procedures.~~ ~~The exercise of this delegation in relation to land is permitted only in the following circumstances:~~

Disposal of the land (lease and license)

The following conditions relate to the disposition of land by lease or license:

1. Approve and determine the appropriate method to dispose of property in accordance with s3.58 of the *Local Government Act 1995.*

2. Disposal of land is limited to:
   - Matters specified in the Annual Budget or in any other case, requires a specific resolution of Council; and
   - Disposal of land is limited to a maximum value of $150,000 (including options); and
   - Satisfies the conditions below:

Lease & Licence –Not for Profits Entities
- ~~The lease or licence is held by a Not for Profit organisation outlined in regulation 30(2)(b) of the Local Government (Functions and General) Regulations 1996;~~
- The term and options to extend the term does not exceed a total of 5 years;
- Cannot exceed the lease period that the City holds the head lease for, if applicable;
- No breach of the current agreement has occurred; and
- The conditions of the lease or licence is consistent with standard leasing practices of the City.

~~Lease &~~ Licence - Commercial Entities
- The ~~lease or~~ licence term is less than 3~~2~~ years;
- Cannot exceed the licence period that the City holds the head licence for, if applicable;
- Rent aligns with current independent market valuation carried out no more than 2 years from the proposed licence commencement date; and
- The licence conditions are consistent with standard leasing and licencing practices with the City.

Note: This only applies to licences for commercial entities. All leases for commercial entities must be approved by Council.

Assignment of Leases/Licences
- The assignee continues to meet all terms and conditions of the current lease/licence;
- No extension nor variation of the lease/licence is available;
- Relevant checks are conducted confirming the new business has no bankruptcy listed against the directors, or any court action pending; and
- The lease/licence is currently not in breach.

Sublease/ Sublicence (where the City is the sublessor or sublicensor)
- The head lessee/licensee remains fully responsible for terms and conditions of head lease/licence,
- The purpose of the sublease/ sublicence is consistent with purpose or similar purpose of the head lease/licence; and
- Term of sublease/sublicence does not exceed head lease/licence.

Disposition other than land

The following conditions relate to the disposition of property (other than land) may be undertaken:

- Where the market value of the property is determined as being less than $20,000 (F&G r.30(3) excluding disposal); or
- its market value is less than $20 000; or the entire consideration received by the local government for the disposition is used to purchase other property, and where the total consideration for the other property is not more, or worth more, than $75 000; and
- Council has resolved to dispose of property via Council resolution or in the Adopted Budget; and
- In any case, be undertaken to ensure that the best value return is achieved however, where the property is determined as having a nil market value then, as a minimum, the disposal must ensure environmentally responsible disposal; and
- must be in accordance with Council and City policies and procedures.

Statutory framework	Local Government Act 1995: s.3.58 Disposing of Property s3.18 General Functions Local Government (Functions and General) Regulations 1966: r. 30 Disposing of property exempt from s. 3.58
Date adopted	TBC
Adoption references	TBC

CITY OF MANDURAH

NOTICE OF MEETING

ORDINARY COUNCIL

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

Tuesday 24 May 2022 at 5.30pm

MARK R NEWMAN
Chief Executive Officer
12 May 2022

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. ANSWERS TO QUESTIONS TAKEN ON NOTICE

6. AMENDMENT TO STANDING ORDERS

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

7. PUBLIC QUESTION TIME

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

8. PUBLIC STATEMENT TIME

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

9. LEAVE OF ABSENCE REQUESTS

10. PETITIONS

11. PRESENTATIONS

12. 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 *mandurah.wa.gov.au* or telephone 9550 3787.

13. CONFIRMATION OF MINUTES

13.1 Ordinary Council Meeting: 26 April 2022

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

14. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

15. DECLARATIONS OF FINANCIAL, PROXIMITY AND IMPARTIALITY INTERESTS

16. QUESTIONS FROM ELECTED MEMBERS (WITHOUT DISCUSSION)

16.1 Questions of which due notice has been given

16.2 Questions of which notice has not been given

17. BUSINESS LEFT OVER FROM PREVIOUS MEETING

18. RECOMMENDATIONS OF COMMITTEES

18.1 Adoption of Recommendations of the Planning and Community Consultation Committee Meeting: 10 May 2022

Minute	*Item*	*Page No*	*Interests Declared / Additional Information*
PCC.3/5/22	Local Planning Policy 1: Residential Development: Final Approval	4-22	
PCC.4/5/22	Proposed Amendment to Madora Bay North Local Structure Plan	23-139	

19. REPORTS

No.	*Item*	*Page No*	*Note*
1	Finance Report April 2022	140-172	Absolute Majority Required
2	2023 – 2032 Long Term Financial Plan	173-275	
3	Notice of Intention to Impose the 2022/23 Differential Rates and Minimum Payments	276-303	Absolute Majority Required
4	Annual Review Register of Delegated Authority	304-419	Absolute Majority Required
5	Strategic Community Plan 2020-2040 – Desktop Review	420-428	Absolute Majority Required
6	Mandurah Strategic Waste Plan (2020–2025): Minor Amendments to Implementation Plan	429-438	
7	Peel Harvey Catchment Council: Science Advisor Funding	439-443	

20. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

21. NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING

22. LATE AND URGENT BUSINESS ITEMS

23. CONFIDENTIAL ITEMS

24. CLOSE OF MEETING

1	**SUBJECT:**	Local Planning Policy 1: Residential Development: Final Approval
	DIRECTOR:	Business Services
	MEETING:	Planning & Community Consultation Committee Meeting
	MEETING DATE:	10 May 2022

Summary

State Planning Policy 7.3 - Residential Design Codes Volume 1 ('R-Codes') were updated in July 2021 in an effort to simplify provisions and streamline the approval of single and grouped dwellings. The State Government fast-tracked changes in order to assist in the economic recovery of the COVID-19 pandemic.

Council's Local Planning Policy 1 – Residential Design Codes Policy (LPP1) deals with supplementary provisions to the previous version of the R-Codes and current planning scheme provisions dealing with residential development.

At the January 2022 Ordinary Council Meeting, Council resolved to adopt the revised LPP1 for advertising purposes. LPP1 now only addresses developments relating to outbuildings, canal lots and lots abutting foreshore reserves, which are important in the local context. There were no submissions received and there has been no changes to the LPP1 that was advertised.

It is recommended that Council resolves to approve LPP1 as detailed in Attachment 1.1.

Disclosure of Interest

Nil

Previous Relevant Documentation

• G.18/5/10	25 May 2010	Council approved LPP10 – Residential Design Codes Policy.
• G.10/8/17	8 August 2017	Council approved revised LPP – re-numbered to LPP1 and updated to reflect "Deemed Provisions" and 2015 R-Codes.
• G.9/1/22	25 January 2022	Council adopted revised LPP1 for advertising purposes.

Background

LPP1 operates as a guiding document for residential development. LPP1 now only provides guidance on the development of lots that abut foreshore reserves and canals, as the R-Codes do not have any provisions that reflect the characteristics of these type of lots which are common in the City of Mandurah.

The objectives of LPP1 are to provide further interpretation of the R-Codes, and provide the basis for consistent assessment and decision making.

LPP1 in its current format was approved by Council in 2017, however LPP1 has existed in various iterations since 2002.

Comment

State Planning Policy 7.3 – Residential Design Codes (Volume 1)

The purpose of State Planning Policy 7.3 – Residential Design Codes – Volume 1 (or R-Codes) are to:

- Provide comprehensive, consistent design provisions for residential development throughout WA; and
- Offer a streamlined "deemed-to-comply" pathway (exempt from development approval), or an alternative approval pathway via a development application.

In considering a development application and making an exercise of judgement, the assessment of development applications are reviewed by the R-Code Review Group – an internal working group consisting of representatives from the Statutory Planning and Building Services teams.

The Department of Planning, Lands and Heritage (DPLH) commenced a review of the R-Codes in the second half of 2020, as part of the Minister's efforts to assist with the economic recovery from the COVID-19 pandemic. Amendments were made to the R-Codes in an effort to simplify provisions and further streamline the approval process. These amendments were made operational in July 2021. A more comprehensive review is underway as part of Design WA. Design WA is a State Government initiative to ensure good design is at the centre of all development in Western Australia and includes reviews of the suite of state planning documents.

LPP1 Review

Officers undertook a review of LPP1 and identified the following key findings:

- Given that the R-Codes specify the scope in which a Local Planning Policy can amend/replace provisions, changes to the R-Codes has resulted in a number of current LPP provisions now requiring WAPC approval if they are to continue;

- A number of current LPP1 provisions are superseded by the 2021 version of the R-Codes;

- Historically, where further relaxations are made to elements such as setbacks and open space under LPP1, applicants tend to treat the relaxed provision as the "starting point" and seek further discretion.

To streamline the approval of single houses it is argued that LPP1 should be reduced in scale to put more of an emphasis on the application of the R-Codes which apply State-wide, however it is important to retain provisions relating to local context (e.g. canal development, outbuildings and lots abutting foreshore reserves).

Revised LPP1

The revised Policy seeks to remove all provisions which would require Western Australian Planning Commission (WAPC) approval, allowing the Policy to be adopted at Council level. Since the gazettal of the revised R-Codes (2021), City officers considered a number of current LPP1 provisions to have been superseded or would no longer align with the objectives of the R-Codes (i.e. potentially no longer aligned with what the R-Codes is trying to achieve). Furthermore, Clause 7.3 of the R-Codes specifies which provisions of the R-Codes may either be amended/replaced via a Local Planning Policy, and notes that those provisions not listed must be approved by the WAPC after the Council has demonstrated a particular local need.

For example, LPP1 has historically allowed a 5% discretion to the open space requirement "as of right" – applicants tend to use this as a "starting point" and potentially then attempt to utilise the design principles to justify further discretion. In contrast, the R-Codes now introduces a requirement for a deep soil tree planting area, and puts a greater emphasis on the functionality of outdoor living area. Notwithstanding, any provisions amending the R-Codes open space provisions would require WAPC approval.

In summary, the intent of the City officers is to amend the Local Planning Policy by only including provisions which are not captured by Clause 7.3 (Scope of Local Planning Policies) of the R-Codes, and either removing/revising conditions to reflect the most recent version of the R-Codes (2021). The revised LPP1

can be approved by Council as it is consistent with the R-Codes, and would not require WAPC approval in its current format.

Local Context

The R-Codes identify the ability to implement development standards specific to a locality where the amendment:
- Is warranted due to a specific need related to that particular locality or region;
- Is consistent with the objectives and design principles of the R-Codes; and,
- Can be properly implemented and audited by the decision maker as part of the ongoing approval process.

Mandurah has a high number of boat and caravan owners resulting in larger shed requests, given the standard R-Codes provisions allow for a conservative shed size. The LPP has traditionally facilitated larger sheds on larger lots, given the impact can be managed through greater separation.

Mandurah has a number of canal lots and lots abutting foreshore reserves which are not specifically dealt with by standard R-Code provisions, therefore a number of localised design provisions are required.

As detailed above, LPP1 does not propose to remove any provisions relating to outbuildings, canal lots and lots abutting a foreshore – given they provide an important assessment tool.

Consultation

Consultation of the revised Local Planning Policy was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, including publishing on Mandurah Matters, and direct engagement with relevant stakeholders (e.g. builders and designers). There were a number of telephone and email queries, however no submissions were received.

Statutory Environment

A Local Planning Policy is adopted pursuant to Part 2 Division 2 of the Deemed Provisions for Local Planning Schemes (as set out in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*) in respect to any matter related to the planning and development of the scheme area.

A Local Planning Policy does not bind Council in respect of any application for development approval but Council is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

The modification of the subject Local Planning Policy will assist in the assessment of residential development and is intended to ensure closer alignment with the Residential Design Codes.

Financial Implications

Nil

Risk Analysis

Given that the revised document recommends the removal of a number of long-standing provisions, there is a risk that this will result in an increase in required Development Applications. However, Officers consider these provisions to be no longer aligned with the objectives of the R-Codes and would require WAPC approval to implement. As is the case with any policy change, builders and designers will adapt to the new policy direction.

Strategic Implications

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

Social:
- Facilitate safe neighbourhoods and lifestyles by influencing the built form through urban design.

Organisational Excellence:
- Listen to and engage with our community in the decision-making process.

Conclusion

A revised Local Planning Policy has been prepared to provide a more streamlined document in an effort to strengthen its alignment with the R-Codes and ensure that residential development remains consistent with the intent and objectives of the R-Codes. Furthermore, the revised Local Planning Policy will continue to provide specific development standards relating to canal lots, foreshore reserves and outbuildings.

NOTE:

- Refer ***Attachment 1.1 Local Planning Policy 1 – Residential Development (January 2022)***

Officer Recommendation

That the Planning and Community Consultation Committee recommend that in accordance with Schedule 2, Part 2, Clause 4 of the Deemed Provisions for Local Planning Schemes, that Council resolves to approve with Local Planning Policy No 1 – Residential Development without modification, and publish a notice on the City of Mandurah website giving effect to the Policy.

Committee Recommendation

That Council recommend that in accordance with Schedule 2, Part 2, Clause 4 of the Deemed Provisions for Local Planning Schemes, that Council resolves to approve with Local Planning Policy No 1 – Residential Development without modification, and publish a notice on the City of Mandurah website giving effect to the Policy.

Local Planning Policy No 1
Residential Development



January 2022

CITY OF MANDURAH

Record of Adoption

Stage	Document Version	Approval Date
Draft for Council Adoption	Version 1	16 June 2009
Final	Version 1	25 May 2010

Schedule of Modifications

No	Summary of Modifications	Document Version	Approval Date
1	Renumbered Policy to LPP1 Reformatted and Updated to reflect LPS (Deemed Provisions) Reformatted to Reflect 2015 R-Codes	Version 2 July 2015	28 July 2015 (Advertising)
		Version 3 August 2017	8 August 2017
1A	Minor Adjustments to Text to Reflect Operative Requirements	Version 4 June 2018	13 September 2018
2	Major Review Arising from 2021 R-Codes (Vol 1)	Version 5 January 2021	

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1. Introduction

1.1 Policy Objectives

The objectives of this Local Planning Policy are to:

(a) Provide further interpretation of the Residential Design Codes in the assessment of residential developments.

(b) Provide the basis for consistent assessment and decision making.

1.2 Background

State Planning Policy 7.3 – Residential Design Codes (R-Codes) includes provisions for decision-makers to prepare local planning policies to replace certain development standards of the R-Codes where a specific local need arises.

The R-Codes acknowledge that applications which do not satisfy the deemed-to-comply provisions of the R-Codes may need to rely more specifically on local housing requirements and design objectives. This policy provides flexibility and clear direction to relevant deemed-to-comply provisions of the R-Codes to assist in their implementation.

This policy should be read in conjunction with the R-Codes, including Explanatory Guidelines and Practice Notes that provide a guide for assessment.

This version of Local Planning Policy No 1 – Residential Development replaces the September 2018 version of the Policy in accordance with Clause 6(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015* Deemed Provisions.

1.3 Application of the Policy

(a) This Local Planning Policy is prepared, advertised and adopted pursuant to Part 2 Division 2 of the *Deemed Provisions for Local Planning Schemes (as set out in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2*) 'Deemed Provisions'.

(b) Clause 3(5) and Clause 67(g) of the Deemed Provisions state that the local government is to have due regard to a local planning policy in making a determination under the local planning scheme and applications for development approval.

(c) Development approval will not be required for a single dwelling that complies with the provisions of this policy (and all other deemed-to-comply requirements of the R-Codes), in accordance with Clause 61(4)(c) of the Deemed Provisions.

2. Single and Grouped Dwellings
(Part 5 of the R-Codes)

Policy Reference	Acceptable Deemed-to-Comply Criteria
2.1 Street Setback	**Secondary Street** (a) For lots R12.5 and higher, walls with an overall length of 9.0m or less are permitted to be setback 1.0m subject to: • The wall being setback a minimum of 3.0m from a side boundary, and, • The roof and gutter being setback a minimum of 0.5m from the secondary street boundary. (b) For lots R12.5 and higher, a patio with an overall length of 10m or less is permitted to have supporting posts up to a secondary street boundary subject to: • A maximum height of post and beam up to the boundary being 2.7m above the existing ground level on the property and the roof and gutter being setback a minimum of 0.5m from the secondary street boundary; and • Setback a minimum of 3.0m from a side boundary; and, • A 1.8m high fence, either solid or visually permeable, must be installed on the secondary street side of the posts.
2.2 Lot Boundary Setback	**Walls up to a Lot Boundary:** (a) For lots R12.5-R17.5, walls built up to a lot boundary are permitted in accordance with R20 requirements (R-Codes clause C3.2ii);
2.3 Building Height	(a) Category B of Table 3 is applicable where the R-Code Density is R30 and lower; (b) Category C of Table 3 is applicable where the R-Code Density is R35 and higher; (c) Skillion or Flat Roofs (as determined by the City) are assessed as per the Concealed Roof Requirements of Table 3.

Policy Reference	Acceptable Deemed-to-Comply Criteria
2.4 Outbuildings	(a) For lots greater than 600 square metres, a 60m2 outbuilding plus 2.5m2 for every 100m2 of land area in excess of 600m2 is permitted; (b) Where R-Code Density is R10 and higher, a wall height of 3m and building height of 4.2m is permitted; (c) Where R-Code Density is R5 and lower, a wall height of 4m and building height of 5m is permitted; (d) A "lean to", carport or similar structure that is open on at least two full sides and not less than 50% of its perimeter is excluded when calculating the area of an outbuilding (e) Where R-Code Density is R2 and R2.5, setback to side and rear boundaries is assessed against Table 2a (replacing Table 1); (f) External walls of outbuildings having materials and colours consistent with the dwelling and/or in the immediate area; (g) Walls with a height of 2.4m or greater must not have a raw material finish such as fibre cement, zincalume or uncoloured metal finish; (h) Sea containers and/or similar structures are permitted for use as an outbuilding subject to being clad in materials consistent with the standard of materials already established within the locality, and where there is an existing dwelling on the property, in materials that complement the existing dwelling. *<u>Outbuildings on vacant 'Residential' lots:</u>* *Where it is proposed that an outbuilding be erected on a vacant property, an application for development approval must be submitted and may be approved subject to:* • *A temporary approval in accordance with Clause 70 of the Deemed Provisions for a period of 12 months; and* • *A condition being imposed that the owner be required to construct a new dwelling on the lot within 12 months of the approval, or remove the outbuilding and clear the property of all materials and building debris.*

Policy Reference	Acceptable Deemed-to-Comply Criteria
2.5 Wall Height	The height of a wall is to be calculated from the greater of either: (a) The natural ground level as determined by the R-Codes, or (b) On a canal property, the level of the flat part of the lot created at the time of subdivision as determined by the City. (c) The minimum finished ground level (i.e. minimum floor level minus 150mm) to achieve the required flood protection level required by the Building Codes of Australia and recommended by the Department of Water and Environmental Regulation.

3. Canal Lots

In addition to the provisions provided in Part 2 of this Policy, the following provisions outline acceptable alternatives to the deemed-to-comply criteria of the Residential Design Codes or provide clarifications and/or interpretations of the provisions of the local planning scheme as they apply to lots with a boundary adjoining a canal:

Policy Reference	Acceptable Deemed-to-Comply Criteria
3.1 Street Setback	(a) A side loaded garage is permitted to be setback 1.5m, subject to the wall facing the street incorporating at least two unobscured windows consistent with the size and design of other windows in the dwelling facing the street.
3.2 Lot Boundary Setback	**Walls up to a Lot Boundary:** (a) Lot boundary length that is used to calculate the length of a wall up to a lot boundary includes the section of the boundary that extends into the water (where applicable).
3.3 Visual Privacy	(a) The canal setback (6m) shall be treated as the "street setback" for the purpose of applying visual privacy setback requirements. *Note: The Visual Privacy requirements do not apply to the portion of the property between the canal setback (6m) and the canal wall.*
3.4 Canal Setbacks	(b) A dwelling and structures (except swimming pools and retaining walls) are required to achieve a 4m minimum and 6m average setback to the canal wall. The exceptions are Port Mandurah Stage 1 and Waterside Estates, which shall maintain a minimum 6m setback to the canal wall. (c) Decks are permitted to be setback minimum of 1.0m from the canal, subject to being no higher than 0.5m above the established flat level of the lot (as determined by the City) and the floor level being no more than 1.5m above the top of the canal wall, otherwise a minimum setback of 2.0m applies. (d) Properties with two boundaries adjoining a canal require one primary canal frontage to achieve the 6.0m minimum or average specified by the Scheme, with the secondary canal frontage(s) to achieve

Policy Reference	Acceptable Deemed-to-Comply Criteria
	the 4.0m minimum requirement (no average required). The primary and secondary canal frontage is at the discretion of the City. *Note: The canal average setback shall be calculated using the same method as is used for the street setback average as provided in Clause 5.1.2 (C2.1) of the R-Codes, except that the area behind structures is not included;* *Note: The setback of a building from the waterway face of the canal wall is to be measured from either:* *(i) The external wall of the building; and* *(ii) A supporting pillar/post of a verandah, patio or balcony; and* *(iii) The edge of a cantilevered balcony that has a floor level more than 500mm above the natural ground level.*
3.5 Pergolas	Unroofed pergolas (no roof cover of any form other than timber slats spaced a minimum of 500mm apart and/or shade cloth, with a maximum height of 3.5m) shall be setback a minimum of 3m from the canal wall and will not be included in the canal setback subject to: (a) A maximum of one structure per lot, limited to a maximum width of 50% of the width of the lot at the location of the structure; and (b) Setback 1m minimum from a side boundary.
3.6 Retaining Walls	(a) Retaining walls are permitted to a 1m minimum canal setback subject to: (i) First retaining wall adjacent to the canal having a maximum height of 1.5m and minimum setback 1.0m from the canal; (ii) Second retaining wall in from the canal having a maximum height of 0.5m above the Natural (Established) Ground Level and minimum setback of 2.0m from the canal; (b) Terracing of walls to be used as a feature for landscaping to break up large retaining wall faces and to improve the amenity from the canal waterway. *Note The 'Natural (Established) Ground Level' is defined as*

Policy Reference	Acceptable Deemed-to-Comply Criteria
	(i) The level of the flat part of the lot created at the time of subdivision as determined by the City of Mandurah, or *(ii) The minimum finished ground level (i.e. minimum floor level minus 150mm) to achieve the required flood protection level required by the Building Codes of Australia and recommended by the Department of Water and Environmental Regulation.*
3.7 Storerooms/ Undercrofts/ Balconies At Ground Level	(b) Undercroft storage areas and cantilevered balconies or similar structures are excluded when calculating the rear average setback, where the roof or ground level above the store or floor level of a cantilevered balcony is a maximum of 500mm above the natural (established) ground level of the lot. (c) Size / Specifications shall be as follows: **Minor (less than 5 square metres):** • 1.5m minimum setback from canal wall • 1.5m maximum depth • 1.5m maximum height • Accessible primarily from outside of storeroom only **Small (5-10 square metres):** • 1.8m minimum ceiling height; • 3m minimum canal setback; • 50% maximum width of lot; • Sanitary facilities are not permitted (W/C, shower etc.). **Medium to Large (greater than 10 square metres):** • 2.1m minimum ceiling height; • 4m minimum canal setback except 6m minimum applies in Port Mandurah Stage 1, Waterside Canals; (d) The minimum finished floor level permitted for non-habitable undercroft stores is 1.14m Australian Height Datum (AHD);

Policy Reference	Acceptable Deemed-to-Comply Criteria
	(e) Where floor areas are greater than 20m^2, a Notification under Section 70A of the Land Transfer Act is required confirming that the store has been constructed at a level that is subject to flooding and is for non-habitable purposes only; (f) Certification from a professional engineer is required where a building (including retaining walls, pools etc.) is located within 6m of the canal wall to confirm that the structure will not impact on the structural integrity of the canal wall. (g) Any building or incidental structure with a floor level greater than 500mm below the natural ground level shall be setback a distance equal to the depth of the building below the natural ground level.
3.8 Fencing	(a) Front fences are permitted to incorporate infill panels of solid construction, provided that the width of the solid fence does not exceed 50% of the street frontage and provided that surveillance of the entry to the dwelling and from at least one window of a habitable room is achieved. (b) Site boundary fences located within 4.0m/6.0m of the canal wall must comply with the requirements for fences located within the street setback area specified by the R-Codes. *(Note: restrictive covenants may also apply).*

4. Lots Adjoining Foreshore Reserves

The following provisions outline clarification and/or interpretations of the provisions of the local planning scheme as they apply to lots with boundaries adjoining foreshore reserves:

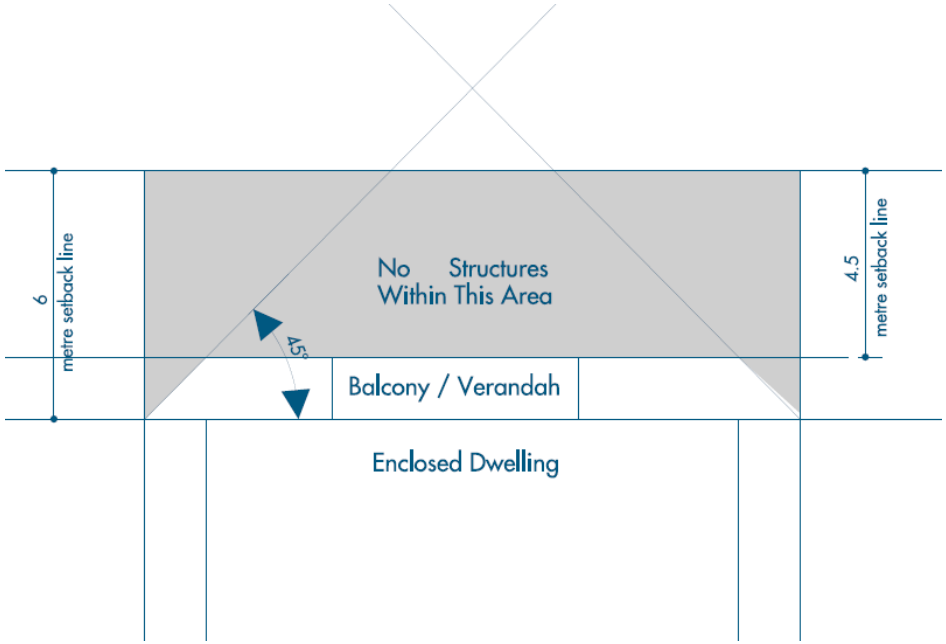
(a) Where a lot abuts onto a foreshore reserve, the minimum setback to a dwelling shall be 4.5m to an open balcony, verandah and/or the like, and 6m to the main building.

A 45-degree visual truncation shall be maintained from adjoining properties at the 6m setback line.

(b) For the purpose of this provision of the Scheme, a 'foreshore reserve' shall mean land reserved as 'Regional Open Space' in the Peel Region Scheme and as shown on the Scheme Maps.

(c) The provisions apply unless otherwise varied through a Local Structure Plan and Local Development Plan.

(d) For clarification, the adjoining figure provides an interpretation of the Scheme development standards.



5. Medium Density Single Houses in Structure Plan Areas (R-MD Codes)

The following provisions will apply in Structure Plan areas where the plan identifies that the relevant R-MD Codes local planning policy applies, providing for acceptable development outcomes as a replacement to the deemed-to-comply criteria of the Residential Design Codes (Reference Appendix 1 of Planning Bulletin 112/2016).

Appendix 1

Single house standards for medium density housing in development zones (R-MD Codes)

R-Code	Lot type and size	Street setback and front fences		Lot boundary setback		Open space		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
		R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision
R-MD – R60	Rear load 5m x 30m – 150m^2 6m x 30m – 180m^2 Front load 8.5m x 20m – 170m^2 7.5m x 25m – 187.5m^2	2m	2m minimum, no average 1m to porch / veranda no maximum length 1m minimum to secondary street Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) Boundary walls 2/3 length one side boundary, max 3.5m high and 3m average height	Boundary setbacks 1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5 or less without major openings Boundary walls No maximum length to both side boundaries	40% open space (60% site cover) 16m^2 courtyard 1/3 required outdoor living area (OLA) may be covered Minimum dimension 4m	An outdoor living area (OLA) with an area of 10% of the lot size or 20m^2, whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas The OLA has a minimum 3m length or width dimension No other R-Codes site cover standards apply	Rear load Nil – provided laneway is minimum of 6m wide Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements Garage width limited to maximum 50% of lot frontage where garage in front of or within 1m of building	Rear load 0.5m garage setback to laneway Front load 4.5m garage setback from the primary street and 1.5m from a secondary street The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: - Garage setback a minimum of 0.5m behind the building alignment - A major opening to a habitable room directly facing the primary street - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and - No vehicular crossover wider than 4.5m where it meets the street Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging	Two on-site bays	One on-site bay where dwelling has two bedrooms or less	50% of the adjoining site area	No maximum overshadowing	3m to bedrooms and studies 4.5m to all other major openings 6m to balconies or similar	No privacy provisions apply
R-MD – R40	Rear load 7.5m x 30m – 225m^2 Front load 8.5m x 30m – 255m^2 8.5m x 25m – 212.5m^2 10 x 20m – 200m^2 10 x 25m – 250m^2 12.5m x 20m – 250m^2	4m	2m minimum, no average 1.5m to porch / veranda no maximum length 1m minimum to secondary street Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) Boundary walls 2/3 length one side boundary, maximum 3.5m high and 3m average height	Boundary setbacks As per R-MD – R60 Boundary walls To both side boundaries subject to: No maximum length to one side boundary, 2/3 max length to second side boundary for wall height 3.5m or less	45% open space (55% site cover) 20m^2 courtyard 1/3 required OLA area may be covered Minimum dimension 4m	As per R-MD – R60	Rear load Nil – provided laneway is minimum of 6m wide Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	As per R-MD – R60	Two on-site bays	As per R-Codes	35% of the adjoining site area	No maximum overshadowing for wall height 3.5m or less No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%	4.5m to bedrooms and studies 6m to all other major openings 7.5m to balconies or similar	R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces

Appendix 1

Single house standards for medium density housing in development zones (R-MD Codes)

R-Code	Lot type and size	Street setback and front fences		Lot boundary setback		Open space		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
		R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision
R-MD – R30	Rear load 10m x 30m – 300m² Front load 10m x 30m – 300m² 15m x 20m – 300m²	4m	2m minimum, no average 1.5m to porch / veranda no maximim length 1m minimum to secondary street Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) Boundary walls 2/3 length one side boundary, maximum 3.5m high and 3m average height	Boundary setbacks As per R-MD – R60 Boundary walls To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less	45% open space (55% site cover) 24m² courtyard 1/3 required OLA area may be covered Minimum dimension 4m	As per R-MD – R60	Rear load Nil – provided laneway is minimum of 6m wide Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	As per R-MD – R60	Two on-site bays	As per R-Codes	35% of the adjoining site area	As per R-MD – R40	4.5m to bedrooms and studies 6m to all other major openings 7.5m to balconies or similar	As per R-MD – R40
R-MD – 25	Front load 12.5m x 25m – 312.5m² 15m x 25m – 375m² 12.5m x 30m – 375m²	6m	3m 1.5m to porch / veranda no maximum length 1.5m minimum to secondary street Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) Boundary walls 2/3 length one side boundary, max 3.5m high and 3m average height to one side boundary	Boundary Setbacks As per R-MD – R60 Boundary walls As per R-MD – R30	50% open space (50% site cover) 30m² courtyard 1/3 required OLA area may be covered Minimum dimension 4m	As per R-MD – R60	Rear load Nil – provided laneway is minimum of 6m wide Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	As per R-MD – R60	Two on-site bays	As per R-Codes	25% of the adjoining site area	As per R-MD – R40, however if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%	4.5m to bedrooms and studies 6m to all other major openings 7.5m to balconies or similar	As per R-MD – R40

2	**SUBJECT:**	Proposed Amendment to Madora Bay North Local Structure Plan
	DIRECTOR:	Business Services
	MEETING:	Planning and Community Consultation Committee
	MEETING DATE:	10 May 2022

Summary

Council is requested to consider an amendment to the approved Madora Bay North Local Structure Plan (Structure Plan). This amendment has been lodged by CLE Town Planning and Design on behalf of the owner of the subject site.

In summary, the proposed amendment includes the following changes:

- Redistribution of public open space within the Structure Plan area;
- Reconfiguration of the Commercial and Mixed Use zones;
- Introduction of the RMD Codes (Medium density single house development standards);
- Relocation of the school site to reflect existing subdivision approvals; and
- Formatting changes and updated references to policies to reflect changes within the planning framework.

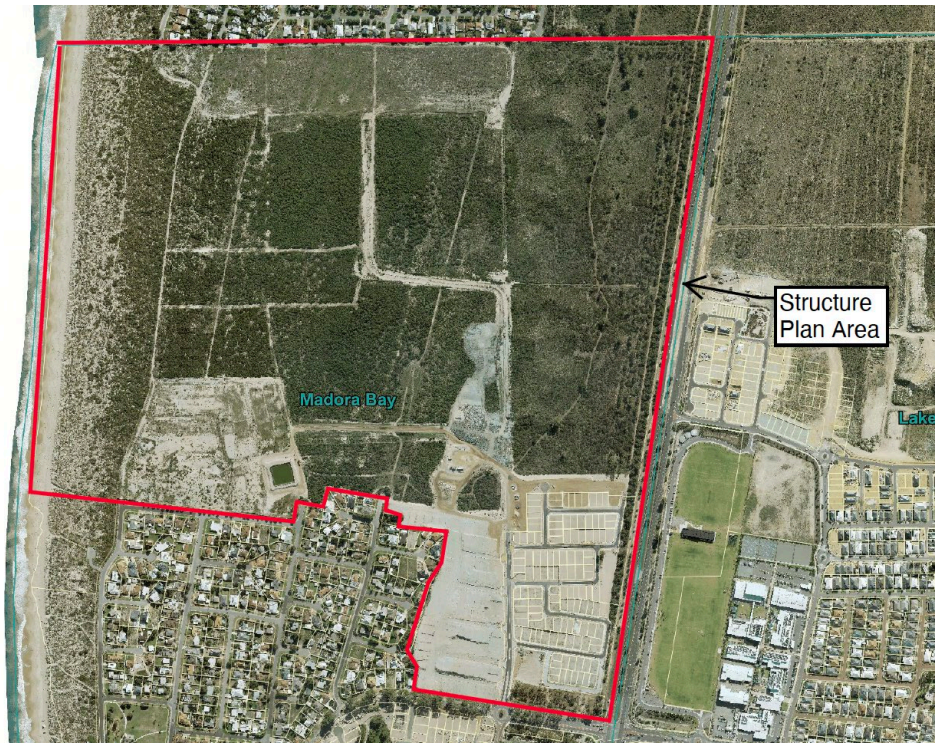
The Structure Plan was advertised to surrounding landowners, and via signs on-site and publishing on the City's website Mandurah Matters. Fourteen submissions were received. The primary concerns raised within the submissions were regarding the road network and quantity of public open space.

It is recommended that Council provide this report to the WAPC recommending that the Structure Plan be approved, subject to modifications.

Disclosure of Interest

Nil

Location



Property Details

Applicant:	CLE Town Planning and Design
Owner:	Satterley Property Group
Scheme No 12 Zoning:	Urban Development
Peel Region Scheme Zoning:	Urban
Lot Size:	132ha
Topography:	Mixed topography, levels range between 0m and 25m AHD
Land Use:	Vacant land

Previous Relevant Documentation

• G.24/11/15	10 November 2015	Council determined not to support the Madora Bay North Local Structure plan
• G.16/10/14	28 October 2014	Council resolved to adopt the Madora Bay North Local Structure plan for final approval.
• G.23/05/14	27 May 2014	Council resolved to adopt the Madora Bay North Local Structure plan for advertising purposes.

Background

Local Planning Scheme

The subject site is zoned Urban Development under the City's Local Planning Scheme No 12 (Scheme 12) which requires a Structure Plan to guide land use, subdivision and development.

North Mandurah District Structure Plan

Under the district-level North Mandurah Structure Plan, the subject site is identified for "Residential Development" with some community purpose / mixed-use opportunities within the Madora Bay Regional Beach area. The site also has vast areas noted as "Environmental / Landscape Assessment Area", however these have since been approved as 'urban' under the existing Structure Plan. Whilst the District Structure Plan provides some guidance to the overall district, the localised Madora Bay North Structure Plan provides greater detail, local level planning framework to the subject site.

Madora Bay North Local Structure Plan

The first version of the Madora Bay North Local Structure Plan (previously Outline Development Plan) was supported by Council, subject to modifications, and endorsed by the WAPC in July 2015. The applicant appealed the WAPC's decision with the State Administrative Tribunal. As part of the mediation process, the City was requested to reconsider an amended Structure Plan. At the Council Meeting on 10 November 2015, Council determined not to support the amended Structure Plan.

The Structure Plan was subsequently approved by the Western Australian Planning Commission in March 2016. The approved Structure Plan is primarily low-medium density residential (R20-R40), with a strip of higher density residential (R60), mixed use and commercial zones connecting Mandurah Road to the Foreshore Node.

Proposal

The purpose of the amendment is to reconfigure the commercial area and public open space in response to design concepts progressed for the Coastal Node. The proposed modifications to the approved Madora Bay North Local Structure Plan are as follows:

- Redistribution of public open space within the Structure Plan area, to provide a better distribution of POS across the area rather than being concentrated in the central-western part of the site;
- Reconfiguration of the Commercial and Mixed Use zones, to maximise the frontage and opportunities for interaction with the Coastal Node;
- Introduction of the RMD Codes (Medium density single house development standards);
- Relocation of the school site to reflect existing subdivision approvals; and
- Formatting changes and updated references to policies to reflect changes within the planning framework.

Comment

Public Open Space

The primary purpose of the proposed amendment is the redistribution of Public Open Space (POS). The applicant has stated that the amendments are being sought to provide a better distribution of POS across the Structure Plan area rather than being concentrated in the central-western part of the site.

It is acknowledged that the amendment would result in a reduction of POS from the existing Structure Plan, however the proposed POS will equate to 10.8 per cent of the site area, achieving the minimum 10 percent requirement as per Liveable Neighbourhoods. The applicant has provided a POS schedule within the Explanatory Report (Refer Attachment 2.2).

The proposal has been assessed against the objectives of Liveable Neighbourhoods and the POS is considered to be of appropriate quantity and quality to contribute to the recreational and social needs of the future community. The amended POS layout results in an even distribution of public parkland across the Structure Plan area with acceptable walking distances from all future residential properties.

There is some disappointment from the community, as evident in submissions, in relation to the reduction of POS within the Structure Plan area, however the proposal must be assessed on its merits against the relevant policies, in this case Liveable Neighbourhoods. The proposed POS meets the statutory requirements relating to local and neighbourhood parks and are located for the majority of residents they are intending to serve. Water management has been integrated into the POS, with an acceptable balance of useable space (eight percent for active and passive recreational purposes and two per cent for drainage/restricted use). It is also noted the developer is proposing additional investment and upgrading of the reserve as part of the coastal node. This continues to be assessed separately, however does augment the POS amenity for the area.

Overall, Officers consider the provided POS to be acceptable, however are suggesting one change which may have been an error on the mapping. It is recommended that the Landscape Public Open Space Master Plan is amended to ensure that the landscape buffer extends from POS4 to POS5.

Road and Pedestrian Network

In order to facilitate the proposed changes to the POS and local centre, there are subsequent changes to the transport network within the Structure Plan area. The major roads (integrator and neighbourhood connectors) are generally as per the original Structure Plan, however ‘Integrator B’ would now connect all the way from Mandurah Road to the Foreshore Node rather than being routed around the POS. This streetscape can be designed to create a desirable and attractive entrance to the Madora Bay North local

centre and Foreshore Node. The specific design of the road reserve, including street tree planting, will be determined at subdivision stage.

Through the advertising process, some submissions were received highlighting traffic and road safety concerns along Sabina Drive through the Structure Plan area. The Structure Plan includes a neighbourhood connector running adjacent to the foreshore connecting the existing Madora Bay suburb to Singleton. This road connection is on the existing Structure Plan and is not proposed to be altered. A number of submissions have suggested that this road should be rerouted around the local centre to create a pedestrian only environment. As an alternative option, Officers recommend that traffic calming methods be implemented to slow traffic along this road, as well as the introduction of pedestrian priority areas. A pedestrian priority area can be implemented in between the local centre and foreshore and can be marked via raised entry and exit points. The City has also requested that this 'Coastal Drive' has a dual use path on one side with a footpath on the other side (rather than only one side as stated within the Structure Plan). Liveable Neighbours allow for footpaths to be omitted from one side of the road for lower order access streets, however this road will be a neighbourhood connector and frequently used.

In regards to local roads, the existing connections have been retained within the concept plan in the explanatory report, however some are no longer depicted on the Structure Plan as 'key local roads'. In a submission from the City of Rockingham, it has been requested that the road connection to Treasure Road be returned to the Structure Plan to avoid confusion. This request has been reflected within the recommendation to the WAPC.

Due to the proposed amendments to the road network, the City has requested that a Local Traffic Management Plan be submitted, particularly for an assessment of the Angalore Road, Caspar Road and Sabina Drive connections. The City can request that the WAPC do not finalise the Structure Plan until this information has been received and endorsed.

Zoning and Land Use

Subsequent to the lodgement of this application, the City's Scheme 12 came into effect. As a result, the proposed Structure Plan text and map will need to be updated to reflect the new land use definitions and zones.

The Commercial zone referred to in the Structure Plan no longer exists within Scheme 12 and the closest alternative has been determined to be Local Centre. The applicant has reviewed land use table and in general supports the change to Local Centre, however has requested that the 'Tavern' land use be discretionary within the Structure Plan Local Centre rather than not permitted. Under the existing Structure Plan, a 'Tavern' is a currently an AA use, meaning it can be considered subject to an application. Officers consider that a Tavern could be appropriate within this location, provided it was designed and built to adequately protect the overall residential amenity of the area. Whilst a Structure Plan does not go into specific development standards, including the land use as discretionary will allow for greater flexibility in the future. It should be noted, that if 'Tavern' is changed to an 'X' (not permitted) use, the City is unable to accept an application for this land use in the future and there is no flexibility on this. It is recommended that the Commercial zone be amended to Mixed Use, with 'Tavern' as an additional discretionary ('A' – must be advertised) land use.

Previously, there was no Mixed Use zone within Town Planning Scheme No 3 (Scheme 3) and as such, a specific land use table was incorporated into the Structure Plan. Scheme 12 has introduced a Mixed Use zone and associated land use table which can now be utilised within the Structure Plan. As with the above, the applicant has reviewed the land use table and is generally in agreement with the change, however has requested that 'Restaurant/Cafe' be a discretionary land use and 'Single House' be a permitted land use for the Mixed Use zone within the Structure Plan. This is consistent with the existing Structure Plan and is supported by Officers.

Within the Structure Plan text, the applicant has suggested that they would like the R-MD Codes (Medium-density single house development standards) to apply to the residential properties within the Structure Plan area for R25 and higher. These development standards have been applied to many of the newer

residential estates within Mandurah, including Madora Bay, Lakelands and Florida. Previously, the developer has been required to implement the R-MD Codes via Local Development Plans. In order to reduce the number of planning layers, it is recommended that the density codes on the Structure Plan be amended to the associated R-MD Code (e.g. R25 amended to RMD25).

Urban Water Management Plan

The City and the Department of Water and Environmental Regulation (DWER) have both raised concerns in relation to the submitted Local Water Management Strategy (LWMS) Addendum. The concerns relate to the disposal of runoff into underground cells / adjacent POS and also the proposed disposal of stormwater into the foreshore area. City's Officers have advised that runoff into the foreshore reserve is not supported and is inconsistent with the Foreshore Management Plan and the Flora and Fauna Assessments.

DWER have advised that the proposed Structure Plan amendment should not be finalised prior to the endorsement of a satisfactory LWMS by the DWER and the City. Finalisation of the LWMS has been included as a recommendation to the WAPC.

Foreshore Management Plan

The applicant submitted a Foreshore Management Plan (FMP) for the Madora Bay North area to be reviewed concurrently with the Structure Plan amendment, the assessment of which does not form part of this application. The City's Environmental Services department is reviewing the FMP and have requested additional information. Whilst it is mentioned within the Structure Plan, the Foreshore Management Plan is subject to further detailed review and approval.

The assessment of the Structure Plan must follow the statutory timeframes specified within the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed provisions for local planning schemes) and cannot be delayed to await the Foreshore Management Plan and as a result, as previously mentioned, is being considered independently. It is considered appropriate; however, the Foreshore Management Plan is finalised as a matter of priority and as such a recommendation for this to occur prior to any subdivision or development occurring is included.

Bushfire Management Plan

In accordance with State Planning Policy No 3.7 – Planning in Bushfire Prone Areas, the applicant has submitted an updated Bushfire Management Plan (BMP) for the Structure Plan area. The City has reviewed the BMP and had some concerns regarding the implications of dust management on the fuel loading, clarification on the road verge fuel management responsibility and details of clearing/management of public open space. Officers are working with the applicant to review the details of the BMP in order to reach an acceptable outcome. It is recommended that the endorsement of the BMP by the City and the Department of Fire and Emergency Services be included in the response to the WAPC.

MEAG Comment

This item was considered by the Mandurah Environmental Advisory Group at its meeting on 25 March 2022 and the following recommendations were made:

1. *MEAG members have significant concerns around the reduction and quality of POS allocation within this plan. Members acknowledge that the developer has achieved the 10% minimum of POS allocation however, the group advise Council to negotiate for additional POS allocation to ensure a balance of amenity and biodiversity functions can be achieved.*

Officer Comment:
The concerns regarding the provision of POS are noted. The proposed POS is considered to meet the objectives of Liveable Neighbourhoods in regards to the quantity and quality. The assessment is

to be based on the relevant planning legislation, in this case Liveable Neighbourhoods and as such, Officers do not feel that there are grounds for a negotiation.

2. *Concerns were also raised that POS and streetscapes will be landscaped to a non-vegetated low threat state (refer to Fire Management Plan). Detailed plans of the POS have been requested from the developer/planning consultant.*

Officer Comment:
Officers have also raised concerns regarding the Bushfire Management Plan and have recommended this be reviewed prior to endorsement by the WAPC.

3. *MEAG recommends that the bushland located on the north east boundary to be retained as bushland and not cleared.*

Officer Comment:
The applicant has proposed retention of the dune landform and vegetation, where possible, within this pocket of POS (Landscape Public Open Space Master Plan – POS No 9). The specific details of the vegetation retention will be agreed at subdivision stage.

Consultation

The Structure Plan was advertised for public comment for 44 days from 23 February 2022 to 8 April 2022 via the following methods:

- Letters/emails to landowners surrounding the site;
- Three signs on site;
- Online via the Mandurah Matters Website; and
- Emails to a number of external government agencies.

A total of 14 submissions were received. The individual submissions have been summarised and responded to in the Schedule of Submissions (refer Attachment 2.3).

Internal Consultation

The application was referred internally to Engineering, Landscaping, Environmental Services and Strategic Planning. Comments received have been incorporated into the assessment above.
It was also presented at the City's fortnightly multi-disciplinary technical groups (TDM – Technical Discussion Meeting)

Statutory Environment

The procedures for preparing a structure plan are prescribed by the *Planning and Development (Local Planning Schemes) Regulations 2015*. The local government is required to forward a report to the decision maker (being the WAPC).

Policy Implications

Nil

Financial Implications

The proposal has the potential to facilitate additional employment opportunities within the Local Centre.

Risk Analysis

Nil

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.
- Facilitate and advocate for sustainable local job creation and industry diversification.

Social:
- Facilitate safe neighbourhoods and lifestyles by influencing the built form through urban design.

Health:
- Provide and facilitate quality infrastructure that is accessible, and conducive to a healthy, active community.

Environment:
- Advocate for and partner with all levels of Government and other agencies to ensure environmental impacts are considered in all strategy development and decision making.
- Protect and manage our local natural environment and ensure that our actions to manage land-based assets don't adversely impact our waterways.

Organisational Excellence:
- Listen to and engage with our community in the decision-making process.

Conclusion

Council is requested to consider an amendment to the approved Madora Bay North Local Structure Plan. The primary reason for the application is for the redistribution of POS and Commercial / Mixed Use zones to respond to design concepts for the coastal node. Other proposed modifications include the relocation of the school to reflect existing subdivision approvals, introduction of the RMD Codes and formatting changes to reflect changes within the planning framework.

Whilst the amendments result in a reduction in the amount of POS provided, the proposed POS is considered to meet the objectives of Liveable Neighbourhoods in regards to the minimum area, location and types of public parkland.

Further review is required for a number of the technical reports, as included within the recommendation. Due to statutory timeframes, the City is unable to resolve these issues prior to sending a recommendation to the WAPC, however the City can request that the WAPC hold off on endorsing the amended Structure Plan until these technical reports have been endorsed by the City.

Overall, the proposed Structure Plan is considered to be in keeping with the objectives of Liveable Neighbourhoods and it is recommended that Council support the proposal, subject to modifications.

NOTE:

- Refer ***Attachment 2.1 Proposed Madora Bay North Local Structure Plan***
  Attachment 2.2 Applicant's Explanatory Report
  Attachment 2.3 Schedule of Submissions
  Attachment 2.4 Existing Madora Bay North Local Structure Plan

Officer Recommendation

That the Planning and Community Consultation Committee recommend that Council under Clause 20(2) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, provides this report to the Western Australian Planning Commission for the Madora Bay North Local Structure Plan (Plan Dated October 2021) recommending that the proposed Structure Plan should be approved, subject to the following modifications:

a) **A Local Traffic Management Plan (LTMP) shall be submitted to and endorsed by the City of Mandurah, prior to approval of the Structure Plan. The purpose of the LTMP is to address concerns regarding the connections to Angalore Road, Caspar Road and Sabina Drive.**

b) **An amended Local Water Management Strategy Addendum shall be submitted to and endorsed by the City of Mandurah and the Department of Water and Environmental Regulation, addressing concerns regarding the disposal of runoff into underground cells and adjacent public open space and also the proposed disposal of stormwater into the foreshore area.**

c) **An amended Bushfire Management Plan shall be submitted to and endorsed by the City of Mandurah and the Department of Fire and Emergency Services, addressing concerns regarding responsibility for road verge fuel management and clearing/management of public open space.**

d) **Landscape Boulevard and Connector Masterplan amended to include "dual use path to one verge with footpath on the opposite verge" for the 'Coastal Drive' and to incorporate a pedestrian priority area connecting the Local Centre to the Coastal Node.**

e) **Identify the road connection to Treasure Road as a 'Key Local Road' on the Structure Plan (Plan 1)**

f) **Replace the Commercial zone with Local Centre zone and include the following additional use within the Structure Plan:**
   i. **Tavern is an 'A' land use within the Local Centre zone.**

g) **Delete the Mixed Use land use table and refer to the land use table within Local Planning Scheme No 12. Include the following additional use for the Mixed Use zone within the Structure Plan:**
   i. **Single House is a 'P' land use within the Mixed Use zone**
   ii. **Restaurant/Café is a 'D' land use within the Mixed Use zone**

h) **Replace all references to Town Planning Scheme No 3 with Local Planning Scheme No 12.**

i) **Include reference to the R-MD Codes on the Structure Plan (Plan 1).**

j) **Landscape Public Open Space Master Plan amended to extend the Mandurah Road Buffer from POS 4 to POS 5.**

k) **An amended Foreshore Management Plan shall be submitted to and approved by the City of Mandurah prior to any subdivision or development. The amended Foreshore Management Plan is required to include additional information requested by the City, including, but not limited to, the final foreshore location and design, areas of revegetation, current weed species/extent and presence of priority species.**

Committee Member Alternative Recommendation

That Council defer the Proposed Amendment to Madora Bay North Local Structure Plan to the Ordinary Council Meeting held on 24 May 2022 and request Officers to liaise with the applicant in relation to the reduction of public open space and road improvement to enhance pedestrian access in the local centre.

ADDITIONAL INFORMATION FROM COORDINATOR, STATUTORY PLANNING & LANDS

PLANNING & COMMUNTY CONSULTATION COMMITTEE MEETING: 10 MAY 2022

REPORT 2 PROPOSED AMENDMENT TO MADORA BAY NORTH LOCAL STRUCTURE PLAN

Additional information to be added to Attachment 2.3 in Report 2: Proposed Amendment to Madora Bay North Local Structure Plan.

Attachment 2.3

Schedule of Submissions Omitted from Submissions Table– Madora Bay North Local Structure Plan

Owner / Address	Submission (Summarised comments)	Comment
15. Marion Blair	a. Concerned in the reduction of POS from the approved plan.	a. The proposed Structure Plan complies with the minimum requirement for POS under Liveable Neighbourhoods.
	b. The large POS adjacent to the commercial hub will be large enough to be useable for recreation and community events like McLennan Parka the school oval will be used for organised sport.	b. Noted. The approved plan shows a large area of POS which is proposed to be removed through the amendment. Concepts show a 2.5HA useable park within the foreshore.
	c. Latest plan shows a reduction of POS and it being replaced with pockets parks which are not always useable for recreation.	c. Noted. There are a number of parks proposed throughout the structure plans area with a mixture of passive and active recreation.
	d. With narrower street widths and smaller lot sizes the norm for new subdivisions, useable public recreation areas are more important.	d. Noted.

MADORA BAY NORTH
Local Structure Plan

Part One - Implementation Report

OCTOBER 2021



CLE Town Planning + Design

SEASIDE

Title:	Madora Bay North Local Structure Plan Part One | Implementation Report
Prepared for:	Satterley Property Group
CLE Reference:	962Rep227
Date:	27 October 2021
Status:	Final
Review date:	27 October 2021
Prepared by:	CLE Town Planning + Design

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Endorsement page

This structure plan is prepared under the provisions of the City of Mandurah Town Planning Scheme No. 3 (incorporating Schedule 2 'Deemed Provisions for Local Planning Schemes' of the *Planning and Development (Local Planning Schemes) Regulations 2015).*

IT IS CERTIFIED THAT THE MADORA BAY NORTH LOCAL STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

……

Signed for and on behalf of the Western Australian Planning Commission

……

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

……. Witness …….. Date

……. Date of Expiry

Table of Amendments

AMENDMENT NO.	DESCRIPTION OF AMENDMENT	DATE APPROVED BY WAPC
1	Reconfigure the Commercial zone and central public open space in response to design concepts progressed for the Coastal Node. Introduce reference to City of Mandurah Local Planning Policy No. 1. Make formatting changes in Part 1 to reflect the Structure Plan Framework (2015).	TBC

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1.0 STRUCTURE PLAN AREA

This structure plan applies to Lot 101 Mandurah Road, Madora Bay, being the land within the line identified as the 'Structure Plan Boundary' on Plan A: Madora Bay North Local Structure Plan ('the structure plan map').

2.0 STRUCTURE PLAN CONTENT

This structure plan consists of:

- Part One – Implementation (as amended) (this section);
- Part Two – Explanatory Section; and
- Appendices – Technical reports supporting the structure plan, and planning reports supporting the amendments to the structure plan.

Part One of the structure plan comprises the structure plan map and planning provisions. Part Two and all Appendices are references provided to guide the interpretation and implementation of Part One.

3.0 STRUCTURE PLAN OPERATION

This structure plan is prepared in accordance with Part 4 of Schedule 2 (Deemed Provisions) in the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations'). It is a Local Structure Plan fulfilling the requirements of City of Mandurah Town Planning Scheme No. 3 ('TPS 3') for the applicable 'Urban Development' zone.

The Regulations require decision-makers to have due regard for the provisions of this structure plan, which takes effect on the date on which it is approved by the Western Australian Planning Commission ('WAPC').

Unless otherwise specified by this Part, all words and expressions used in this structure plan have the same meaning as the same words and expressions in the Regulations and TPS 3.

4.0 STAGING

Subdivision and development of land within the structure plan area has commenced from the south-eastern part of the site and will proceed generally in a westward direction. Future staging will be influenced by, *inter alia:*

- Provision of a Wastewater Pump Station ('WWPS') near the Coastal Node to service the portion of the structure plan area that does not connect into the established Lakelands WWPS.
- Provision of a new intersection on Mandurah Road at the location shown on the structure plan map, connecting into the under-construction Everest Parkway intersection.
- Specific timing for these and other aspects will be confirmed at the subdivision stage.

5.0 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

5.1 Zones and Reserves

Subdivision and development of land within the structure plan area should be generally in accordance with the structure plan and the corresponding zone or reserve under TPS 3.

5.2 Residential Zone

a. Residential subdivision and development should accord with the requirements for the Residential Density Code specified by the structure plan map.

b. The City of Mandurah Local Planning Policy No. 1: Residential Design Codes Policy ('LPP 1') sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-R60. Except to the extent of any inconsistency with an approved Local Development Plan ('LDP'), LPP 1 applies within the structure plan area.

5.3 Commercial Zone

a. The intent of the Commercial zone is to accommodate a Local Centre, as defined in the City of Mandurah Activity Centres Strategy. Land use permissibility is as per Table 2 of TPS 3.

b. The Net Lettable Area of retail floorspace within the Commercial zone shall be in accordance with the City of Mandurah Activity Centres Strategy.

c. A residential density code of R60 applies within the Commercial zone.

d. The development of the Commercial zone should be in accordance with approved Local Development Plans. These should be based on 'main street' design principles promoting development to be built up to or close to the street, providing good surveillance of the primary street/s with coordinated parking areas located at the rear.

5.4 Mixed Use Zone

a. The intent of the Mixed Use zone is to accommodate residential development, low-key tourist accommodation and/or a range of non-residential land use (predominantly at ground floor level) which are complementary to residential development. Within the Mixed Use zone, the following land use permissibility applies for non-residential land uses:

Arts and Craft Display	AA
Bed and Breakfast Accommodation	AA
Car Park	IP
Child Care Premises	SA
Club Premises	SA
Community Purpose	AA
Consulting Room	AA
Corner Shop	AA
Cultural Use	SA
Dwelling	P
Family Day Care	P
Guesthouse	AA
Home Occupation	AA
Hotel	SA
Kindergarten	SA
Land Sales Office	P
Medical Centre	SA
Museum	SA
Office	AA
Public Utility	P
Public Worship - place of	SA
Restaurant	SA
Serviced Apartment	SA
Shop (max. 300m² NLA per tenancy)	AA
Short Stay Accommodation	AA
Takeaway Food Outlet (excl. 'drive through' facilities)	SA

b. A residential density code of R60 applies within the Mixed Use zone.

c. The development of the Mixed Use zone should be in accordance with approved Local Development Plans. These should be based on 'main street' design principles promoting development to be built up to or close to the street, providing good surveillance of the primary street/s with coordinated parking areas located at the rear.

5.5 Public Open Space

A minimum of 10 percent public open space is to be provided in accordance with *Liveable Neighbourhoods*. Public open space is to be provided generally in accordance with the structure plan map. An updated public open space schedule should be provided at the subdivision stage for assessment by the City and the WAPC.

6.0 LOCAL DEVELOPMENT PLANS

At the subdivision stage, the City of Mandurah may request that the WAPC impose a condition/s of approval requiring LDPs to be prepared, submission and approval, in accordance with Part 6 of the Regulations, for lots that:

a. Are rear-loaded (take vehicle access from a laneway);

b. Abut POS;

c. Require site-specific R-Code variations;

d. Are zoned 'Commercial' or 'Mixed Use'. Provisions addressing built form, access and parking will be required;

e. Require application of 'Quiet House' design features as recommended by a Transport Noise Assessment;

f. Are immediately adjacent to existing residential lots in Singleton: to address site levels and boundary fencing to existing abutting lots; or

g. Are immediately adjacent to existing residential lots in Madora, east of Angalore Road: to address site levels and boundary fencing to existing abutting lots.

Local Development Plans required for lots abutting an existing residential lot outside of the structure plan area will be advertised to the relevant landowner/s through direct written correspondence in accordance with the Regulations.

7.0 ADDITIONAL INFORMATION

At the subdivision stage, the WAPC may require and/or impose a condition/s of approval requiring the preparation, submission and approval of the following technical reports:

a. Foreshore Management Plan;

b. Environmental Management Plan;

c. Urban Water Management Plan;

d. Public Open Space Schedule;

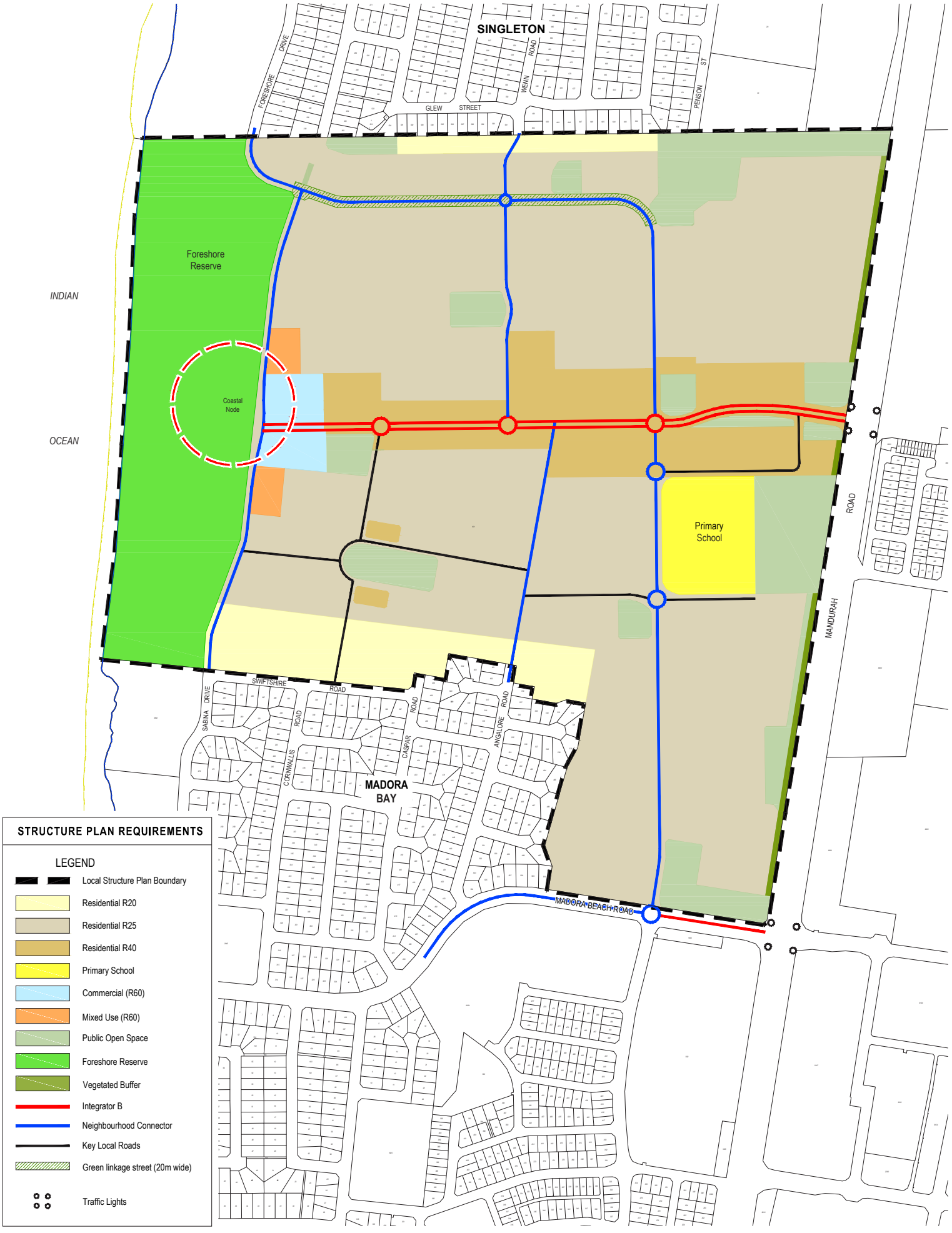
e. Landscape plan for the planting and treatment of the 'green linkage street';

f. Any safety improvements and traffic calming to existing roads that provide direct through connection into the structure plan area that may be required to accommodate the additional traffic generated by the structure plan, with reference to an approved Transport Impact Assessment;

g. Design and construction of the intersection of the 'Integrator B' road with Mandurah Road to the satisfaction of the WAPC, in consultation with Main Roads WA and the City of Mandurah;

h. Design and construction of the upgrade to the intersection of Madora Beach Road and Mandurah Road to the satisfaction of the WAPC, in consultation with Main Roads WA and the City of Mandurah; and

i. Uniform fencing and/or a noise attenuation wall, with reference to an approved Transportation Noise Assessment.



PLAN 1 - LOCAL STRUCTURE PLAN



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MADORA BAY NORTH
Local Structure Plan

APPENDIX 10
Explanatory Report for Amendment 1,
with Attachments

OCTOBER 2021



CLE Town Planning + Design

SEASIDE

Title:	Madora Bay North Local Structure Plan Part Two | Explanatory Report for Amendment 1, with Attachments
Prepared for:	Satterley Property Group
CLE Reference:	962Rep228
Date:	27 October 2021
Status:	DFinal
Review date:	27 October 2021
Prepared by:	CLE Town Planning + Design

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1.0 PURPOSE OF AMENDMENT

The primary purpose of Amendment 1 is to redistribute some of the public open space ('POS') in the western and north-western parts of the structure plan area, to improve the accessibility of various POS types for future residents. Amendment 1 is being progressed concurrently with a Foreshore Management Plan, and the two are related in terms of outcomes.

The opportunity is also being taken to:

- Introduce a reference to the City of Mandurah Local Planning Policy No. 1: Residential Design Codes Policy ('LPP 1') to enable implementation of the R-MD Codes; and
- Refresh the format and content of the structure plan to accord with contemporary planning policies and practices, and recent subdivision approvals issued for the structure plan area.

Approval of the amendment will facilitate the progression of design and development for the proposed Coastal Node and urban development within the north-western quarter of the structure plan area.

2.0 BACKGROUND

The structure plan was approved by the WAPC in March 2016 and covers one parent lot (Lot 101 Madora Beach Road, Madora Bay) in its entirety. The approval was obtained by CLE for the previous owner of Lot 101, H&N Perry, and one subdivision approval (WAPC Ref. 155645) was subsequently issued to that owner.

In March 2020, Lot 101 transferred in ownership to the Satterley Property Group, which is developing the 'Seaside' estate on the site. Four subdivision approvals (WAPC Refs. 159127, 159342, 160214 and 160476) have been issued to Satterley since then and a fifth, for the north-eastern quarter of the structure plan area, is in preparation (as at October 2021). The applications lodged to date cover land generally outside of the north-western quarter of Lot 101.

Within the north-western quarter of Lot 101, the key proposals of the structure plan are:

- A coastal node within the foreshore reserve (reserved under the Peel Region Scheme for 'Parks and Recreation');
- A land parcel zoned 'Commercial' and intended to accommodate a Local Centre; and
- An array of small- to medium-sized POSs and a 'green linkage' street, the collective purpose of which is to provide local residents with convenient access to local parks that complement, in function, the larger, district-scale recreational spaces provided within the foreshore reserve.

A Foreshore Management Plan for the foreshore reserve was recently lodged with the City of Mandurah by Strategen-JBS&G (refer to Attachment 4 for an extract). Among other things, a substantial open green space for informal active recreation and public events is proposed. This justifies reconsideration of the 5ha rectangular POS located on the landward side of the foreshore road, which is the primary purpose of this amendment.

3.0 PROPOSED POS REDISTRIBUTION

If retained, the above-mentioned rectangular POS, combined with the open space within the coastal node, would result in a significant proportion of the POS provided for Seaside being concentrated in the central-western part of the site. The existing structure plan has been deemed to be generally compliant with *Liveable Neighbourhoods* by virtue of its approval by the WAPC, and there is an acceptable degree of POS accessibility for all residents across the future estate. However, Satterley considers that this can be improved, and preliminary discussions with the City of Mandurah indicate that there is some scope to amend the structure plan with this outcome in mind.

The existing and proposed POS networks are shown at Attachment 2, including a breakdown of POS sizes and the creditable POS calculation. The following comments apply in this respect:

- The Local Centre has been reconfigured to maximise its frontage and opportunities for interaction with the Coastal Node. Its status and floorspace are not proposed to change relative to the existing structure plan.
- To enable the Local Centre to be reconfigured and to reflect the provision of open space within the Coastal Node, POS 'B' is proposed to be reduced in size and relocated in a north-easterly direction, improving POS accessibility for local residents.
- POS 'A' has been reduced in size. Provision of POS against side boundaries (as is the case for POS 'A' where it abuts lots in Singleton) is unusual, however, POS 'A' is not recommended for deletion because it assists to manage, visually, the interface between Seaside and Singleton.
- POSs G and H have been amalgamated into one consolidated, more useable POS labelled 'G', consistent with the subdivision plan lodged under WAPC Ref. 160476. The POS 'H' designation has been repurposed for the POS approved under WAPC Ref. 160214.
- The primary school has been relocated northward into the location approved under WAPC Ref. 160214, with associated changes made to POSs 'I' and 'K'.
- New POSs, 'M' and 'N' have been created to facilitate, respectively, an entry statement and a local park providing a green outlook for a future row of townhouses and accommodate the wastewater pump station required to service most of the Seaside estate outside of the area covered by WAPC Ref. 159127.

The above-mentioned POS changes result are mostly approved already through existing subdivision approvals. Collectively, the changes deliver a creditable POS total of 12.45 hectares, or 10.8% of the gross subdivisible area of the structure plan area. This is compliant with the 10% required under Liveable Neighbourhoods. A copy of the POS Schedule appears at Attachment 2 of this report.

4.0 FORESHORE MANAGEMENT PLAN

As stated above, this structure plan amendment has been prepared in parallel with that of a Foreshore Management Plan ('FMP') for the 'Parks and Recreation' reserve along the coast. Key parameters for the FMP were investigated comprehensively through the original structure plan and remain valid. The most noteworthy site factor is the presence of quandong trees, which are culturally significant for the local Aboriginal people. The Coastal Node location shown on the existing structure plan avoids these, and no change to the location is proposed.

Preparatory work for the Foreshore Management Plan, which has the Coastal Node as its centrepiece, has involved extensive engagement with the City of Mandurah and background research. This included consideration of the characteristics of good coastal node development in Florida, South Australia and elsewhere in Western Australia, and a site tour of the Amberton Beach, Shorehaven and Eden Beach coastal nodes was conducted in February 2021. These case study exercises revealed the following common characteristics, regardless of the scale of the place:

- The node is located at the termination of a major access street;
- A foreshore access road provides a hard edge to the foreshore. This serves a number of purposes including:
  - Providing access to carparking within the foreshore;
  - Providing a road interface for development overlooking the foreshore and the ocean;
  - Bushfire hazard separation.
- The adjacent street block network has streets that run perpendicular to the foreshore in order to provide terminating view lines to the ocean;
- There are visual cues to the beachfront through signage / landscaping / structures;
- Commercial and retail uses are at the core of the node;
- Higher-density residential is located within a short walk of the beach access and the commercial / retail node;
- Car parking is located on the periphery of the node, and traffic calming is implemented through piazzas and other paving techniques. This fosters a pedestrian-friendly environment;
- There is space to accommodate events, markets, food vans and the like.

The Coastal Node concept shown at Attachment 4 is guided by these learnings, and features:

- Two open spaces, providing options for large and small events;
- Peripheral car-parking areas, drawing vehicles away from the heart of the Coastal Node and supporting a pedestrian-friendly environment;
- Hardscaped areas terracing down from the foreshore road, creating a transition from the urban-feeling Local Centre to the natural greenery of the foreshore;
- Provision for a surf lifesaving club close to the ocean, responding to a recommendation of the Mandurah North District Structure Plan;

- A mix of formal (sealed) and less formal (limestone) tracks to and through the foreshore reserve, similar to the examples at Eden Beach.
- A tight cluster of commercial buildings at the heart of the Coastal Node, maximising opportunities for synergies with users of the foreshore (and other patrons);
- Active, permeable frontages to all commercial buildings east of the foreshore road, fostering a human-scaled, pedestrian-oriented Local Centre;
- Opportunities for medium-density residential development (up to the R60 density), which is likely to comprise rear-loaded townhouses and potentially small mainsonettes, along with traditional freehold product further afield.
- Provision for the above-mentioned wastewater pump station in POS 'N'.

The foreshore components of the Coastal Node concept are detailed fully in the Foreshore Management Plan lodged recently by Strategen-JBS&G. Detail on built form within the Local Centre will be provided in Local Development Plan/s prepared pursuant to conditions of subdivision approval, as provided in Section 6 of Part 1 of this structure plan.

5.0 LOCAL WATER MANAGEMENT STRATEGY

The POS network proposed in this structure plan amendment has been designed to offer a range of local recreational opportunities to residents and also accommodate stormwater detention basins. This aspect of the design has been informed by an Addendum (Hyd2o, October 2021; 'the Addendum', refer to Attachment 5) to the approval Local Water Management Strategy. The purpose of the Addendum is to, by its own description, *"review and refine the overall stormwater management strategy and stormwater modelling across the LSP area"* and "*guide subdivision planning and the development of Urban Water Management Plans (UWMPs)"*. It should be read in conjunction with the approved LWMS that forms part of the original structure plan, which remains valid for all matters not covered by the Addendum.

The Addendum confirms that stormwater management will be undertaken consistent with the Water Sensitive Urban Design principles advocated by the Department of Water and Environmental Regulation. The drainage network will comprise lot soakwells, underground storages within road reserves, and ephemeral bioretention swales within POS for water quality treatment and infiltration. One-year Average Recurrence Interval ('ARI') events are proposed to be infiltrated close to source, with no specific basin allowance for such events. The drainage basins shown in the Addendum are for five-year ARI events and above, with is reflected in the POS Schedule included at Attachment 2. These constitute Restricted POS as required by *Liveable Neighbourhoods.*

6.0 BUSHFIRE HAZARD MANAGEMENT

The majority of the structure plan area is identified in the bushfire hazard mapping maintained by the Department of Fire and Emergency Services as being bushfire-prone. As such, State Planning Policy 3.7: Planning for Bushfire-Prone Areas ('SPP 3.7') applies. In accordance with SPP 3.7, recent subdivision applications lodged over land within the structure plan area (listed in Section 2.0) have included Bushfire Management Plans incorporating BAL Contour Plans. In addition, this structure plan amendment is accompanied by a Bushfire Management Plan (Strategen-JBS&G, October 2021; 'the BMP', refer to Attachment 6) covering the areas that have not yet been covered by a subdivision approval.

The BMP has been informed by, among other things, the Public Open Space Master Plan that appears at Attachment 3, and assesses off-site hazards as required by SPP 3.7. It concludes that there are no bushfire hazards applicable to the site that cannot be managed in accordance with SPP 3.7 at the subdivision stage. Most of the structure plan amendment area is concluded to have a bushfire hazard level ('BHL') of 'Low', whilst a BHL of 'Moderate' applies to land adjacent to the foreshore reserve, Mandurah Road and the north-eastern POS. The hazard posed by the north-eastern POS is acceptable in the context of SPP 3.7, however, the project team intends to investigate opportunities to reduce the hazard it poses through the final landscape design. Development planned to the east of Mandurah Road will, in time, remove the 'Moderate' BHL that applies to land in that area, and the Coastal Node component of the foreshore reserve may reduce the BHL applicable to adjacent land. These matters will be investigated further at the subdivision stage in the context that there have been no insurmountable issues identified at the structure plan stage. BAL ratings for individual lots will be confirmed at the subdivision stage ahead of final certification prior to the issue of titles. These steps will be taken in accordance with SPP 3.7 in the normal manner.

7.0 CONCLUSION

Progression of this amendment to the Madora Bay North Local Structure Plan will facilitate subdivision and development of the north-western portion of the 'Seaside' estate and the Coastal Node. The latter will provide a centrepiece for the estate and cater for district-level demand for beach facilities and access, complementing other coastal nodes in the Rockingham to Mandurah coastal corridor. The associated POS refinements are logical actions that support the equitable distribution of public space for all future residents.

Attachments

Attachment 1	Development Concept Plan
Attachment 2	Public Open Space Plan and Schedule
Attachment 3	Landscape Master Plan (Plan E)
Attachment 4	Coastal Node Concept Plan from Foreshore Management Plan (Plan E)
Attachment 5	Local Water Management Strategy - Technical Note (Hyd2o)
Attachment 6	Bushfire Management Plan (Strategen-JBS&G)

Attachment 1

Development Concept Plan

This plan has been prepared for general information purposes only and uses potentially uncontrolled data from external sources. CLE does not guarantee the accuracy of this plan and it should not be used for any detailed site design. This plan remains the property of CLE.



All proposals and designs outside Phase 1 are subject to review and approval.

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SEASIDE

CONCEPT PLAN

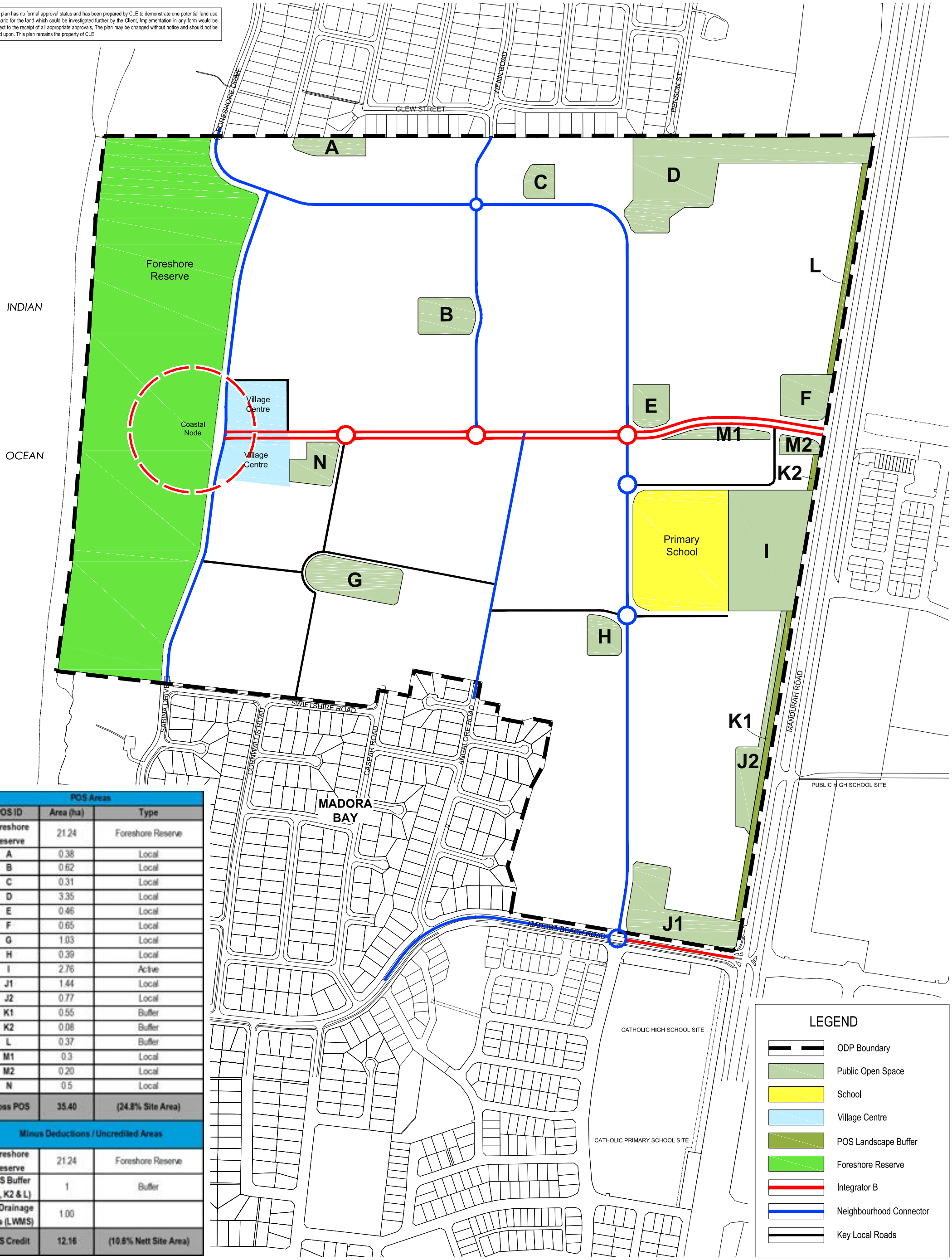
plan no: **962-230D-01**
date: 12 October 2021
scale: not to scale

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Attachment 2

Public Open Space Plan and Schedule

This plan has no formal approval status and has been prepared by CLE to demonstrate one potential land use scenario for the land which could be investigated further by the Client. Implementation in any form would be subject to the receipt of all appropriate approvals. The plan may be changed without notice and should not be relied upon. This plan remains the property of CLE.



POS Areas		
POS ID	Area (ha)	Type
Foreshore Reserve	21.24	Foreshore Reserve
A	0.38	Local
B	0.62	Local
C	0.31	Local
D	3.35	Local
E	0.46	Local
F	0.65	Local
G	1.03	Local
H	0.39	Local
I	2.76	Active
J1	1.44	Local
J2	0.77	Local
K1	0.55	Buffer
K2	0.08	Buffer
L	0.37	Buffer
M1	0.3	Local
M2	0.20	Local
N	0.5	Local
Gross POS	35.40	(24.8% Site Area)
Minus Deductions / Uncredited Areas		
Foreshore Reserve	21.24	Foreshore Reserve
POS Buffer (K1, K2 & L)	1	Buffer
1:1 Drainage Area (LWMS)	1.00	
POS Credit	12.16	(10.6% Nett Site Area)

Public Open Space (POS) Schedule

Lot 101 Mandurah Road, Madora Bay

Public Open Space Schedule (all areas are in hectares)		
Site Area		**142.7**
Existing Deductions		
PRS Parks and Recreation (foreshore) reserve	21.20	
Total existing deductions	21.20	
Net Site Area		121.5
Structure Plan and Subdivision Deductions		
Village Centre	1.00	
Primary School	3.50	
POS Buffer (POS K1, K2 & L)	1.00	
1:1 Drainage within POS	0.72	
Restricted Open Space Surplus	0.00	
Total Structure Plan Deductions	6.22	
Gross Subdivisible Area		**115.28**
POS @ 10%		11.53
Public Open Space Requirement		
May Comprise:		
Min 8% unrestricted POS	9.22	
Max 2% restricted POS	2.31	
TOTAL POS REQUIRED		**11.53**
Public Open Space Provided	Unrestricted POS Area	Restricted POS Area
POS A (drainage P)	0.34	0.04
POS B (drainage M)	0.28	0.34
POS C (drainage R)	0.29	0.02
POS D (drainage Q)	3.33	0.02
POS E (no drainage)	0.41	0.05
POS F (drainage G)	0.47	0.18
POS G (drainage J and H)	0.81	0.22
POS H (no drainage)	0.39	0.00
POS I (drainage D)	2.55	0.04
POS J1 (drainage B and C)	0.84	0.26
POS J2 (drainage A)	0.43	0.14
POS M1 (drainage E)	0.24	0.06
POS M2 (no drainage)	0.20	0.00
POS N (drainage L)	0.31	0.19
TOTAL (ha)	**10.90**	**1.55**
Additional Deductions		
Restricted Open Space Surplus		0.00
Revised Public Open Space Contribution		
Min 8% unrestricted POS provided	10.90	9.5%
Max 2% restricted POS provided	1.55	1.3%
Total Creditable POS Provided	**12.45**	**10.8%**

1. In accordance with Liveable Neighbourhoods: the area subject to inundation more frequently than a one year average recurrance interval rainfall event is not included as restricted or unrestricted open space and is a deduction from the net site area (LN R33); areas for the detention of stormwater for a greater than one year average recurrance interval up to the five year recurrance interval is restricted open space up to 20%, the area greater than 20% is a deduction (not applicable in this case) (LN R26 & Table 11); areas for the dentention of stormwate for a greater than five year average recurrance interval is within unrestricted open space (LN R25).
2. This Schedule is for plan CLE Refs. 962-213F-01. It is informed by the LWMS by Hyd2o approved as part of the LSP and for Phase 1-3 drainage and the technical note dated 12 October 2021 for Phase 4 onward.

Attachment 3

Landscape Master Plan (Plan E)



LEGEND

01 LOCAL VILLAGE PARK - 1.70 Ha - 80% IRRIGATED
- SMALL INFORMAL PARK
- PATH CONNECTIONS INTO SURROUNDING STREETS
- SMALL SHELTER WITH SEATING
- INFORMAL PLAY ELEMENTS
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- FULLY IRRIGATED

02 LOCAL VILLAGE BASIN - 0.38 Ha - 0% IRRIGATED
- SMALL INFORMAL PARK
- PRIMARY PURPOSE AS DRAINAGE BASIN
- PATH CONNECTIONS INTO SURROUNDING STREETS
- INFORMAL SEATING NODES
- ADVANCED TREE PLANTING WITH AREAS OF LOW SHRUB & GROUNDCOVERS PLANTING
- NOT IRRIGATED

03 LOCAL VILLAGE PARK - 0.39 Ha - 50% IRRIGATED
- SMALL INFORMAL PARK
- PATH CONNECTIONS INTO SURROUNDING STREETS
- SMALL SHELTER WITH SEATING
- INFORMAL PLAY ELEMENTS
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- PARTIALLY IRRIGATED

04 SHARED COMMUNITY & PRIMARY SCHOOL OVAL 2.33 Ha - 80% IRRIGATED
- TURF SPORTS FIELD, ACCOMODATING A VARIETY OF SPORTING CODES
- SHARED USE WITH THE COMMUNITY & ADJACENT PRIMARY SCHOOL
- MATURE TREE PLANTING TO EDGES
- LARGE SHELTER WITH SEATING, BBQ, WATER FOUNTAIN
- LARGE PLAYGROUND
- POSSIBLE COMMUNITY FACILITY / SPORTING CLUB ROOMS
- DRAINAGE BASIN(S)
- FULLY IRRIGATED

05 COMMUNITY CONNECTOR PARKS - 0.62 Ha - 80% IRRIGATED
- SMALL INFORMAL PARKS
- PATH CONNECTIONS INTO SUROUNDING STREETS WITH SEATING AND SMALL SHELTERS
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB & GROUND COVER PLANTING
- SMALL ARTWORK PEICES, LIT DURING NIGHT TIME.
- FULLY IRRIGATED

06 ENTRY PARK - 0.65 Ha - 0% IRRIGATED
- INFORMAL ENTRY PARK
- SEASIDE ENTRY WALLS WITH SIGNS & ARTWORKS
- PATH CONNECTIONS INTO SUROUNDING STREETS WITH SEATING
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB & GROUND COVER PLANTING
- DRAINAGE BASIN(S)
- NOT IRRIGATED

07 LOCAL VILLAGE PARK - 0.46 Ha - 50% IRRIGATED
- SMALL INFORMAL PARK
- PATH CONNECTIONS INTO SURROUNDING STREETS
- SMALL SHELTER WITH SEATING
- INFORMAL PLAY ELEMENTS
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- DRAINAGE BASIN(S)
- PARTIALLY IRRIGATED

08 NEIGHBOURHOOD PARK - 0.58 Ha - 50% IRRIGATED
LARGE INFORMAL PARK
- LARGE & SMALL SHELTERS WITH SEATING, BBQ'S & PICNIC FACILITIES
- PLAY AREA & OUTDOOR EXERCISE EQUIPMENT
- PUBLIC ARTWORK
- OPEN INFORMAL RECREATION SPACE
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- PARTIALLY IRRIGATED

09 DUNE PARK - 2.33 Ha - 30% IRRIGATED
- COASTAL DUNE PARK
- RETENTION OF DUNE LANDFORM & VEGETATION WHERE PRACTICABLE
- CONNECTIONS TO SINGLETON TO THE NORTH & MANDURAH ROAD
- SMALL NODES AT KEY LANDFORMS & VANTAGE POINTS WITH SHELTER, SEATING, INTERPRETATION SIGNS & SMALL ARTWORKS
- DRYLAND DUNAL REVEGETATION PLANTING
- PARTIALLY IRRIGATED

10 LOCAL VILLAGE PARK - 3.48 Ha - 50% IRRIGATED
- SMALL INFORMAL PARK
- PATH CONNECTIONS INTO SURROUNDING STREETS
- SMALL SHELTER WITH SEATING
- INFORMAL PLAY ELEMENTS
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- DRAINAGE BASIN(S)
- PARTIALLY IRRIGATED

11 LOCAL VILLAGE BASIN - 0.38 Ha - 0% IRRIGATED
- SMALL INFORMAL PARK
- PRIMARY PURPOSE AS DRAINAGE BASIN
- PATH CONNECTIONS INTO SURROUNDING STREETS
- INFORMAL SEATING NODES
- ADVANCED TREE PLANTING WITH AREAS OF LOW SHRUB & GROUNDCOVERS PLANTING
- NOT IRRIGATED

12 NEIGHBOURHOOD PARK - 1.03 Ha - 60% IRRIGATED
- LARGE INFORMAL PARK
- LARGE & SMALL SHELTERS WITH SEATING, BBQ'S & PICNIC FACILITIES
- PLAY AREA & OUTDOOR EXERCISE EQUIPMENT
- PUBLIC ARTWORK
- OPEN INFORMAL RECREATION SPACE
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- PARTIALLY IRRIGATED

13 LOCAL VILLAGE PARK - 0.5 Ha - 50% IRRIGATED
- SMALL INFORMAL PARK
- PATH CONNECTIONS INTO SURROUNDING STREETS
- SMALL SHELTER WITH SEATING
- INFORMAL PLAY ELEMENTS
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- DRAINAGE BASIN(S)
- PARTIALLY IRRIGATED

14 CENTRAL SEASIDE PARK - 2.5 Ha
- LARGE REGIONAL PARK
- LARGE & SMALL SHELTERS WITH SEATING, BBQ'S & PICNIC FACILITIES
- DUAL USE INTERNAL PATH NETWORK WITH CONNECTIONS INTO SURROUNDING STREETS
- LARGE PLAY AREA WTH HALF COURT & INFORMAL SPORT FACILITIES E.G. SKATE PARK
- FENCED DOG PARK
- OFF STREET PARKING
- PUBLIC ARTWORKS
- OPEN INFORMAL RECREATION SPACE
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- FULLY IRRIGATED

15 MANDURAH ROAD BUFFER (NORTH & SOUTH)
- RETAIN, PROTECT & TIDY UP EXISTING VEGETATION ALONG MANDURAH ROAD
- PATH CONNECTIONS TO MANDURAH ROAD DUAL USE PATH
- INFILL MATURE TREE PLANTING WITH TUBESTOCK PLANTING OF LOW SHRUBS & GROUND COVERS
- BUSH LAND FENCE ON BOUNDARY
- NO IRRIGATION

NORTH BUFFER: 0.39 Ha

SOUTH BUFFER: 1.49 Ha

16 FORESHORE RESERVE
- BEACH FRONT DUNES
- RETAIN & PROTECT EXISTING DUNAL LANDSCAPE & VEGETATION
- ESTABLISH PERMANENT FENCED PATH CONNECTIONS TO BEACH WITH INTERPRETATION / WAYFINDING SIGNS
- DRYLAND REVEGETATION PLANTING WORKS TO DEGRADED SITES
- NO IRRIGATION

SEASIDE MADORA BAY

PREPARED FOR SATTERLEY

LANDSCAPE PUBLIC OPEN SPACE MASTER PLAN

OCTOBER 2021

JOB NO. 1910901

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LEGEND

FULLY IRRIGATED POS

- TURF
- TREES
- GARDEN BEDS
- DRAINAGE BASIN PLANTING

PARTIALLY IRRIGATED POS

2-3 YEARS FULLY IRRIGATED FOR ESTABLISHMENT. AFTER, DRAINAGE BASINS & GARDEN BEDS TO BE DISCONNECTED & NON IRRIGATED.

- TREES
- FEATURE GARDEN BEDS
- SMALL TURF AREAS IF APPLICABLE

ALTERNATIVELY, HAND WATERING DURING MAINTENANCE TO THE ITEMS ABOVE, SUBSTITUTING OR REDUCING THE ALLOTMENT OF WATER TO THAT POS.

NO IRRIGATION TO POS

HAND WATERING TO TREES AND PLANTING FOR ESTABLISHMENT ONLY.

WATER USED FOR IRRIGATION:

01	AREA: 1.36 Ha	03	AREA: 0.20 Ha	10	AREA: 0.15 Ha	02	AREA: 0 Ha
04	AREA: 1.8 Ha	07	AREA: 0.23 Ha	12	AREA: 0.62 Ha	06	AREA: 0 Ha
05	AREA: 0.50 Ha	08	AREA: 0.29 Ha	13	AREA: 0.25 Ha	11	AREA: 0 Ha
14	AREA: 1.4 Ha	09	AREA: 0.70 Ha			15	AREA: 0 Ha
SUB TOTAL: 5.06 Ha		SUB TOTAL: 2.44 Ha				16	AREA: 0 Ha

TOTAL GROUND WATER ALLOCATION ALLOWS FOR 7.5 Ha IRRIGATED PUBLIC OPEN SPACE.

SEASIDE MADORA BAY

PREPARED FOR SATTERLEY

LANDSCAPE IRRIGATION MASTERPLAN

OCTOBER 2021

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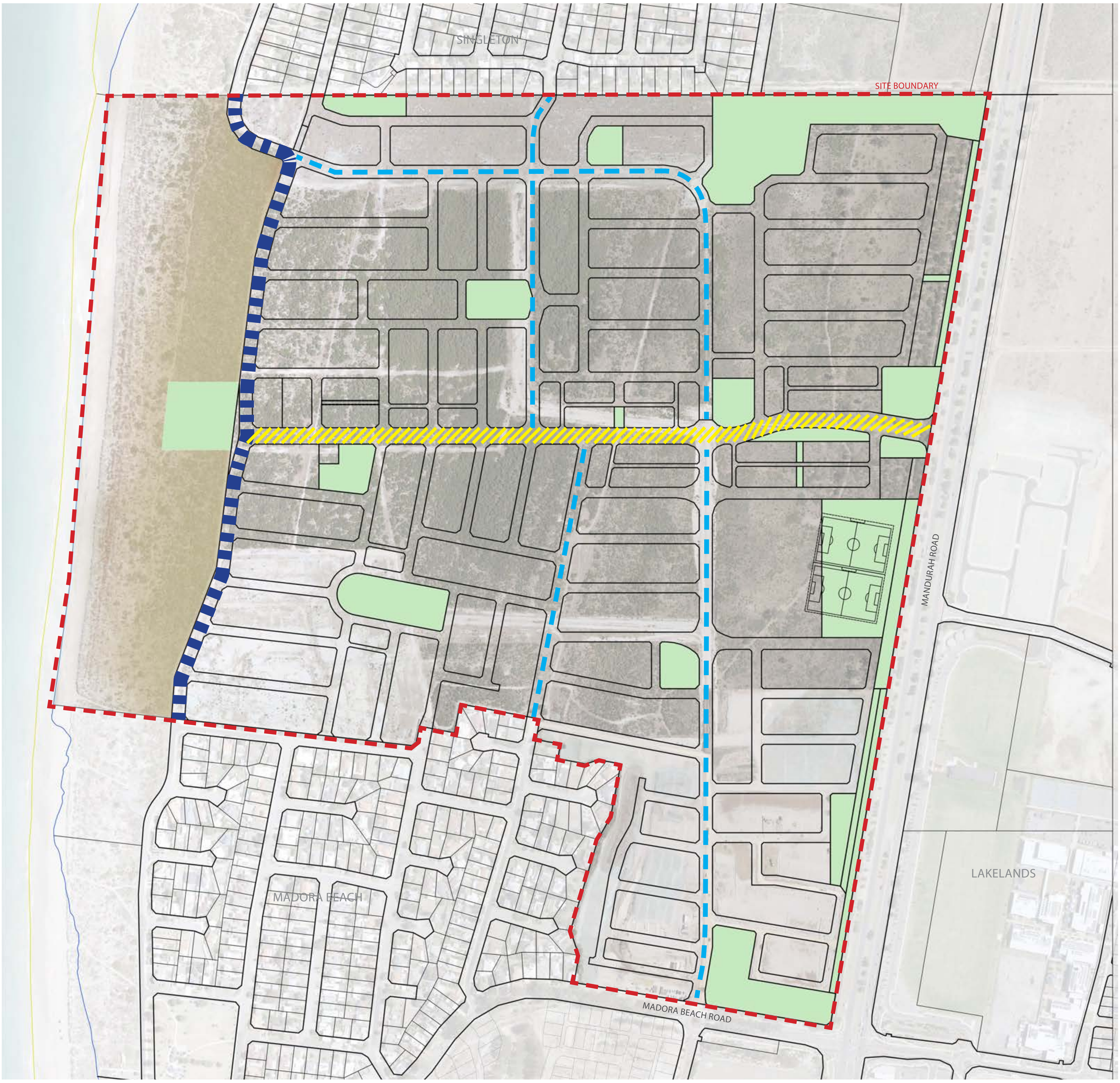
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LEGEND

COASTAL DRIVE

- NORTH - SOUTH COASTAL CONNECTION
- DUAL USE PATH TO WEST SIDE
- LOW COASTAL PLANTED VERGE TREATMENT
- STREET TREES TO BOTH SIDES
- IRRIGATED WITH WATER CART / TRUCK & RESIDENTAIL LOT MAINS WATER SUPPLY

ENTRY BOULEVARD

- EAST -WEST CENTRAL CONNECTION & MAIN SEASIDE ENTRY ROAD
- DUAL USE PATH TO ONE VERGE WITH FOOTPATH ON OPPOSITE VERGE
- PLANTED & TURF VERGE TREATMENT
- PLANTED MEDIAN TREATMENT
- STREET TREES TO VERGE & MEDIAN
- FULLY IRRIGATED WITH BORE WATER SUPPLY

NEIGHBOURHOOD CONNECTORS

- MAIN NEIGHBOURHOOD CONNECTORS
- FOOTPATH TO BOTH SIDES
- STREET TREE PLANTING TO BOTH VERGES WITH 1 STREET TREE PER LOT & TREE PLANTING TO MEDIAN WHERE APPLICABLE
- TURF VERGE TREATMENT
- PLANTED MEDIAN TREATMENT
- VERGE & TREE IRRIGATED WITH WATER TRUCK & RESIDENTAIL LOT MAINS WATER SUPPLY
- MEDIAN PLANTING FULLY IRRIGATED WITH BORE WATER SUPPLY

LOCAL STREETS

- TURF & MULCH VERGE TREATMENT
- 1 STREET TREE PER LOT
- TURF VERGE & TREE PLANTING IRRIGATED WITH WATER CART / TRUCK & RESIDENTAIL LOT MAINS WATER SUPPLY

SEASIDE MADORA BAY

PREPARED FOR SATTERLEY

LANDSCAPE BOULEVARD & CONNECTOR MASTERPLAN

OCTOBER 2021

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Attachment 4

Coastal Node Concept Plan from Foreshore Management Plan (Plan E)



SEASIDE MADORA BAY

PREPARED FOR SATTERLEY

LANDSCAPE FORESHORE MASTERPLAN

OCTOBER 2021

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Attachment 5

Local Water Management Strategy - Technical Note (Hyd2o)

15 October 2021

Your Ref:
Our Ref: H21055Av2

Department of Water and Environmental Regulation
107 Breakwater Pde
Mandurah, WA 6210

ATTENTION: Brett Dunn

Dear Brett,

RE: SEASIDE MADORA BAY LOCAL WATER MANAGEMENT STRATEGY ADDENDUM

This Local Water Management Strategy (LWMS) addendum has been prepared by Hyd2o on behalf of Satterley Property Group in support of the revised Lot 101 Mandurah Rd, Madora Bay North Local Structure Plan (LSP).

The addendum report has been initiated through amendments made to the LSP and has been prepared to review and refine the overall stormwater management strategy and stormwater modelling across the LSP area. This modelling will later be used to guide subdivision planning and the development of Urban Water Management Plans (UWMPs) within the site. Subdivision development has already occurred within the LSP area and is with drainage outcomes provided in the Seaside Precinct 1 Urban Water Management Plan (Hyd2o, 2020)

This report is intended to be read in conjunction with the previously approved Lot 101 Mandurah Rd, Madora Bay North Local Water Management Strategy (Hyd2o, 2013). The modelling outcomes in this report supersede post development modelling outcomes detailed in the previous LWMS. The key principles and objectives of the approved LWMS remain current. The revision of stormwater modelling has also used the current 2016 design rainfalls consistent with Australian Rainfall & Runoff standards.

The LSP area (herein referred to as the site) is approximately 123 ha in size and located within the City of Mandurah. The site is bound by Mandurah Road to the east, Madora Beach Road to the south, the Indian Ocean to the west and urban development to the north (Figure 1).

This document provides a total water cycle management approach to development and has been prepared consistent with the approved LWMS (Hyd2o, 2013), DWMS (JDA, 2011) and Better Urban Water Management (Western Australian Planning Commission, 2008).

1. Local Structure Plan

The revised LSP for the site is included as Figure 2. Proposed land use within the site is generally consistent with that shown in the LWMS (Hyd2o, 2013), albeit with realignment of roads, lots and POS across the site. These changes have resulted in modification to post development drainage routes and local catchment boundaries.

2. Site Characteristics

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p +61 8 9382 8683 | f +61 8 6380 1910 | www.hyd2o.com.au

The site is generally described as having the following predevelopment characteristics:

- The site is partially cleared in preparation for subdivision with some natural and planted vegetation.
- The topography of the site ranges from 6 mAHD to 10 mAHD in western and central lower areas, with the chaotic dunes rising to peaks of 20 mAHD to 23 mAHD along the eastern portion of the site.
- Golder undertook two geotechnical investigations during March 2018 and July 2020, installing 7 boreholes, 23 cone penetration tests, and 12 permeability test pits within the site area. The field investigation characterised the site as calcareous sands and Tamala Limestone. The soil profile was generally consistent with the Rockingham Sheets 2033 II and 2033 III of the Environmental Geology Series (Gozzard, 1983) (Figure 4). The sand, derived from Safety Bay Sands (Qhs) and Tamala Limestone (Qtl) is classified as having high permeability (Gozzard, 1986).
- Hyd2o (2013) undertook permeability testing at three locations (P1, P2, and P3) to depths of 0.4 m (Figure 5). Field recorded saturated hydraulic conductivity ranged from 1.57 m/day to 12.21 m/day. Field permeability was consistent with the geotechnical investigation undertaken by Golder (2018) which indicated permeability ranged from 15 m/day to 45 m/day across the site. Golder Geotechnical (2018) considered the site suitable for the disposal of stormwater by infiltration and concluded that soakwells can be adopted at lot level. For design and modelling purposes, an infiltration rate of 5 m/day has been recommended.
- A groundwater monitoring program was undertaken in 2011/2012 which determined that groundwater across the site varied from 1.7 mAHD to 2.07 mAHD.
- The site is located within the Peel-Harvey Estuary Catchment. The site does not contain any surface water features including waterways, drains, lakes or ponded water.
- DBCA's Geomorphic Wetlands of the Swan Coastal Plan dataset indicates there are no geomorphic wetlands or wetland buffers within the site.

3. Stormwater Management

Stormwater modelling for the site was performed using the PONDS infiltration model. PONDS is a numerical model specifically designed for modelling ground water/surface water interactions for the design of stormwater infiltration areas, based on the finite difference computer program MODFLOW, developed by the U.S. Geological Survey.

This modelling determines conceptual flood storage requirements and provides an assessment of the local structure plan area required for drainage purposes at a level of detail consistent with requirements for an LWMS.

Stormwater management is proposed to be undertaken consistent with DWER water sensitive design practices. The system will consist of a series of lot soakwells, underground storages within road reserves, and ephemeral bioretention swales within POS for water quality treatment and infiltration.

The first 15 mm event infiltrated close to source. Lot runoff will be managed through the use of soakwells and road drainage will be infiltrated through the use of Stormtech underground infiltration cells or discharge to adjacent POS. There is no piped drainage proposed in road reserves.

Storage areas were designed to contain and infiltrate runoff for up to the 1%AEP storm event. Eleven infiltration areas were designed within POS with respect to the contributing catchment areas.

Stormwater modelling parameters used to design the stormwater storages are as follows:

- The invert of the infiltration areas were established at existing natural surface assuming minimal earthworks required in public open space.
- Base of superficial aquifer at -15 mAHD from the Perth Groundwater Atlas (DoE, 2004).
- Side slope for the infiltration area of 1:6.
- A saturated horizontal hydraulic conductivity and vertical unsaturated hydraulic conductivity for modelling purposes of 5 m/day based on recommendations in Golder Geotechnical (2018).
- A runoff coefficient of 90% from road reserve areas, 75% for commercial and small lots, and 10% from lot area has been assumed.

Based on the revised structure plan, updated post-development drainage catchments are shown in Figure 2, with modelling results summarised in Table 1. Note that storage shapes shown in Figure 2 are indicative only for determination of area requirements and representation of the storage area required.

The final flood attenuation area configuration (side slopes and shape), locations and elevations will be documented in future UWMPs and will be dependent on final earthworks, drainage, landscaping and road design levels for the development. Minor refinements to catchment areas in this report are considered likely to occur as detailed design proceeds and stormwater modelling will be updated accordingly during the UWMP process.

Table 2: Stormwater Management

Catchment	G	H	I	J	K	L	M	N	O	P	Q	R	S
Lots (ha) @10%RO	7.15	9.98	0.98	2.97	1.32	2.37	15.84	1.30	0.85	1.99	0.82	1.18	1.69
Small Lots (ha) @75%RO	1.16	0.03	-	0.35	-	2.07	1.37	-	-	-	-	-	-
Commercial Lots (ha) @75%RO	-	-	-	-	0.14	0.99	-	0.19	0.00	-	-	-	-
Road & Road Reserve (ha) @90%RO	3.69	3.79	0.22	1.31	1.04	3.11	7.38	1.08	0.53	0.83	0.55	0.37	0.61
POS (ha) @0%RO	1.00	0.48	-	0.55	0.01	0.58	1.14	-	-	0.38	3.32	0.31	-
Total Area (ha)	13.00	14.28	1.20	5.19	2.51	9.12	25.73	2.57	1.38	3.20	4.69	1.85	2.31
Equivalent Impervious Area (EIA) (ha)	4.19	4.44	0.29	1.74	1.18	5.33	9.26	1.25	0.56	0.95	0.58	0.45	0.72
Storage Design Parameters													
Storage Invert (mAHD)	9.0	5.0	7.0	5.0	7.0	6.0	9.0	6.0	6.0	6.0	9.0	6.0	6.0
Base Area (m^2)	1290	1210	3	323	180	1440	2750	192	42	120	40	21	72
Side Slopes (v:h)	1:6	1:6	1:6	1:6	1:6	1:6	1:6	1:6	1:6	1:6	1:6	1:6	1:6
First 15 mm													
Road & Road Reserve (ha) @60%RO	2.22	2.28	0.13	0.79	0.62	1.87	4.43	0.65	0.32	0.50	0.33	0.22	0.37
Volume (m3)	332	341	20	118	93	280	664	97	47	75	49	33	55
20%AEP Event													
Flood Rise (m)	0.46	0.54	0.71	0.61	0.63	0.51	0.48	0.64	0.68	0.65	0.69	0.69	0.67
Top Water Level (TWL) Area (m^2)	1784	1603	105	634	449	1943	3416	445	222	360	228	176	285
Volume (m^3)	796	731	30	282	192	859	1539	186	84	149	86	61	117
Critical Storm (hr)	6	6	6	6	6	6	6	6	6	6	6	6	6

Table 2: Stormwater Management (continued)

Catchment	G	H	I	J	K	L	M	N	O	P	Q	R	S
1%AEP Event													
Flood Rise (m)	0.99	1.01	0.99	1.01	0.99	0.99	0.99	1.01	0.99	1.00	1.00	0.99	1.00
TWL Area (m^2)	2310	2080	196	189	660	2496	4154	408	342	540	352	285	420
Volume (m^3)	1776	1576	76	72	396	1944	3428	672	168	306	172	129	222
Critical Storm (hr)	6	6	6	6	6	6	6	6	6	6	6	6	6

4. Conclusions/Recommendations

This addendum provides revised stormwater modelling for the site to address proposed changes to the LSP since the approval of the Local Water Management Strategy (Hyd2o, 2013).

The updated stormwater management strategy and modelling takes into consideration the soil profiles and infiltration testing results documented in Golder Geotechnics (2018, 2020). It is recommended that modelling contained in this addendum be used as the basis for further subdivision development within the site and the development of future UWMPs.

Aside from the revised stormwater strategy and modelling detailed in this report, all principles and objectives of the approved LWMS (Hyd2o, 2013) remain valid for implementation. Detailed engineering design and landscaping of each POS including a revision of the stormwater modelling will be provided in future UWMPs.

5. References

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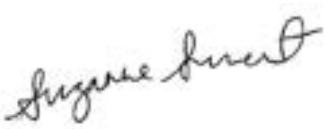
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Should you have any queries regarding this report, please do not hesitate to contact Georgia Ross or Suzanne Smart of this office.

Yours sincerely,



Suzanne Smart

Principal Environmental Hydrologist

Attachments

Figure 1: Location Plan

Figure 2: Stormwater Management Plan

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Hyd2o recognise site conditions change and contain varying degrees of non-uniformity that cannot be fully defined by field investigation. Measurements and values obtained from sampling and testing in this document are indicative within a limited timeframe, and unless otherwise specified, should not be accepted as conditions on site beyond that timeframe.

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Date: 12/010/2021 Job No. H21055



Precinct 1

Balance Lot (LWMS Addendum Area)

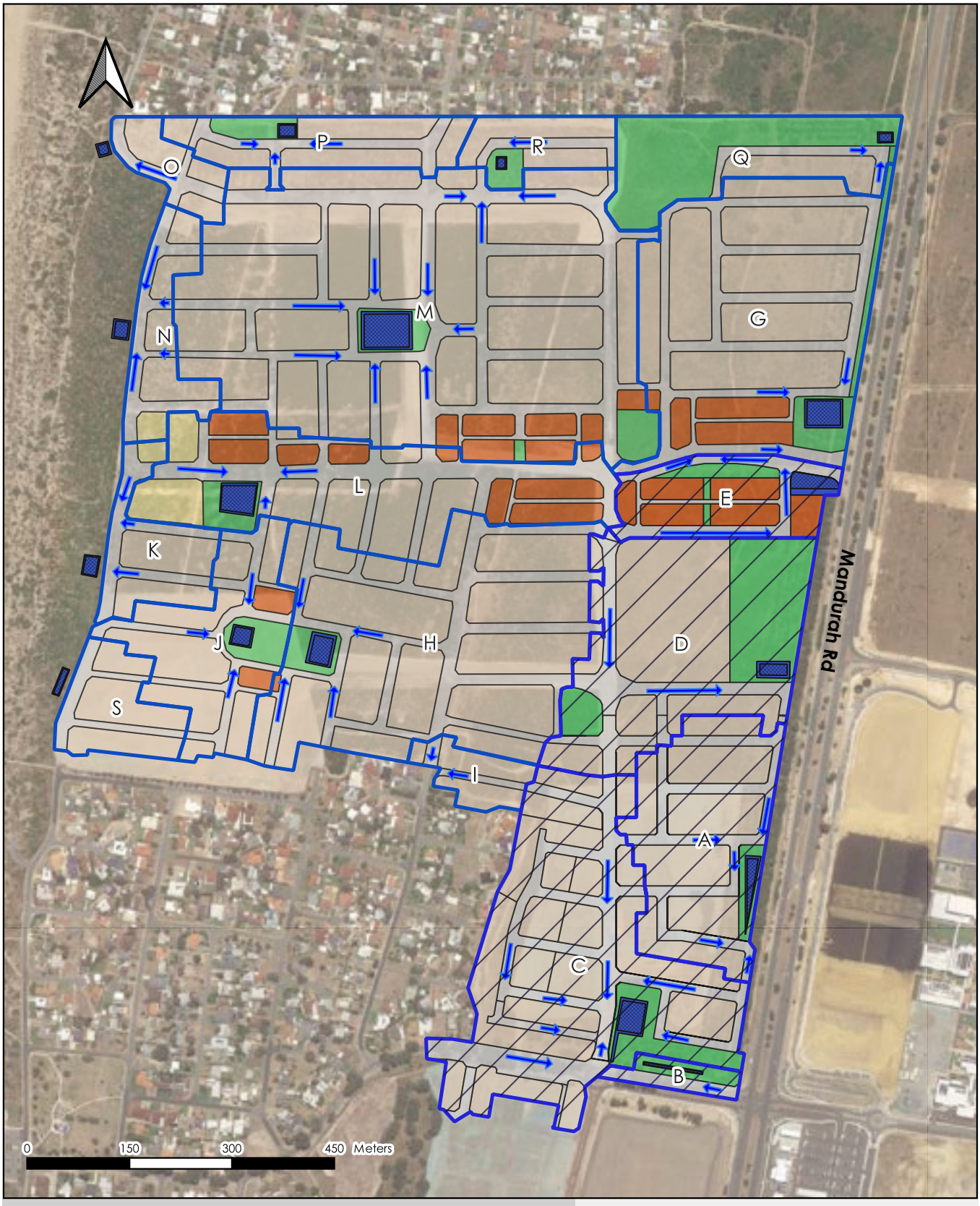
hyd2o

Seasode Madora Bay LWMS Addendum

Location Plan

Figure 1

Date: 12/10/2021 Job No. H21055



Lots
Small Lots
Commercial Lots
Roads & Road Reserve
POS

Catchments
Flow Direction
1%AEP
20%AEP
Existing Subdivision Approval

hyd2o

Seaside Madora Bay
North LWMS Addendum

Stormwater Management Plan

Figure 2

Attachment 6

Bushfire Management Plan (Strategen-JBS&G)

Bushfire Management Plan Coversheet

This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

Bushfire Management Plan and Site Details

Site Address / Plan Reference: Lot 9101 Mandurah Road

Suburb: Madora Bay **State:** WA **P/code:** 6210

Local government area: City of Mandurah

Description of the planning proposal: Structure Plan amendment

BMP Plan / Reference Number: 60703/138,604 **Version:** R01 Rev 0 **Date of Issue:** 26/10/2021

Client / Business Name: Satterley Property Group

Reason for referral to DFES	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	☐	☑
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the BPC elements)?	☐	☑
Is the proposal any of the following special development types (see SPP 3.7 for definitions)?		
Unavoidable development (in BAL-40 or BAL-FZ)	☐	☑
Strategic planning proposal (including rezoning applications)	☑	☐
Minor development (in BAL-40 or BAL-FZ)	☐	☑
High risk land-use	☐	☑
Vulnerable land-use	☐	☑

If the development is a special development type as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

The proposed Structure Plan amendment is considered to be a strategic planning proposal.

Note: The decision maker (e.g. local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".

BPAD Accredited Practitioner Details and Declaration

Name	Accreditation Level	Accreditation No.	Accreditation Expiry
Zac Cockerill	Level 2	37803	31/08/2022
Company		**Contact No.**	
JBS&G Australia Pty Ltd T/A Strategen JBS&G		(08) 9792 4797	

I declare that the information provided within this bushfire management plan is to the best of my knowledge true and correct

Signature of Practitioner **Date** 26/10/2021

Satterley Property Group

Bushfire Management Plan (Structure Plan Amendment)

Lot 9101 Mandurah Road, Madora Bay

26 October 2021

60703/138,604 (Rev 0)

JBS&G Australia Pty Ltd T/A Strategen-JBS&G

www.jbsg.com.au

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Appendix B Vegetation plot photos and description
Appendix C APZ standards (Schedule 1 of the Guidelines)
Appendix D Vehicular access technical standards of the Guidelines
Appendix E Water technical standards of the Guidelines
Appendix F City of Mandurah Firebreak Notice

1. Proposal details

1.1 Background

Satterley Property Group is seeking to lodge a Structure Plan amendment to facilitate future residential development within Lot 9101 Mandurah Road, Madora Bay (the project area), located in the City of Mandurah. The Structure Plan amendment map is provided in Figure 1, with the concept layout provided in Figure 2. The concept layout depicts Phase 1–5 subdivision areas, which already have WAPC subdivision approval and are not the subject of the Structure Plan amendment. On this basis, the approved Phase 1–5 subdivision areas are not within the scope of this report and will not be referenced further.

The balance of the site that is subject to the Structure Plan amendment is depicted in Figure 1 and Figure 2 as comprising the following land uses:

- residential
- commercial
- Public Open Space (POS)
- foreshore reserve
- public roads.

1.2 Site description

The project area is within Lot 9101 Mandurah Road, Madora Bay and is surrounded by (see Figure 3):

- costal foreshore reserve to the west
- existing urban residential development to the north
- approved Phase 1–5 subdivision areas, existing urban residential development and Madora Beach Road to the south
- Mandurah Road and existing/proposed urban residential development to the east.

The project area is designated as bushfire prone on the *Map of Bush Fire Prone Areas* (DFES 2019; see Plate 1).

1.3 Purpose

This Bushfire Management Plan (BMP) has been prepared to address requirements under *Policy Measure 6.3 of State Planning Policy 3.7 Planning in Bushfire-Prone Areas* (SPP 3.7; WAPC 2015) and *Guidelines for Planning in Bushfire-Prone Areas* (the Guidelines; WAPC 2017).

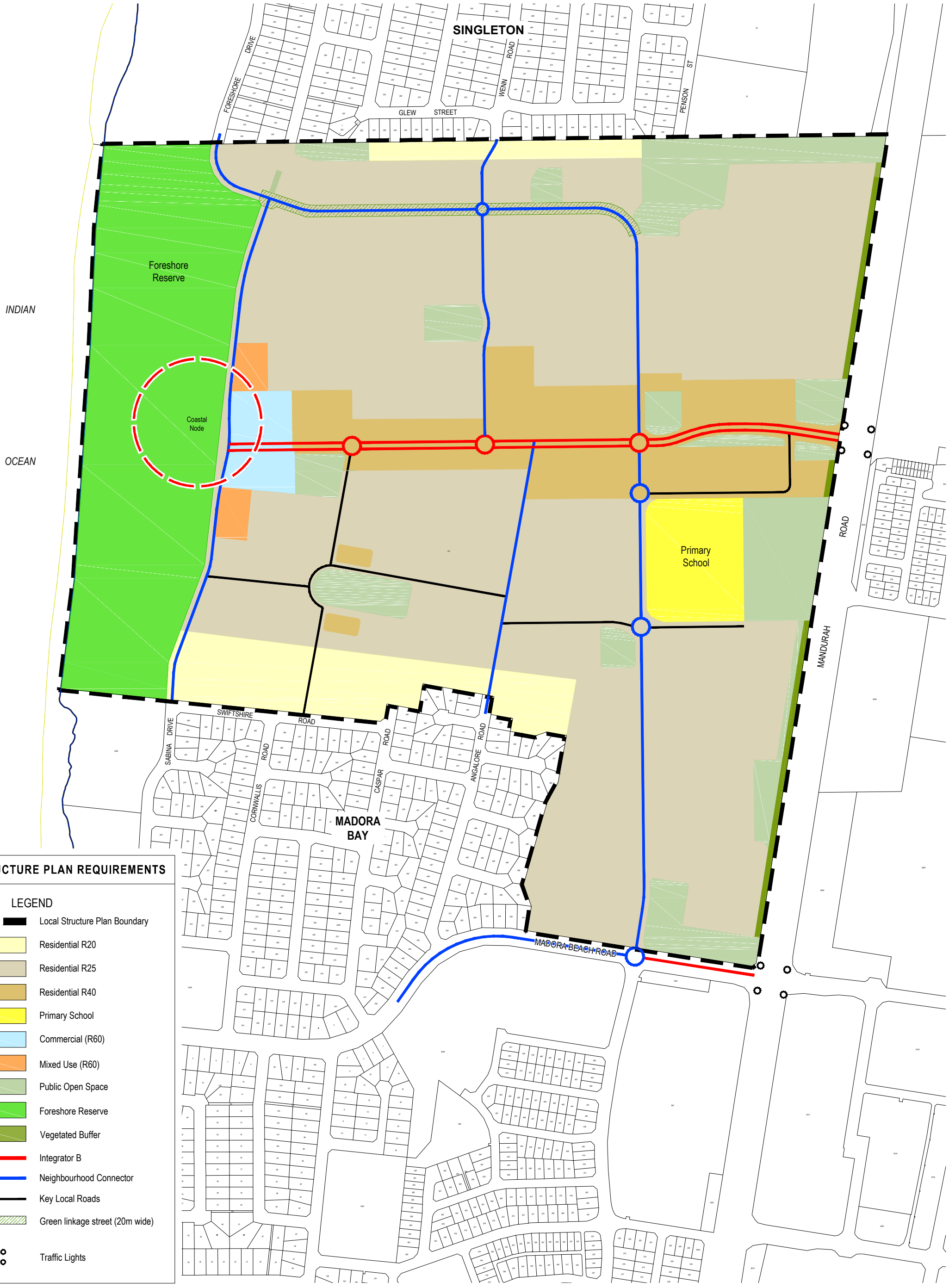
1.4 Other plans/reports

Other reports that have been prepared for the project area include:

- BMP for Phase 1 subdivision prepared by Strategen-JBS&G (2020a)
- BMP for Phases 2–3 subdivision prepared by Strategen-JBS&G (2020b)
- BMP for Phases 4–5 subdivision prepared by Strategen-JBS&G (2021a)
- Environmental Assessment for Part Lot 100 Mandurah Road prepared by Endplan Environmental (2013)
- Foreshore Management Plan for Structure Plan amendment prepared by Strategen-JBS&G (2021b).



Plate 1: Map of Bush Fire Prone Areas (DFES 2019)



PLAN 1 - LOCAL STRUCTURE PLAN

This plan has been prepared for general information purposes only and uses potentially uncontrolled data from external sources. CLE does not guarantee the accuracy of this plan and it should not be used for any detailed site design. This plan remains the property of CLE.

FORESHORE DRIVE

Foreshore Reserve

INDIAN

OCEAN

Coastal Village

POS (~0.58ha)

COMMERCIAL

BUILT FORM

COTTAGE LOTS OR BUILT FORM

PHASE 5

POS (~0.2ha)

PUMP STATION SITE (30x30m)

POS (~0.5ha)

COMMERCIAL

PHASE 4

PHASE 3

PHASE 2

PHASE 1

Primary School

ROAD

MANDURAH

SABINA DRIVE

SWIFTSHIRE ROAD

ROAD

ROAD

CASPAR ROAD

ANGALORE

CORNWALLIS ROAD

MADORA BEACH ROAD

13.08.2021 nearmap

DRAFT

0 100 200 300 400 500m

CLE Town Planning + Design

SEASIDE Madora Bay

CONSOLIDATED CONCEPT PLAN

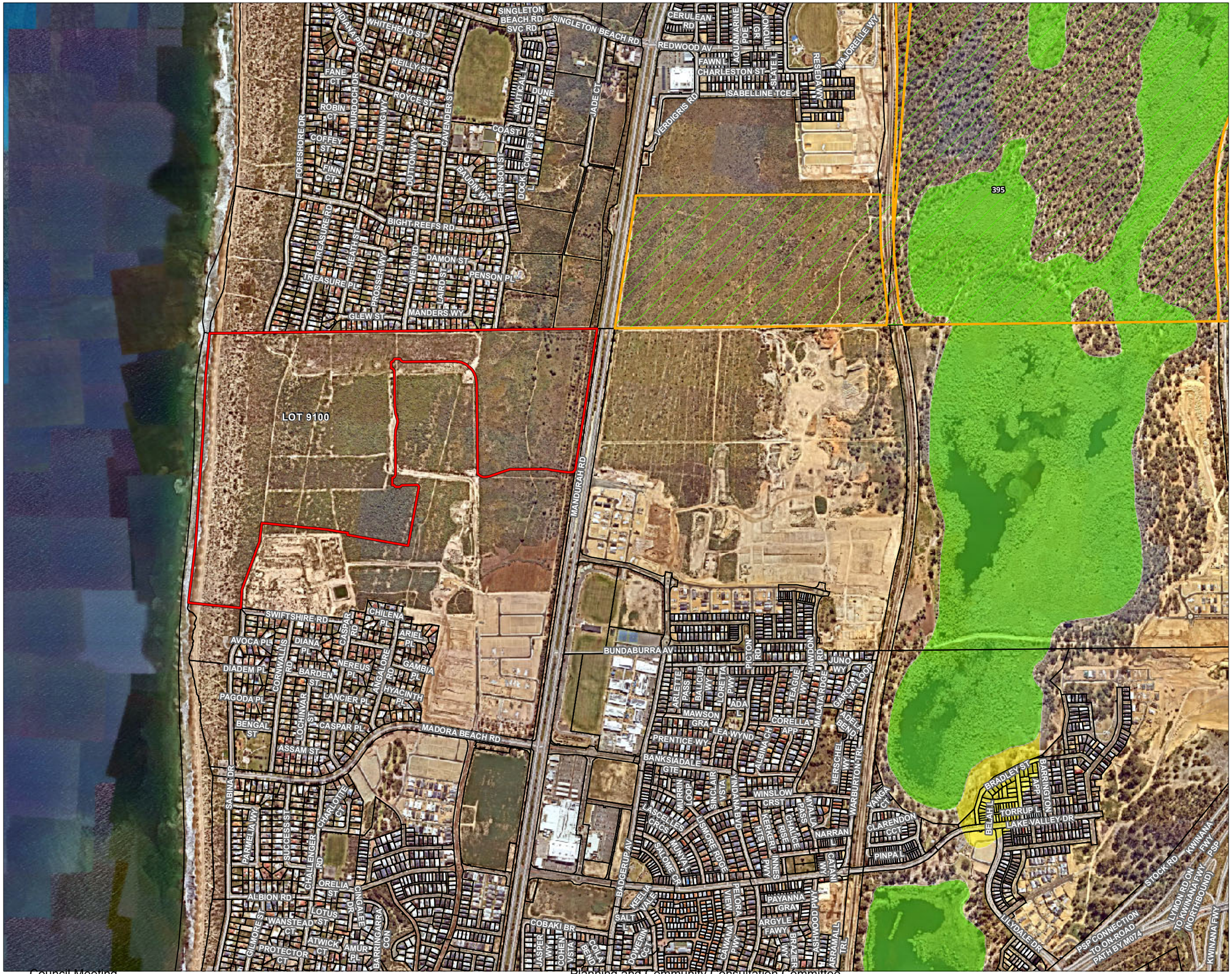
plan no: **962-213F-01**
date: 28 September 2021
scale: 1:6,000 @ A3, 1:3,000 @ A1

N

81

Council Meeting
24 May 2022

Planning and Community Consultation Committee
10 May 2022



Legend

- Project area
- Cadastral boundary

Legislated lands and waters (DBCA)

- Crown Freehold - Dept Managed
- Bush Forever site (DPLH)

Geomorphic wetlands (DBCA)

- Conservation
- Resource enhancement
- Multiple use
- Not applicable
- Not assessed
- Roads (MRWA)

strategen JBS&G

Job No: 60703	
Client: Satterley Property Group	
Version: A	Date: 08-Oct-2021
Drawn By: jcrute	Checked By: CT

Scale 1:12,000 at A3

0 250 500 metres

Coord. Sys. GDA 1994 MGA Zone 50

Seaside Estate, Madora Bay, WA

SITE OVERVIEW

FIGURE 3

File Name: W:\Projects\1)Open\Satterley Property Group\Madora bay\60703 Madora Bay LSP amendment - BMP\GIS\Maps\R01_Rev_A\60703_03_A3_SiteOverview.mxd
Image Reference: Nearmap.com© - Imagery Date: 13. August 2021.

2. Environmental considerations

2.1 Native vegetation - modification and clearing

Aside from the majority of vegetation within the foreshore reserve, as well as vegetation proposed to be retained within POS 9 in the northeast and the Mandurah Road buffer in the east, the project area will be cleared on a staged basis in preparation for proposed urban development throughout the site. Strategen-JBS&G understands that all relevant environmental approvals have or will be sought prior to any clearing associated with the proposal.

The key environmental features of the project area and future development areas to the north, south and east were identified in the Environmental Assessment Report (EAR) prepared by Endplan Environmental (2013), which include:

- approximately 97% of the vegetation is in a Degraded to Completely Degraded condition reflecting the past rural nature of the property
- no Threatened Flora, Threatened Ecological Communities or Priority Ecological Communities are present
- two Priority 4 flora species were identified during the flora and vegetation survey, which have no specific protection status; however, retention is proposed where possible within POS areas
- the site is identified as a Regional Significant Natural Area by the Swan Bioplan mapping. As such, detailed flora and fauna surveys have been undertaken to document the site-specific ecological features. These investigations have found that the vegetation on-site is generally degraded with limited fauna habitat values present
- no Black Cockatoos were sighted or located on site. Two species of Black Cockatoo may occasionally forage on-site, although this is highly unlikely given the very limited areas of the species' preferred food sources and absence of any roosting or nesting trees of an appropriate size
- no known Aboriginal or European heritage sites on either the State or Commonwealth Heritage Registers are listed as occurring on-site
- land use to the north, south and east comprises existing or proposed future urban development.

Based on the findings of the Endplan Environmental (2013) EAR, the project area does not contain any critical environmental values. An updated summary of environmental values is provided in Table 1, determined via desktop assessment of available environmental datasets.

Table 1: Summary of environmental values

Environmental value	Mapped as occurring within or adjacent to the project area		Description
	Within	Adjacent	
Environmentally Sensitive Area	✘	✓	An Environmentally Sensitive Area (ESA) is mapped as occurring approximately 100 m northeast of the project area associated with Paganoni Swamp Reserve.
Swan Bioplan Regionally Significant Natural Area	✓	✓	The project area and adjacent land to the south and east are mapped as a Swan Bioplan Regionally Significant Natural Area.

Environmental value	Mapped as occurring within or adjacent to the project area		Description
	Within	Adjacent	
Ecological linkages	✘	✓	A Perth Regional Ecological Linkage is located approximately 2 km east-northeast of the project area
Wetlands	✘	✓	A Conservation Wetland is mapped as occurring approximately 1.2 km to the east of the project area. No Ramsar sites are recorded as occurring.
Waterways	✘	✓	Paganoni Swamp occurs 1.2 km to the east of the project area.
Threatened Ecological Communities listed under the EPBC Act	✓	✓	Threatened Ecological Communities are mapped as occurring within and adjacent to the project area. Banksia Woodlands are mapped as possibly occurring throughout the project area and adjacent land. However, given site specific environmental assessment results, no TECs are present within the project area.
Fauna habitat listed under the EPBC Act	✓	✓	Possible Quenda habitat is mapped as occurring in the project area and adjacent land. With respect to Carnaby's Black Cockatoo, the project area and adjacent areas are mapped as containing: • possible breeding areas • confirmed roosting areas. Potential feeding areas (Swan Coastal Plain) occur in the east of the project area. However, given site specific environmental assessment results, the project area is unlikely to contain significant EPBC Act species habitat.
Threatened and priority fauna	✘	✘	Mapping layer not available at time of report preparation.
Bush Forever Site	✘	✓	Bush Forever Site 395 is mapped as occurring approximately 100 m northeast of the project area associated with Paganoni Swamp.
DBCA managed lands and waters (includes legislated lands and waters and lands of interest)	✘	✓	DBCA Legislated Lands and Waters are mapped as occurring approximately 1 km northeast of the project area. Paganoni Swamp Reserve is mapped as DBCA Managed Land.
Conservation covenants	✘	✘	N/A.
Heritage	✘	✘	No Aboriginal or European heritage sites on either the State or Commonwealth Heritage Registers are listed as occurring on site.

2.2 Revegetation / Landscape Plans

Vegetation retention, revegetation and/or rehabilitation that is likely to result in a classified vegetation extent and subsequent BAL response is proposed within the Foreshore Reserve to the west and POS 9 in the northeast (refer to Landscape POS Master Plan contained in Appendix A). Although the Mandurah Road buffer in the east is also proposed for vegetation retention, revegetation and/or rehabilitation, it is anticipated that this narrow (less than 20 m wide) strip of screening vegetation will achieve exclusion under Clause 2.2.3.2 (d) of AS3959, with future subdivision to be designed appropriately to deliver this exclusion.

The Foreshore Reserve is also proposed to have low threat POS treatments in accordance with the Landscape Foreshore Master Plan (also contained in Appendix A) and Foreshore Management Plan (Strategen-JBS&G 2021). Given the conceptual level of detail available, the extent of these low threat areas has not been captured as part of this BMP; however, future subdivision stage BMPs will need to incorporate accurate boundaries of any proposed low threat landscaping proposed within the Foreshore Reserve in accordance with more detailed landscape plans.

All other areas of POS and streetscaping will be landscaped to a non-vegetated/low threat state, excludable under Clauses 2.2.3.2 (e) and (f) of AS3959 and Schedule 1 of the Guidelines, as per the Landscape POS Master Plan contained in Appendix A. Detailed POS landscape plans will need to be prepared at the subdivision/clearance stage in accordance with the provisions of this BMP to demonstrate that the necessary low threat exclusions have been delivered.

3. Bushfire assessment results

3.1 Assessment inputs

3.1.1 Vegetation classification

Strategen-JBS&G assessed classified vegetation and exclusions within 150 m of the project area through on-ground verification on 22 June 2021 in accordance with *AS 3959—2018 Construction of Buildings in Bushfire-Prone Areas* (AS 3959; SA 2018) and the *Visual Guide for Bushfire Risk Assessment in Western Australia* (DoP 2016). Georeferenced site photos and a description of the vegetation classifications and exclusions are contained in Appendix B and depicted in Figure 4 (for pre-development conditions) and Figure 5 (for anticipated post-development conditions). Vegetation classification/exclusion inputs are also summarised in Table 2 (for pre-development conditions) and Table 3 (for anticipated post-development conditions).

Predominant vegetation throughout the project area and adjacent 150 m was identified as:

- Class A forest abutting the western interface of Mandurah Road
- Class B woodland throughout a small pocket of retained canopy to the north
- Class D scrub throughout the central and eastern portions of the project area, as well as to the north
- Class C shrubland throughout western coastal/foreshore and northern portions of the project area
- Class G grassland opposite Mandurah Road to the east.

3.1.2 Effective slope

Strategen-JBS&G assessed effective slope under classified vegetation within the 150 m assessment area through on-ground verification on 22 June 2021 in accordance with AS 3959. Results were cross-referenced with DPIRD 2m contour data and are depicted in Figure 4 (for pre-development conditions) and Figure 5 (for anticipated post-development conditions). Effective slope under classified vegetation is also summarised in Table 2 (for pre-development conditions) and Table 3 (for anticipated post-development conditions).

Site observations indicate that slope throughout the project area and adjacent 150 m fluctuates from flat land in the east and west, to undulating throughout a central north/south ridgeline containing slopes of 5–10 degrees.

3.1.3 Pre-development inputs

A summary of the assessed pre-development classified vegetation, exclusions and effective slope within the project area and adjacent 150 m are listed in Table 2 and illustrated in Figure 4.

Table 2: Pre-development vegetation classifications/exclusions and effective slope

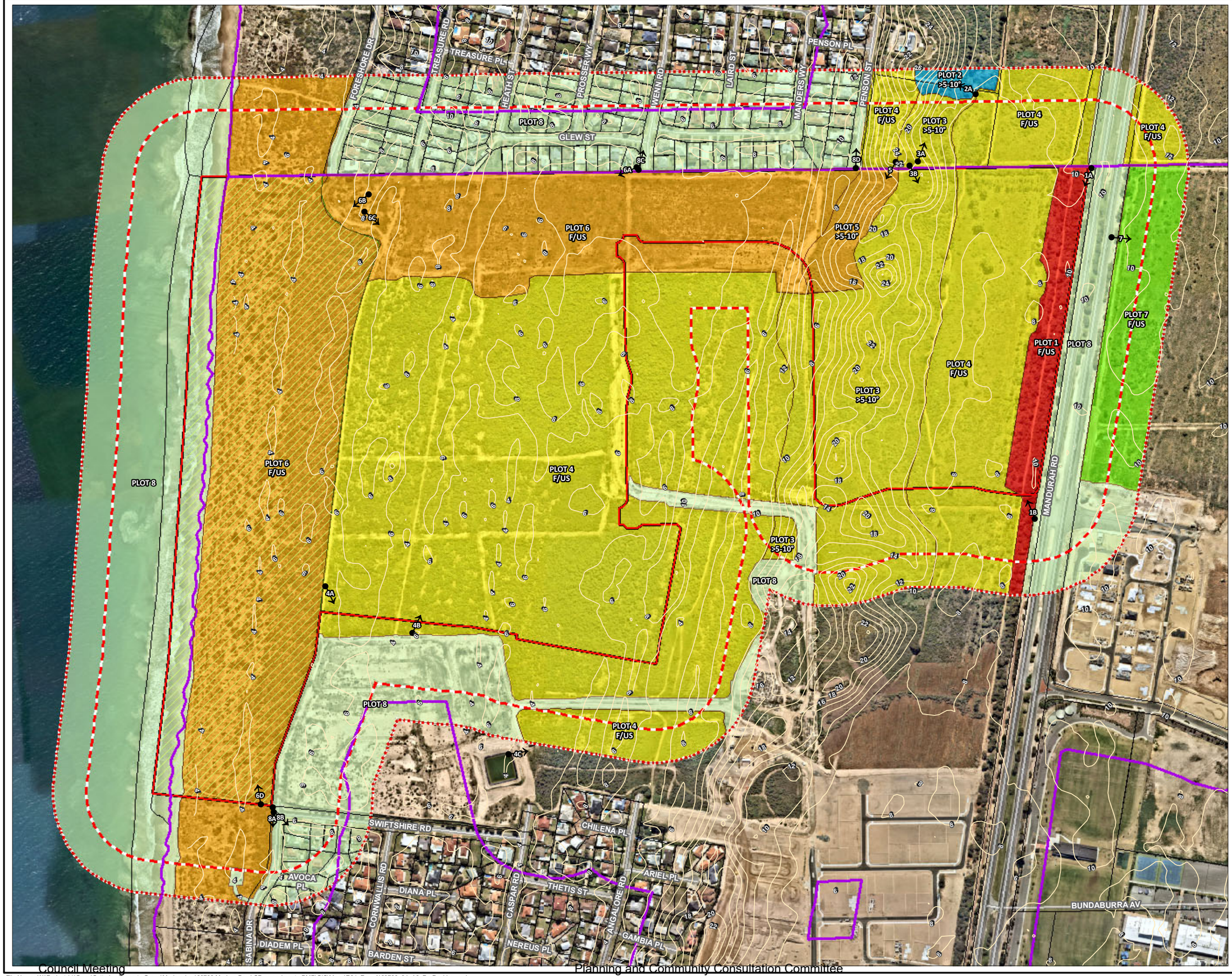
Vegetation plot	Vegetation classification	Effective slope	Comments
1	Class A Forest	Flat/upslope (0°)	Forest vegetation along the eastern boundary within the project area
2	Class B Woodland	Downslope >5–10°	A small pocket of sparse pine canopy over grass north of the project area
3	Class D Scrub	Downslope >5–10°	Shrubs between 2–6 m high; 10-30% foliage cover with a mixed species composition typical of coastal areas
4	Class D Scrub	Flat/upslope (0°)	Shrubs between 2–6 m high; 10-30% foliage cover with a mixed species composition typical of coastal areas
5	Class C Shrubland	Downslope >5–10°	Costal sand dune vegetation consisting of shrubland no more than 2 m high, typical of coastal areas
6	Class C Shrubland	Flat/upslope (0°)	Costal sand dune vegetation consisting of shrubland no more than 2 m high, typical of coastal areas
7	Class G Grassland	Flat/upslope (0°)	Grass and weeds >10 cm in height located on a current development lot east of the project area
8	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	A combination of existing non-vegetated areas and low threat managed vegetation within and adjacent to the project area

3.1.4 Post-development inputs

A summary of the anticipated post-development classified vegetation, exclusions and effective slope within the project area and adjacent 150 m are listed in Table 3 and illustrated in Figure 5.

Table 3: Post-development vegetation classifications/exclusions and effective slope

Vegetation plot	Vegetation classification	Effective slope	Comments
1	Class A Forest	Flat/upslope (0°)	Forest vegetation retained within POS 9 in the northeast
2	Class B Woodland	Downslope >5–10°	A small pocket of sparse pine canopy over grass north of the project area
3	Class D Scrub	Downslope >5–10°	Shrubs between 2–6 m high; 10-30% foliage cover with a mixed species composition typical of coastal areas (some retained within POS 9)
4	Class D Scrub	Flat/upslope (0°)	Shrubs between 2–6 m high; 10-30% foliage cover with a mixed species composition typical of coastal areas (some retained within POS 9)
5	Class C Shrubland	Downslope >5–10°	Costal sand dune vegetation consisting of shrubland no more than 2 m high, typical of coastal areas (retained within POS 9)
6	Class C Shrubland	Flat/upslope (0°)	Costal sand dune vegetation consisting of shrubland no more than 2 m high, typical of coastal areas (some retained within POS 9 and the Foreshore Reserve)
7	Class G Grassland	Flat/upslope (0°)	Costal sand dune vegetation consisting of shrubland no more than 2 m high, typical of coastal areas
8	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	A combination of existing non-vegetated areas and low threat managed vegetation within and adjacent to the project area
9	Excluded – Low threat (Clause 2.2.3.2 [f])	N/A	Area to be modified to low threat as part of proposed development



Legend

- Project area
- 100m assessment area
- 150m assessment area
- Cadastral boundary
- Bushfire prone areas
- POS Foreshore

Vegetation classification

- Class A Forest
- Class B Woodland
- Class C Shrubland
- Class D Scrub
- Class G Grassland
- Clause 2.2.3.2 (e) & (f)

- Photo point directions
- Topographic contours (mAHD)
- Roads (MRWA)

strategen JBS&G

Job No: 60703	
Client: Satterley Property Group	
Version: A	Date: 20-Oct-2021
Drawn By: jcrute	Checked By: CT

Scale 1:5,200 at A3

0 100 200
metres

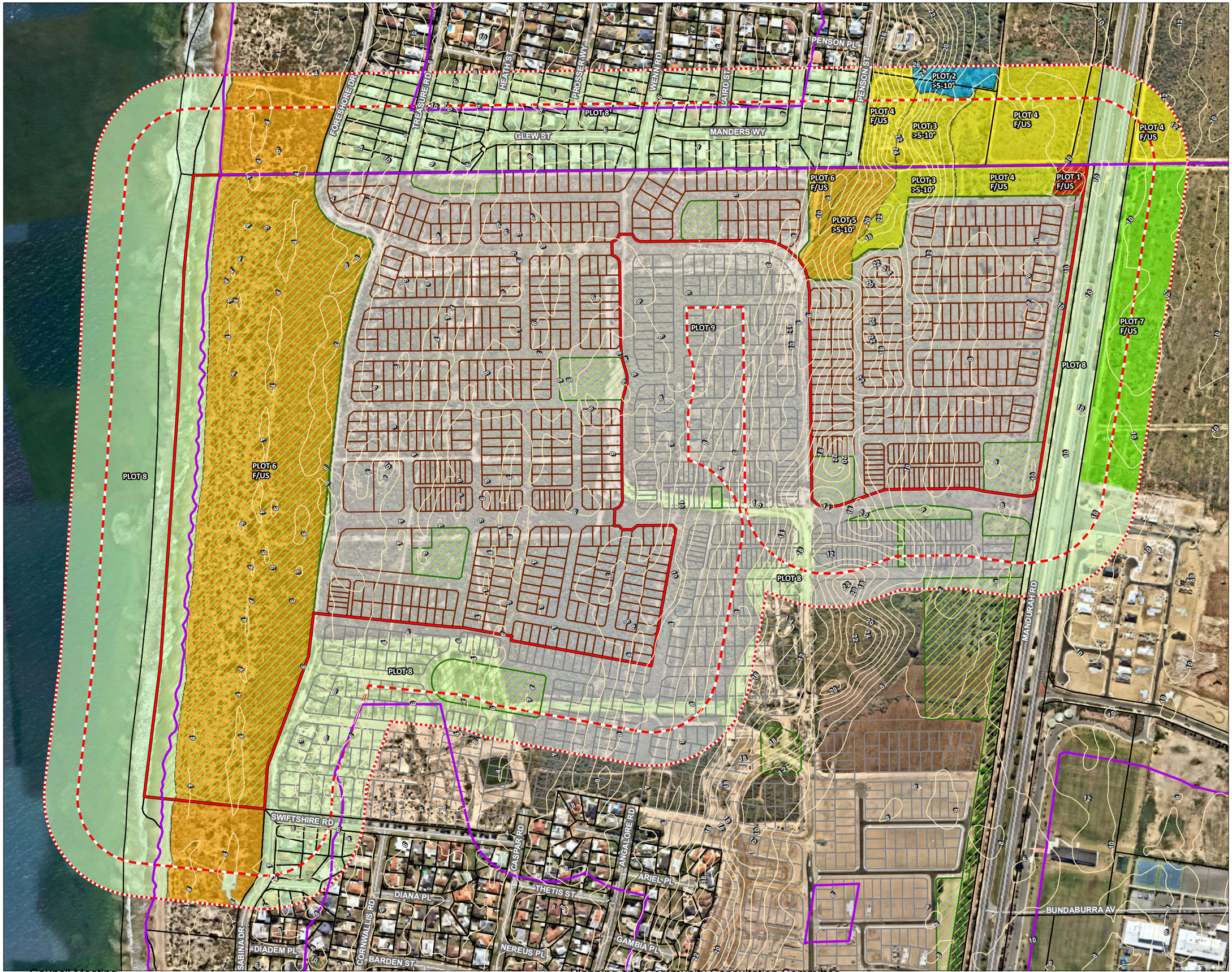
Coord. Sys. GDA 1994 MGA Zone 50

Seaside Estate, Madora Bay, WA

PRE-DEVELOPMENT VEGETATION CLASSIFICATION AND EFFECTIVE SLOPE

FIGURE 4

File Name: W:\Projects\1)Open\Satterley Property Group\Madora bay\60703 Madora Bay LSP amendment - BMP\GIS\Maps\R01_Rev_A\60703_04_A3_PreDevVeg.mxd
Image Reference: NearMap© - Imagery Date: 13. August 2021.



Legend

- Project area
- 100m assessment area
- 150m assessment area
- Cadastral boundary
- Bushfire prone areas
- POS

Vegetation classification

- Class A Forest
- Class B Woodland
- Class C Shrubland
- Class D Scrub
- Class G Grassland
- Clause 2.2.3.2 (e) & (f)
- Area to be modified to non-vegetated and low threat state
- Proposed lots
- Indicative future subdivisions
- Topographic contours (mAHD)
- Roads (MRWA)

stategen JBS&G

Job No: 60703

Client: Satterley Property Group

Version: A | Date: 19-Oct-2021

Drawn By: jcrute | Checked By: CT

Scale 1:5,200 at A3

0 100 200
metres

Coord. Sys. GDA 1994 MGA Zone 50

Seaside Estate, Madora Bay, WA

POST-DEVELOPMENT VEGETATION CLASSIFICATION AND EFFECTIVE SLOPE

FIGURE 5

File Name: V:\Projects\Jobs\Satterley Property Group\Madora bay\60703 Madora Bay LSP amendment - BMP\GIS\Maps\R01_Rev_A\60703_05_A3_PostDevVeg.mxd
Image Reference: Nearmap.com© - Imagery Date: 13. August 2021.

3.2 Assessment outputs

3.2.1 Bushfire Hazard Level (BHL) assessment

Pre and post-development vegetation extents have been assigned a bushfire hazard level in accordance with the methodology detailed in Appendix Two of the Guidelines as outlined in Table 4.

Table 4: Bushfire hazard levels and characteristics

Bushfire hazard level	Characteristics*
Extreme	• Class A Forest • Class B Woodland (05) • Class D Scrub • Any classified vegetation with a greater than 10° slope.
Moderate	• Class B Low woodland (07) • Class C Shrubland • Class E Mallee/Mulga • Class G Grassland, including sown pasture and crops • Class G Grassland: Open woodland (06), Low open woodland (08), Open shrubland (09) • Vegetation that has a low hazard level but is within 100 metres of vegetation classified as a moderate or extreme hazard, is to adopt a moderate hazard level.
Low	• Low threat vegetation may include areas of maintained lawns, golf courses, public recreation reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks • Managed grassland in a minimal fuel condition (insufficient fuel is available to significantly increase the severity of the bushfire attack). For example, short-cropped grass to a nominal height of 100 millimetre • Non-vegetated areas including waterways, roads, footpaths, buildings and rock outcrops.
*Vegetation classifications from AS 3959-2018 Table 2.3.	

3.2.1.1 Pre-development BHL

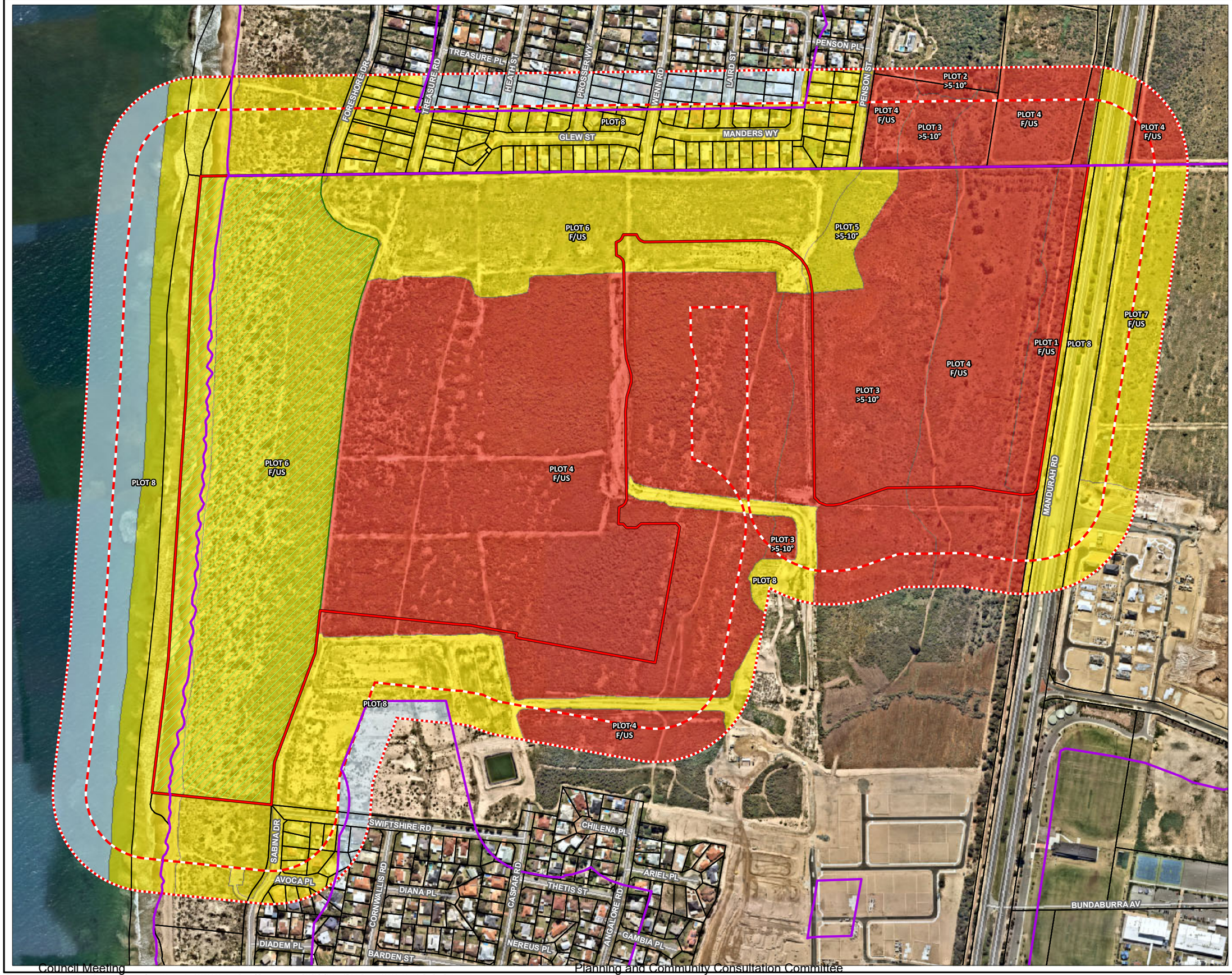
Strategen-JBS&G has mapped the pre-development bushfire hazard levels within the project area and adjacent 150 m wide assessment area. The bushfire hazard levels have been assessed on the basis of the vegetation discussed in Section 3.1.3 (i.e. the current pre-development extent of vegetation within and surrounding the project area).

The pre-development BHL assessment (refer to Figure 6) shows that based on the existing vegetation, the project area and adjacent 150 m contains land with low, moderate and extreme bushfire hazard levels.

3.2.1.2 Post-development BHL

Strategen-JBS&G has mapped the anticipated post-development bushfire hazard levels to demonstrate that the future bushfire hazard levels will be acceptable for future development to occur within the project area. The bushfire hazard levels have been assigned on the basis of the vegetation discussed in Section 3.1.4 and the future expected vegetation extent within and surrounding the project area.

The post-development BHL assessment (refer to Figure 7) demonstrates that all future habitable development will be located on land with either a low or moderate bushfire hazard level, which is sufficient to address the requirements of acceptable solution A1.1 of Guideline bushfire protection criteria.



Legend

- Project area
- 100m assessment area
- 150m assessment area
- Cadastral boundary
- Bushfire prone areas
- POS Foreshore

Hazard level

- Extreme
- Moderate
- Low
- Roads (MRWA)

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Job No: 60703

Client: Satterley Property Group

Version: A	Date: 19-Oct-2021
Drawn By: jcrute	Checked By: CT

Scale 1:5,200 at A3

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metres

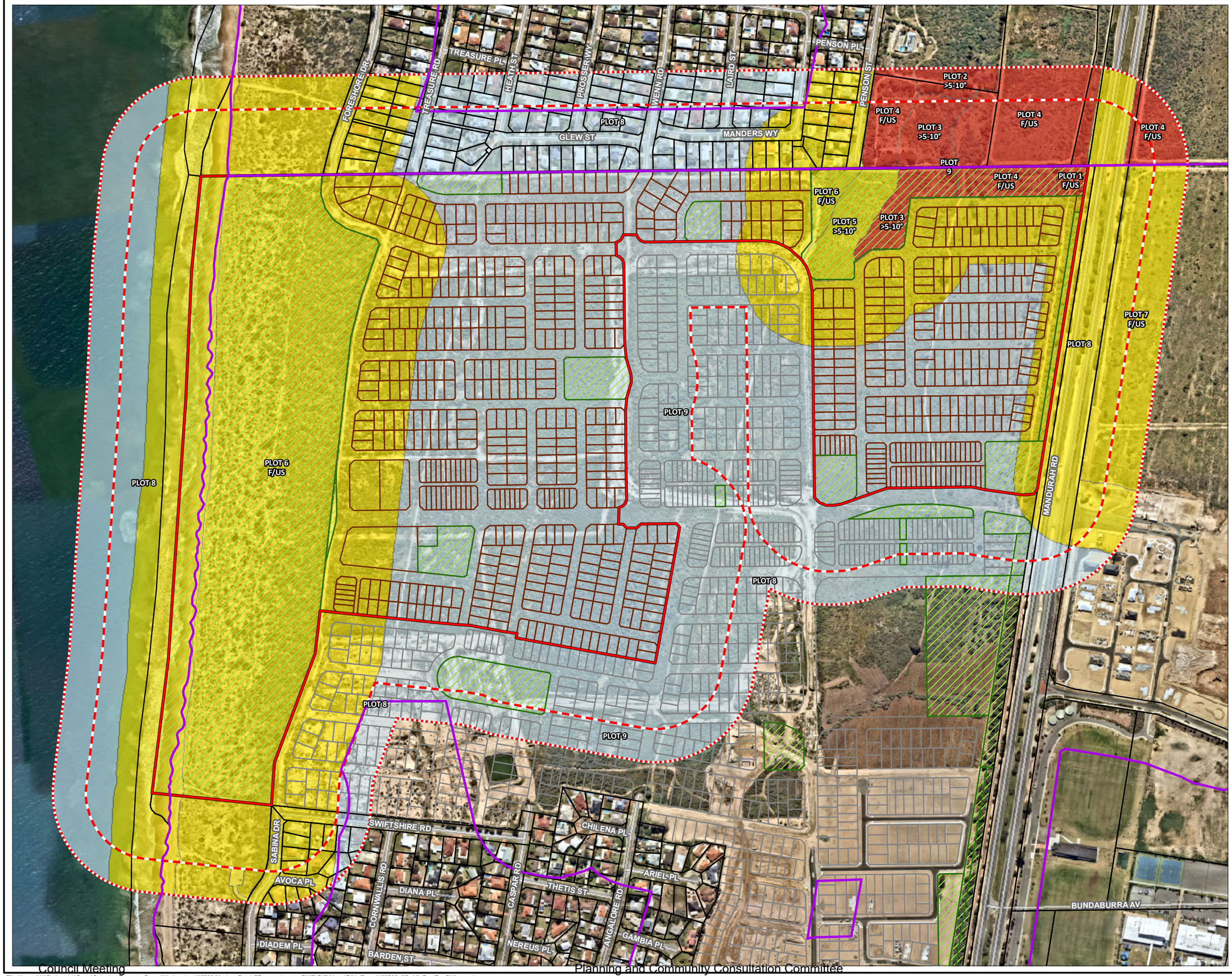
Coord. Sys. GDA 1994 MGA Zone 50

Seaside Estate,
Madora Bay, WA

PRE-DEVELOPMENT
BUSHFIRE HAZARD LEVELS

FIGURE 6

File Name: W:\Projects\1)Open\Satterley Property Group\Madora bay\60703 Madora Bay LSP amendment - BMP\GIS\Maps\R01_Rev_A\60703_06_A3_PreDevBHLs.mxd
Image Reference: Nearmap.com© - Imagery Date: 13. August 2021.



Legend

- Project area
- 100m assessment area
- 150m assessment area
- Cadastral boundary
- Bushfire prone areas
- POS

Hazard level

- Extreme
- Moderate
- Low

- Proposed lots
- Indicative future subdivisions
- Roads (MRWA)

stategen JBS&G

Job No: 60703

Client: Satterley Property Group

Version: A	Date: 19-Oct-2021
Drawn By: jcrute	Checked By: CT

Scale 1:5,200 at A3

0 100 200
metres

Coord. Sys. GDA 1994 MGA Zone 50

Seaside Estate, Madora Bay, WA

POST-DEVELOPMENT BUSHFIRE HAZARD LEVELS

FIGURE 7

File Name: W:\Projects\1)Open\Satterley Property Group\Madora bay\60703 Madora Bay LSP amendment - BMP\GIS\Maps\R01_Rev_A\60703_07_A3_PostDevBHLs.mxd
Image Reference: Nearmap.com© - Imagery Date: 13. August 2021.

4. Identification of bushfire hazard issues

4.1 Bushfire context

The project area is surrounded by existing urban development to the north and south in the form of constructed dwellings, roads, commercial precincts and low threat managed landscaping. Land to the east of the project area is in the process of being developed, with the vegetation being progressively cleared in accordance with staged development.

The greatest bushfire threat to the proposed development is from remnant scrub vegetation retained within the project area itself (noting this will be progressively removed as part of staged subdivision) and to the northeast of the project area. The fire run to the northeast is substantial (up to 4.5 km) throughout scrub vegetation retained within Bush Forever sites. Although fragmented by significant infrastructure corridors (i.e. from east to west being Kwinana Freeway, powerline corridor, Mandurah railway line and Mandurah Road), this vegetation has the potential to escalate to exhibit steady state bushfire behaviour and impact the project area with moderate to high levels of radiant heat and ember attack at the northeast development interface.

The foreshore reserve also has the potential to pose a bushfire threat to the project area, albeit the expected impacts from shrubland vegetation are expected to be significantly moderated compared to the long scrub fire runs to the northeast.

On the basis of the above, low threat separation, BAL rated construction (where required) and vehicular access should be prioritised at the key hazard interfaces to the west and northeast, with staging buffers to be employed to manage the risk from any temporary internal hazards.

4.2 Bushfire hazard issues

It is considered that the bushfire risk to the proposed development posed by the abovementioned hazards can be managed through application of standard acceptable solutions under the Guidelines, as well as through a direct bushfire suppression response if required. Examination of the bushfire hazards to the project area has identified the following bushfire hazard issues:

1. The ability for the proposed residential lots to achieve a compliant rating of BAL-29 or lower is dependent on the implementation and maintenance of non-vegetated/low threat public roads, POS and 100 m wide low threat staging buffers at the interface with classified vegetation. The required separation distances for BAL-29 to be achieved is provided for each of the abutting vegetation classifications depicted in Figure 5 as follows:
    a. Plot 1 Class A forest (flat/upslope): 21 m
    b. Plot 3 Class D scrub (downslope >5–10 degrees): 17 m
    c. Plot 4 Class D scrub (flat/upslope): 13 m
    d. Plot 5 Class C shrubland (downslope >5–10 degrees): 11 m
    e. Plot 6 Class C shrubland (flat/upslope): 9 m.
2. Two different access routes that connect to the public road network will need to be provided throughout the development, including during stages development.
3. Reticulated water and a network of street hydrants will need to be provided for proposed development in accordance with DFES and Water Corporation design standards.

A compliance assessment against acceptable solutions of the bushfire protection criteria of the Guidelines is provided in Section 5.1 to demonstrate that each relevant acceptable solution can be delivered as part of future staged subdivision.

5. Assessment against the bushfire protection criteria

5.1 Compliance table

An acceptable solutions assessment against the bushfire protection criteria is provided in Table 5.

Table 5: Compliance with the bushfire protection criteria of the Guidelines

Bushfire protection criteria	Method of compliance Acceptable solutions	Proposed bushfire management strategies
Element 1: Location	A1.1 Development location	The post-development BHL assessment (Figure 7) identifies that on completion of development, all proposed areas of habitable developable will comprise either a Low or Moderate BHL. All areas of habitable development will be avoided on land with an extreme BHL.
Element 2: Siting and design	A2.1 Asset Protection Zone	It is not anticipated that any formal Asset Protection Zones (APZs) will be required as part of proposed development since non-vegetated/low threat perimeter roads and POS will be provided at all interfaces with classified vegetation sufficient to achieve BAL-29 or lower for all proposed habitable development. Notwithstanding, should any minor APZ setbacks be required within proposed lots, these will be enforced via R-code setbacks, LDP provisions and/or restrictive covenants on title and established and maintained in accordance with Schedule 1 (APZ standards) of the Guidelines (refer to Appendix C). In addition, any low threat POS and staging buffers established as part of development will be required to achieve the relevant exclusion clauses under As3959 and/or Schedule 1 of the Guidelines.
Element 3: Vehicular access	A3.1 Two access routes	The proposed concept layout depicted in Figure 2 demonstrates that ultimately, the proposed public road network will provide through access throughout the development with no dead ends, with proposed connections to adjacent existing developments to the north and south, as well as a primary connection to Mandurah Road to the east.
	A3.2 Public road	All public roads will be constructed to the relevant technical requirements of the Guidelines (see Appendix D).
	A3.3 Cul-de-sac (including a dead-end-road)	No permanent cul-de-sacs are proposed, and the project area is not serviced by an existing cul-de-sac. However, any temporary cul-de-sacs required to achieve compliance during internal staging will be less than 200 m in length, will include minimum 17.5 m diameter turn-around heads and will be constructed to the relevant technical requirements of the Guidelines (see Appendix D).
	A3.4 Battle-axe	N/A – no battle-axes are proposed as part of the development and the project area is not serviced by an existing battle-axe.
	A3.5 Private driveway longer than 50 m	N/A – the proposed lots are of size where all future habitable development will be located within 50 m of a public road.
	A3.6 Emergency access way	No permanent emergency access ways (EAW) are proposed; however, if development and vehicular access construction is to be staged, any proposed temporary EAW is to be constructed to the relevant technical requirements of the Guidelines (see Appendix D).
	A3.7 Fire service access routes (perimeter roads)	N/A – the proposed subdivision design does not require fire service access routes (FSARs) to achieve access within and around the perimeter of the project area.
	A3.8 Firebreak width	Lot boundary firebreaks will not be required for proposed residential lots under firebreak notice provisions; however, lot boundary firebreaks may be required around the perimeter of vegetated POS areas (e.g. POS 9 and the Foreshore Reserve). This is to be determined at the subdivision/clearance stage in consultation with local government.

Bushfire protection criteria	Method of compliance Acceptable solutions	Proposed bushfire management strategies
Element 4: Water	A4.1 Reticulated areas	The proposed development will be connected to reticulated water supply via extension of services from surrounding development in accordance with Water Corporations Design Standard 63 requirements (refer to Appendix E).
	A4.2 Non-reticulated areas	N/A – the proposed subdivision is located within an existing reticulated area.
	A4.3 Individual lots within non-reticulated areas (Only for use if creating 1 additional lot and cannot be applied cumulatively)	N/A – the proposed subdivision is located within an existing reticulated area.

6. Responsibilities for implementation and management of the bushfire measures

This BMP has been prepared as a strategic guide to demonstrate how development compliance will be delivered at future planning stages in accordance with the Guidelines. Aside from the preparation of future BMPs to accompany future subdivision and/or Development Applications (DAs) where appropriate, there are no further items to implement, enforce or review at this strategic stage of the planning process.

Future BMPs prepared for subsequent subdivision and/or DAs are to meet the relevant commitments outlined in this strategic level BMP, address the relevant requirements of SPP 3.7 (i.e. Policy Measures 6.4 or 6.5 where applicable) and demonstrate in detail how the proposed development will adopt the relevant acceptable solutions and meet the bushfire protection criteria of the Guidelines. Future BMPs are to include the following detailed information:

- proposed lot layout, including any public open space (POS)
- detailed landscaping design in regard to POS/Foreshore Reserve to demonstrate the intended classified vegetation and exclusions
- post-development classified vegetation extent, effective slope and separation distances
- post-development BAL application requirements
- BAL contour map demonstrating that proposed development areas will achieve a rating of BAL–29 or lower
- width and alignment of any required APZ setbacks into lots
- confirmation of how bushfire management will be addressed regarding temporary bushfire hazards on adjacent development stages, including low threat staging buffers or temporary quarantining of lots where required
- proposed approach to fuel management or AS 3959 application in response to on-site POS
- vehicular access provisions, including demonstration that a minimum of two access routes will be achieved for each stage of development (may require consideration of temporary compliant cul-de-sacs/EAWs)
- future requirements for any high-risk or vulnerable land uses, such as provision of Bushfire Risk Management Plans or Bushfire Emergency Evacuation Plans
- provisions for notification on Title for any future lots with a rating of BAL-12.5 or greater as a condition of subdivision
- compliance requirements with the annual City firebreak notice
- assessment against the bushfire protection criteria
- proposed implementation and audit program outlining all measures requiring implementation and the appropriate timing and responsibilities for implementation.

On the basis of the information contained in this BMP, Strategen-JBS&G considers the bushfire hazards within and adjacent to the site and the associated bushfire risks are readily manageable through application of standard acceptable solutions outlined in the Guidelines, which will be implemented as required throughout future planning stages. Strategen-JBS&G considers that on implementation of the proposed management measures, the site will be able to be developed with a manageable level of bushfire risk whilst maintaining full compliance with the Guidelines.

7. References

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Strategen-JBS&G 2020a, *Bushfire Management Plan (Subdivision Application): Lot 101 Mandurah Road, Mandurah*, Bunbury/Perth.

Strategen-JBS&G 2020b, *Bushfire Management Plan (Subdivision Application): Precinct 2 - Lot 101 Mandurah Road, Mandurah*, Bunbury/Perth.

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Western Australian Planning Commission (WAPC) 2015, *State Planning Policy 3.7 Planning in Bushfire Prone Areas*, Western Australian Planning Commission, Perth.

Western Australian Planning Commission (WAPC) 2017, *Guidelines for Planning in Bushfire Prone Areas*, Version 1.3 August 2017, Western Australian Planning Commission, Perth.

8. Limitations

Scope of services

This report ("the report") has been prepared by Strategen-JBS&G in accordance with the scope of services set out in the contract, or as otherwise agreed, between the Client and Strategen-JBS&G. In some circumstances, a range of factors such as time, budget, access and/or site disturbance constraints may have limited the scope of services. This report is strictly limited to the matters stated in it and is not to be read as extending, by implication, to any other matter in connection with the matters addressed in it.

Reliance on data

In preparing the report, Strategen-JBS&G has relied upon data and other information provided by the Client and other individuals and organisations, most of which are referred to in the report ("the data"). Except as otherwise expressly stated in the report, Strategen-JBS&G has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. Strategen-JBS&G has also not attempted to determine whether any material matter has been omitted from the data. Strategen-JBS&G will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Strategen-JBS&G. The making of any assumption does not imply that Strategen-JBS&G has made any enquiry to verify the correctness of that assumption.

The report is based on conditions encountered and information received at the time of preparation of this report or the time that site investigations were carried out. Strategen-JBS&G disclaims responsibility for any changes that may have occurred after this time. This report and any legal issues arising from it are governed by and construed in accordance with the law of Western Australia as at the date of this report.

Environmental conclusions

Within the limitations imposed by the scope of services, the preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted environmental consulting practices. No other warranty, whether express or implied, is made.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

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Appendix A Landscape Plan

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LEGEND

01 LOCAL VILLAGE PARK - 1.70 Ha - 80% IRRIGATED
- SMALL INFORMAL PARK
- PATH CONNECTIONS INTO SURROUNDING STREETS
- SMALL SHELTER WITH SEATING
- INFORMAL PLAY ELEMENTS
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- FULLY IRRIGATED

02 LOCAL VILLAGE BASIN - 0.38 Ha - 0% IRRIGATED
- SMALL INFORMAL PARK
- PRIMARY PURPOSE AS DRAINAGE BASIN
- PATH CONNECTIONS INTO SURROUNDING STREETS
- INFORMAL SEATING NODES
- ADVANCED TREE PLANTING WITH AREAS OF LOW SHRUB & GROUNDCOVERS PLANTING
- NOT IRRIGATED

03 LOCAL VILLAGE PARK - 0.39 Ha - 50% IRRIGATED
- SMALL INFORMAL PARK
- PATH CONNECTIONS INTO SURROUNDING STREETS
- SMALL SHELTER WITH SEATING
- INFORMAL PLAY ELEMENTS
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- PARTIALLY IRRIGATED

04 SHARED COMMUNITY & PRIMARY SCHOOL OVAL 2.33 Ha - 80% IRRIGATED
- TURF SPORTS FIELD, ACCOMODATING A VARIETY OF SPORTING CODES
- SHARED USE WITH THE COMMUNITY & ADJACENT PRIMARY SCHOOL
- MATURE TREE PLANTING TO EDGES
- LARGE SHELTER WITH SEATING, BBQ, WATER FOUNTAIN
- LARGE PLAYGROUND
- POSSIBLE COMMUNITY FACILITY / SPORTING CLUB ROOMS
- DRAINAGE BASIN(S)
- FULLY IRRIGATED

05 COMMUNITY CONNECTOR PARKS - 0.62 Ha - 80% IRRIGATED
- SMALL INFORMAL PARKS
- PATH CONNECTIONS INTO SUROUNDING STREETS WITH SEATING AND SMALL SHELTERS
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB & GROUND COVER PLANTING
- SMALL ARTWORK PEICES, LIT DURING NIGHT TIME.
- FULLY IRRIGATED

06 ENTRY PARK - 0.65 Ha - 0% IRRIGATED
- INFORMAL ENTRY PARK
- SEASIDE ENTRY WALLS WITH SIGNS & ARTWORKS
- PATH CONNECTIONS INTO SUROUNDING STREETS WITH SEATING
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB & GROUND COVER PLANTING
- DRAINAGE BASIN(S)
- NOT IRRIGATED

07 LOCAL VILLAGE PARK - 0.46 Ha - 50% IRRIGATED
- SMALL INFORMAL PARK
- PATH CONNECTIONS INTO SURROUNDING STREETS
- SMALL SHELTER WITH SEATING
- INFORMAL PLAY ELEMENTS
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- DRAINAGE BASIN(S)
- PARTIALLY IRRIGATED

08 NEIGHBOURHOOD PARK - 0.58 Ha - 50% IRRIGATED
LARGE INFORMAL PARK
- LARGE & SMALL SHELTERS WITH SEATING, BBQ'S & PICNIC FACILITIES
- PLAY AREA & OUTDOOR EXERCISE EQUIPMENT
- PUBLIC ARTWORK
- OPEN INFORMAL RECREATION SPACE
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- PARTIALLY IRRIGATED

09 DUNE PARK - 2.33 Ha - 30% IRRIGATED
- COASTAL DUNE PARK
- RETENTION OF DUNE LANDFORM & VEGETATION WHERE PRACTICABLE
- CONNECTIONS TO SINGLETON TO THE NORTH & MANDURAH ROAD
- SMALL NODES AT KEY LANDFORMS & VANTAGE POINTS WITH SHELTER, SEATING, INTERPRETATION SIGNS & SMALL ARTWORKS
- DRYLAND DUNAL REVEGETATION PLANTING
- PARTIALLY IRRIGATED

10 LOCAL VILLAGE PARK - 3.48 Ha - 50% IRRIGATED
- SMALL INFORMAL PARK
- PATH CONNECTIONS INTO SURROUNDING STREETS
- SMALL SHELTER WITH SEATING
- INFORMAL PLAY ELEMENTS
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- DRAINAGE BASIN(S)
- PARTIALLY IRRIGATED

11 LOCAL VILLAGE BASIN - 0.38 Ha - 0% IRRIGATED
- SMALL INFORMAL PARK
- PRIMARY PURPOSE AS DRAINAGE BASIN
- PATH CONNECTIONS INTO SURROUNDING STREETS
- INFORMAL SEATING NODES
- ADVANCED TREE PLANTING WITH AREAS OF LOW SHRUB & GROUNDCOVERS PLANTING
- NOT IRRIGATED

12 NEIGHBOURHOOD PARK - 1.03 Ha - 60% IRRIGATED
- LARGE INFORMAL PARK
- LARGE & SMALL SHELTERS WITH SEATING, BBQ'S & PICNIC FACILITIES
- PLAY AREA & OUTDOOR EXERCISE EQUIPMENT
- PUBLIC ARTWORK
- OPEN INFORMAL RECREATION SPACE
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- PARTIALLY IRRIGATED

13 LOCAL VILLAGE PARK - 0.5 Ha - 50% IRRIGATED
- SMALL INFORMAL PARK
- PATH CONNECTIONS INTO SURROUNDING STREETS
- SMALL SHELTER WITH SEATING
- INFORMAL PLAY ELEMENTS
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- DRAINAGE BASIN(S)
- PARTIALLY IRRIGATED

14 CENTRAL SEASIDE PARK - 2.5 Ha
- LARGE REGIONAL PARK
- LARGE & SMALL SHELTERS WITH SEATING, BBQ'S & PICNIC FACILITIES
- DUAL USE INTERNAL PATH NETWORK WITH CONNECTIONS INTO SURROUNDING STREETS
- LARGE PLAY AREA WTH HALF COURT & INFORMAL SPORT FACILITIES E.G. SKATE PARK
- FENCED DOG PARK
- OFF STREET PARKING
- PUBLIC ARTWORKS
- OPEN INFORMAL RECREATION SPACE
- MATURE TREE PLANTING WITH AREAS OF LOW SHRUB, GROUND COVER PLANTING & TURF
- FULLY IRRIGATED

15 MANDURAH ROAD BUFFER (NORTH & SOUTH)
- RETAIN, PROTECT & TIDY UP EXISTING VEGETATION ALONG MANDURAH ROAD
- PATH CONNECTIONS TO MANDURAH ROAD DUAL USE PATH
- INFILL MATURE TREE PLANTING WITH TUBESTOCK PLANTING OF LOW SHRUBS & GROUND COVERS
- BUSH LAND FENCE ON BOUNDARY
- NO IRRIGATION

NORTH BUFFER: 0.39 Ha

SOUTH BUFFER: 1.49 Ha

16 FORESHORE RESERVE
- BEACH FRONT DUNES
- RETAIN & PROTECT EXISTING DUNAL LANDSCAPE & VEGETATION
- ESTABLISH PERMANENT FENCED PATH CONNECTIONS TO BEACH WITH INTERPRETATION / WAYFINDING SIGNS
- DRYLAND REVEGETATION PLANTING WORKS TO DEGRADED SITES
- NO IRRIGATION

SEASIDE MADORA BAY

PREPARED FOR SATTERLEY

LANDSCAPE PUBLIC OPEN SPACE MASTER PLAN

OCTOBER 2021

JOB NO. 1910901

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T: (08) 9388 9566 E: mail@plane.com.au

Council Meeting
24 May 2022

Planning and Community Consultation Committee
10 May 2022



LEGEND

FULLY IRRIGATED POS

- TURF
- TREES
- GARDEN BEDS
- DRAINAGE BASIN PLANTING

PARTIALLY IRRIGATED POS

2-3 YEARS FULLY IRRIGATED FOR ESTABLISHMENT. AFTER, DRAINAGE BASINS & GARDEN BEDS TO BE DISCONNECTED & NON IRRIGATED.

- TREES
- FEATURE GARDEN BEDS
- SMALL TURF AREAS IF APPLICABLE

ALTERNATIVELY, HAND WATERING DURING MAINTENANCE TO THE ITEMS ABOVE, SUBSTITUTING OR REDUCING THE ALLOTMENT OF WATER TO THAT POS.

NO IRRIGATION TO POS

HAND WATERING TO TREES AND PLANTING FOR ESTABLISHMENT ONLY.

WATER USED FOR IRRIGATION:

01	AREA: 1.36 Ha	03	AREA: 0.20 Ha	10	AREA: 0.15 Ha	02	AREA: 0 Ha
04	AREA: 1.8 Ha	07	AREA: 0.23 Ha	12	AREA: 0.62 Ha	06	AREA: 0 Ha
05	AREA: 0.50 Ha	08	AREA: 0.29 Ha	13	AREA: 0.25 Ha	11	AREA: 0 Ha
14	AREA: 1.4 Ha	09	AREA: 0.70 Ha			15	AREA: 0 Ha
SUB TOTAL: 5.06 Ha		SUB TOTAL: 2.44 Ha				16	AREA: 0 Ha

TOTAL GROUND WATER ALLOCATION ALLOWS FOR 7.5 Ha IRRIGATED PUBLIC OPEN SPACE.

SEASIDE MADORA BAY

PREPARED FOR SATTERLEY

LANDSCAPE IRRIGATION MASTERPLAN

OCTOBER 2021

JOB NO. 1910901

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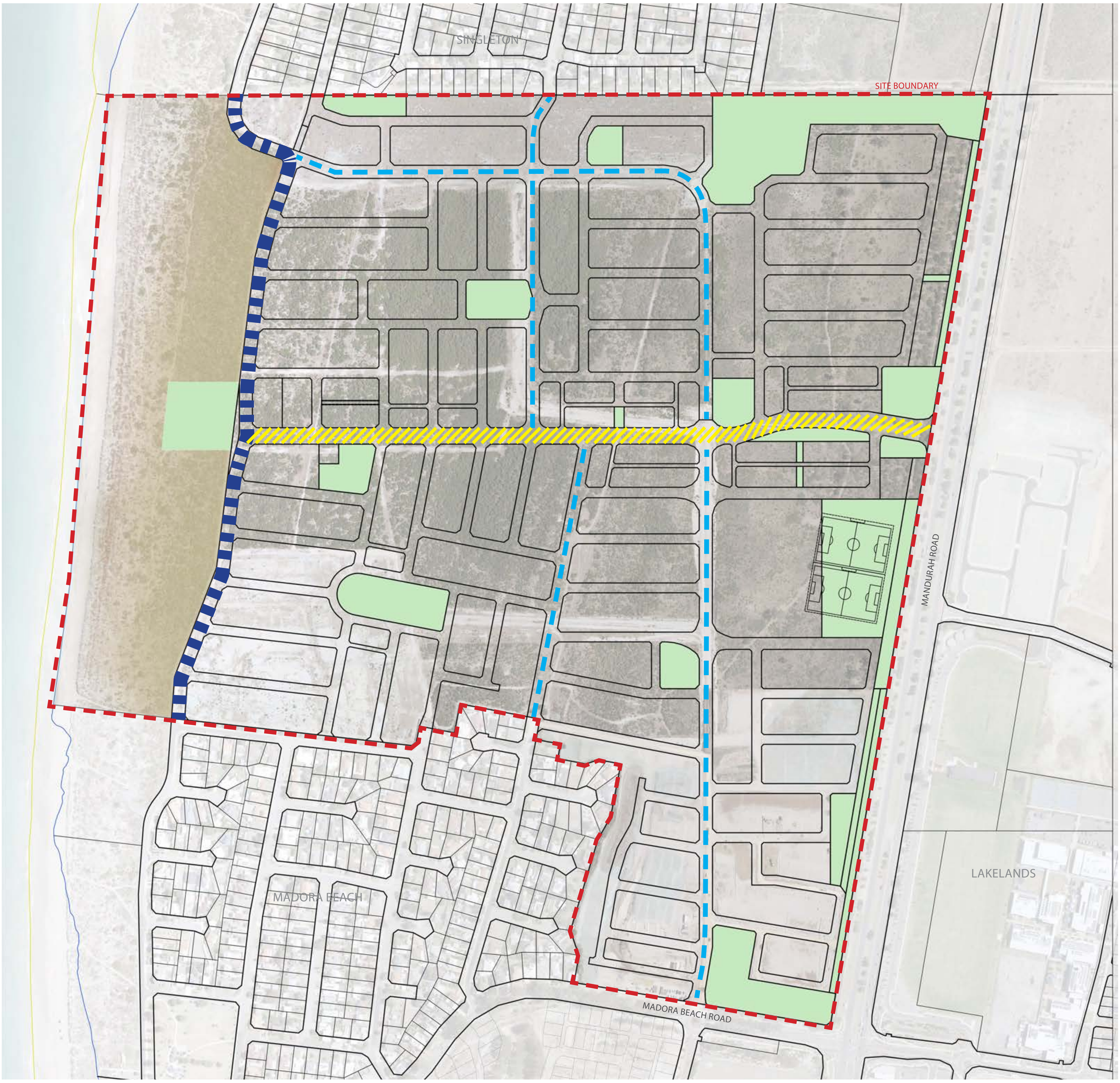
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LEGEND

COASTAL DRIVE

- NORTH - SOUTH COASTAL CONNECTION
- DUAL USE PATH TO WEST SIDE
- LOW COASTAL PLANTED VERGE TREATMENT
- STREET TREES TO BOTH SIDES
- IRRIGATED WITH WATER CART / TRUCK & RESIDENTAIL LOT MAINS WATER SUPPLY

ENTRY BOULEVARD

- EAST -WEST CENTRAL CONNECTION & MAIN SEASIDE ENTRY ROAD
- DUAL USE PATH TO ONE VERGE WITH FOOTPATH ON OPPOSITE VERGE
- PLANTED & TURF VERGE TREATMENT
- PLANTED MEDIAN TREATMENT
- STREET TREES TO VERGE & MEDIAN
- FULLY IRRIGATED WITH BORE WATER SUPPLY

NEIGHBOURHOOD CONNECTORS

- MAIN NEIGHBOURHOOD CONNECTORS
- FOOTPATH TO BOTH SIDES
- STREET TREE PLANTING TO BOTH VERGES WITH 1 STREET TREE PER LOT & TREE PLANTING TO MEDIAN WHERE APPLICABLE
- TURF VERGE TREATMENT
- PLANTED MEDIAN TREATMENT
- VERGE & TREE IRRIGATED WITH WATER TRUCK & RESIDENTAIL LOT MAINS WATER SUPPLY
- MEDIAN PLANTING FULLY IRRIGATED WITH BORE WATER SUPPLY

LOCAL STREETS

- TURF & MULCH VERGE TREATMENT
- 1 STREET TREE PER LOT
- TURF VERGE & TREE PLANTING IRRIGATED WITH WATER CART / TRUCK & RESIDENTAIL LOT MAINS WATER SUPPLY

SEASIDE MADORA BAY

PREPARED FOR SATTERLEY

LANDSCAPE BOULEVARD & CONNECTOR MASTERPLAN

OCTOBER 2021

JOB NO. 1910901

1:3000 @ A1

M1.103

REV C

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SEASIDE MADORA BAY

PREPARED FOR SATTERLEY

LANDSCAPE FORESHORE MASTERPLAN

OCTOBER 2021

JOB NO. 1910901

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Appendix B Vegetation plot photos and description



Photo ID: 1a



Photo ID: 1b

Plot number	Plot 1
Vegetation classification	Class A Forest
Description / justification	Trees up to 30 m high; 30–70% foliage cover (may include understory of low trees or shrubs).



Photo ID: 2a

Plot number	Plot 2
Vegetation classification	Class B Woodland
Description / justification	A small pocket of sparse pine canopy over grass north of the project area.

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Photo ID: 3a (foreground)



Photo ID: 3b

Plot number	Plot 3
Vegetation classification	Class D Scrub
Description / justification	Shrubs greater than 2 m high; 10–30% foliage cover with a mixed species composition.



Photo ID: 4a



Photo ID: 4b



Photo ID: 4c (background)

Plot number	Plot 4
Vegetation classification	Class D Scrub
Description / justification	Shrubs between 2–6 m high; 10–30% foliage cover with a mixed species composition.

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Photo ID: 5

Plot number	Plot 5
Vegetation classification	Class C Shrubland
Description / justification	Shrubs <2 m high; greater than 30% foliage cover. Understory may contain grasses.

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Photo ID: 6a



Photo ID: 6b



Photo ID: 6c



Photo ID: 6d

Plot number	Plot 6
Vegetation classification	Class C Shrubland
Description / justification	Shrubs <2 m high; greater than 30% foliage cover. Understory may contain grasses.



Photo ID: 7

Plot number	Plot 7
Vegetation classification	Class G Grassland
Description / justification	Unmanaged grassland and weeds greater than 10 cm in height.

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Photo ID: 8a



Photo ID: 8b



Photo ID: 8c



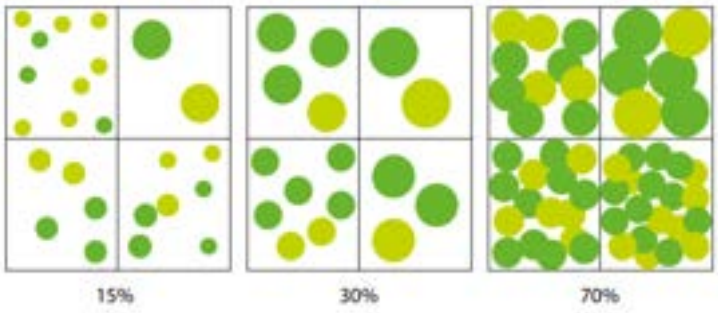
Photo ID: 8d

Plot number	Plot 8
Vegetation classification	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])
Description / justification	A combination of existing non-vegetated areas and low threat managed vegetation.

Appendix C APZ standards (Schedule 1 of the Guidelines)

Schedule 1: Standards for Asset Protection Zones

- **Fences:** within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.
- **Objects:** within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.
- **Fine Fuel load:** combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.
- **Trees (> 5 metres in height):** trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.



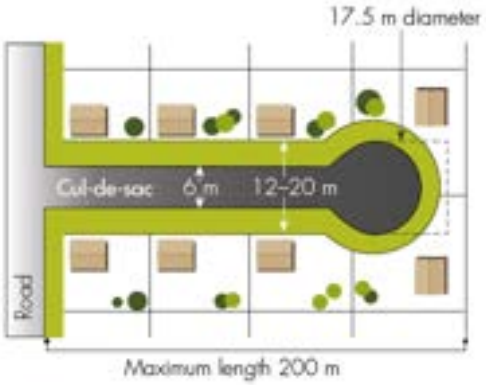
- **Shrubs (0.5 metres to 5 metres in height):** should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m2 in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.
- **Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- **Grass:** should be managed to maintain a height of 100 millimetres or less.

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Appendix D Vehicular access technical standards of the Guidelines

Public roads	
Acceptable solution A3.2	A public road is to meet the requirements in Table 1, Column 1.
Explanatory note E3.2	Trafficable surface: Widths quoted for access routes refer to the width of the trafficable surface. A six metre trafficable surface does not necessarily mean paving width. It could, for example, include four metre wide paving one metre wide constructed road shoulders. In special circumstances, where eight lots or less are being serviced, a public road with a minimum trafficable surface of four metres for a maximum distance of 90 metres may be provided subject to the approval of both the local government and Department of Fire and Emergency Services. Public road design: All roads should allow for two-way traffic to allow conventional two-wheel drive vehicles and fire appliances to travel safely on them. 

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Cul-de-sac (including a dead-end road)	
Acceptable solution A3.3	A cul-de-sac and/ or a dead end road should be avoided in bushfire prone areas. Where no alternative exists (i.e. the lot layout already exists and/ or will need to be demonstrated by the proponent), the following requirements are to be achieved: • Requirements in Table 1, Column 2 • Maximum length: 200 metres (if public emergency access is provided between cul-de-sac heads maximum length can be increased to 600 metres provided no more than eight lots are serviced and the emergency access way is no more than 600 metres) • Turn-around area requirements, including a minimum 17.5 metre diameter head.
Explanatory note E3.3	In bushfire prone areas, a cul-de-sac subdivision layout is not favoured because they do not provide access in different directions for residents. In some instances it may be possible to provide an emergency access way between cul-de-sac heads to a maximum distance of 600 metres, so as to achieve two-way access. Such links must be provided as right of ways or public access easements in gross to ensure accessibility to the public and fire services during an emergency. A cul-de-sac in a bushfire prone area is to connect to a public road that allows for travel in two directions in order to address Acceptable Solution A3.1. 

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Emergency access way	
Acceptable solution A3.6	An access way that does not provide through access to a public road is to be avoided in bushfire prone areas. Where no alternative exists (this will need to be demonstrated by the proponent), an emergency access way is to be provided as an alternative link to a public road during emergencies. An emergency access way is to meet all of the following requirements: • Requirements in Table 1, Column 4 • No further than 600 metres from a public road • Provided as right of way or public access easement in gross to ensure accessibility to the public and fire services during an emergency • Must be signposted.
Explanatory note E3.6	An emergency access way is not a preferred option however may be used to link up with roads to allow alternative access and egress during emergencies where traffic flow designs do not allow for two-way access. Such access should be provided as a right-of-way or easement in gross to ensure accessibility to the public and fire emergency services during an emergency. The access should comply with minimum standards for a public road and should be signposted. Where gates are used to control traffic flow during non-emergency periods, these must not be locked. Emergency access ways are to be no longer than 600 metres and must be adequately signposted where they adjoin public roads. Where an emergency access way is constructed on private land, a right of way or easement in gross is to be established. 

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Technical requirement	1	2	3	4	5
	Public road	Cul-de-sac	Private driveway longer than 50 m	Emergency access way	Fire service access routes
Minimum trafficable surface (m)	6*	6	4	6*	6*
Horizontal distance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	N/A	4.5	4.5	4.5
Maximum grade <50 m	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10
Minimum weight capacity (t)	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius	8.5	8.5	8.5	8.5	8.5
* Refer to E3.2 Public roads: Trafficable surface					

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Appendix E Water technical standards of the Guidelines

Reticulated areas	
Acceptable solution A4.1	The subdivision, development or land use is provided with a reticulated water supply in accordance with the specifications of the relevant water supply authority and Department of Fire and Emergency Services.
Explanatory note E4.1	Water supply authorities in Western Australia include the Water Corporation, Aqwest and the Busselton Water Board. The Water Corporation's 'No. 63 Water Reticulation Standard' is deemed to be the baseline criterion for developments and should be applied unless local water supply authorities' conditions apply.

Appendix F City of Mandurah Firebreak Notice

CITY OF MANDURAH

Fire Compliance Notice



Burning during the prohibited and restricted burning period

This section relates specifically to fuel hazard reduction burns or running burns. Fuel hazard reduction burns or running burns are generally not permitted within the district of Mandurah. Any exemption is based on a full assessment of the hazard by a City authorised Bush Fire Control Officer in consultation with City's Chief Bush Fire Control Officer. Full demonstration of appropriate risk mitigation planning is required and a Permit to Burn must be issued by an authorised Bushfire Control Officer prior to commencing of any fuel hazard reduction or running burn.

The following sets out the Prohibited and Restricted Burning Periods as Gazetted by the Fire and Emergency Services Commissioner.

RESTRICTED PERIOD 1/4/2021 – 30/11/2021
PERMIT REQUIRED

PROHIBITED BURNING 1/12/2021 – 31/3/2022

RESTRICTED PERIOD 1/4/2022 – 30/11/2022
PERMIT REQUIRED

Burning garden refuse

In accordance with the requirements of Section 24G of the Bush Fires Act 1954 the City notifies that it prohibits the burning of garden refuse or rubbish at all times within the district of Mandurah with the following exemptions:

Land zoned rural residential under the City of Mandurah Town Planning Scheme No. 3, and on all land 4000m² and greater. A Permit to Burn is required and permits will only be issued between **1 May and 31 October** annually.

NOTE: Only those properties that are 4000m² or greater are able to obtain permits to burn, all other sized properties are unable to have a fire to burn garden waste.

Fire Compliance Notice

Preparing for fire is a shared responsibility

The City of Mandurah has a role in setting the requirements for fire preparation on properties within its boundaries.

Owners are encouraged to contact Ranger Services to discuss fire management measures in the lead up to fire season, or seek further information from the City's website.

What is required?

According to Section 33 of the Bush Fires Act 1954 you are required to carry out fire prevention work on land you own. Work must be carried out by 17 November 2021 or within 14 days of becoming the owner, and maintained until 31 May 2022.

Who can enter my property?

An appointed Bush Fire Control officer is authorised under Section 39 of the Bush Fires Act 1954 and can enter your property to inspect firebreaks and/or anything they consider to be a fire hazard.

Firebreak variations

If it is impractical to clear firebreaks or if natural features make firebreaks unnecessary, you may apply to the City by 1 November 2021 for an alternate solution.

Fire Management Plans

Where an approved Fire Management Plan relates to a property, owners are required to fully comply with the requirements of that approved plan.

It can happen to you...

All properties within Mandurah may be subject to ember attacks from nearby fires. Preparing your property can help prevent damage and loss.

If you do not meet your fire prevention responsibilities as a property owner, you could be liable for a **maximum penalty of $5,000** plus costs.
The City may access a property and undertake required work at the expense of the owner.

Property preparation requirements

Larger Blocks





Occupied or unoccupied land 4000m² and over

When the area of land is 4000m² and over, provide a trafficable mineral earth firebreak of 4m wide, with a height clearance of 4.2m:

- Inside all external boundaries on the property.
- Surrounding all outbuildings erected on the property.
- Surrounding haystacks, fuel storage or other flammable materials.
- A vertical height clearance of 4.2m must be maintained on driveway access.
- On all land 4000m² and greater a minimum 2m gap between trees shrubs and any dwelling must be maintained.
- In addition no part of any tree should overhang any dwelling.



Urban Areas





Occupied or unoccupied land less than 4000m²

- Have the entire property clear of all flammable material, this does not include green standing trees, growing bushes and plants in gardens, and/or lawns.
- Mowing, slashing, whipper snipping to a height of no more than 4cm as far as reasonably practical over the entire area of land.
- Ploughing, cultivating, scarifying or chemical spraying, followed by slashing to 4cm or other approved method by the City.
- A four metre firebreak is not acceptable.

Asset Protection Zones (APZ)

On all land 4000m² and greater a minimum 2m gap between trees, shrubs and any building, and to ensure that no trees overhang any dwelling.

An authorised Bush Fire Control Officer may issue a variation from Asset Protection Zone requirements where it is considered that adequate risk mitigation measures have been implemented, such as the reduction of fuel loads and appropriate management of understorey vegetation.

Property owners are encouraged to contact the City to discuss the installation of an APZ.

Applications can be made to the City to remove trees or vegetation in order to create an Asset Protection Zone within a tree preservation area as designated in the City's Town Planning Scheme No 3.

NOTE: Properties with dense vegetation will also need to be thinned out to reduce any significant fire risk, to the satisfaction of the City.

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Document Status

Report version	Rev No.	Purpose	Author	Reviewed and Approved for Issue	
				Name	Date
Draft Report	Rev A	For review by client	Ben Musitano	Zac Cockerill (BPAD 37803, Level 2)	21 October 2021
Final Report	**Rev 0**	**Issued for use: to accompany Structure Plan submission**	**Zac Cockerill (BPAD 37803, Level 2)**	**Zac Cockerill (BPAD 37803, Level 2)**	**26 October 2021**



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+61 8 9382 1233

Schedule of Submissions – Madora Bay North Local Structure Plan

Owner / Address	Submission (Summarised comments)	Comment
1. A Dent	a. Reducing open public space is both a detriment to the environment and for social welfare and health.	a. The proposed Structure Plan complies with the minimum requirement for POS under Liveable Neighbourhoods.
	b. Strongly disapprove of the reduction in public open space, particularly in the north of the development	b. Noted. The redistribution of POS results in a more equal distribution of parkland across the Structure Plan area.
	c. The new plan removes a potential wildlife corridor between the north end to the road along which is going to be revegetated.	c. The amended Structure Plan does not seek to remove the 20m wide "green linkage street" or the vegetation buffer along Mandurah Road. The existing plan does not have an additional north-south wildlife corridor.
2. M Haynes	a. Currently the dog beach access stretches from Avoca Place, Madora Bay to the City's northern boundary. Is this to be retained?	a. No amendments are proposed to dog beach access. Should the City wish to review the dog access, consultation will be undertaken with the community.
3. M Kelley	a. Why is more land being developed, removing green space when the original lots within Madora Bay are not connected to deep sewerage and cannot be developed further.	a. The subject site is privately owned and zoned for urban development. The proposal seeks to modify the existing structure plan which currently allows for residential development across the site.
	b. If the original Madora Bay lots were connected to deep sewerage, the green space surrounding these lots will not need to be lost.	b. The Water Corporation are the responsible authority for expanding the reticulated sewer network.
4. A Shepherd	a. Part One appears to have been copy/pasted by CLE Town Planning from another document.	a. The header on the Part One Implementation Report is incorrect should have read 'Madora Bay North Local Structure Plan. The content of the report is specific to the Madora Bay North Local Structure Plan.
	b. The submission mentions a number of 'typos' within the submitted document.	b. Noted.
	c. Why does POS "A" get retained against the Singleton boundary as a "visual interface", but POS "C" and "D" can't be reworked to fix the height discrepancy if current earthworks levels are maintained.	c. The City is required to assess the submitted plan. The existing Structure Plan has been approved by the WAPC in 2016 and as such, the City cannot require that other aspects are amended.
	d. The submission raises a number of points regarding the irrigation plan.	d. The comments have been noted. The specific details of the

		irrigation will be determined during subdivision stage and within development applications for the POS design.
	e. When reviewing the concept for the Coastal Node and Reserve, please give adequate thought to the dangers of the flush road and pedestrian paving indicated as Item 10 on the Foreshore Master Plan.	e. Noted. This will be considered by the City's relevant officers.
	f. Sabina Drive is going to be a major shortcut for traffic in the event of disruptions on Mandurah Road.	f. Traffic calming methods are implemented during the subdivision civil design stage.
	g. Questioned the environmental assessment within the Bushfire Management Plan in regards to the description of the status of the existing vegetation. The current report does not accurately portray the historic status of the vegetation.	g. The assessment is required to be based on the current status of the vegetation and must follow specific assessment criteria stipulated within State Planning Policy 3.7.
	h. Raises concerns regarding fill levels adjacent to the properties within Singleton and why site works were commenced prior to consultation. The submission also raises various flow on impacts from the site works and construction.	h. The City is aware of significant site works that occurred following a subdivision approval issued by the WAPC to facilitate the gravity sewer. The City has been involved in negotiations and is intending to require a local development plan to address these issues. These site works are not material to the proposed Structure Plan amendments.
	i. Questioned the location of the wastewater pump station. It should not be located in the main aesthetic entry boulevard, in the heart of the coastal node and commercial district.	i. The location of the pump station is not proposed to be amended as part of this application.
5. G Goddard	a. Questioned when the old Madora Bay lots will be connected to reticulated sewer	a. The Water Corporation are the responsible authority for expanding the reticulated sewer network.
6. K Dartnall	a. Disappointed that no traffic calming measures had been implemented to slow traffic from speeding North/South where the new development interfaces with existing Madora Bay. Suggest that the road alignment be altered, stop/give way signs implemented or Sabina Drive be amended to a cul-de-sac to separate the new development with the existing Madora Bay area.	a. Noted. Traffic calming methods (e.g. speed humps) are generally implemented during the subdivision stage. Cul-de-sacs are not recommended under Liveable Neighbourhoods.
	b. Proposes that this foreshore road does not dissect the planned shopping precinct (from the coastal node) and instead deviates to go to the east of the shopping precinct.	b. The proposed road layout in this particular aspect of the Structure Plan is consistent with the existing Structure Plan. It has been recommended that a

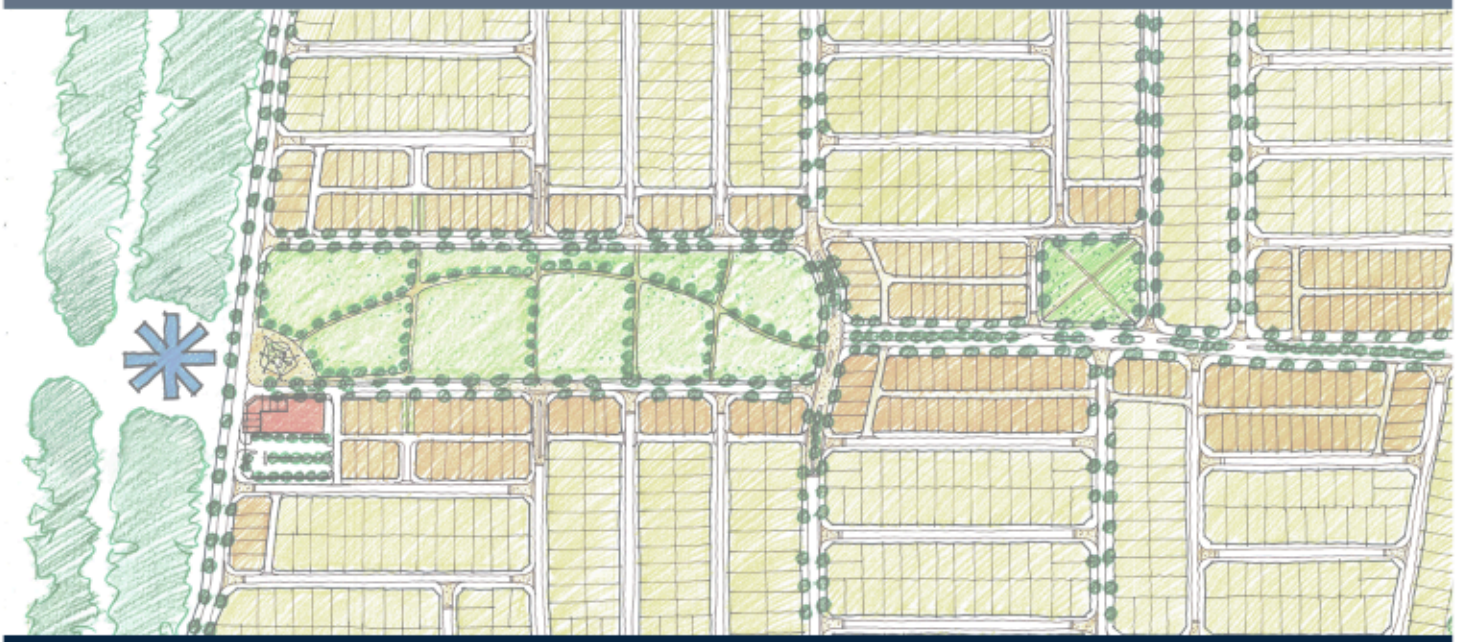
	This would then allow traffic free, safe pedestrian movement between the new proposed coastal node area and through the shopping precinct.	pedestrian priority area be implemented to connect the local centre to the foreshore node.
7. A Ward	a. The amended plan is an improvement on the original and I would support the proposed changes to POS, increased density as well as the foreshore node concept. b. The development would benefit from the road not being designed "in front" of the commercial zone area, which would interfere with pedestrian access from the commercial zone to the foreshore node. A far better solution to improve amenity, safety and create a pedestrian friendly environment would be to design the foreshore road to "go around" the commercial zone (eastern side) and not create a barrier between the commercial zone and foreshore. c. Disappointed to see that no traffic calming measures had been implemented to slow traffic from speeding North/South where the new development interfaces with existing Madora Bay (at the "T" intersection with Swiftshire Rd). Suggestion could be to offset the alignment of Sabina Drive or create a cul-de-sac.	a. Noted. b. The proposed road layout in this particular aspect of the Structure Plan is consistent with the existing Structure Plan. It has been recommended that a pedestrian priority area be implemented to connect the local centre to the foreshore node. c. Noted. Traffic calming methods (e.g. speed humps) are generally implemented during the subdivision stage. Cul-de-sacs are not recommended under Liveable Neighbourhoods.
8. W & D Szymeczko	a. Concerns regarding the connection of Sabina Drive through the new development to connect to Singleton. There is an increase in speeding in the area and this road may be used as a "rat run". b. Suggest that a cul-de-sac is created for Sabina Drive. Foot or cycle traffic could still be allowed through. c. Alternatively replicate an arrangement at Ormsby Tce between Wade Street and Orion Rd with three slow-down measures at Sabina Drive between Madora Beach Road and Swiftshire Road.	a. Noted. This road layout is consistent with the existing Structure Plan. Traffic calming methods (e.g. speed humps) are generally implemented during subdivision stage. b. Cul-de-sacs are not desirable from a planning perspective and are not recommended under Liveable Neighbourhoods. c. As per point (a) above.
9. L Bovell	In regards to Section 6 – Local Development Plans: a. The amendment proposes to change the wording from "will require" to "may request" when outlining the various situations for when local development plans should be prepared.	a. The amended wording reflects changes to the planning framework. The City cannot require a Local Development Plan to be prepared, but rather "requests" to the WAPC that a

		LDP be prepared via a condition of subdivision approval.
10. P Venditti	a. Questioned the height of the retaining walls at the rear of their property	a. A structure plan does not go into this level of detail and the retaining wall levels have been approved via a Local Development Plan.
	b. Questioned what fencing would be installed on top of the retaining walls.	b. Fencing is covered under the *Dividing Fences Act 1961* and is a civil matter between the landowners.
11. I Roberts	a. Questioned the height of the retaining walls at the rear of their property	a. A structure plan does not go into this level of detail and the retaining wall levels have been approved via a Local Development Plan.
	b. Questioned what fencing would be installed on top of the retaining walls.	b. Fencing is covered under the *Dividing Fences Act 1961* and is a civil matter between the landowners
12. R Meade	a. Is the pump station in the commercial area a petrol station?	a. The pump station is a wastewater pump station.
	b. Have the green areas been reduced?	b. Yes, there has been a reduction in public open space, however the proposal still meets the minimum requirement of 10% of the entire structure plan area.
	c. Do the ponds in each of the green areas count as green?	c. Yes, the requirement is for public open space which can be provided in many different forms.
	d. Have the green spaces been traded for roads (neighbourhood connectors)?	d. There has been a reconfiguration of the roads, public open space and residential/commercial areas, however the proposal still meets the minimum 10% public open space requirements.
	e. Won't the coastal node make a wind tunnel for the sea breezes?	e. The design of the coastal node has not yet been formalised and the Foreshore Management Plan is under review by the City's Environmental Services team. Through this assessment environmental factors such as this will be considered.
	f. Will the coastal node also contribute to an avenue for tidal storms to enter the development?	f. As per point 'e' above, these elements will be considered in greater detail by the City's environmental services with the Foreshore Management Plan not being considered as part of this application.
	g. Will the coastal node also destroy the dunes formation, as the earth moving has changed the	g. As per point 'e' above, these elements will be considered in greater detail by the City's environmental services with the

	topography of the area already past this? h. What will be done about the mosquito problem in the area, especially as there seems a dependence on storm water drains?	Foreshore Management Plan not being considered as part of this application. h. The City has a successful mosquito management program in place. However, given Mandurah's natural environment and proximity to mosquito breeding sites, mosquitos will always be prevalent.
13. Department of Water and Environmental Regulation	a. The proposed structure plan should not be finalised prior to the endorsement of a satisfactory Local Water Management Strategy by the Department and the City of Mandurah. Further detail is required, specifically relating to the management of road runoff, infiltration systems, capacity of underground storage cells and discharge outside the development footprint (into foreshore).	a. Noted. This has been included in the recommended response to the WAPC.
14. City of Rockingham	a. Request that the road connection to Treasure Road be depicted on the Structure Plan Map for clarity.	b. Noted. This has been included in the recommended response to the WAPC.

ATTACHMENT 2.4

MADORA BAY NORTH



LOCAL STRUCTURE PLAN

MARCH 2016

CLE TOWN PLANNING + DESIGN

MADORA BAY NORTH

LOCAL STRUCTURE PLAN

PART 1 – IMPLEMENTATION SECTION

Endorsement Page

This structure plan is prepared under the provisions of the City of Mandurah Town Planning Scheme No. 3 (incorporating the Schedule 2 'Deemed Provisions for Local Planning Schemes' of the *Planning and Development (Local Planning Schemes) Regulations 2015*).

IT IS CERTIFIED THAT THE MADORA BAY NORTH LOCAL STRUCTURE PLAN WAS ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

22 MARCH 2016

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness

6/4/16 Date

22 MARCH 2026 Date of Expiry

TABLE OF AMENDMENTS

Amendment No.	Summary of the Amendment	Amendment Type	Date approved by WAPC

PART 1 IMPLEMENTATION SECTION

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1.0 STRUCTURE PLAN AREA

2.0 STRUCTURE PLAN CONTENT

3.0 INTERPRETATIONS AND SCHEME RELATIONSHIP

4.0 OPERATION

5.0 LAND USE, SUBDIVISION AND DEVELOPMENT REQUIREMENTS

- **5.1 Land Use Permissibility**
- **5.2 Residential**
- **5.3 Commercial**
- **5.4 Public Open Space**
- **5.5 Conditions of Subdivision Approval**
- **5.6 Local Development Plans**

PLAN 1 LOCAL STRUCTURE PLAN

PART 1 - IMPLEMENTATION SECTION

1. STRUCTURE PLAN AREA

This structure plan applies to Lot 101 Mandurah Road, Madora Bay being the land contained within the inner edge of the line denoting the structure plan boundary shown on Plan 1 - Local Structure Plan.

2. STRUCTURE PLAN CONTENT

This structure plan comprises:

a) Part One - Implementation Section
This section contains the structure plan map and the requirements that will be considered when assessing subdivision and development applications within the structure plan area.
b) Part Two - Explanatory Section
This section is to be used as a reference guide to interpret and justify the implementation of Part One.
c) Appendices to Part Two – Technical Reports and supporting plans and maps.

3. INTERPRETATIONS & SCHEME RELATIONSHIP

Pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 - Deemed provisions for local planning schemes*, a decision maker of an application for development approval or subdivision approval is to have due regard to the provisions of this structure plan, including the Structure Plan map, Implementation Section, Explanatory Section and Technical Appendices.

4. OPERATION

In accordance with Clause 22 of the *Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 - Deemed provisions for local planning schemes*, this structure plan comes into operation when it is certified by the Western Australian Planning Commission pursuant to sub-clause 22.1.

5. LAND USE, SUBDIVISION AND DEVELOPMENT REQUIREMENTS

5.1 Land Use Permissibility

Land use permissibility within the structure plan area shall be in accordance with the corresponding zone or reserve under the Scheme except as varied as follows:

5.1.1 Commercial Zone

Within the Commercial Zone, discretionary uses will be considered against their consistency with the objectives of a Local Activity Centre with the exception that low-key tourism-related uses such as 'Bed and Breakfast' and 'Short Stay Accommodation' shall be encouraged. Short Stay Accommodation shall be 'AA' within the Commercial Zone.

A residential density code of R60 shall apply within the Commercial Zone.

5.1.2 Mixed Use Zone

The intent of the Mixed Use Zone is to accommodate residential development, low-key tourist accommodation and/or a range of non-residential land use (predominantly at ground floor level) which are complementary to residential development, within a flexible framework. Any non-residential development within the Mixed Use zone should complement but not compete with the primacy of Commercial-zoned sites which provide the focus for commercial activity.

Within the Mixed Use Zone, the following land use permissibility shall apply:

Arts and Craft Display	AA
Bed and Breakfast Accommodation	AA
Car Park	IP
Child Care Premises	SA
Club Premises	SA
Community Purpose	AA
Consulting Room	AA
Corner Shop	AA
Cultural Use	SA
Dwelling	P
Family Day Care	P
Guesthouse	AA
Home Occupation	AA
Hotel	SA
Kindergarten	SA
Land Sales Office	P
Medical Centre	SA
Museum	SA
Office	AA
Public Utility	P
Public Worship – place of	SA
Restaurant	SA
Serviced Apartment	SA
Shop (max. 300m^2 NLA per tenancy)	AA
Short Stay Accommodation	AA
Takeaway Food Outlet (excludes 'drive through' facilities)	SA

A residential density code of R60 shall apply within the Mixed Use Zone.

5.2 Residential

Residential subdivision and development shall accord with the requirements for the Residential Density Code specified by the Local Structure Plan map.

5.3 Commercial and Mixed Use

Net Lettable Retail floorspace within the Commercial Zone is to be in accordance with the City of Mandurah's Activity Centres Strategy.

The development of Commercial and Mixed Use zoned sites is to be in accordance with approved Local Development Plans. These should be based on 'main street' design principles promoting development to be built up to or close to the street, providing good surveillance of the primary street/s with coordinated parking areas located at the rear.

5.4 Public Open Space

A minimum of 10 percent public open space is to be provided in accordance with the WAPC policy. Public open space is to be provided generally in accordance with Plan 1, with an updated public open space schedule to be provided at the time of subdivision for determination by the WAPC, upon the advice of the City of Mandurah.

5.5 Conditions of Subdivision Approval

At the time of subdivision, conditions may be recommended, as applicable, requiring the preparation and / or implementation of the following:

i) Foreshore Management Plan (LA);
ii) Environmental Management Plan (LA);
iii) Urban Water Management Plan (LA);
iv) Public Open Space Schedule (LA / WAPC);
v) Landscape plan for the planting and treatment of the 'green linkage street' (LA);
vi) Any safety improvements and traffic calming to existing roads providing direct through connection into the structure plan area required to accommodate the additional traffic generated by the structure plan;
vii) Design and construction of the intersection of the Integrator B road with Mandurah Road to the satisfaction of the WAPC, in consultation with Main Roads WA and the City of Mandurah;
viii) Design and construction of the upgrade to the intersection of Madora Beach Road and Mandurah Road to the satisfaction of the WAPC, in consultation with Main Roads WA and the City of Mandurah; and
ix) Uniform fencing and/or noise attenuation wall as determined by a transport noise assessment report.

5.6 Local Development Plans

At the time of subdivision, a condition will require the preparation of Local Development Plans for the following sites:

i) The Village Centre / Commercial zoned site/s: to address built form, access and parking;
ii) Mixed Use zoned sites: to address built form, access and parking;
iii) Lots requiring application of 'Quiet House Design' provisions under the recommendations of a Transport Noise Assessment;
iv) Lots immediately adjacent to existing residential lots in Singleton: to address site levels and boundary fencing to existing abutting lots;
v) Lots immediately adjacent to existing residential lots in Madora, east of Angalore Road: to address site levels and boundary fencing to existing abutting lots.
(Footnote: The expectation is that the boundary fences adjacent to Lots 532 and 533 Ariel Place will be no higher than the existing structures on the boundary).

Local Development Plans required for lots abutting an existing residential lot outside of the structure plan area to address site levels and boundary fencing shall be subject to direct written consultation with the existing lot owner in accordance with Clause 50 (2 a) of *Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2 Deemed provisions of local planning schemes*, prior to adoption.

Development of sites the subject of an approved Local Development Plan shall comply with that Local Development Plan unless otherwise approved by City.

SINGLETON

INDIAN

OCEAN

Foreshore Reserve

Potential Coastal Node as per Foreshore Management Plan

Village Centre

Primary School

MADORA BAY

MANDURAH ROAD

MADORA BEACH ROAD

STRUCTURE PLAN REQUIREMENTS
Refer to Part 1 Implementation Text.

LEGEND

- Local Structure Plan Boundary
- Residential R20
- Residential R25
- Residential R40
- Primary School
- Commercial (R60)
  'Short Stay Accommodation' is an additional 'AA' use within this zone
- Mixed Use (R60)
  Land Use permissability as per ODP text
- Public Open Space
- Foreshore Reserve
  Subject to approved Foreshore Management Plan
- Vegetated Buffer
  to Mandurah Road
- Integrator B
- Neighbourhood Connector
- Key Local Roads
- Green linkage street (20m wide)
  Subject to planting and treatment in accordance with an approved landscape plan.
- Traffic Lights - Proposed
- Traffic Lights - Existing
- * Potential Child Care Site
  (notional only and subject to market uptake)

PLAN 1 - LOCAL STRUCTURE PLAN

Madora Bay North

962-136G-01 (17.02.2016), nts

1 SUBJECT: Financial Report April 2022
DIRECTOR: Business Services
MEETING: Council Meeting
MEETING DATE: 24 May 2022

Summary

The Financial Report for April 2022 together with associated commentaries, notes on investments, balance sheet information and the schedule of accounts are presented for Elected Members' consideration.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.17/6/21 22/06/2021 Adoption of Annual Budget 2021/22
- G.14/3/22 22/03/2022 Budget Review 2022

Background

Nil

Comment

Financial Summary

The financial report for April 2022 shows an actual surplus for this period of $29.7 million. This is considered a reasonable surplus at the current point in time and is sufficient to meet the City's obligations up to 30 June 2022.

A summary of the financial position for April 2022 is detailed in the table below:

	Current Budget	YTD Budget (a)	YTD Actual (b)	Var. (b)-(a)	Var.% (b)-(a)/(a)
	$ 000s	$ 000s	$ 000s	$ 000s	%
Opening Funding Surplus / (Deficit)	**4,538**	**4,538**	**4,538**	**-**	**0%**
Revenue					
Revenue from operating activities	115,773	112,428	115,850	3,423	3%
Capital revenue, grants and Contribution	18,908	15,757	10,773	(4,983)	-32%
	134,681	**128,184**	**126,624**	**(1,561)**	
Expenditure					
Operating Expenditure	(140,652)	(116,474)	(108,328)	8,147	-7%
Capital Expenditure	(45,806)	(37,142)	(18,875)	18,266	-49%
	(186,457)	**(153,616)**	**(127,203)**	**26,413**	
Non-cash amounts excluded from operating activities	33,768	27,021	30,971	3,950	15%
Non-cash amounts excluded from investing activities	(5,536)	-	(895)	(895)	0%
Other Capital Movements	18,958	(4,183)	(4,339)	(155)	4%
Closing Funding Surplus / (Deficit)	**(47)**	**1,944**	**29,695**	**27,751**	**1427%**

Key Capital Projects

The following table highlights the status of the City's key capital projects for the 2021/2022 financial year:

Project	2021/22 Actuals Incl. CMT $`000s	2021/22 Annual Budget $`000s	Comment
Western Foreshore Recreation Precinct	2,934	6,032	*Project status:* Installation of main play tower is complete. Electrical works for barbeques and lighting is continuing. Paving works around the perimeter of the site and internally connecting play elements have commenced. The procurement of a range of custom equipment is being progressed. Shade sails are being installed over the playground equipment and 3 shelters are being installed in May. Completion of the Play Space and surrounds is expected in July 2022.
Eastern Foreshore South Precinct	2,520	6,027	*Project status:* **Estuary Pool** The Estuary Pool was opened to the public on 24 December 2021. Kick rails to wall edges to be installed mid-June. Handrail to step access is complete. Temporary management and entry signage in place. **Eastern Foreshore South – Reserve Area** Works to the main area are now complete and was open to the public in mid-April 2022. Works to the perimeter of the adjacent carpark are underway and are expected to be completed by end of June. Additional paving works will be required in the front of the businesses to the south of the carpark. Permits have been approved for the installation of water infrastructure to the new jetties and domestic water adjacent to the main centre concrete area. This work is to occur post installation of the water service providers works.

Smart Street Mall Upgrade	508	1,167	*Project status:* Works will recommence in the Smart Street Mall upon completion of the Eastern Foreshore south upgrade works. The remaining works include paving, remaining planters, and hard and soft landscaping are expected to be completed by mid-2022. This excludes the overhead structures which will be delivered at a later date due to the Development on the Corner of Mandurah Terrace and Smart Street.
Peel Street – Power Relocation	1,236	1,500	*Project status:* Contract with power supply company confirmed. Design is being finalised. Finalisation of land acquisition is required prior to power supply company commencing works.
Pinjarra Road Stage 2 to 3	1,991	2,896	*Project status:* Stage 2 - Construction is complete and road opened. Stage 3 – Construction commenced. Service locating & site establishment completed. Kerb, footpath demolition and drainage crossings commenced.
RR Mandurah Terrace	919	1,408	*Project status:* All enabling works, profiling and resurfacing works completed, including out of hours / nightshift working. Final finishing works and reinstatements underway and due for completion as planned in early May.

Statutory Environment

Local Government Act 1995 Section 6.4 Financial Report
Local Government (Financial Management) Regulations 1996 Part 4 Financial Reports

Policy Implications

Nil

Financial Implications

Any material variances that have an impact on the outcome of the budgeted surplus position are explained in the Monthly Financial Report, as detailed in Attachment 1.1.

Risk Analysis

Nil

Strategic Implications

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

Organisational Excellence:

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

2021/22 Budget Variations

Local Roads and Community Infrastructure Program (LRCI) Phase 3

The funding allocations by the Department of Infrastructure, Transport, Regional Development and Communications for Phase 3 of the LRCI program are based on a formula driven by road length. This calculation has resulted in an allocation of $1,755,048 to the City of Mandurah. The City was required to submit a Work Schedule – Project Nomination form to provide details on the project/s being nominated for this phase of the funding. In April 2022, the City received approval to apply the funding to the MARC Roof Repairs capital project to assist with the design and construction of the new roof for Pool Hall 1.

The MARC Roof Repairs project has a budget of $2,500,000 and is currently being funded from municipal funding ($2,000,000) and Asset Management Reserve ($500,000). As a result of this grant funding allocation, approval is requested to amend the funding of this project to $1,755,048 grant funding and $744,952 municipal funding. It is recommended that no transfer from the Asset Management Reserve occurs and that $1,119,048 is transferred to the Asset Management Reserve for asset renewal projects and $136,000 is allocated to the following projects:

Mandurah Library Re-Roofing

Estimates for the Mandurah Library Re-Roofing project were originally provided based on the tender rates of the previous contract. A new tender contract for Minor Building Maintenance Services has been awarded and this has resulted in a higher cost estimate being received for the works. An increase in material costs throughout the building and construction industry has also contributed to the original budget being less than what is now required to complete the project. Approval is requested to increase the budget by $53,000 from $121,428 to $174,428 to enable this project to be completed.

Mewburn Ablution Refurbishment

As per the Mandurah Library Re-Roofing project, estimates for the Mewburn Ablution Refurbishment project were originally provided based on the tender rates of the previous contract. The higher cost estimate under the new tender contract for Minor Building Maintenance Services and the increase in material costs has resulted in an additional $83,000 being required to complete this project. This would see the budget increase from $95,883 to $178,883.

The additional capital budget required for these proposed budget variations total $136,000.

Bus Shelter Maintenance Assistance Scheme: PTA

The City of Mandurah has 106 bus shelters that it owns and maintains. The City has recently been notified that under the Bus Shelter Maintenance Assistance Scheme, managed by the Public Transport Authority, each local government is entitled to a payment of $156.52 per bus shelter for 2021/22. It is therefore requested that an operating grant budget of $16,591 be added to align with the funding received for this financial year.

Roof Access Points

Installation of Height Safety Equipment is required at the three access points on the roof of the main administration building at the Operations Centre. This is an identified safety requirement for roof access and will allow for checking of the HVAC equipment and for general maintenance works to be undertaken. It is estimated that the cost of these works will be $12,500.

Installation of Height Safety Equipment is also required at the access points on the roof of the Built and Natural Environment Building (Ormsby Terrace). Again, this is an identified safety requirement for roof access and will allow checking of the HVAC equipment and for general maintenance works to be undertaken. Currently there are some roof leaks that require fixing but this cannot be carried out until the Height Safety Equipment is installed. It is estimated that the cost of these works will be $15,500.

To enable the Height Safety Equipment to be installed on the roof of these buildings for current and future maintenance requirements, it is requested that Council approve new capital budgets of $12,500 and $15,500, respectively. It is proposed that this unbudgeted capital expenditure be funded from the SL Rushton Sports Flood Lighting capital project. This budget will reduce by a total of $28,000 from $52,826 to $24,826, however as it is only quantity surveying works that have been undertaken this financial year there will be an underspend in this program. Construction works will depend on future funding allocations.

Conclusion

The City strives to manage its finances adequately and maintain expenditure within budget to ensure services that have been approved through the budget process are fully funded.

It is recommended that Council receive the Monthly Financial Report and the Schedule of Accounts.

NOTE:

- Refer ***Attachment 1.1*** ***Monthly Financial Report***
  Attachment 1.2 ***Schedule of Accounts (electronic only)***

RECOMMENDATION

That Council:

1 Receives the Financial Report for April 2022 as detailed in Attachment 1.1 of the report.

2 Receives the Schedule of Accounts for the following amounts as detailed in Attachment 1.2 of the report:

Total Municipal Fund	**$**	**6,935,330.44**
Total Trust Fund	**$**	**0.00**
	$	**6,935,330.44**

3 Approves the following budget variations for 2021/22 annual budget:

3.1.1 Increase in capital grant revenue of $1,755,048* for MARC Roof Repairs due to LRCI Phase 3 grant funding.

3.1.2 Decrease in funding from Asset Management Reserve $500,000* for MARC Roof Repairs due to LRCI Phase 3 grant funding.

3.1.3 Transfer to Asset Management Reserve $1,119,048* due to LRCI Phase 3 grant funding.

3.1.4 Increase in capital expenditure $53,000* for Mandurah Library Re-Roofing.

3.1.5 Increase in capital expenditure $83,000* for Mewburn Ablution Refurbishment.

3.2 Increase in operating grant revenue $16,591* for Bus Shelter Maintenance due to PTA's Bus Shelter Maintenance Assistance Scheme funding.

3.3.1 Increase in unbudgeted capital expenditure $12,500* for Roof Access Points at Operations Centre

3.3.2 Increase in unbudgeted capital expenditure $15,500* for Roof Access Points at BNE (Ormsby Terrace) Building

3.3.3 Decrease in capital expenditure $28,000* for SL Rushton Sports Flood Lighting.

***ABSOLUTE MAJORITY REQUIRED**

Monthly Financial Report

April 2022



City of Mandurah
April 2022

$30.7K

Estimated Deficit at 30 June 2022 with proposed budget amendments

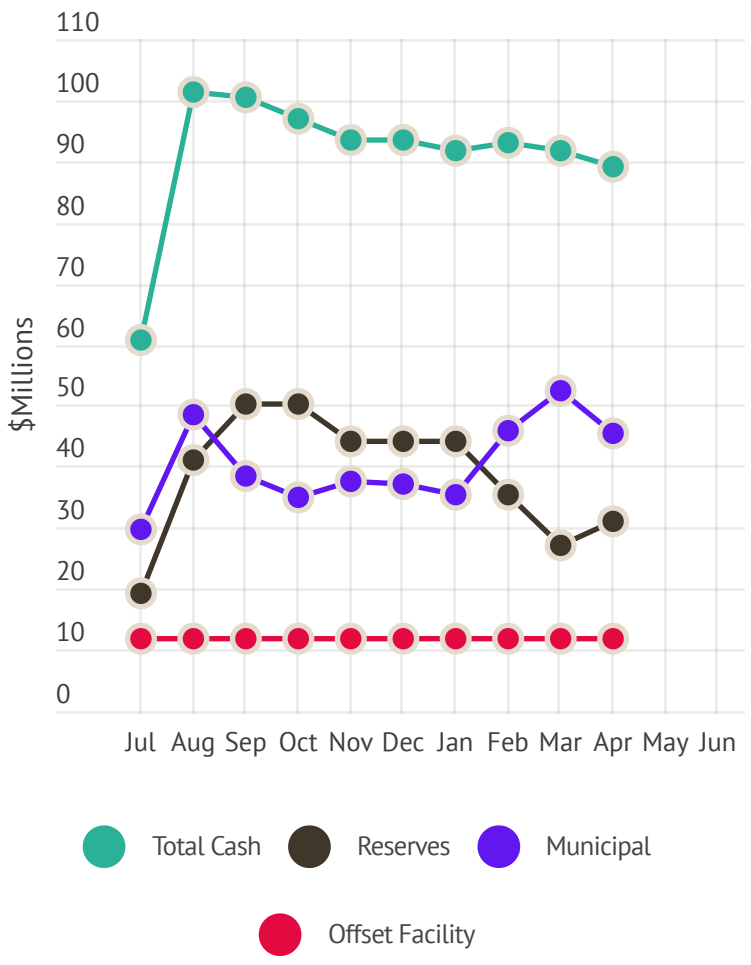
$29.7 million

Year to Date Actual Surplus

Summary

- Actual Rates Raised $82.5M
- Actual Rates Received $82.4M (96.2% collected)
- Actual Operating Revenue $115.8M
- Actual Capital Revenue $9.4M
- Actual Operating Expenditure $108.3M
- Actual Capital Expenditure $18.9M
- Actual Proceeds from Sale of Assets $1.4M

Investments



Loans

- Actual Principal Outstanding $19.95M
- Actual Principal Repayments Made $4.61M
- Actual Interest Paid $202K
- Actual New Loans Drawndown $0
- Amount of Interest Saved from Loan Offset Facility $165K

Rates Outstanding

16 Properties with >$10K outstanding

110 Properties $3K to $10K outstanding

39 Properties commenced legal action in 21/22

$2.03M Rates Exemptions

Sundry Debtors Outstanding

110 current accounts due ($1.89M)

239 accounts overdue i.e >30 days ($250K)

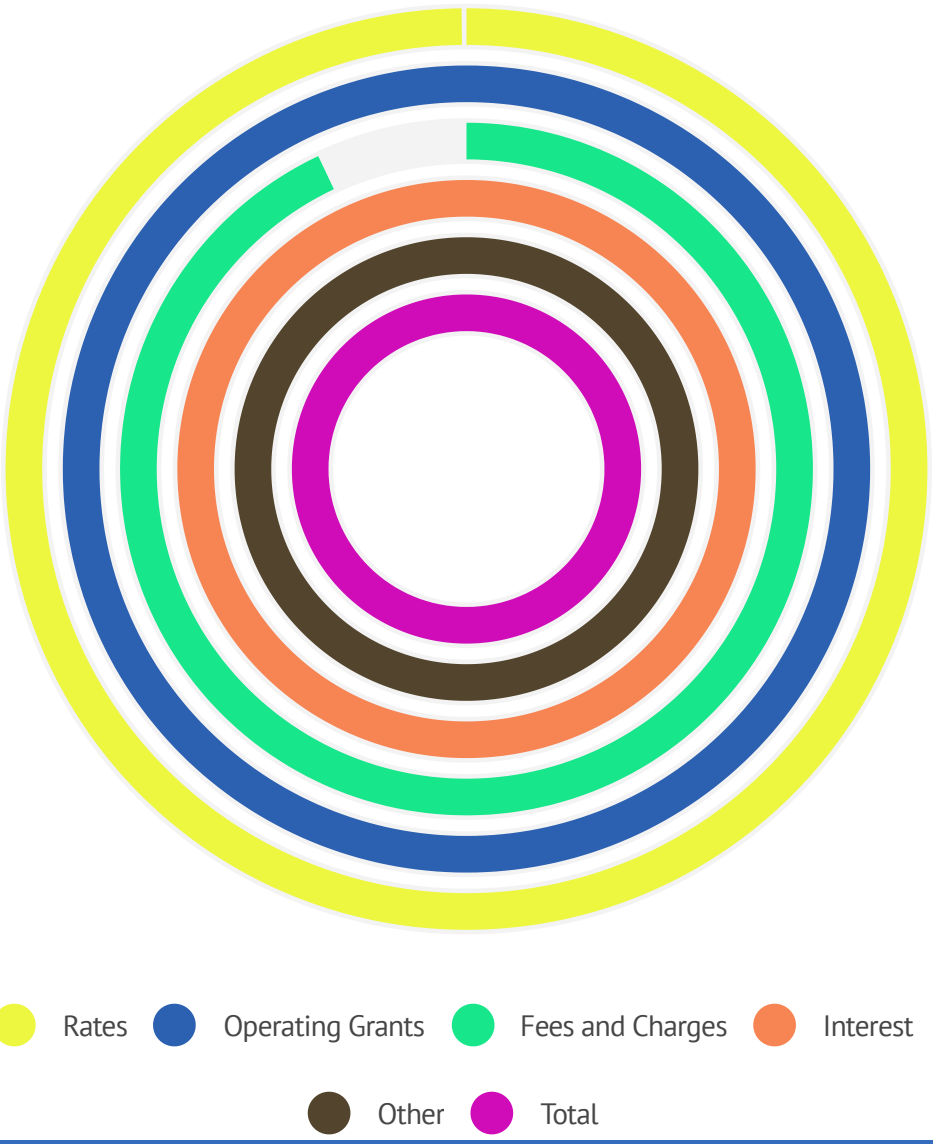
Budget Proposed Amendments

- Increase in capital revenue for MARC Roof Repairs from LRCI grant funding ($1.7M)
- Decrease in funding from Asset Management Reserve for MARC Roof Repairs ($500K)
- Increase in capital expenditure Mandurah Library Re Roofing ($53K)
- Increase in capital expenditure Mewburn Ablution ($83K)
- Transfer remaining funds to Asset Management Reserve ($1.12K)
- Increase in operating revenue from PTA's Bus Shelter Maintenance Assistance Scheme ($16.6K)
- Unbudgeted capital expenditure for Roof Access Points at Operations Centre ($12.5K)
- Unbudgeted capital expenditure for Roof Access Points at Ormsby Terrace Building ($15.5K)
- Reduction in capital expenditure for SL Rushton Sports Flood Lighting project ($28k)

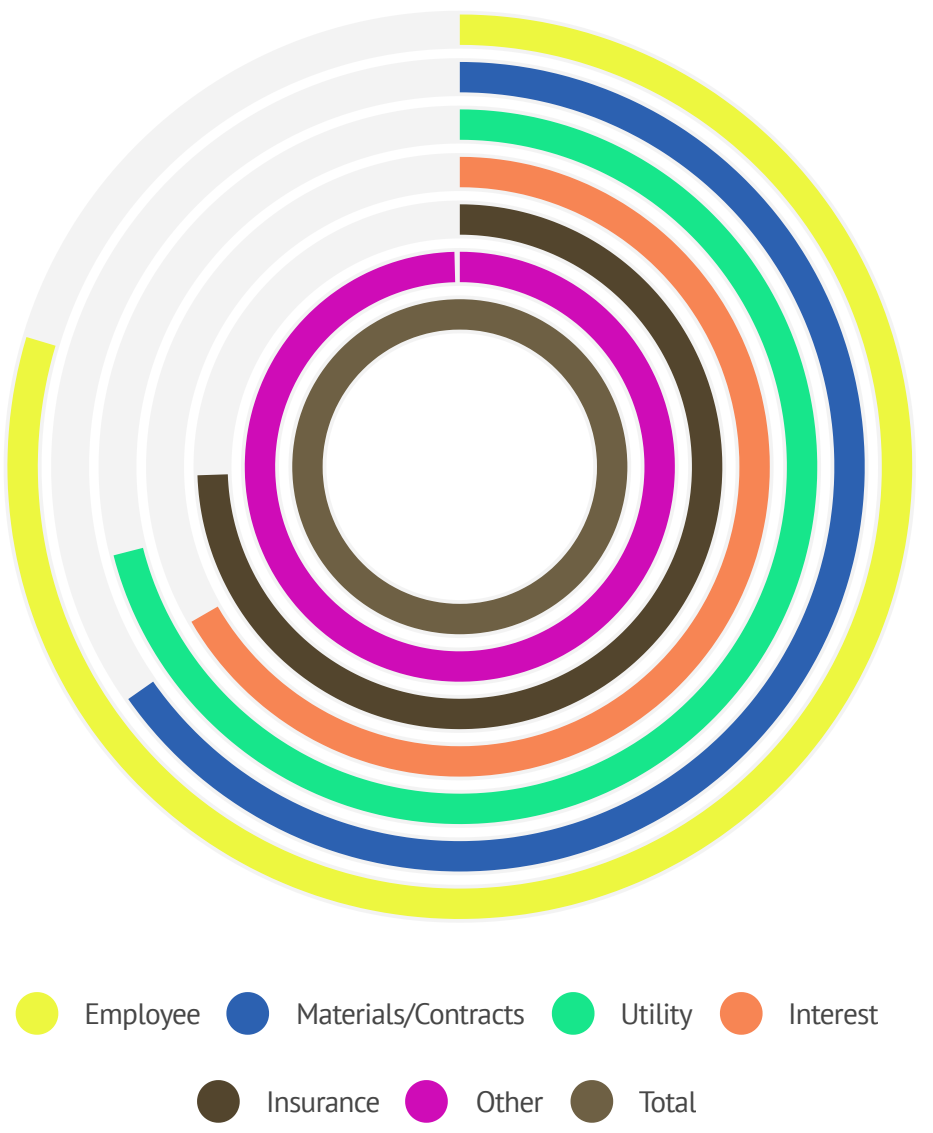
4 Tenders awarded during the month through CEO delegation

74% Grants received for the 21/22 year

Year to Date Revenue Actuals Compared to Current Budget

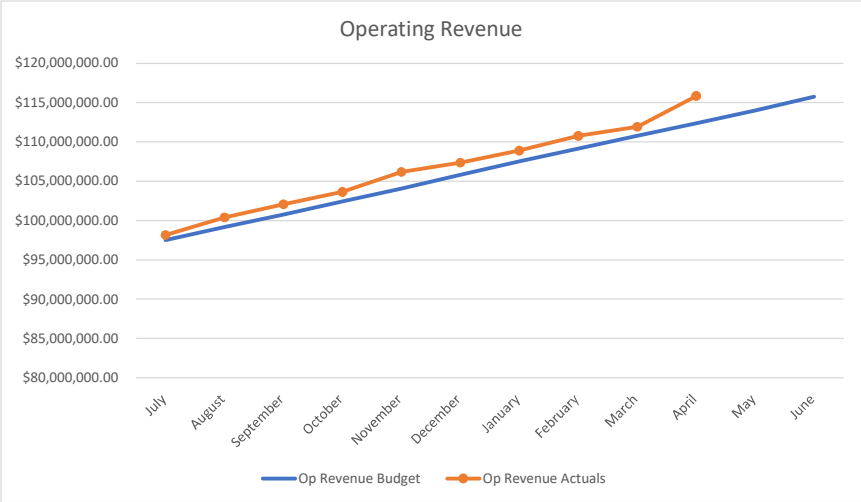


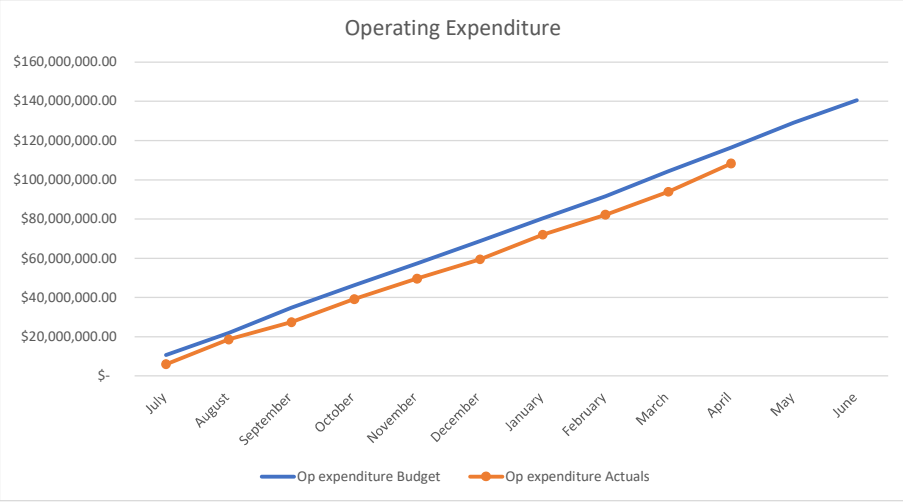
Year to Date Expenditure Actuals Compared to Current Budget

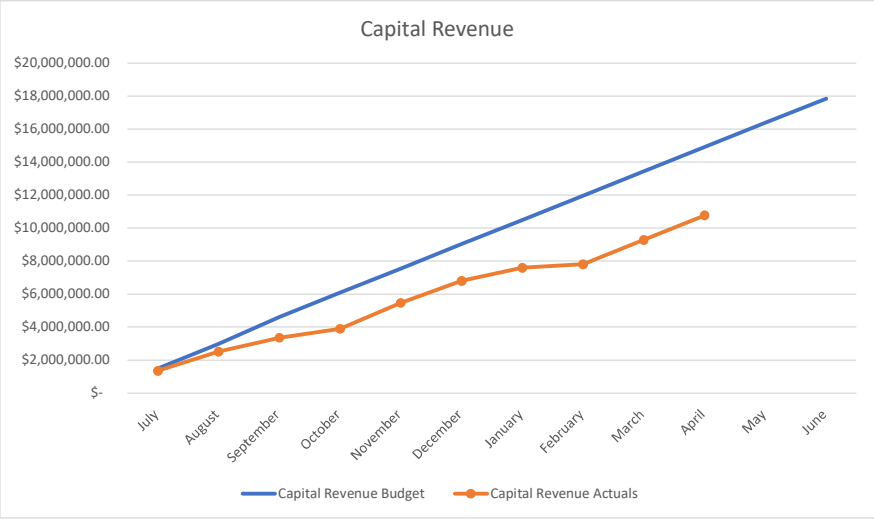


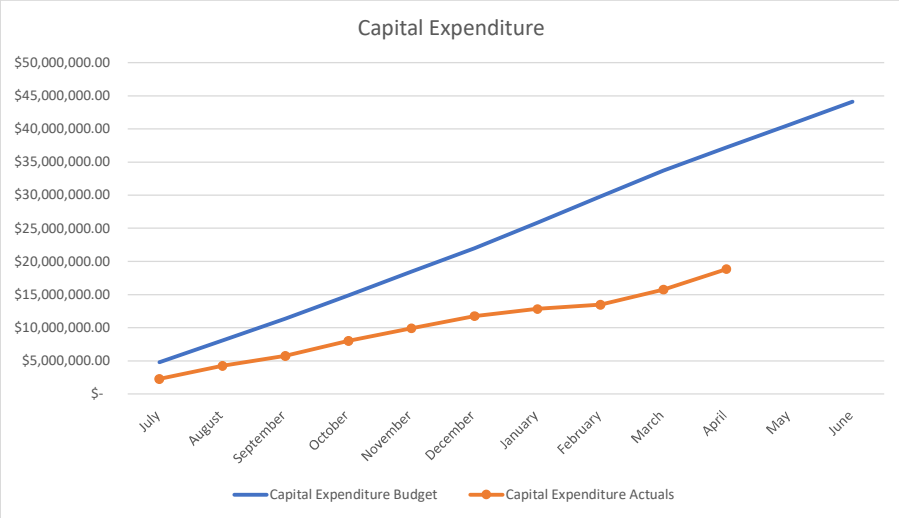
Year to Date Capital Actuals Compared to Current Budget




Operating Revenue
$120,000,000.00
$115,000,000.00
$110,000,000.00
$105,000,000.00
$100,000,000.00
$95,000,000.00
$90,000,000.00
$85,000,000.00
$80,000,000.00
July
August
September
October
November
December
January
February
March
April
May
June
Op Revenue Budget
Op Revenue Actuals


Operating Expenditure
$160,000,000.00
$140,000,000.00
$120,000,000.00
$100,000,000.00
$80,000,000.00
$60,000,000.00
$40,000,000.00
$20,000,000.00
$-
July
August
September
October
November
December
January
February
March
April
May
June
Op expenditure Budget
Op expenditure Actuals


Capital Revenue
$20,000,000.00
$18,000,000.00
$16,000,000.00
$14,000,000.00
$12,000,000.00
$10,000,000.00
$8,000,000.00
$6,000,000.00
$4,000,000.00
$2,000,000.00
$-
July
August
September
October
November
December
January
February
March
April
May
June
Capital Revenue Budget
Capital Revenue Actuals


Capital Expenditure
$50,000,000.00
$45,000,000.00
$40,000,000.00
$35,000,000.00
$30,000,000.00
$25,000,000.00
$20,000,000.00
$15,000,000.00
$10,000,000.00
$5,000,000.00
$-
July
August
September
October
November
December
January
February
March
April
May
June
Capital Expenditure Budget
Capital Expenditure Actuals

CITY OF MANDURAH

MONTHLY FINANCIAL REPORT
For the Period Ended 30 April 2022

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STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022

BY NATURE OR TYPE

	Ref Note	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		$	$	$	$	%	
Opening Funding Surplus / (Deficit)		4,538,223	4,538,223	**4,538,223**			
Revenue from operating activities							
Rates		82,694,007	82,585,674	**82,551,642**	(34,032)	(0.04%)	
Operating grants, subsidies and contributions		3,102,300	2,576,996	**5,241,373**	2,664,377	103.39%	▲
Fees and charges		27,959,369	25,634,148	**25,991,249**	357,101	1.39%	
Interest earnings		865,000	720,833	**897,472**	176,639	24.50%	▲
Other revenue		1,152,348	909,897	**1,168,481**	258,584	28.42%	▲
		115,773,024	**112,427,548**	**115,850,217**	3,422,669	3.04%	
Expenditure from operating activities							
Employee costs		(48,123,327)	(40,207,765)	**(38,320,670)**	1,887,095	4.69%	
Materials and contracts		(52,817,586)	(42,834,896)	**(34,474,691)**	8,360,205	19.52%	▲
Utility charges		(4,494,084)	(3,745,072)	**(3,191,329)**	553,743	14.79%	▲
Depreciation on non-current assets		(32,209,187)	(27,020,780)	**(25,748,108)**	1,272,672	4.71%	
Interest expenses		(954,014)	(795,012)	**(635,925)**	159,087	20.01%	▲
Insurance expenses		(1,425,774)	(1,243,145)	**(1,061,961)**	181,184	14.57%	▲
Other expenditure		(16,871)	(16,871)	**(16,804)**	67	0.40%	
Loss on disposal of assets		(610,738)	(610,738)	**(4,878,249)**	(4,267,511)	(698.75%)	▼
		(140,651,581)	**(116,474,279)**	**(108,327,737)**	8,146,542	6.99%	
Non-cash amounts excluded from operating activities	1(a)	33,768,469	27,020,780	**30,970,536**	3,949,756	14.62%	
Amount attributable to operating activities		**8,889,912**	**22,974,049**	**38,493,016**	15,518,967	(67.55%)	
Investing activities							
Non-operating grants, subsidies and contributions	10	16,678,113	13,898,427	**9,400,075**	(4,498,352)	(32.37%)	▼
Proceeds from disposal of assets	4	2,229,889	1,858,241	**1,373,338**	(484,903)	(26.09%)	▼
Payments for property, plant and equipment	6	(45,805,674)	(37,141,591)	**(18,875,320)**	18,266,271	49.18%	▲
Amount attributable to investing activities		**(26,897,672)**	**(21,384,923)**	**(8,101,908)**	13,283,016	62.11%	
Non-cash amounts excluded from investing activities	1(b)	(5,536,246)	-	**(895,267)**	(895,267)	100.00%	
Amount attributable to investing activities		**(32,433,918)**	**(21,384,923)**	**(8,997,175)**	12,387,748	57.93%	
Financing Activities							
Proceeds from new debentures	7	7,016,194	-	**-**	0	0.00%	
Unspent Loans Utilised		1,901,692	-	**-**	0	0.00%	
Repayment of debentures	7	(5,105,388)	(4,254,490)	**(4,609,589)**	(355,099)	(8.35%)	
Payment of lease liability		(598,710)	(598,710)	**(562,644)**	36,066	6.02%	
Proceeds from new interest earning liability		1,022,942	1,022,942	**1,123,403**	100,461	9.82%	
Payment of interest earning liability		(421,809)	(421,809)	**(384,337)**	37,472	8.88%	
Proceeds from community loans		82,553	68,794	**94,540**	25,746	37.42%	▲
Advances of community loans		(50,000)	-	**-**	0	0.00%	
Transfer from reserves	8	20,937,567	-	**-**	0	0.00%	
Transfer to reserves	8	(5,826,558)	-	**-**	0	0.00%	
Amount attributable to financing activities		**18,958,483**	**(4,183,273)**	**(4,338,627)**	(155,354)	(3.71%)	
Closing Funding Surplus / (Deficit)	1(d)	**(47,300)**	**1,944,076**	**29,695,437**	27,751,361	1427.48%	

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Actual and YTD Budget data as per the adopted materiality threshold.
Refer to Note 13 for an explanation of the reasons for the variance.
This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

NOTE 1
STATEMENT OF FINANCIAL ACTIVITY INFORMATION

(a) Non-cash items excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with Local Government (Financial Management) Regulation 1996.

Non-cash items excluded from operating activities	Notes	Annual Budget	YTD Budget (a)	YTD Actual (b)
		$	$	$
Adjustments to operating activities				
Movement in liabilities associated with restricted cash		(89,910)	-	184,717
Movement in pensioner deferred rates (non-current)		-	-	(94,570)
Movement in employee benefit provisions (non-current)		1,038,454	-	254,032
Add: Loss on asset disposals		414,725	-	373,696
Add: Loss on asset write offs		196,013	-	4,504,553
Add: Depreciation on assets		32,209,187	27,020,780	25,748,108
Total non-cash items excluded from operating activities		**33,768,469**	**27,020,780**	**30,970,536**

(b) Non-cash items excluded from investing activities

The following non-cash revenue and expenditure has been excluded from investing activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.

Adjustments to investing activities				
Movement in non current liabilities for transfers to acquire or construct non-financial assets to be controlled by the entity				
Movement in current liabilities for transfers to acquire or construct non-financial assets to be controlled by the entity associated with restricted cash		(5,536,246)	-	(895,267)
Total non-cash amounts excluded from investing activities		**(5,536,246)**	**-**	**(895,267)**

(c) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with regulation 32 of the Local Government (Financial Management) Regulations 1996 to agree to the surplus/(deficit) after imposition of general rates.

		Budget Closing 30 Jun 2021	Budget Closing 30 Jun 2022	Year to Date 30 Apr 2022
Adjustments to net current assets				
Less: Reserves - restricted cash		(20,116,870)	(24,888,945)	(44,767,915)
Less: Unspent loans		(431,591)	(207,137)	(2,197,470)
Less: Other receivables		-	(80,000)	(697)
Less: Prepaid Rates		(2,455,879)	-	
Less: Clearing accounts		-	-	(256)
Add: Borrowings	7	7,499,999	9,826,754	1,068,189
Add: Other liabilities		3,081,188	3,417,743	5,843,747
Add: Lease liability		608,382	759,243	126,401
Add: Provisions - employee		5,041,426	5,216,724	4,169,342
Add: Loan Facility offset		-	-	12,000,000
Total adjustments to net current assets		**(6,773,345)**	**(5,955,618)**	**(23,758,659)**

(d) Net current assets used in the Statement of Financial Activity

Current assets				
Cash and cash equivalents	2	23,835,328	23,712,520	76,837,872
Rates receivables	3	3,519,116	2,480,445	3,244,901
Receivables	3	3,644,928	4,341,798	4,005,930
Other current assets		524,062	549,233	1,595,208
Less: Current liabilities				
Payables		(4,555,419)	(9,848,897)	(17,334,013)
Borrowings	7	(7,499,999)	(5,105,388)	(1,068,189)
Interest earning liabilities		-	-	(715)
Unspent non-operating grant, subsidies and contributions liability		(3,464,329)	(1,065,909)	(4,915,606)
Lease liabilities		(608,382)	(759,243)	(126,401)
Provisions		(8,621,960)	(8,396,241)	(8,784,891)
Less: Total adjustments to net current assets	1(c)	(6,773,345)	(5,955,618)	(23,758,659)
Closing Funding Surplus / (Deficit)		**-**	**(47,300)**	**29,695,437**

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

OPERATING ACTIVITIES
NOTE 2
CASH AND INVESTMENTS

	Total Amount	Interest rate	Total calculated interest Earnings	Institution	S&P rating	Deposit Date	Maturity Date	Term days
	$	$	$	$				
Cash on hand								
Westpac Municipal Bank Account	15,025,672	Variable		Westpac	AA-	NA	NA	
	15,025,672							
Municipal Investments								
Muni 10 - 9652-46197	29,829	0.20%	60	ANZ	AA-	1/10/2021	1/10/2022	365
Muni 39 - 44-091-0630	3,002,959	0.40%	2,959	NAB	AA-	15/02/2022	16/05/2022	90
Muni 40 - 24-879-6372	3,008,137	0.55%	8,137	NAB	AA-	2/03/2022	29/08/2022	180
Muni 41 - 24-055-4504	3,002,959	0.40%	2,959	NAB	AA-	2/03/2022	31/05/2022	90
Muni 42 - 98-829-1441	6,023,671	0.80%	23,671	NAB	AA-	23/03/2022	19/09/2022	180
Muni 43 - 98-798-7367	3,003,699	0.50%	3,699	NAB	AA-	23/03/2022	21/06/2022	90
MNS 31 - 582058	6,151,240	0.35%	1,710	Westpac	AA-	31/03/2022	29/04/2022	29
MNS 60 - 582007	6,377,664	0.40%	2,156	Westpac	AA-	31/03/2022	29/04/2022	29
	30,600,158							
Reserve Investments								
Reserve 42 - 36-976-7906	3,010,363	0.27%	7,700	NAB	AA-	21/12/2021	22/06/2022	183
Reserve 43 - 36-956-4375	3,007,403	0.40%	2,963	NAB	AA-	22/02/2022	23/05/2022	90
Reserve 44 - 70-586-3025	3,008,340	0.44%	4,346	NAB	AA-	28/02/2022	28/06/2022	120
Reserve 45 - 70-568-6989	3,019,113	0.43%	13,266	NAB	AA-	30/03/2022	27/09/2022	181
Reserve 47 - TBA	4,009,666	0.98%	9,666	CBA	AA-	21/04/2022	20/07/2022	90
Reserve 48 - TBA	6,042,904	1.45%	42,904	CBA	AA-	21/04/2022	18/10/2022	180
RNS 31 - 581565	5,873,350	0.35%	1,633	Westpac	AA-	31/03/2022	29/04/2022	29
RNS 60 - 581573	3,240,902	0.40%	1,186	Westpac	AA-	31/03/2022	29/04/2022	29
	31,212,041							
Total	**76,837,872**		**129,014**					

Interest revenue	
Investment Interest Accrued	129,014
Investment Interest Matured	79,741
Rates Interest	688,717
	897,472
Total Municipal and Reserve Funds	**76,837,872**

Interest Earned
$897,472

Loan Offset Facility	Amount	Interest rate on loans	Interest Saved	YTD Interest Saved
Westpac	12,000,000	1.44%	14,161	164,956

KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments highly liquid investments with original maturities of twelve months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Total Municipal Cash	Unrestricted
$88.84 M	$57.63 M

OPERATING ACTIVITIES
NOTE 3
RECEIVABLES

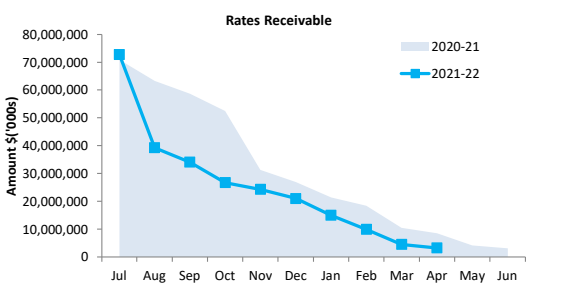
Rates Receivable	30-Jun-21	30-Apr-21	30 Apr 22
	$		$
Opening Arrears Previous Years	3,317,555	3,317,555	3,093,324
Rates levied	80,353,712	80,371,346	82,551,642
Less - Collections to date	(80,577,943)	(75,202,632)	(82,400,065)
Equals Current Outstanding	**3,093,324**	**8,486,269**	**3,244,901**
Net Rates Collectable	**3,093,324**	**8,486,269**	**3,244,901**
% Collected	96.3%	89.9%	96.2%

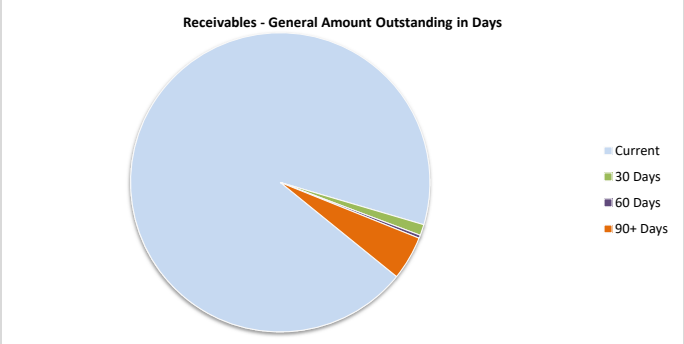
	30 Apr 21	30 Apr 22
- No. of Legal Proceedings Commenced for the financial year	5	39
- No. of properties > $10,000 outstanding	19	16
- No. of properties between $3,000 and $10,000 outstanding	116	110
- Value of Rates Concession	73,427	69,766
- Value of Rates Exemptions	1,992,032	2,027,889

Receivables - General	30-Apr-21	Current	30 Days	60 Days	90+ Days	30 Apr 22
	$	$	$	$	$	$
Balance per Trial Balance						
Sundry receivable	1,681,162	1,810,386	46,701	13,089	190,673	2,060,849
Recreation Centres	92,845	78,010				78,010
Mandurah Ocean Marina	0	0				0
GST receivable	272,383	317,666				317,666
Allowance for impairment of receivables	(139,014)	(158,610)				(158,610)
Infringements	1,022,739	847,863				847,863
Pensioners rates and ESL deferred	1,887,815	473,104				473,104
Other Receivables	494,177	387,048				387,048
Total Receivables General Outstanding	**5,312,107**	**3,755,467**	**46,701**	**13,089**	**190,673**	**4,005,930**
Percentage		93.7%	1.2%	0.3%	4.8%	

KEY INFORMATION

Rates and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of rates and other receivables is reviewed on an ongoing basis. Other receivables that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.





Collected	Rates Due
96.2%	$3,244,901

Debtors Due	Over 30 Days	Over 90 Days
$4,005,930	6%	5%

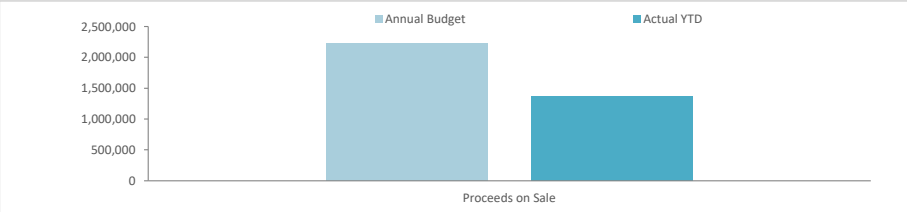
OPERATING ACTIVITIES
NOTE 4
DISPOSAL OF ASSETS

			Budget	YTD Actual			
Asset	Asset ID	Asset Owner	Proceeds	Net Book Value	Proceeds	Profit	(Loss)
			$	$	$	$	$
Land							
Land		Sale of 81-87A Allnutt Street, Mandurah	942,000	1,445,000	945,000	0	(500,000)
Infrastructure Assets							
Light Passenger Vehicles - Replacement							
MITSUBISHI-MIRAGE MH7413A	C00518	People & Communities - YOUTH SERVICES COORDINATOR	0	0	0	0	0
HYUNDAI-SANTE MH7641A	FEC01718 - C01718	Built & Natural - DESIGN & DEVELOPMENT SERVICES	15,836	0	0	0	0
SUBARU-OUTBACK MH6704A	C02518	People & Communities - GENERAL MANAGER MPAC	15,765	0	0	0	0
TOYOTA-RAV4 MH7382A	C03818	Built & Natural - DESIGN & DEVELOPMENT SERVICES	12,326	0	0	0	0
MAZDA-CX-5 MH7550A	C04318	Built & Natural - CIVIL MAINTENANCE	15,478	0	0	0	0
MITSUBISHI-LS OUTLANDER MH5475A	C04717	Built & Natural - ENGINEERING COORDINATOR	12,500	0	0	0	0
HOLDEN-TRAILBLAZER MH8607A	C06518	Built & Natural - DESIGN & DEVELOPMENT SERVICES	10,565	0	0	0	0
TOYOTA-COROLLA MH5842A	C05917	Built & Natural - OPERATIONS STORE	10,542	11,676	18,462	6,786	0
TOYOTA-RAV4 MH7273A	C06918	Built & Natural - DESIGN & DEVELOPMENT SERVICES	12,326	0	0	0	0
TOYOTA-RAV4 MH7691A	C07418	Built & Natural - CITYPARKS	12,241	0	0	0	0
MAZDA-CX-5 MH8253A	C07618	Business Services - RANGER SERVICES COORDINATOR	15,400	0	0	0	0
MAZDA CX-5 - MH4519A	CO3917	Built & Natural - LANDSCAPE SERVICES	0	13,009	19,371	6,362	0
Light Commercial Vehicles - Replacement							
FORD-RANGER MH5709A	U00217	Built & Natural -CITYBUILD	27,327	21,269	27,327	6,058	0
FORD-RANGER MH7859A	U00417	Built & Natural -CITYWORKS	20,353	0	0	0	0
FORD-RANGER MH6525A	U00617	Built & Natural -CITYWORKS	15,784	0	0	0	0
MITSUBISHI-TRITON MH6414A	U00817	Built & Natural -CITYPARKS	18,673	20,918	30,962	10,044	0
FORD-RANGER MH8377A	U01018	Built & Natural -CITYWORKS	12,451	0	0	0	0
HOLDEN-COLORADO MH6347A	U02017	Built & Natural -CITYWORKS	18,053	0	0	0	0
HOLDEN-COLORADO MH6352A	U02317	Built & Natural -CITYBUILD	16,569	0	0	0	0
FORD-RANGER MH8056A	U02418	Built & Natural -SURVEYING SERVICES	19,329	0	0	0	0
HOLDEN-COLORADO MH6534A	U02517	Built & Natural -RANGERS	18,405	0	0	0	0
HOLDEN-COLORADO MH6353A	U02717	Built & Natural -CITYBUILD	16,569	0	0	0	0
HOLDEN-COLORADO MH6112A	U03117	Built & Natural -CITYBUILD	18,228	0	0	0	0
FORD-RANGER MH7543A	U03417	Built & Natural -TRAFFIC MANAGMENT	20,507	0	0	0	0
HYUNDAI-ILOAD MH6241A	U03617	Built & Natural -PARKS MAINTENANCE - RETIC	18,607	0	0	0	0
TOYOTA-HILUX MH6817A	U03817	Built & Natural -CITYBUILD	17,486	0	0	0	0
FORD-RANGER MH6165A	U05017	Built & Natural -WATERWAYS/MARINA	21,528	0	0	0	0
ISUZU-D'MAX MH5394A	U05717	Business Services -ENVIRONMENTAL HEALTH COORDINATOR	18,815	16,344	30,864	14,521	0
HOLDEN-COLORADO MH8950A	U06118	Built & Natural -TECHNICAL SERVICES	30,055	22,854	30,055	7,201	0
HOLDEN-COLORADO MH6110A	U06717	Built & Natural -CITYBUILD	18,228	0	0	0	0
HYUNDAI-ILOAD MH6169A	U07117	Built & Natural -CITYBUILD	20,157	0	0	0	0
FORD-RANGER MH6092A	U07217	Built & Natural -PARKS CENTRAL	16,337	0	0	0	0
FORD-RANGER MH4982A	U07417	Built & Natural -CITYWORKS	16,048	0	0	0	0
HOLDEN-COLORADO MH9283A	U07818	Built & Natural -RANGERS	22,036	0	0	0	0
Trucks & Buses Replacements							
Trailers							
Parks & Mowers							
TORO - ZERO TURN 60" SD DECK	M00117	Built & Natural -PARKS CENTRAL	12,000	0	0	0	0
RAZORBACK - MOWER SLASHER PTO	M00517	Built & Natural -PARKS NATURAL AREAS	7,000	9,881	7,632	0	(2,249)
TORO - ZERO TURN 72" RD DECK	M01817	Built & Natural -PARKS SOUTHERN	7,643	0	0	0	0
Minor Equipment >$5000							
PUMPS AUSTRALIA-HPM WATER CLEANER HOT AND COLD	P61517	Built & Natural -CITYBUILD	2,500	0	0	0	0
PUMPS AUSTRALIA-HPM WATER CLEANER HOT AND COLD	P61617	Built & Natural -CITYBUILD	2,500	0	0	0	0
HAKO-CITYMASTER	P61817	Built & Natural -CIVIL MAINTENANCE	25,000	0	0	0	0
Construction Vehicles - Replacement							
KOMATSU - WHEEL LOADER	G005	Built & Natural -WORKS CONSTRUCTION	65,410	0	0	0	0
Plant Disposed from 2020/21 budget:							
Light Passenger Vehicles - Replacement							
Mazda CX-5 MH5068A	C05517	Built & Natural -ASSET MANAGEMENT	16,460	0	0	0	0
Toyota Prado MH7056A	C01117	Mayor's Office	24,367	0	0	0	0
Mazda CX-5 MH3806A	C04016	Place & Communities -RECREATION SERVICES	16,150	0	0	0	0
Mitsubishi Outlander MH4776A	C04217	Strategy & Economic Development	20,736	12,442	20,736	8,294	0
Mazda CX5 MH3283A	CO5216	Built & Natural -ASSET MANAGEMENT	17,100	13,056	17,100	4,044	0

OPERATING ACTIVITIES
NOTE 4
DISPOSAL OF ASSETS

			Budget	YTD Actual			
Asset	Asset ID	Asset Owner	Proceeds	Net Book Value	Proceeds	Profit	(Loss)
Light Commercial Vehicles - Replacement							
Toyota Hiace Van MH5074A	U04617-U04620	Built & Natural -CITYPARKS	16,157	0	0	0	0
Toyota Hiace Van MH3479A	U01716-U01720	Built & Natural -CITYPARKS	16,588	0	0	0	0
Holden-Colorado MH5329A	U03317-U03320	Business Services -RANGERS	26,191	18,016	26,191	8,175	0
Ford Ranger MH3964A	U02617-U02620	Business Services -RANGERS	16,100	0	0	0	0
Ford Ranger MH3709A	U04116-U04120	Built & Natural - ENVIRONMENTAL SERVICES	29,145	19,392	29,145	9,753	0
Ford Ranger MH3956A	U04417-U04420	Built & Natural - CITYPARKS	18,915	0	0	0	0
Ford Ranger MH4447A	U06617-U06620	Business Services -RANGERS	19,720	0	0	0	0
Ford Ranger MH4976A	U01617-U01620	Built & Natural -CITYPARKS	18,450	0	0	0	0
Ford Ranger MH4698A	U05517-U05520	Built & Natural -CITYPARKS	15,760	0	0	0	0
Isuzu Ute	C04617-C04620/U08321	Built & Natural - Irrigation	16,460	0	0	0	0
Holden-Colorado MH8950A	U06118-U06120	Built & Natural -TECHNICAL SERVICES	0	0	0	0	0
Ford Ranger MH3952A	U01816-U01820	Business Services -RANGERS	19,630	0	0	0	0
Mitsubishi Outlander MH4439A	U01417	Built & Natural	30,509	22,241	30,509	8,268	0
Ford Ranger PU MK11 MH4983A	UO6017	Built & Natural -CITYPARKS	28,236	20,385	28,236	7,851	0
Ford Ranger MH4537A	UO3017	Built & Natural - Irrigation	28,464	15,154	28,464	13,310	0
Ford Ranger PX MH4453A	U01517	Built & Natural - Irrigation	23,691	15,835	23,691	7,856	0
Trucks & Buses Replacements							
Hino 816 3 MH472H	T044	Built & Natural - CityWorks Civil Maintenance	30,519	36,000	30,519	0	(5,481)
Trailers							
3T Tandem Tipper Trailer	V033-V03320	Built & Natural	4,404	1,113	4,404	3,291	0
Wastech Semi Trailer	V05020-	Built & Natural	35,327	0	0	0	0
Wastech Semi Trailer	V05120-	Built & Natural	35,327	0	0	0	0
Southwest Mowing MH73719	V004	Built & Natural	9,252	2,597	9,252	6,655	0
Southwest - Mowing 4500kg	V008	Built & Natural	0	2,448	5,142	2,694	0
Parks & Mowers							
5 Gang mower	M02517-M02520	Built & Natural	18,252	0	0	0	0
Mower with Cab	M01516-M01520	Built & Natural	7,500	0	0	0	0
Mower 72"	M01916-M01920	Built & Natural	6,000	7,404	10,277	2,872	0
Minor Equipment >$5000							
Construction Vehicles - Replacement							
MULTI ROLLER	R002-R00220	Built & Natural	45,900	0	0	0	0
			2,229,889	**1,747,034**	**1,373,338**	**134,034**	**(507,730)**

KEY INFORMATION



Proceeds on Sale		
Annual Budget	YTD Actual	%
$2,229,889	$1,373,338	62%

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022

NOTE 5
TENDERS/QUOTES AWARDED FOR THE MONTH

CEO delegation – accepted/rejected tenders during the month
Awarded under Financial Authorisation $250,000 and above

Tender code	Tender Description	Company Awarded to	Contract Term	Contract Amount
				$
T21-2021	Provision of BMX Pump Track Design Maintenance and Refurbishment Services	Three Chillies Design Pty Ltd	3 years	390,000
RFQ01-2022	City of Mandurah Network Refresh	ES2 Pty Ltd	5 years – via leasing company	426,143
T05-2022	Peelwood Reserve Changeroom Renovations	Go 2 Group Pty Ltd	Project Completion	231,451
T23-2021	Provision of Detailed Design for the Dawesville Community Centre	Bollig Design Group Pty Ltd ATF the BDG Trust	Project Completion	398,065

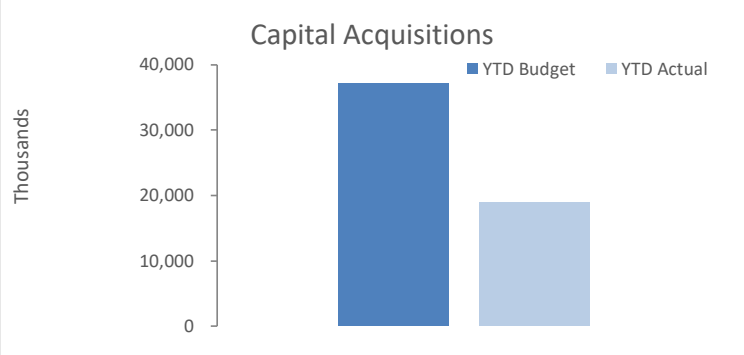
INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS

Capital Acquisitions	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	YTD Actual Variance
	$		$	$	$
Land	0	1,698,300	0	0	0
Buildings	5,327,975	7,479,349	5,691,017	1,537,978	(4,153,039)
Equipment	61,127	225,793	182,772	111,588	(71,183)
Machinery	4,185,542	3,914,738	3,245,672	1,391,264	(1,854,407)
Infrastructure - Roads	14,775,329	12,003,546	10,730,087	7,718,273	(3,011,814)
Bridges	3,871,067	420,010	420,010	125,526	(294,484)
Parks	14,256,393	16,761,967	14,108,668	7,067,240	(7,041,428)
Drainage	1,222,989	1,478,703	1,222,468	685,214	(537,254)
Coastal & Estuary	706,907	552,194	418,860	39,597	(379,264)
Other Infrastructure	600,500	1,271,074	1,122,038	198,640	(923,398)
Capital Expenditure Totals	**45,007,828**	**45,805,674**	**37,141,591**	**18,875,320**	**(18,266,271)**
Capital Acquisitions Funded By:					
	$		$	$	$
City of Mandurah Contribution	**7,543,360**	**9,668,951**	**22,245,372**	**9,046,908**	(13,198,465)
Capital grants and contributions	**17,656,844**	**16,635,284**	**13,347,685**	**9,400,075**	(3,947,610)
Borrowings	**9,826,754**	**8,917,885**	-	-	-
Other (Disposals & C/Fwd)	**1,108,878**	**1,287,889**	**1,548,534**	**428,338**	(1,120,196)
Cash Backed Reserves					
Building Reserve	**1,771,058**	**735,818**	-	-	-
Asset Management Reserve	**3,666,399**	**4,055,311**	-	-	-
Cultural Centre Reserve	-	**213,495**	-	-	-
Sustainability Reserve	**259,000**	**259,000**	-	-	-
Sanitation Reserve	**1,238,520**	**918,520**	-	-	-
Traffic Bridge Reserve	-	**50,000**	-	-	-
Waterways Reserve	**13,425**	**13,425**	-	-	-
Unspent Grants & Contributions Reserve	**1,028,409**	**590,227**	-	-	-
Bushland Acquisition Reserve	**0**	**1,698,300**	**0**	**0**	0
Plant Reserve	**895,181**	**761,568**	-	-	-
Capital Funding Total	**45,007,828**	**45,805,674**	**37,141,591**	**18,875,320**	**(18,266,271)**

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

KEY INFORMATION



Acquisitions	Annual Budget	YTD Actual	% Spent
	$45.81 M	**$18.88 M**	**41%**

Capital Grant	Annual Budget	YTD Actual	% Received
	$16.64 M	**$9.4 M**	**57%**

Capital Expenditure Total
Level of Completion Indicators

- 0%
- 20%
- 40%
- 60%
- 80%
- 100%
- Over 100%

Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

Level of completion indicator, please see table at the end of this note for further detail.

	Account Description	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
	Land						
	850000 Land Acquisition	0	1,698,300	0	0	1,698,300	Settlement due May 2022.
	Buildings						
	750647 Dawesville Community Centre	719,847	719,847	603,180	26,948	692,899	Design only.
	750648 Enhancements to Reserve Changerooms to Make Amenities Unisex	25,286	0	0	0	0	Budget transferred to Stage 2 of Upgrades to Peelwood Reserve at Budget Review.
	750649 Falcon Family Centre - External Works	57,683	0	0	0	0	Project deferred to 2022-23 at Budget Review.
	750650 Air Conditioner at Madora Bay Hall	10,411	7,611	7,611	7,611	0	Complete.
	750651 Air Conditioner at Halls Head Community and Sports Facility	30,566	24,166	24,166	24,166	0	Complete.
	750652 LED Buildings Plan	80,514	80,514	80,514	58,246	22,268	Ongoing Program 2021/22.
	750653 MARC - Administration Office CCTV Camera Installation	15,514	10,045	10,045	10,045	0	Complete.
	750654 MARC CCTV Stadium	30,514	12,345	12,345	12,345	0	Complete.
	750655 MARC Leisure Pool Acoustics	206,736	0	0	0	0	Project deferred to 2022-23 at Budget Review.
	750656 MARC Plantroom Chlorine Gas Detectors & Shutdown System	15,566	11,516	11,516	10,216	1,300	Complete.
	750657 MPAC Internal Refurb	328,084	338,084	338,084	8,084	330,000	Construction to commence late Q4. Project to be carried over to 2022/23.
	750658 Reserve Meter Replacement Program	50,566	50,566	17,232	566	50,000	Ongoing Program 2021/22.
	750659 WMC - CCTV Upgrade	15,754	15,754	5,754	754	15,000	Construction to commence May.
	750660 WMC Tipping Shed	261,491	261,491	178,158	29,913	231,578	Construction to commence late Q4.
	750661 Works & Services Building Refurb	211,848	211,848	178,515	25,448	186,400	Design complete, proceeding with structural review and Quantity Surveyor.
	750662 WMC Fire Water Service	50,463	15,463	10,463	463	15,000	Design only. Budget reduced at Budget Review.
	750626 Site Main Switchboard Program	50,514	50,514	50,514	5,148	45,366	Ongoing Program 2021/22.
	750663 Admin Building Carpet	107,621	107,621	107,621	7,621	100,000	Construction to commence Q4.
	750664 Billy Dower Offices Flooring	20,952	20,952	20,952	2,952	18,000	Construction to commence May.
	750665 Civic Building - Rates Team Work Area	15,286	0	0	0	0	Project deferred and budget reallocated to Stage Door Waterfront HVAC project.
	750666 Civic Staff Amenity Room Refurbishment	44,622	44,622	44,622	4,622	40,000	Construction 95% complete.
	750667 External Painting Program	25,463	25,463	8,796	9,842	15,621	Ongoing Program 2021/22.
	750668 Falcon E -Library AC#1 Replacement	55,411	41,211	41,211	41,211	0	Complete.
	750669 Fire System Replacement Program	20,566	17,115	17,115	17,115	0	Complete.
	750670 Mandurah Library HVAC	95,514	91,214	91,214	91,214	0	Complete.
	750671 Mandurah Library Re Roofing Project	161,428	121,428	83,095	9,063	112,365	Budget variation requested to increase budget by $53,000. Construction to commence Q4.
	750672 Mandurah Ocean Marina Chalets	158,269	158,269	108,269	8,269	150,000	Construction 5% complete.
	750673 Mewburn Ablution Refurbishment	55,883	95,883	95,883	8,433	87,450	Budget variation requested to increase budget by $83,000. Construction to commence Q4.
	750674 Museum CCTV Upgrade	40,514	19,900	6,976	19,902	(2)	Complete.
	750675 Rushton Park Pavilion - Ext Coatings	45,463	45,463	15,463	35,136	10,327	Complete.
	750676 Oven Replacement Peelwood Pde Facility	9,238	8,051	8,051	8,051	0	Complete.
	750677 District Cooling System	614,316	0	0	0	0	Project deferred to 2022-23 at Budget Review.
	400015 South Mandurah FC Changerooms (CSRFF)	6,666	11,190	11,190	11,190	0	Complete.
	400021 Mandurah Mustangs FC - Facility Development	204,289	235,936	235,936	8,252	227,684	Construction to commence Q4.
	400026 Peel Community Kitchen	26,615	85,333	85,333	85,333	0	Complete.
	400030 Owen Avenue Ablution	279,242	279,242	279,242	185,152	94,090	Construction 95% complete.
	400046 Site Main Switchboards	95,133	2,571	857	2,571	0	Balance of ongoing program from 2020/21.
	750620 Solar Plan	60,000	60,000	60,000	36,340	23,660	Construction complete. Finances to be finalised.
	750623 Administration Building - Foyer Security	68,280	60,823	60,823	24,326	36,497	Scope amended, construction 60% complete.
	750625 Mandurah Community Museum Roof Replacemt	143,400	117,971	117,971	117,971	0	Construction complete. Finances to be finalised.
	750631 Mdh Bowling & Rec Club - Bar Repairs	21,364	21,364	8,030	1,364	20,000	Preliminary investigative work only.
	750633 Stage 2 of Upgrades to Peelwood Reserve	99,720	260,835	90,469	6,634	254,201	Construction to commence Q4.
	750638 Ablution Bortolo Reserve	247,540	252,879	252,879	133,259	119,619	Construction 95% complete.
	750639 Peel Hockey Association - Floodlighting	56,923	38,520	38,520	38,520	0	Complete.
	750643 Falcon Family Centre Upgrade	96,000	76,000	76,000	3,717	72,283	Construction to commence Q4.
	750644 Mandurah Visitors Centre Refurbishment	92,145	135,704	135,704	131,236	4,468	Complete.
	750[illegible] MARC Stadium Roof Acoustics	68,000	34,810	34,810	33,846	964	Construction complete. Finances to be finalised.

Level of completion indicator, please see table at the end of this note for further detail.

	Account Description	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
750679	Solar Plan 2021/22	130,754	130,754	51,421	11,754	119,000	Project to be carried over to 2022-23.
750678	ManPAC RVIF Lighting	0	238,495	79,498	0	238,495	Construction to commence Q4.
750628	Civic Building-Mayors Office Reconfiguration	0	68,685	68,685	68,685	0	Complete.
400022	Peelwood Res - Changeroom Upgrade	0	0	0	0	0	Budget transferred to Stage 2 of Upgrades to Peelwood Reserve at Budget Review.
750636	WMC - Upgrade Alarm System	0	30,000	10,000	0	30,000	Construction 80% complete.
750627	Administration Centre External Painting Project	0	12,341	12,341	12,341	0	Complete.
750680	Stage Door Waterfront HVAC	0	17,986	14,989	17,986	0	Complete.
750681	MARC Roof Repairs	0	2,500,000	1,666,667	115,654	2,384,346	Tendering process in progress. Project to be carried over to 2022-23.
750682	Falcon eLibrary Retrofit	0	74,492	74,492	0	74,492	Construction 5% complete.
750683	WTS - Recycle Area Roller Door	0	8,464	8,464	8,464	0	Complete.
750684	Southern Operations Ramp	0	20,000	6,667	0	20,000	Construction to commence Q4.
750685	Visitors Centre Transit Station	0	15,000	5,000	0	15,000	Construction to commence Q4.
750698	Mandurah Bowling Club Bi-fold doors	0	65,000	21,667	0	65,000	Construction to commence Q4.
750721	Rushton Park Main - Staircase Remedial Work	0	18,000	6,000	0	18,000	Construction to commence Q4.
	Bridges						
880013	BR Pedestrian Bridge Mandurah Road	3,521,067	0	0	0	0	Project deferred at Budget Review.
880012	Lakelands-Madora Bay Pedestrian Bridge	350,000	395,010	395,010	100,526	294,484	Durability study to be provided mid-May.
880000	Old Mandurah Bridge	0	25,000	25,000	25,000	0	Complete.
	Parks						
700476	Installation of Permanent Soccer Goals	10,353	10,353	10,353	3,353	7,000	Construction 70% complete.
700478	Meadow Springs Golf Course Fence	46,004	46,004	46,004	6,004	40,000	Preliminary investigative work only.
700479	Rushton Precinct Master Plan - Netball Courts	74,805	0	0	0	0	Project deferred to 2022-23 at Budget Review.
700480	Central Irrigation Management System Renewal	93,407	93,407	63,407	3,407	90,000	Ongoing Program 2021/22.
700481	Bin Enclosures for Eastern/Western foreshore	55,839	55,839	55,839	5,839	50,000	Construction to commence Q4. Linked to City Centre Waterfront project.
700440	Major Public Artworks	90,411	90,411	30,411	411	90,000	Ongoing Program 2021/22.
700482	Abbotswood Park Erskine Path Connection	26,857	26,317	26,317	24,602	1,716	Complete.
700483	Falcon Reserve Cricket Net renewal	43,328	68,328	68,328	66,793	1,535	Complete.
700484	Avalon Foreshore Westview Parade Stage 2	60,894	66,894	66,894	59,537	7,357	Complete.
700485	Bortolo Park Drainage Basin	61,613	61,613	28,279	11,613	50,000	Construction to commence Q4.
700487	Eros Reserve - Basketball Crt Concrete	28,280	28,280	28,280	3,280	25,000	Construction to commence Q4.
700488	Gallop Reserve	109,096	129,096	129,096	138,691	(9,595)	Construction 80% complete.
700489	Mandurah Road Median	167,781	0	0	0	0	Project cancelled at Budget Review.
700490	Meadow Springs Turf Wicket	12,404	12,404	12,404	13,404	(1,000)	Complete.
700491	Milgar BMX Track	24,805	24,805	24,805	16,861	7,944	Construction 90% complete.
700492	Lavender Gardens Reserve	65,839	68,257	68,257	66,627	1,630	Complete.
700493	Pinjarra Road East Median Stage 4	129,185	155,163	132,500	135,650	19,513	Complete.
700494	Pleasant Grove Foreshore	85,832	0	0	0	0	Project deferred to 2022-23 at Budget Review.
700495	Kangaroo Paw Park	55,175	55,175	55,175	6,422	48,753	Design and acquisition of park furniture.
700496	Riverside Gdns Foreshore Park Furniture	51,045	51,045	51,045	31,570	19,475	Construction to commence May.
700497	Shade Tree Planting at Sports Grounds	22,038	22,038	22,038	11,338	10,700	Construction to commence May.
700498	Tickner Reserve Final Stage	226,414	226,414	181,970	105,231	121,184	Construction 80% complete.
700499	Western Foreshore Bore Hole Replacement	25,497	12,863	12,863	12,863	0	Complete.
700500	Mary Street (near Lagoon)	18,497	0	0	0	0	Project cancelled at Budget Review.
700501	Florida Reserve Fencing	21,497	8,887	8,638	8,887	0	Complete.
700502	Northport Oval Fencing	35,466	35,466	35,466	30,556	4,910	Complete.
700503	Henry Sutton	37,089	11,144	11,144	10,689	455	Complete.
700504	Hennessy Reserve	91,754	128,251	46,918	74,401	53,850	Construction 60% complete.
700505	Madora Bay Hall	56,798	56,798	56,798	9,651	47,148	Construction 50% complete.
700506	Caterpillar Park	25,738	15,822	15,822	15,822	0	Complete.
700507	Replacement of Rubber Softfall	83,456	83,456	56,789	80,805	2,651	Ongoing Program 2021/22.
700508	Signage Renewal	49,045	0	0	0	0	Project deferred to 2022-23 at Budget Review.
700509	BBQ New Program	51,548	51,548	51,548	24,128	27,421	Ongoing Program 2021/22.
700510	Boardwalk Renewal Program	250,000	30,000	20,000	0	30,000	Ongoing Program 2021/22.
700439	Enclosed Dog Park	229,849	218,781	212,148	201,049	17,732	Construction complete. Finances to be finalised.
700441	Bortolo Reserve - Shade Sail	34,011	34,011	34,011	19,711	14,300	Complete.
700471	Hermitage Park - Shade Sail	45,419	45,419	45,419	40,339	5,080	Complete.
700472	Country Club Drive - Shade Sail	34,011	34,011	34,011	19,791	14,220	Construction 50% complete.
700443	Falcon Bay Upgrade - Stage 4 of 5	129,261	71,440	71,440	53,323	18,117	Construction 95% complete.
700444	Novara Foreshore Stage 4	282,348	293,636	293,636	278,794	14,842	Construction 95% complete.
700453	Falcon Reserve Activation Plan - Stage 2	127,331	168,822	168,822	155,406	13,416	Construction 95% complete.
700462	Madora Bay Beach	113,441	113,441	80,108	13,441	100,000	Design only.
700464	Shade Sails Over Playgrounds	196,198	187,028	186,829	186,484	544	Complete.
700511	Mandurah Parks - Shade Sails	0	150,000	150,000	3,707	146,293	Construction 70% complete.
700512	Meadow Springs SF - Cricket Nets	0	45,500	45,500	37,790	7,710	Complete.
700020	Pebble Beach Boulevard Res 46649	0	921	921	921	0	Complete.
700463	Madora Bay - Shade Shelters	0	53,210	53,210	53,137	73	Complete.

Level of completion indicator, please see table at the end of this note for further detail.

	Account Description	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
700513	Artesian Pump Replacement Program	0	50,000	41,667	0	50,000	Ongoing Program 2021/22.
700514	Bortolo Fire Track Water Infrastructure	0	100,000	66,667	0	100,000	Budget variation requested to increase budget by $22,000. Construction to commence Q4.
700515	Mandurah Netball Feasibility Study - CSRFF	0	40,000	26,667	0	40,000	Feasibility study to commence Q4.
700516	Yalgorup National Park	0	400,000	133,333	0	400,000	Initial project processes to commence Q4.
	Roads						
501087	Access Pathway at Rushton North Pavilion	60,665	60,665	60,665	3,665	57,000	Construction to commence Q4.
501088	RC Leslie Street Stage 2	786,420	786,420	536,420	676,462	109,958	Construction 90% complete.
501089	RC Peel Street Stage 3	1,540,664	0	0	0	0	Project deferred to 2022-23 at Budget Review.
501090	RC Pinjarra Road Stage 3	1,553,728	1,553,728	1,553,728	603,233	950,495	Refer to Financial Report, Key Capital Projects table.
501091	SL Street Lighting New Program	130,276	130,276	113,609	31,561	98,715	Ongoing Program 2021/22.
501092	TM Discretional Traffic Management Program	202,864	199,348	199,348	185,058	14,290	Ongoing Program 2021/22.
501093	WTC Roadway and Concrete Hardstand	320,852	35,852	30,852	20,852	15,000	Design only. Budget reduced at Budget Review. Seeking Department of Water and Environmental Regulation approval.
501094	MRF Building Hardstand	57,281	57,281	40,614	7,281	50,000	Construction to commence Q4.
501051	SF Street Furniture New Program	57,179	57,179	48,846	7,179	50,000	Ongoing Program 2021/22.
501097	Tims Thicket Road	567,929	0	0	0	0	Project cancelled at Budget Review.
501098	RR France/Aldgate St Intersection	350,958	350,958	350,958	221,390	129,568	Construction 90% complete.
501099	RR Bortolo Drive/Lowden St Intersection	259,435	259,435	259,435	264,534	(5,098)	Construction complete. Finances to be finalised.
501100	RR Sticks Boulevard	33,004	33,004	33,004	17,330	15,674	Construction complete. Finances to be finalised.
501111	RS Tennyson Avenue (HALLS HEAD)	220,576	95,183	95,183	95,183	0	Complete.
501112	SP Falcon Coastal Shared Path	75,086	75,086	55,086	16,380	58,706	Design only.
501113	SP Halls Head PSP	416,663	0	0	0	0	Project deferred to 2022-23 at Budget Review.
501114	SP Missing Links	111,543	48,722	42,526	35,403	13,319	Ongoing Program 2021/22.
501115	SP Biara Court PAW Renewal	43,446	73,446	50,946	5,946	67,500	Construction to commence Q4.
501116	SP Pleasant Grove POS	46,102	0	0	0	0	Project deferred to 2022-23 at Budget Review.
501117	SP Waterside Gardens Paving Rehabilitation	32,022	32,022	14,022	21,792	10,230	Complete.
501123	Ayrton St POS Carpark	76,098	76,098	76,098	17,098	59,000	Construction to commence Q4.
501124	Emulsion tank with bunding	45,566	45,566	15,566	566	45,000	Construction to commence Q4.
501125	Corsican Road	101,439	101,439	101,439	1,439	100,000	Construction 25% complete.
501126	Southern Operations Centre	164,245	164,245	114,245	14,245	150,000	Construction to commence Q4.
501118	SL Carpark Lighting Replacement Program	100,874	75,874	75,874	38,668	37,206	Ongoing Program 2021/22.
501119	SL Light Pole Replacement	100,926	60,926	60,926	926	60,000	Ongoing Program 2021/22.
501120	SL Mandurah Marina Canal Light Poles	68,874	68,874	68,874	56,804	12,070	Complete.
501121	SL Parks and Reserves LED Program	70,874	70,874	70,874	58,539	12,335	Ongoing Program 2021/22.
501101	Halls Head Beach Car Park Stage 2	105,303	205,303	144,969	24,303	181,000	Construction to commence Q4.
501102	RS Aldgate Street (MANDURAH)	56,048	56,048	56,048	38,127	17,921	Complete.
501103	RS Ayrton Street (DAWESVILLE)	166,255	94,312	94,312	94,312	0	Complete.
501104	RS Chapman Road (DAWESVILLE)	105,928	48,373	48,373	48,373	0	Complete.
501105	RS Durham Crescent (DAWESVILLE)	80,964	54,353	54,353	54,353	0	Complete.
501106	RS Inneston Place (DAWESVILLE)	50,793	43,769	43,769	43,769	0	Complete.
501107	RS Napier Close (HALLS HEAD)	40,778	25,397	25,397	25,397	0	Complete.
501108	RS Sabina Drive (MADORA BAY)	83,248	83,248	83,248	62,205	21,043	Construction complete. Finances to be finalised.
501109	RS Sandford Crescent (HALLS HEAD)	106,048	70,610	70,610	70,610	0	Complete.
501110	RS Seaton Close (HALLS HEAD)	35,778	26,745	26,745	26,745	0	Complete.
501127	Falcon Reserve Activation Plan - Stage 3	424,794	0	0	0	0	Project deferred to 2022-23 at Budget Review.
501083	RR Mandurah Terrace	1,408,095	1,408,095	1,408,095	766,855	641,240	Refer to Financial Report, Key Capital Projects table.
501041	SL Rushton Sports Flood Lighting	52,826	52,826	52,826	17,356	35,470	Design and consultant costs only.
501027	RR Pinjarra Road Stage 1	1,125,578	1,342,037	1,342,037	1,316,582	25,455	Refer to Financial Report, Key Capital Projects table.
501031	RR Catalina Dr/Badgerup Ave Roundabout	14,069	2,828	2,828	0	2,828	Complete.
501033	RR Old Coast Road/Albany Drive	106,247	28,752	28,752	22,456	6,296	Complete.
501064	SP Mulberry Close PAW	52,009	57,816	57,816	33,224	24,592	Complete.
500016	Smart Street Mall Upgrade	897,835	1,167,355	972,796	505,387	661,968	Refer to Financial Report, Key Capital Projects table.
501076	RR Guava Way	301,000	230,261	230,261	226,710	3,550	Complete.
501084	Peel Street - Power Relocation	1,500,000	1,500,000	1,000,000	1,233,313	266,687	Refer to Financial Report, Key Capital Projects table.
501128	Dawesville Channel SE Foreshore Upgrade	466,144	475,733	475,733	453,818	21,915	Complete.
501038	SP Stingray Point Footpath Replacement	0	43,952	36,627	43,952	0	Complete.
501050	Mandurah Road Median	0	96,599	96,599	19,920	76,679	Construction to commence Q4.
501086	SP Denham Street	0	97,045	96,487	97,045	0	Complete.
501039	SL Street Lighting New Program	0	47,149	47,149	30,057	17,092	Balance of ongoing program from 2020/21.
501042	SL Light Pole Replacement	0	46,510	38,758	46,510	0	Complete.
501048	TM Discretional Traffic Management Program	0	3,515	3,515	4,048	(533)	Complete.
501062	SP Pinjarra Road Park	0	1,539	1,283	1,539	0	Complete.
501065	Missing Links	0	2,410	2,008	2,410	0	Complete.
501077	SP Harbord Avenue	0	3,464	2,887	3,464	0	Complete.
501129	Trails Project	0	175,000	116,667	0	175,000	Initial project processes to commence Q4.
	Drainage						
600734	Septic Tank and Grease Arrestor at Milgar Reserve	30,720	30,720	30,720	30,783	(63)	Complete.

Level of completion indicator, please see table at the end of this note for further detail.

	Account Description		Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
	600182	Discretional Drainage Projects	165,705	165,705	149,039	140,108	25,598	Ongoing Program 2021/22.
	600183	Halls Head Pde Beach Central CP Stage 2	235,361	235,361	162,028	15,912	219,449	Construction to commence Q4.
	600184	DR Mathew Street, Falcon	104,969	104,969	104,969	23,344	81,625	Construction to commence Q4.
	600185	DR Koolinda Street, Falcon Stage 2	99,298	164,298	164,298	165,126	(828)	Construction complete. Finances to be finalised.
	600186	DR Yeedong Road, Falcon - Stage 2	168,544	202,253	202,253	18,184	184,069	Construction 5% complete.
	600187	DR Pump Station Replacement of Pumps	55,669	55,669	19,002	669	55,000	Ongoing Program 2021/22.
	600180	Bortolo Sump-Water Sensitive UrbanDesign	362,723	362,723	241,815	142,498	220,225	Construction 50% complete.
	600173	DR Koolinda Street	0	147,933	139,273	144,968	2,965	Construction complete. Finances to be finalised.
	700517	Dawesville Sump - Chainmesh Fencing	0	9,072	9,072	9,072	0	Complete.
	Coastal & Estuary							
	900012	Parkridge Boat Ramp	33,426	33,426	33,426	14,929	18,497	Design only.
	910068	All Access Launching Ramp - Riverside Gardens	154,714	0	0	0	0	These works will be completed as part of the Trails project listed in the LTFP. Project cancelled at Budget Review.
	910108	South Harbour Paving Upgrade Stage 3 to 6	107,744	107,744	107,744	7,744	100,000	Construction to commence Q4.
	910109	Cambria Island Abutment Walls Repair	411,023	411,023	277,690	16,923	394,100	Design only.
	Equipment							
	820181	Monitor (TV/Display) in Marina Administration Office	5,386	0	0	0	0	Project cancelled at Budget Review due to proposed relocation of premises.
	820182	Furniture & Equipment Renewal Program	55,741	55,741	47,241	4,741	51,000	Ongoing Program 2021/22.
	820174	MPAC Orchestra Lift	0	73,129	60,941	61,104	12,025	Complete.
	820180	Furniture & Equipment Renewal Program	0	23,923	23,923	6,243	17,680	Balance of ongoing program from 2020/21.
	820185	All Terrain Wheelchair	0	8,500	2,833	0	8,500	Acquisition to be completed in Q4.
	820186	Sand Cleaning Machine	0	25,000	8,333	0	25,000	Acquisition to be completed in Q4.
	820187	Data Centre UPS	0	39,500	39,500	39,500	0	Complete.
	Plant & Machinery							
	770001	Replacement Light Passenger Vehicles	528,531	452,456	377,045	154,272	298,184	Ongoing Program 2021/22.
	770002	Replacement Light Commercial Vehicles	1,342,546	1,181,112	984,253	404,793	776,319	Ongoing Program 2021/22.
	770005	New - Light Passenger Vehicles	0	40,000	13,333	0	40,000	Ongoing Program 2021/22.
	770007	Trailers	644,969	611,674	509,724	181,252	430,422	Ongoing Program 2021/22.
	770008	Construction Vehicles	664,209	664,209	553,510	338,750	325,459	Ongoing Program 2021/22.
	770009	Parks and Mowers	278,009	278,009	231,670	109,586	168,423	Ongoing Program 2021/22.
	770010	New - Heavy Vehicles Plant and Equipment	55,000	90,865	75,721	0	90,865	Ongoing Program 2021/22.
	770011	Miscellaneous Equipment	469,815	433,950	361,620	100,731	333,219	Ongoing Program 2021/22.
	770018	New - Light Commercial Vehicles	182,000	142,000	118,333	101,417	40,583	Ongoing Program 2021/22.
	770019	WMC Weighbridge Enhancements	20,463	20,463	20,463	463	20,000	Construction to commence Q4.
	Other Infrastructure							
	930036	Christmas Decorations 2021	213,000	213,000	213,000	198,640	14,360	Installations complete. Finances to be finalised.
	930037	CSRFF Program - Small Grants	150,000	41,640	34,700	0	41,640	To date funding has been allocated to Mandurah Netball Feasibility Study - CSRFF ($28,800), Stage 2 of Upgrades to Peelwood Reserve ($47,913) and Mandurah Mustangs FC - Facility Development ($31,647).
	930035	Restart Mandurah - Other	237,500	852,434	710,338	0	852,434	Remaining balance of Restart Mandurah funds.
	930038	MARC Geothermal Pump & VSD	0	164,000	164,000	0	164,000	Construction has commenced.
	400050	Lakelands DOS Clubroom Facility	152,512	146,368	146,368	16,410	129,958	Construction complete. Finances to be finalised.
	700052	Lakelands DOS Flood Lights	471,189	470,735	470,735	499,462	(28,727)	Complete. Overall Lakelands DOS spend is within budget.
	500085	Lakelands DOS Parking	1,794	3,594	3,594	0	3,594	Complete.
	700050	Lakelands DOS Irrigation	21,981	21,981	21,981	0	21,981	Complete.
	700053	Lakelands DOS Sports Specific Infrastructure	20,199	18,399	18,399	122,278	(103,879)	Construction of Diamond 1 is complete. Diamond 2 construction to commence late Q4. Overall Lakelands DOS spend is within budget.
	700054	Lakelands DOS Water Provision Infrastructure	310,156	310,156	310,156	0	310,156	Complete.
	700055	Eastern Foreshore South Precinct	5,716,803	6,026,797	5,036,996	2,194,712	3,832,085	Refer to Financial Report, Key Capital Projects table.
	700056	Western Foreshore Recreation Precinct	4,082,096	6,031,636	5,038,659	2,196,345	3,835,291	Refer to Financial Report, Key Capital Projects table.
	Grand Total		**45,007,828**	**45,805,674**	**37,141,591**	**18,875,320**	**26,930,353**	

Repayments - Borrowings

Information on Borrowings		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	1 July 2021	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	$	$	$	$	$	$	$	$	$
Community amenities									
Compactor Waste Trailers and Dolly [336]	182,928	0	0	49,612	58,331	133,316	124,745	2,648	4,381
Waste Water Reuse [349]	123,584	0	0	19,497	22,445	104,088	101,209	1,853	3,176
Halls Head Ablution Block [350]	82,406	0	0	12,991	14,959	69,415	67,482	1,239	2,117
Halls Head Recycled Water 2019/20	181,932	0	0	15,790	18,418	166,143	163,642	2,970	4,863
Ablutions 2020/21	0	0	200,000	0	0	0	200,000	0	0
Ablutions 2021/22	0	0	50,000	0	0	0	50,000	0	0
Recreation and culture									
Rushton Park Redevelopment [318(ii)]	242,243	0	0	78,628	88,447	163,615	154,735	833	5,565
Meadow Springs Recreation Facility [318(iii)]	181,967	0	0	59,064	67,388	122,903	113,661	626	4,240
Mandurah Rugby Club [320]	649	0	0	649	667	0	0	0	0
Mandurah Cricket Club [321}	215	0	0	215	203	0	0	0	0
Mandurah Football & Sporting Club [324]	84,392	0	0	68,810	82,264	15,582	2,242	840	1,316
Mandurah Rugby Club [325]	6,512	0	0	5,295	6,331	1,216	162	65	101
Bowling Club Relocation [326]	531,183	0	0	471,651	531,913	59,532	41	2,989	7,721
Ablutions - Netball Centre [329(i)]	43,859	0	0	36,548	43,702	7,311	2,054	431	672
Parks Construction [329(v)]	43,859	0	0	36,548	43,702	7,311	561	431	672
Halls Head Bowling Club upgrade [331]	273,985	0	0	31,888	36,250	242,097	237,916	4,332	7,214
Parks - Falcon Bay Reserve [333(i)]	47,067	0	0	20,289	24,066	26,779	24,634	609	1,012
MARC Redevelopment [338]	599,116	0	0	139,392	156,515	459,724	442,909	3,358	14,785
MARC Redevelopment Stage 1 [340]	420,178	0	0	70,978	80,042	349,199	340,372	4,682	10,750
MARC Redevelopment Stage 2 [341]	1,051,932	0	0	190,315	207,471	861,617	844,896	4,925	26,817
Eastern Foreshore Wall [344]	689,125	0	0	122,843	134,120	566,282	555,055	3,577	17,584
MARC Stage 2 [345]	1,018,914	0	0	177,485	192,185	841,429	826,120	4,385	26,058
Falcon Bay Seawall [351]	206,930	0	0	32,579	37,509	174,351	169,554	3,111	5,319
MARC Solar Plan [353]	153,181	0	0	17,606	20,000	135,575	133,272	2,424	4,036
Novara Foreshore Development [355]	306,341	0	0	35,083	40,000	271,258	266,543	4,977	8,072
Falcon Bay Foreshore Upgrades [356]	306,341	0	0	35,226	40,000	271,115	266,543	4,834	8,072
Mandjar Square Development [358]	382,826	0	0	44,632	49,996	338,194	333,093	5,438	10,088
Lakelands DOS [360]	2,040,331	0	0	273,651	282,919	1,766,680	1,758,134	6,729	53,536
Mandjar Square Stage 3 and 4	413,013	0	0	41,748	88,290	371,265	715,884	3,952	21,390
Falcon Seawall	803,936	0	0	87,142	43,828	716,794	369,445	4,258	11,012
Novara Foreshore Stage 3	165,255	0	0	15,791	17,530	149,465	147,818	2,489	4,406
Smart Street Mall Upgrade 2019/20	450,310	0	0	44,746	46,159	405,564	404,481	5,874	12,029
Falcon Bay Foreshore Stage 3 of 4	272,894	0	0	23,671	27,626	249,223	245,463	4,469	7,294
Mandjar Square Final Stage	272,894	0	0	23,684	27,626	249,209	245,463	4,456	7,294
Falcon Skate Park Upgrade	108,084	0	0	10,392	11,081	97,691	97,071	1,758	2,887
Westbury Way North side POS Stage 3	181,937	0	0	15,781	18,417	166,157	163,648	2,979	4,863
Eastern/ Western Foreshore 2020/21	1,140,973	0	0	100,787	100,278	1,040,186	1,040,652	4,193	30,666
Smart Street Mall 2020/21	1,102,206	0	0	89,449	96,868	1,012,758	1,005,297	3,701	29,624
Novara Foreshore Stage 4	100,004	0	0	7,832	8,784	92,172	91,216	1,368	2,688
Bortolo Reserve - Shared Use Parking and Fire Track Facility	300,011	0	0	23,496	26,377	276,516	273,623	4,104	8,063
Falcon Bay Upgrade - Stage 4 of 5	280,011	0	0	21,929	24,610	258,081	255,390	3,831	7,526
Enclosed Dog Park	20,152	0	0	1,574	1,774	18,577	18,377	276	542
South Harbour Paving Upgrade Stage 2	50,002	0	0	3,916	4,392	46,086	45,608	684	1,344
Falcon Skate Park Upgrade 2020/21	75,456	0	0	5,908	6,636	69,548	68,817	1,032	2,028
Eastern/ Western Foreshore 2021/22	0	0	1,629,070	0	0	0	1,629,070	0	0
Smart Street Mall 2021/22	0	0	897,835	0	0	0	897,835	0	0
Enclosed Dog Park 2021/22	0	0	179,849	0	0	0	179,849	0	0
Novara Foreshore Stage 4 2021/22	0	0	230,000	0	0	0	230,000	0	0
Falcon Bay Upgrade - Stage 4 of 5 2021/22	0	0	71,440	0	0	0	71,440	0	0
Parks and Reserves Upgrades 2021/22	0	0	495,000	0	0	0	495,000	0	0
Mandurah Library Re Roofing Project	0	0	115,000	0	0	0	115,000	0	0
Bortolo Fire Track Water Infrastructure	0	0	40,000	0	0	0	40,000	0	0
Falcon Reserve Activation Plan	0	0	0	0	0	0	0	0	0
Rushton Park Precinct	0	0	0	0	0	0	0	0	0
Western Foreshore Yr 3	0	0	800,000	0	0	0	800,000	0	0
District Cooling System	0	0	0	0	0	0	0	0	0
Stage 2 of Upgrades to Peelwood Reserve	0	0	70,000	0	0	0	70,000	0	0
Transport									
Drainage [318(iv)]	60,277	0	0	19,565	21,059	40,712	41,075	207	1,325
Road Construction [318(v)]	605,040	0	0	196,387	227,434	408,653	374,516	2,081	14,309
Road Construction [329(ii)]	95,457	0	0	79,545	95,116	15,912	84	938	1,463
Drainage Construction [329(iii)]	30,959	0	0	25,798	30,849	5,161	2,545	304	474
Peelwood Oval - Parking [329(iv)]	12,900	0	0	10,749	12,854	2,150	0	127	198
Path Construction [329(vi)]	7,740	0	0	6,450	7,712	1,290	0	76	119
Street Lighting [329(viii)]	10,320	0	0	8,599	10,283	1,720	0	101	158
Road Construction [333(ii)]	214,418	0	0	92,426	109,632	121,991	103,431	2,776	4,610
New Pedestrian Bridge Construction [335]	364,096	0	0	100,322	117,999	263,773	246,419	5,258	8,697
New Road Construction [339]	430,312	0	0	97,004	111,602	333,309	318,948	4,676	10,630
New Road Construction [342]	539,017	0	0	94,941	103,365	444,076	435,861	2,679	13,779
WMC Tims Thicket [343]	83,051	0	0	13,370	15,451	69,681	67,640	1,280	2,129

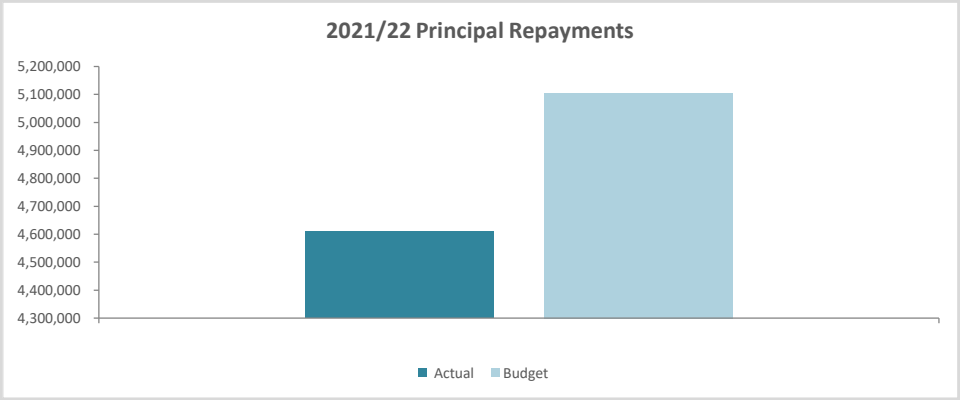
Repayments - Borrowings

Information on Borrowings		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	**1 July 2021**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**
Road Construction [346]	325,323	0	0	51,331	59,091	273,991	266,459	4,879	8,361
MARC Carpark [347]	247,155	0	0	38,985	44,888	208,170	202,432	3,715	6,352
MPAC Forecourt [348]	103,000	0	0	16,242	18,701	86,758	84,353	1,548	2,647
Mandurah Marina [352]	153,181	0	0	17,613	20,000	135,568	133,272	2,417	4,036
MARC Carpark [354]	229,772	0	0	26,415	29,993	203,357	199,929	3,625	6,055
Mandurah Foreshore Boardwalk Renewal [357]	344,544	0	0	39,902	44,993	304,642	299,785	5,158	9,079
New Road Construction [359]	1,028,241	0	0	136,737	143,054	891,504	885,540	4,953	26,973
Smoke Bush Retreat Footpath [361]	76,588	0	0	8,808	10,006	67,779	66,616	1,212	2,018
New Boardwalks 18/19	413,013	0	0	39,536	43,828	373,477	369,445	6,164	11,012
Coodanup Drive - Road Rehabilitation	82,641	0	0	7,893	8,765	74,748	73,909	1,247	2,203
Pinjarra Road Carpark	165,255	0	0	15,791	17,530	149,465	147,818	2,489	4,406
New Road Construction 2018/19	1,329,504	0	0	143,858	145,594	1,185,646	1,183,854	6,942	35,366
New Road Construction 2019/20	798,115	0	0	86,698	83,446	711,417	714,969	4,422	21,290
South Harbour Upgrade 2019/20	209,228	0	0	18,144	21,180	191,084	188,193	3,426	5,592
New Roads 2020/21	600,023	0	0	51,550	57,134	548,472	592,866	3,650	17,470
Carryover Roads 2020/21	0	0	500,000	0	0	0	500,000	0	0
Roads 2021/22	0	0	750,000	0	0	0	750,000	0	0
Boardwalks 2021/22	0	0	0	0	0	0	0	0	0
Carparks 2021/22	0	0	438,000	0	0	0	438,000	0	0
Pedestrian Bridge Mandurah Road	0	0	0	0	0	0	0	0	0
Cambria Island Abutment Wall	0	0	400,000	0	0	0	400,000	0	0
Economic services									
Mandurah Ocean Marina Chalets Refurbishment	0	0	150,000	0	0	0	150,000	0	0
Other property and services									
IT Communications Equipment [318(i)]	47,766	0	0	15,504	16,847	32,262	33,262	164	1,060
IT Equipment [329(vii)]	12,900	0	0	10,749	12,854	2,150	251	127	198
Land Purchase [330]	589,352	0	0	533,392	590,181	55,960	21	2,378	8,424
Civic Building - Tuckey Room Extension	413,013	0	0	40,173	43,828	372,840	369,445	5,527	11,012
	24,561,332	0	7,016,194	4,609,589	5,105,388	19,951,743	26,536,960	202,275	623,268
Total	24,561,332	0	7,016,194	4,609,589	5,105,388	19,951,743	26,536,960	202,275	623,268
Current borrowings	5,105,388		7,016,194	4,609,589	5,105,388	1,068,189	5,105,388	202,275	623,268
Non-current borrowings	19,455,944					18,883,554	21,431,572		
	24,561,332					19,951,743	26,536,960		

All debenture repayments were financed by general purpose revenue.

KEY INFORMATION

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.



Principal Repayments
$4,609,589

Interest Expense
$202,275

Loans Due
$19.95 M

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022

OPERATING ACTIVITIES
NOTE 8
CASH RESERVES

Cash Backed Reserve

Reserve Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	$	$	$	$	$	$	$	$	$
Building	1,674,855	8,658	0	0	0	(735,818)	0	947,695	1,674,855
Parking	479,332	9,051	0	0	0	0	0	488,384	479,332
Asset Management	10,688,231	105,409	0	2,954,565	0	(4,964,593)	0	8,783,612	10,688,231
Cultural Centre	149,781	0	0	66,194	0	(213,495)	0	2,480	149,781
Property Acquisition	0	0	0	0	0	0	0	0	0
Sustainability	625,422	6,923	0	0	0	(259,000)	0	373,345	625,422
Sanitation	4,008,943	17,922	0	79,188	0	(918,520)	0	3,187,533	4,008,943
Traffic Bridge	49,886	0	0	0	0	(50,000)	0	(114)	49,886
Interest Free Loans	50,325	0	0	0	0	(50,000)	0	325	50,325
CLAG	6,407	1,183	0	0	0	(6,407)	0	1,182	6,407
Mandurah Ocean Marina	177,219	3,358	0	0	0	0	0	180,577	177,219
Waterways	733,673	4,497	0	0	0	(13,425)	0	724,745	733,673
Port Mandurah Canals Stage 2 Maintenance	92,705	1,733	0	0	0	0	0	94,438	92,705
Mariners Cove Canals	84,466	1,599	0	0	0	0	0	86,065	84,466
Port Bouvard Canal Maintenance Contributions	265,862	5,012	0	0	0	0	0	270,874	265,862
Unspent Grants & Contributions	8,707,386	0	0	400,000	0	(8,621,534)	0	485,852	8,707,386
Long Service Leave	4,576,258	0	0	971,036	0	(883,534)	0	4,663,760	4,576,258
Bushland Acquisition	3,000,000	0	0	0	0	(1,698,300)	0	1,301,700	3,000,000
Coastal Storm Contingency	257,363	4,856	0	0	0	0	0	262,219	257,363
Digital Futures	69,192	1,577	0	0	0	0	0	70,768	69,192
Decked Carparking	1,004,210	18,947	0	0	0	0	0	1,023,157	1,004,210
Specified Area Rates - Waterside Canals	118,986	1,689	0	0	0	(6,737)	0	113,938	118,986
Specified Area Rates - Port Mandurah Canals	415,584	2,748	0	62,906	0	(336,260)	0	144,978	415,584
Specified Area Rates - Mandurah Quay Canals	209,361	4,129	0	8,669	0	0	0	222,158	209,361
Specified Area Rates - Mandurah Ocean Marina	403,902	6,818	0	0	0	0	0	410,720	403,902
Specified Area Rate - Port Bouvard Canals	120,423	2,253	0	0	0	(134)	0	122,542	120,423
Specified Area Rate - Mariners Cove	15,857	46	0	0	0	(10,656)	0	5,248	15,857
Specified Area Rate - Eastport	35,919	544	0	0	0	(175)	0	36,288	35,919
Sportclubs Maintenance Levy	188,306	3,911	0	12,000	0	0	0	204,217	188,306
City Centre Land Acquisition Reserve	1,006,509	0	0	0	0	0	0	1,006,509	1,006,509
Lakelands Community Infrastructure Reserve	1,097,302	20,703	0	0	0	0	0	1,118,005	1,097,302
Plant Reserve	1,582,499	14,308	0	0	0	(761,568)	0	835,239	1,582,499
Workers Compensation Reserve	481,416	2,126	0	0	0	0	0	483,542	481,416
Restricted Cash Reserve	2,390,335	0	0	1,022,000	0	(1,407,411)	0	2,004,924	2,390,335
	44,767,915	**250,000**	**0**	**5,576,558**	**0**	**(20,937,567)**	**0**	**29,656,906**	**44,767,915**

NOTE 9

OPERATING GRANTS AND CONTRIBUTIONS

Provider	Unspent Operating Grant, Subsidies and Contributions Liability				Operating Grants, Subsidies and Contributions Revenue			
	Liability 1-Jul	Increase in Liability	Liability Reduction (As revenue)	Liability 30-Jun	Adopted Budget	Budget Variations	Annual Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Operating Grants and Subsidies								
General purpose funding								
Financial Assistance Grant - General Purpose	0	0	0	0	897,773	0	897,773	2,269,028
Financial Assistance Grant - Local Roads	0	0	0	0	627,034	0	627,034	1,717,764
Law, order, public safety								
Lifeguard Service Funding: DPIRD	0	95,667	0	95,667	101,500	0	101,500	0
Southern Districts Bush Fire Brigade LGGS: DFES	0	0	0	0	35,000	0	34,864	26,148
SES LGGS: DFES	0	0	0	0	50,000	0	52,005	42,149
Bushfire Mitigation Activity Fund (MAF) Grants: DFES	0	28,550	0	28,550	64,600	0	57,100	0
Education and welfare								
Waterwise Verge Grant: Water Corp	0	0	0	0	10,000	0	10,000	0
Local Youth Alcohol Campaign: ADF	26,350	0	0	26,350	26,050	0	26,350	0
Ask for Angela: WAPOL	20,060	0	0	20,060	20,060	0	20,060	0
NAIDOC: PMC	0	0	0	0	3,084	0	3,084	0
International Day of People with Disability: DDWA	0	0	0	0	1,028	0	1,000	1,000
Digital Health Literacy Workshop: PLWA	0	826	(826)	0	0	0	826	826
Mandurah Mental Health Initiative: WAPHA	0	70,000	(70,000)	0	0	0	70,000	70,000
Community amenities				0				
Bus Shelter Maintenance Assistance Scheme: PTA	0	0	0	0	0	0	0	16,591
Recreation and culture								
Christmas Pageant: Lotterywest	0	20,000	0	20,000	10,468	0	20,000	0
Christmas Pageant: Bendigo Bank	0	0	0	0	0	0	5,000	5,000
Crabfest: Tourism WA	0	0	0	0	143,868	0	0	0
Crabfest: Alcoa	0	0	0	0	0	0	0	0
Every Club Funding 2021: DLGSC	40,000	0	(40,000)	0	40,000	0	40,000	40,000
Mandurah & Peel Aquatic Clubs Amalgamation: DLGSC	3,500	0	(3,500)	0	3,500	0	3,500	3,500
Every Club Funding 2022: DLGSC	0	40,000	0	40,000	20,554	0	40,554	0
Wearable Art	0	0	0	0	20,000	0	56,600	56,600
Gnoonie Youth Football Cup: Healthway	0	2,000	(2,000)	0	1,000	0	2,000	2,000
CHRMAP: DPLH	0	0	0	0	37,500	0	37,500	0
Colours of Mandurah: RACWA	0	0	0	0	0	0	1,500	1,500
Australia Day: NADC	0	24,000	0	24,000	0	0	30,000	0
Christmas Lights Trail: Satterley	0	20,000	0	20,000	0	0	20,000	0
	89,910	**301,043**	**(116,326)**	**274,627**	**2,113,019**	**0**	**2,158,250**	**4,252,105**
TOTALS	**89,910**	**301,043**	**(116,326)**	**274,627**	**2,113,019**	**0**	**2,158,250**	**4,252,105**

NOTE 10
NON-OPERATING GRANTS AND CONTRIBUTIONS

	Unspent Non Operating Grants, Subsidies and Contributions Liability				Non Operating Grants, Subsidies and Contributions Revenue			
Provider	Liability 1-Jul	Increase in Liability	Liability Reduction (As revenue)	Liability 30-Jun	Adopted Budget Revenue	Budget Variations	Annual Budget	YTD Revenue Actual (b)
	$	$	$	$	$	$	$	$
Non-Operating Grants and Subsidies								
Recreation and culture								
Eastern Foreshore South Precinct: DoH	309,994	2,500,000	(309,994)	2,500,000	2,500,000	309,994	2,809,994	309,994
Western Foreshore Recreation Precinct: DoH	131,670	0	(131,670)	0	0	131,670	131,670	131,670
Eastern Foreshore South Precinct: RfR	1,534,127	1,500,000	(1,883,700)	1,150,427	3,034,127	0	3,034,127	1,883,700
Western Foreshore Recreation Precinct: RfR	1,965,873	0	(1,965,873)	0	1,673,933	291,940	1,965,873	1,965,873
Lakelands DOS Clubroom Facility: AFL	0	0	0	0	50,000	0	50,000	50,000
Lakelands DOS: DLGSC	0	0	0	0	325,000	0	325,000	325,000
Mandurah Parks - Shade Sails: DPIRD	0	150,000	(3,707)	146,293	0	150,000	150,000	3,707
Meadow Springs SF - Cricket Nets: Cricket Australia	0	9,450	(9,450)	0	0	10,500	10,500	9,450
Meadow Springs SF - Cricket Nets: PDC	0	35,000	(35,000)	0	0	35,000	35,000	35,000
All Access Launching Ramp - Riverside Gardens	0	0	0	0	75,000	(75,000)	0	0
MPAC Internal Refurb: DPIRD	0	165,000	0	165,000	160,000	5,000	165,000	0
Mandurah Netball Feasibility Study - CSRFF	0	0	0	0	0	11,200	11,200	0
Stage 2 of Upgrades to Peelwood Reserve	0	0	0	0	0	73,957	73,957	0
All Terrain Weelchair	0	8,500	0	8,500	0	8,500	8,500	0
Dawesville Community Centre	0	0	0	0	0	700,000	700,000	0
Yalgorup National Park	0	300,000	0	300,000	0	300,000	300,000	0
Transport								
BR Pedestrian Bridge Mandurah Road	0	0	0	0	2,000,000	(2,000,000)	0	0
RC Leslie Street Stage 2	0	0	0	0	500,000	0	500,000	400,000
RC Peel Street Stage 3	0	0	0	0	1,000,000	(1,000,000)	0	0
RC Pinjarra Road Stage 3	0	0	0	0	1,000,000	0	1,000,000	800,000
Tims Thicket Road	0	0	0	0	540,000	(540,000)	0	0
RR France/Aldgate St Intersection	0	0	0	0	330,000	0	330,000	265,440
RR Bortolo Drive/Lowden St Intersection	0	0	0	0	156,977	79,023	236,000	236,000
RS Tennyson Avenue (HALLS HEAD)	0	0	0	0	215,000	(119,818)	95,182	95,182
SP Falcon Coastal Shared Path	0	15,000	(15,000)	0	30,000	0	30,000	15,000
SP Halls Head PSP	0	0	0	0	200,000	(200,000)	0	0
RS Aldgate Street (MANDURAH)	0	0	0	0	50,000	0	50,000	50,000
RS Ayrton Street (DAWESVILLE)	0	0	0	0	160,000	(65,688)	94,312	94,312
RS Durham Crescent (DAWESVILLE)	0	0	0	0	75,000	(22,477)	52,523	52,523
RS Inneston Place (DAWESVILLE)	0	0	0	0	40,000	3,769	43,769	43,769
RS Sandford Crescent (HALLS HEAD)	0	0	0	0	85,708	(15,098)	70,610	70,610
RR Mandurah Terrace	0	0	0	0	1,358,144	0	1,358,144	0
RR Pinjarra Road Stage 1: RRG & RtR	0	0	0	0	200,000	500,000	700,000	700,000
RR Old Coast Road/Albany Drive	0	0	0	0	96,955	(96,955)	0	0
RR Guava Way	165,511	0	(165,511)	0	301,000	(90,566)	210,434	210,434
Peel Street - Power Relocation	1,429,072	0	(1,233,313)	195,759	1,500,000	0	1,500,000	1,233,313
SP Sandforth Crescent	0	0	0	0	0	6,495	6,495	6,495
SP Harbord Avenue	0	0	0	0	0	19,202	19,202	19,202
RS Waldron Boulevard	0	0	0	0	0	17,132	17,132	17,132
Trails Project	0	175,000	0	175,000	0	175,000	175,000	0
DR Koolinda Street	0	0	0	0	0	140,000	140,000	140,000
DR Koolinda Street, Falcon Stage 2	0	0	0	0	0	34,916	34,916	34,916
DR Yeedong Road, Falcon - Stage 2	0	0	0	0	0	105,184	105,184	105,184
	5,536,246	**4,857,950**	**(5,753,217)**	**4,640,979**	**17,656,844**	**(1,117,120)**	**16,539,724**	**9,303,905**
Non-Operating Contributions								
Recreation and culture								
Mandurah Bridge Club	0	0	0	0	0	0	0	2,000
Mandurah Surf Life Saving Club	0	0	0	0	0	0	0	5,000
Port Bouvard Surf Life Saving Club	0	0	0	0	0	0	0	5,000
Falcon Community Men Shed Inc	0	0	0	0	0	0	0	273
Lakelands DOS Sports Specific Infrastructure - Peel Diamond Sports Contribution	0	0	0	0	0	20,000	20,000	20,000
Falcon eLibrary Retrofit	0	0	0	0	0	54,492	54,492	0
PEET - Cash in Lieu Contribution	1,065,909	0	0	1,065,909	0	0	0	0
Other property and services								
MARC Geothermal Pump & VSD	0	0	0	0	0	63,897	63,897	63,897
	1,065,909	**0**	**0**	**1,065,909**	**0**	**138,389**	**138,389**	**96,170**
Total Non-operating grants, subsidies and contributions	**6,602,155**	**4,857,950**	**(5,753,217)**	**5,706,888**	**17,656,844**	**(978,731)**	**16,678,113**	**9,400,075**

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022

NOTE 11
BUDGET AMENDMENTS APPROVED

Amendments to original budget since budget adoption. Surplus/(Deficit)
A positive number in the amended budget running balance represents an estimated closing surplus.
A negative number in the amended budget running balance represents an estimated closing deficit

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				$	$	$	$
	Budget Adoption		Opening Surplus/(Deficit)				(571,372)
	Mh Mustangs FC - Facility Development	G.13/7/21	Community Loan Advance			(50,000)	(621,372)
	Transfer from Interest Free Loans Reserve	G.13/7/21	Other: Transfer Out of Reserve		50,000		(571,372)
101011-4570-1045-61001	Community Assistant Grants over 2,000 (Lakelands Community Garden Project)	G.13/7/21	Operating Expenses			(10,000)	(581,372)
	Asset Management Reserve	G.13/7/21	Other: Transfer Out of Reserve		10,000		(571,372)
100055-4700-1263-61001	Colours of Mandurah Artwork Project	G.13/7/21	Operating Expenses			(3,134)	(574,506)
	Unspent Grant Reserve	G.13/7/21	Other: Transfer Out of Reserve		3,134		(571,372)
	Additional Capital Works 2020/21 Carryovers	G.13/7/21	Capital Expenses			(881,806)	(1,453,178)
	Additional Capital Works 2020/21 Carryovers	G.13/7/21	Other: Transfer Out of Reserve		496,488		(956,690)
700511-6600-1045-61129	Mandurah Parks - Shade Sails	G.13/7/21	Capital Expenses			(150,000)	(1,106,690)
700511-6600-1045-41403	DPIRD Small Grants Program	G.13/7/21	Capital Revenue		150,000		(956,690)
700512-6600-1045-61129	Meadow Springs SF - Cricket Nets	G.13/7/21	Capital Expenses			(45,500)	(1,002,190)
700512-6600-1045-41403	Cricket Australia Grant	G.13/7/21	Capital Revenue		10,500		(991,690)
700512-6600-1045-41403	PDC Grant	G.13/7/21	Capital Revenue		35,000		(956,690)
750678-6100-1045-xxxxx	ManPAC RVIF Lighting	G.13/7/21	Capital Expenses			(238,495)	(1,195,185)
	Cultural Reserve	G.13/7/21	Other: Transfer Out of Reserve		213,495		(981,690)
	Building Reserve	G.13/7/21	Other: Transfer Out of Reserve		25,000		(956,690)
750678-6100-1421-41458	ManPAC RVIF Lighting - Reimbursement	G.13/7/21	Operating Revenue		66,194		(890,496)
	Cultural Reserve	G.13/7/21	Other: Transfer Into Reserve			(66,194)	(956,690)
100010-1110-1169-61001	Economic Development - Corporate Projects	G.13/7/21	Operating Expenses			(42,000)	(998,690)
100010-1000-1169-61001	CEO - Corporate Projects	G.13/7/21	Operating Expenses			(25,000)	(1,023,690)
101904-4700-1263-61001	Grow City Centre Business Investment	G.13/7/21	Operating Expenses			(4,842)	(1,028,532)
102821-4200-1588-61001	Wearable Art Program	G.13/7/21	Operating Expenses			(37,930)	(1,066,462)
102711-4200-1263-61001	CASM - General Operations	G.12/8/21	Operating Expenses			(3,000)	(1,069,462)
102711-4200-1263-41450	CASM - Contributions - Operating	G.12/8/21	Operating Revenue		3,000		(1,066,462)
100087-3407-1263-61129	2022 Conference	G.11/9/21	Operating Expenses			(10,000)	(1,076,462)
100087-3407-1263-41450	Shire of Murray & Waroona Contribution	G.11/9/21	Operating Revenue		10,000		(1,066,462)
100010-1110-1169-61001	Economic Development - Corporate Project	G.11/9/21	Operating Expenses			(50,000)	(1,116,462)
100010-1110-1263-41400	Peel Development Commission Grant	G.11/9/21	Operating Revenue		50,000		(1,066,462)
930038-6500-1045-61129	MARC Geothermal Pump & VSD	G.11/9/21	Capital Expenses			(164,000)	(1,230,462)
930038-6500-1263-41452	LGIS Non-Operating Contribution	G.11/9/21	Capital Revenue		63,897		(1,166,565)
700510-6600-1045-61129	Boardwalk Renewal Program	G.11/9/21	Capital Expenses		200,000		(966,565)
	Asset Management Reserve	G.11/9/21	Other: Transfer Into Reserve			(200,000)	(1,166,565)
700513-6600-1045-61001	Artesian Pump Replacement Program	G.11/9/21	Capital Expenses			(50,000)	(1,216,565)
104587-5150/ 104588-5130/ 104589-5130-1012	Artesian Retic/Bore Maintenance Activity	G.11/9/21	Operating Expenses		50,000		(1,166,565)

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022

NOTE 11
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700493-6600-1045	Pinjarra Road East Median Stage 4	G.11/9/21	Capital Expenses			(20,000)	(1,186,565)
700483-6600-1045-61129	Falcon Reserve Cricket Net Renewal	G.11/9/21	Capital Expenses			(20,000)	(1,206,565)
700492-6600-1045	Lavender Gardens Reserve	G.11/9/21	Capital Expenses			(10,000)	(1,216,565)
700489-6600-1045	Mandurah Road Median	G.11/9/21	Capital Expenses		50,000		(1,166,565)
	Capital Works 2020/21 Carryovers Reconciliation	G.3/10/21	Capital Expenses			(1,907,115)	(3,073,680)
	Capital Works 2020/21 Carryovers Reconciliation	G.3/10/21	Other: Unutilised Loans		1,903,048		(1,170,632)
	Capital Works 2020/21 Carryovers Reconciliation	G.3/10/21	Other: Proceeds From Sale of Assets			(17,042)	(1,187,674)
	Capital Works 2020/21 Carryovers Reconciliation	G.3/10/21	Capital Revenue		549,115		(638,559)
	Capital Works 2020/21 Carryovers Reconciliation	G.3/10/21	Other: Transfer Out of Reserve			(935,578)	(1,574,137)
	Operating 2020/21 Carryovers Reconciliation	G.3/10/21	Operating Expenses			(338,720)	(1,912,857)
	Operating 2020/21 Carryovers Reconciliation	G.3/10/21	Other: Transfer Out of Reserve		338,720		(1,574,137)
102821-4200-1263-41400	Wearable Art - General	G.3/10/21	Operating Revenue		36,600		(1,537,537)
102821-4200-xxxx-61001	Wearable Art - General	G.3/10/21	Operating Expenses			(36,600)	(1,574,137)
101031-4500-1263-41400	Mandurah Mental Health Initiative	G.3/10/21	Operating Revenue		70,000		(1,504,137)
101031-4500-1263-61001	Mandurah Mental Health Initiative	G.3/10/21	Operating Expenses			(70,000)	(1,574,137)
700488-6600-1045	Gallop Reserve	G.3/10/21	Capital Expenses			(10,000)	(1,584,137)
700503-6600-1045	Henry Sutton	G.3/10/21	Capital Expenses		10,000		(1,574,137)
750680-6100-1045-61129	Stage Door Waterfront HVAC	G.3/10/21	Capital Expenses			(15,286)	(1,589,423)
750665-6100-1045-xxxxx	Civic Building – Rates Team Work Area	G.3/10/21	Capital Expenses		15,286		(1,574,137)
700053-6850-1263-41452	Lakelands DOS Sports Specific Infrastructure - Peel Diamond Sports Contribution	G.10/11/21	Capital Revenue		20,000		(1,554,137)
	Lakelands DOS Loan	G.10/11/21	Other: Unutilised Loans			(20,000)	(1,574,137)
100004-5970-1001-60001	Waste Administration - Salaries & Wages	G.10/11/21	Operating Expenses			(50,000)	(1,624,137)
100004-5970-1001-60043	Waste Administration - Superannuation Employer	G.10/11/21	Operating Expenses			(5,000)	(1,629,137)
100065-5970-1263-61129	Waste Alliance - General Operations	G.10/11/21	Operating Expenses		55,000		(1,574,137)
	Capital Works 2020/21 Carryovers	G.10/11/21	Capital Revenue			(509,737)	(2,083,874)
	Capital Works 2020/21 Carryovers	G.10/11/21	Capital Revenue	509,737			(1,574,137)
	Capital Works 2020/21 Carryovers - Contract Liability	G.10/11/21	Other	(509,737)			(2,083,874)
	Capital Works 2020/21 Carryovers - Unspent Grants	G.10/11/21	Other: Transfer Out of Reserve		509,737		(1,574,137)
750681-610-1045-61129	MARC Roof Repairs	G.23/11/21	Capital Expenses			(2,500,000)	(4,074,137)
	Asset Management Reserve	G.23/11/21	Other: Transfer Out of Reserve		500,000		(3,574,137)
100010-1110-1103-61001	Peel Bright Minds Economic Development - Community Groups	G.8/12/21	Operating Expenses			(30,000)	(3,604,137)
100010-1110-1169-61001	Economic Development - Corporate Project Committee for Perth	G.8/12/21	Operating Expenses		30,000		(3,574,137)
100010-1110-1169-61001	Economic Development - Corporate Project	G.13/12/21	Operating Expenses			(20,000)	(3,594,137)
100004-1110-1001-60001	Economic Development - Salaries & Wages	G.13/12/21	Operating Expenses		20,000		(3,574,137)
700514-6600-1045-61129	Bortolo Fire Track Water Infrastructure	G.12/12/21	Capital Expenses			(100,000)	(3,674,137)

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022

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400046-6100-1045-61129	Site Main Switchboards	G.12/12/21	Capital Expenses		60,000		(3,614,137)
750671-6100-1045-61129	Mandurah Library Re Roofing Project	G.12/12/21	Capital Expenses		40,000		(3,574,137)
101010-4500-1263-61001	Peel Men's Shed Operational Funding	G. 4/7/21	Operating Expenses			(5,000)	(3,579,137)
101011-4500-1263-61001	Mandurah Shed Operational Funding	G. 4/7/21	Operating Expenses			(2,000)	(3,581,137)
930035-6500-1045-61129	Restart Mandurah	G. 4/7/21	Capital Expenses		14,000		(3,567,137)
	Asset Management Reserve	G. 4/7/21	Other: Transfer Into Reserve			(7,000)	(3,574,137)
750682-6100-1045-61129	Falcon eLibrary Retrofit	G. 6/7/21	Capital Expenses			(20,000)	(3,594,137)
750643-6100-1045-61129	Falcon Family Centre Upgrade	G. 6/7/21	Capital Expenses		20,000		(3,574,137)
930037-6500-1045-61129	CSRFF Program - Small Grants Mandurah Netball Feasibility Study	G.3/8/21	Capital Expenses		28,800		(3,545,337)
930037-6500-1045-61129	CSRFF Program - Small Grants Stage 2 of Upgrades to Peelwood Reserve	G.3/8/21	Capital Expenses		47,913		(3,497,424)
700515-6600-1263-41403	Mandurah Netball Feasibility Study - CSRFF Grant	G.3/8/21	Capital Revenue		11,200		(3,486,224)
750633-6100-1263-41403	Stage 2 of Upgrades to Peelwood Reserve - CSRFF Grant	G.3/8/21	Capital Revenue		73,957		(3,412,267)
700515-6600-1045-61129	Mandurah Netball Feasibility Study - CSRFF	G.3/8/21	Capital Expenses			(40,000)	(3,452,267)
750633-6100-1045-61129	Stage 2 of Upgrades to Peelwood Reserve	G.3/8/21	Capital Expenses			(121,870)	(3,574,137)
100002-4100-1263-41008	Proceeds on Sale	G.16/7/21	Capital Revenue		942,000		(2,632,137)
	Restricted Cash Reserve	G.16/7/21	Other: Transfer Into Reserve			(942,000)	(3,574,137)
750682-6100-1267-61129	Falcon eLibrary Retrofit	G.8/1/22 Nov 21 F/R	Capital Expenses			(54,492)	(3,628,629)
750682-6100-1263-41452	DoH Capital Contribution	G.8/1/22 Nov 21 F/R	Capital Revenue		54,492		(3,574,137)
100010-5970-2150-61129	Administration - Waste Transfer Station	G.8/1/22 Nov 21 F/R	Operating Expenses			(8,464)	(3,582,601)
750683-6100-1045-61129	WTS - Recycle Area Roller Door	G.8/1/22 Nov 21 F/R	Capital Expenses		8,464		(3,574,137)
103512-5130-1130-61129	Coodanup Community Centre (Beacham Reserve) – Central Parks	G.8/1/22 Nov 21 F/R	Operating Expenses			(10,581)	(3,584,718)
100010-5130-1122-41450	Mandurah Scouts Contribution to Works	G.8/1/22 Nov 21 F/R	Operating Revenue		10,581		(3,574,137)
750685-6100-1045-61129	Visitors Centre Transit Station	G.14/3/22 BR 2022	Capital Expenses			(15,000)	(3,589,137)
501039-6250-1045-61129	SL Street Lighting New Program	G.14/3/22 BR 2022	Capital Expenses		15,000		(3,574,137)
700517-6200-1045-61129	Dawesville Sump - Chainmesh Fencing	G.14/3/22 BR 2022	Capital Expenses			(9,072)	(3,583,209)
132001-5230-1149-61129	Cityworks Maintenance - Drainage Maintenance	G.14/3/22 BR 2022	Capital Expenses		9,072		(3,574,137)
102737-3400-1263-61001	Trolls Art Project	G.14/3/22 BR 2022	Operating Expenses		150,000		(3,424,137)
	Asset Management Reserve	G.14/3/22 BR 2022	Other: Transfer Into Reserve			(150,000)	(3,574,137)
	BR2022 Adjustments Surplus/(Deficit)	G.14/3/22 BR 2022	Opening Surplus/(Deficit)		3,838,223		264,086
	BR2022 Adjustments Revenue from Operating Activities	G.14/3/22 BR 2022	Operating Revenue			(1,664,064)	(1,399,978)
	BR2022 Adjustments Expenditure from Operating Activities	G.14/3/22 BR 2022	Operating Expenses			(1,994,944)	(3,394,922)
	BR2022 Adjustments Non-cash excluded from Operations	G.14/3/22 BR 2022	Non Cash Item	2,951,410			(443,512)
	BR2022 Adjustments Investing Activities	G.14/3/22 BR 2022	Capital Expenses		5,034,716		4,591,204
	BR2022 Adjustments Non-cash excluded from Investing	G.14/3/22 BR 2022	Capital Expenses	8,578			4,599,782
	BR2022 Adjustments Financing Activities	G.14/3/22 BR 2022	Other: Financing Activities			(1,776,892)	2,822,890

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022

NOTE 11
BUDGET AMENDMENTS APPROVED

Amendments to original budget since budget adoption. Surplus/(Deficit)
A positive number in the amended budget running balance represents an estimated closing surplus.
A negative number in the amended budget running balance represents an estimated closing deficit

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
	BR2022 Adjustments Transfer to Reserve	G.14/3/22 BR 2022	Other: Transfer Into Reserve			(1,606,753)	1,216,137
	BR2022 Adjustments Transfer from Reserve	G.14/3/22 BR 2022	Other: Transfer Out of Reserve			(1,226,574)	(10,438)
	BR2022 Adjustments Rates Revenue	G.14/3/22 BR 2022	Operating Revenue		10,438		0
100010-4380-1162-61001	Mosquito Control - CLAG Operations	G.9/4/22 Mar 2022 FR	Operating Expenses			(77,730)	(77,730)
100010-4380-1263-41450	Mosquito Control - CLAG Contributions	G.9/4/22 Mar 2022 FR	Operating Revenue		29,023		(48,707)
	CLAG Reserve	G.9/4/22 Mar 2022 FR	Other: Transfer Out of Reserve		6,407		(42,300)
750657-6100-1045-61129	MPAC Internal Refurb	G.9/4/22 Mar 2022 FR	Capital Expenses			(10,000)	(52,300)
750657-6100-1045-41403	MPAC Internal Refurb - Peel Development Commission Grant	G.9/4/22 Mar 2022 FR	Capital Revenue		5,000		(47,300)
770010-6300-1045-61001	New Heavy Vehicles Plant and Equipment	G.9/4/22 Mar 2022 FR	Capital Expenses			(35,865)	(83,165)
770011-6300-1045-61001	Miscellaneous Equipment	G.9/4/22 Mar 2022 FR	Capital Expenses		35,865		(47,300)
750721-6100-1045-61129	Rushton Park Main - Staircase Remedial Work	G.9/4/22 Mar 2022 FR	Capital Expenses			(18,000)	(65,300)
501039-6250-1045-61129	SL Street Lighting New Program	G.9/4/22 Mar 2022 FR	Capital Expenses		18,000		(47,300)
750698-6100-1045-61129	Mandurah Bowling Club Bi-fold doors	G.9/4/22 Mar 2022 FR	Capital Expenses			(65,000)	(112,300)
501119-6250-1045-61129	SL Light Pole Replacement	G.9/4/22 Mar 2022 FR	Capital Expenses		40,000		(72,300)
501118-6250-1045-61129	SL Carpark Lighting Replacement Program	G.9/4/22 Mar 2022 FR	Capital Expenses		25,000		(47,300)
850000-6050-1045-61001	Land Acquisition	G.16/12/21	Capital Expenses			(1,698,300)	(1,745,600)
	Bushland Acquisition Reserve	G.16/12/21	Other: Transfer Out of Reserve		1,698,300		(47,300)
				2,959,988	**17,770,665**	**(20,206,580)**	

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022

NOTE 12
PROPOSED BUDGET VARIATIONS FOR COUNCIL APPROVAL

The following are for consideration for Council to approve as budget variations

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				$	$	$	$
			Opening Surplus/(Deficit)				(47,300)
750681-6100-1263-41403	MARC Roof Repairs - LRCI Phase 3 Grant		Capital Revenue		1,755,048		1,707,748
	Asset Management Reserve		Other: Transfer Out of Reserve			(500,000)	1,207,748
	Asset Management Reserve		Other: Transfer Into Reserve			(1,119,048)	88,700
750671-6100-1045-61129	Mandurah Library Re-Roofing		Capital Expenses			(53,000)	35,700
750673-6100-1045-61129	Mewburn Ablution Refurbishment		Capital Expenses			(83,000)	(47,300)
100010-5540-1263-41400	PTA - Bus Shelter Maintenance Assistance Scheme Grant		Operating Revenue		16,591		(30,709)
New-6100-1045-61129	Roof Access Points at Operations Centre		Capital Expenses			(12,500)	(43,209)
New-6100-1045-61129	Roof Access Points at BNE (Ormsby Terrace) Building		Capital Expenses			(15,500)	(58,709)
501041-6250-1045-61129	SL Rushton Sports Flood Lighting		Capital Expenses		28,000		(30,709)
				0	**1,799,639**	**(1,783,048)**	

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 30 APRIL 2022

NOTE 13
EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.
The material variance adopted by Council for the 2021-22 year is 10.00%

Reporting Program	Var. $	Var. %		Timing/ Permanent	Explanation of Variance
	$	%			
Revenue from operating activities					
Operating grants, subsidies and contributions	2,664,377	103.39%	▲	Permanent	Variance primarily due to the Financial Assistance Grants for general purpose and roads received in advance for FY 2022/23.
Interest earnings	176,639	24.50%	▲	Timing	Variance primarily due to the processing of the last rates instalments interest calculation in March. No further interest on rates will be processed for the remainder of the year.
Other revenue	258,584	28.42%	▲	Permanent	Variance primarily due to higher than expected Container Deposit Scheme Takings in Waste and unbudgeted insurance reimbursements received that are offset by unbudgeted expenditure in materials and contracts.
Expenditure from operating activities					
Materials and contracts	8,360,205	19.52%	▲	Timing	Variance due to waste tipping fees not yet incurred, waterways erosion control and sand bypassing, maintenance projects, programs and events that haven't commenced, to be monitored as year progresses.
Utility charges	553,743	14.79%	▲	Timing	Variance due to utility invoices not yet received, to be monitored as year progresses.
Interest expenses	159,087	20.01%	▲	Permanent	Favourable variance an indication of interest savings due to loan offset facility.
Insurance expenses	181,184	14.57%	▲	Timing	Budgeted Work Care prior year claims invoices not yet paid.
Loss on disposal of assets	(4,267,511)	(698.75%)	▼	Permanent	Non-cash variance due to asset disposals and asset write-offs. Refer to note 4 for the asset disposals.
Investing Activities					
Non-operating Grants, Subsidies and Contributions	(4,498,352)	(32.37%)	▼	Timing	Milestones not yet met for capital projects. Capital grants are recognised in line with capital expenditure.
Proceeds from Disposal of Assets	(484,903)	(26.09%)	▼	Timing	Unfavourable variance due to shortages in vehicle stocks resulting in delays in vehicle trade ins and extended lead times for replacement vehicle purchases.
Capital Acquisitions	18,266,271	49.18%	▲	Timing	Refer to note 6.
Financing Activities					
Proceeds from community loans	25,746	37.42%	▲	Timing	Varying repayment terms on loan agreements. Will be monitored throughout the remainder of the year.

2	**SUBJECT:**	2023 – 2032 Long Term Financial Plan
	DIRECTOR:	Director Business Services
	MEETING:	Council Meeting
	MEETING DATE:	24 May 2022

Summary

The City has reviewed its Long Term Financial Plan for 2023 - 2032 (Plan) for Council's adoption. The Long Term Financial Plan is intended to be a rolling document and seeks to provide a balanced budget for the next 10 years. With the provision of a 10-year Plan, the City can project and manage the cash flow requirements of programs and new initiatives and consider the impact of the whole of life costings for all new projects.

The Long Term Financial Plan is a guiding document that will be used as the base for the development of the Annual Budget. The Annual Budget will not only include the information from the Long Term Financial Plan but it will also consider any other factors that will be required to be considered in the annual budget.

It is recommended that Council adopt the Plan.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G. 8/5/21 25 May 2021 Long Term Financial Plan 2022-2031

Background

The City has undertaken an extensive process in reviewing the Long Term Financial Plan spanning over eight months. The Long Term Financial Plan provides Council with a forward planning tool for decision making and gives Council the ability to understand the financial implications associated with any decisions. The Council's first Long Term Financial Plan was adopted by Council in March 2020.

The process undertaken for the review of the Long Term Financial Plan is detailed below:



Comment

The Long Term Financial Plan is a 10-year rolling plan that informs the Corporate Business Plan and allocates the necessary resources to ensure that the Strategic Community Plan priorities are funded.

With the provision of a 10-year Plan, the City can manage the cash flow requirements of programs, new initiatives and consider the impact of the whole of life costings for all projects. The Plan has projected the City's financial ratios for each year and the results can be compared to the standards set by the Department of Local Government, Sport and Cultural Industries (DLGSC). The ratio results can assist in identifying any ratios that require improvement over the life of the Plan. In the 2019/2020 and 2020/2021 Financial Statements Audit, the auditor identified that the Asset Sustainability ratio and the Operating Surplus ratio was a significant adverse trend. Over the last five audited financial years, the results of these ratios compared to the DLGSC standard are detailed as follows:

Ratios	**DLGSC Basic Standard**	**CoM 2016/2017**	**CoM 2017/2018**	**CoM 2018/2019**	**CoM 2019/2020**	**CoM 2020/2021**
Asset Sustainability	>0.9	1.12	0.54	0.61	0.45	0.43
Operating Surplus	>0.01	(0.11)	(0.09)	(0.17)	(0.16)	(0.13)

The Asset Sustainability ratio is an approximation of the extent to which assets managed by a local government are being replaced as these reach the end of their useful lives. It is calculated by measuring capital expenditure on renewal or replacement of assets, relative to depreciation expense. Expenditure on new or additional assets is excluded.This ratio indicates whether a local government is replacing or renewing existing non-financial assets at the same rate that its overall asset stock is wearing out.

Throughout the Long Term Financial Planning process City officers identified that additional expenditure on renewal and upgrade or existing facilities was required to bring this ratio up to the basic standard. It was calculated that an additional 0.68% in rate increases was required each year over the 10 year plan to provide for the additional amount of expenditure.

The same strategy for improving the Asset Sustainability ratio will also improve the Operating Surplus ratio as the increase in revenue take effect and the deficit in operating income/expenditure narrows and turns to a surplus in year 10 of the Plan.

The Plan will ensure that the Corporate Business Plan actions to achieve the vision of the City can be funded and the costs of delivering the actions are known. It also provides Council with the information to determine whether the aspirations of the Strategic Community Plan can be delivered within its financial capacity.

The Plan will assist the Council to make more informed and evidence-based decisions. By Council adopting the Plan, it demonstrates a commitment to prudent fiscal management and greater transparency to the community in relation to the projects that the Council are committed to over the next 10 years. It is important to emphasise that the Plan only considers projects that are known to the City at the time of the Plan's development and a flexible and adaptive approach will be taken if new opportunities arise that will deliver community benefits.

A range of benefits of implementing the Plan include, but are not limited to:

1. Projects identified within the Plan provide City officers with the confidence to plan projects earlier than if the City was only focusing on a budget cycle (being one year). It provides an indication to officers when they should commence project planning and design.

2. Grant funding submissions can be lodged earlier as the Plan identifies when these projects are likely to occur.

3. It will reduce the carryover projects as the budget allocation for projects will be spread across multiple years. This brings about a long-term focus instead of focusing on one year.

The Plan includes the following key highlights:

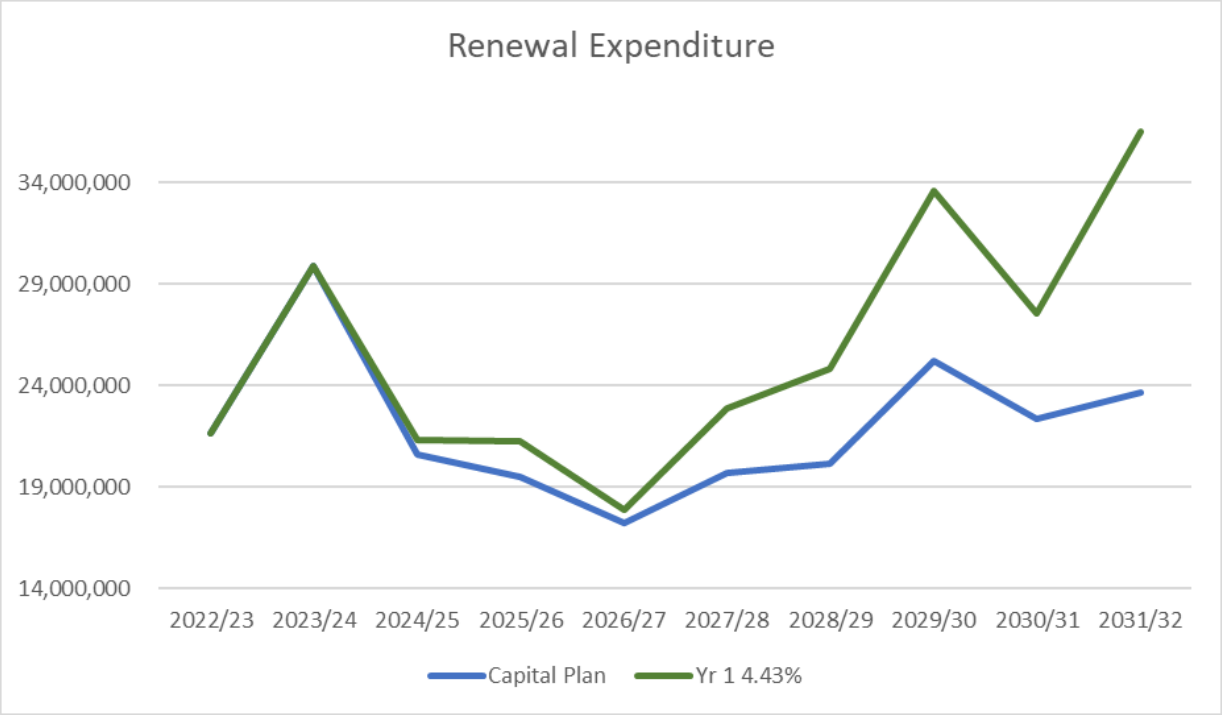
- Capital expenditure over the 10 years of $313.08 million
  Including:
  - Completion of the Waterfront Project
  - New Operations Centre
  - Dawesville Community Centre
  - District Cooling System
  - Calypso Active Reserve and Facility Development
  - Stingray wall replacement/upgrade
  - Port Bouvard Rec and Sporting Club Refurbishment
  - City Centre Streetscape Upgrades
  - Greenfields Community Centre extension
  - Soldiers Cove Seawall Replacement
  - Yalgorup National Park projects
  - Coodanup Foreshore Upgrade
  - Blue Bay Foreshore Upgrade
  - Dawesville Foreshore Upgrade
  - Halls Head Foreshore
  - Lakelands Youth Park
  - Dawesville Youth Park
  - Island Shared Use Trail
  - Paddle Trails and Launch Infrastructure

- Operating expenditure of $1.29 billion over the 10 years (excluding depreciation)
- Operating revenues of $1.53 billion over the 10 years

The Plan seeks to improve the City's financial ratios over the 10 years. The following shows that with the proposed rating strategy and expected revenue and expenditure targets, the City will progress to the basic standard across all ratios:

Ratios	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Current Ratio (>1)	1.27	1.36	1.35	1.33	1.35	1.38	1.40	1.42	1.49	1.52
Debt service cover ratio (Basic >2, Advanced >5)	3.33	3.18	3.30	3.31	3.65	3.70	4.10	4.35	4.54	5.00
Own source revenue (Basic >0.4, Intermediate >0.6, Advanced >0.9)	0.83	0.85	0.86	0.88	0.89	0.91	0.92	0.93	0.94	0.96
Operating Surplus ratio (Basic >0.01, Advanced >0.15)	-0.15	-0.12	-0.10	-0.09	-0.07	-0.05	-0.04	-0.02	-0.01	0.01
Asset Consumption Ratio (Basic >0.5, Improving between 0.6 and 0.75)	0.70	0.69	0.67	0.65	0.64	0.62	0.61	0.60	0.59	0.58
Asset Sustainability Ratio (Basic >0.9, Improving between 0.9 and 1.1)	0.68	0.93	0.67	0.69	0.66	0.76	0.81	1.00	0.94	1.02
Asset renewal ratio (Basic between .75 and .95, improving between .95 and 1.05)	0.85	0.82	0.82	0.86	0.92	0.95	0.96	1.00	1.06	1.13

From year three of the Plan, the City will increase its spending on renewal of its existing asset base to maintain the standard of its assets. The following graph shows the additional expenditure that can be invested into the renewal of assets as a result of the rating strategy:



It is recommended that the City needs to start addressing these issues in the current year. The City's assets are aging and by not providing enough funding for the renewal and upgrade of those assets the City will see a decreased condition of community infrastructure. By starting to address the issue in the current year, the required rate increase can also be spread out so that they have a lesser impact on the community than one large rate increase when the funding is urgently required.

Statutory Environment

Section 5.56 of the *Local Government Act 1995* provides that –

(1) a local government is to plan for the future of the district."

Policy Implications

Nil

Financial Implications

The City's Long Term Financial Plan will ensure good financial governance over a 10-year period. Planning for the future will ensure that the City can afford to operate its programs and services over the long term.

Risk Analysis

The following are risk events that could arise without a Plan:

1. Non-compliance – the Corporate Business Plan is required to consider long term financial capability and the actions that are included in the Corporate Business Plan must be costed to ensure that they can be delivered. To eliminate this risk, it is recommended that Council adopt the Long Term Financial Plan and that the existing and new programs and services are incorporated into the Corporate Business Plan.

2. Insufficient funding available to continue programs and services in the long term – Without whole of life costings, decisions do not consider the long term impact to the City and they may have to cease in future years due to insufficient funding. When Council is presented with an opportunity, it is generally only one year of the financial impact that is considered. To reduce this risk, it is recommended Council adopt the Long Term Financial Plan and for any future decisions, an analysis of the impact to the Long Term Financial Plan is undertaken.

Strategic Implications

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

Organisational Excellence:
- Demonstrate regional leadership and advocacy.
- Ensure the City has the capacity and capability to deliver appropriate services and facilities.
- Deliver excellent governance and financial management.

Conclusion

The City's Long Term Financial Plan 2023-2032 is presented to Council for adoption. From this Plan the first year's budget for 2022/23 will be created and presented to Council in June of this year.

NOTE:

- Refer ***Attachment 2.1 Long Term Financial Plan 2023-2032***

RECOMMENDATION

That Council adopt the Long Term Financial Plan 2023-2032 as detailed in Attachment 2.1.

Long Term Financial Plan (LTFP)

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Introduction

Purpose of the Long Term Financial Plan

The Long Term Financial Plan (Plan) is a 10-year rolling plan that informs the Corporate Business Plan and allocates the necessary resources to ensure that the Strategic Community Plan priorities are funded. The Plan seeks to provide a balanced budget for the next 10 years, that details the financial allocation assigned to services, programs, capital, new operating revenue and expenditure, reserve transfers and loan funding, to deliver the vision, woven by waterways, a city with a village heart.

With the provision of a 10-year Plan, the City can manage the cash flow requirements of programs, new initiatives and consider the impact of the whole of life costings for all projects. The Plan has projected the City's financial ratios for each year and the results can be compared to the standards set by the Department of Local Government, Sport and Cultural Industries (DLGSC). The ratio results can assist in identifying any ratios that require improvement over the life of the Plan. The Plan will ensure that the Corporate Business Plan actions can be funded and the costs to deliver the actions are known.

The Plan will assist the Council in making informed and evidence-based decisions. City officers will be able to demonstrate and outline the details on how proposals will impact the long-term position of the City. By Council adopting the Plan, it demonstrates a commitment to prudent fiscal management and greater transparency to the community in relation to the projects that the Council are committed to over the next 10 years.

It is important to emphasise that the Plan only considers projects that are known to the City at the time of the Plan’s development and a flexible and adaptive approach will be taken if new opportunities arise that will deliver community benefits.

A range of benefits of implementing the Plan include, but are not limited to:

1. Projects identified within the Plan provide City officers with the confidence to plan projects earlier than if the City was only focusing on a budget cycle (being one year). It provides an indication to officers when they should commence project planning and design.
2. Grant funding submissions can be lodged earlier as the Plan identifies when these projects are likely to occur.
3. It will reduce the carryover projects as the budget allocation for projects will be spread across multiple years. This brings about a long-term focus instead of focusing on one year.

Process

The City has undergone an intensive process to develop the Plan which is summarised below:



Operating Baseline and Business Units

The City constructed a baseline for each business unit by using the 2021/22 budget and removing one off expenditure to obtain a minimum level of revenue and expenditure that the City requires to operate the current service levels. The City's capital budget for renewals was based on the 2021/22 budget. Once the baseline was included in the Plan, the surplus for each year was determined, and these funds were available to distribute to new capital projects, new operating or increases to existing services, repayment of loan debt or transfers to reserves. These baselines are detailed by business unit in Attachment 4.

Assumptions

The City set out a list of assumptions in the Plan including but not limited to Consumer Price Index (CPI), Local Government Cost Index (LGCI), rate increases, utility increases, growth rates and interest rates. Extensive research was conducted to find the best possible source for these assumptions. Further detail is included in the assumptions section of this report and summarised in Attachment 7.

Capital

Capital expenditure has been categorised as either renewal, upgrade or new, and these are defined as:

Renewal – An asset that is expected to increase the remaining useful life of the original asset. This can be a like for like replacement of an asset.

Upgrade – An asset that is expected to increase the economic benefit or service potential of the asset.

New – An asset that has not been previously recognised. This will also have future operational costs that will need to be included in the Long Term Financial Plan.

The City has used the 2021/22 level of expenditure for the baseline of capital renewals. The City's current asset management plans need to be reviewed to ensure the level of detail required to inform the Plan is accurate. The City's asset management plans, once reviewed, will inform Council of the required level of expenditure that should be spent on renewals to ensure the current service level is maintained.

The City's 10 year Capital Program is provided in Attachment 3. In the Plan, there are asset programs that have money allocated to them and are referred to as a program. For example, Ablution New Program, Drinking Fountain New Program, Fencing Renewal Program or Playground Renewal Program, to name a few. A program will have a funding allocation assigned to it each year of the Plan. Prior to the new financial year, City officers will allocate each program's funding amount to the projects that need to be completed, using condition data and usage as two factors when considering which projects are to be carried out. Assigning funds to a program rather than specifically stating projects in the Plan provides the flexibility to determine the priorities of work each financial year.

A project that is specifically identified in the Plan is in addition to an asset program. These projects have sufficient information to determine that they are required to be carried out.

New Operating and New Employees

The City identified new operating initiatives and increases to existing services. The new operating expenditure also includes any identified additional operating costs associated with new capital projects.

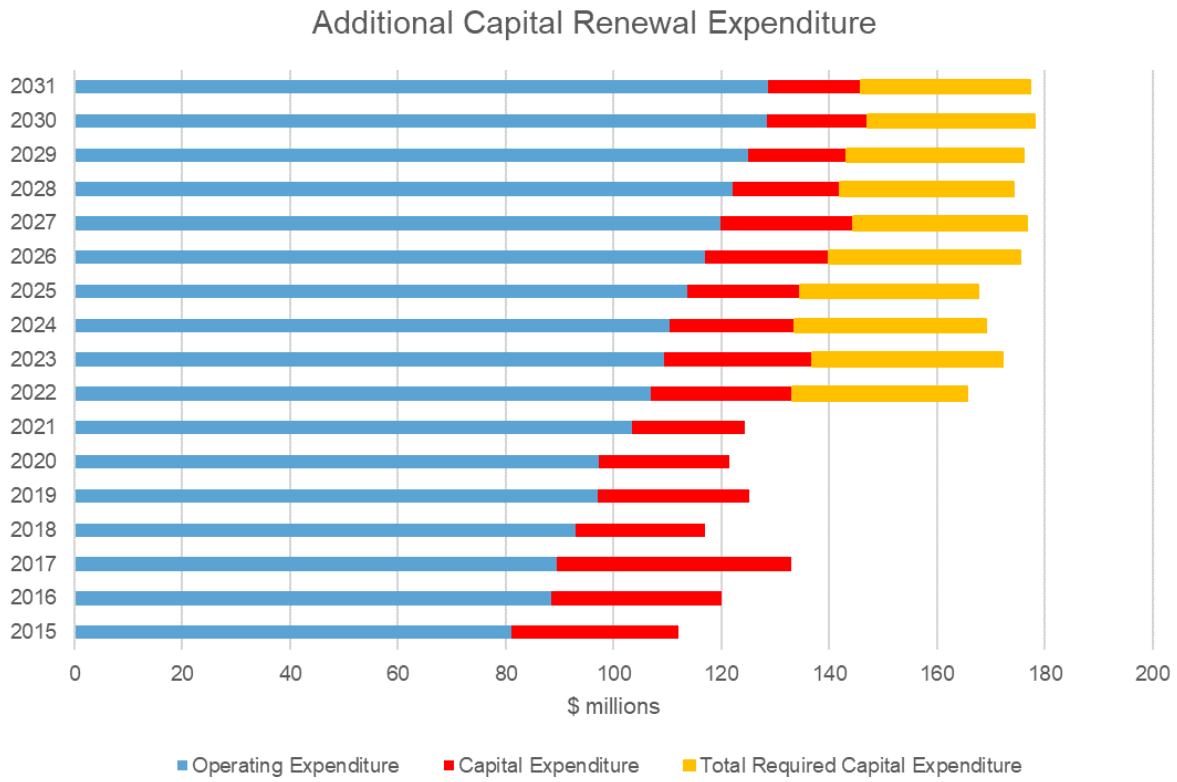
These new operating initiatives and additional employees to the workforce are detailed in Attachment 2. It is important to ensure that the Chief Executive Officer is reporting to Council on whether the benefits that were included in the business case for funding of new operating and employees are realised. It is a requirement that any temporary allocations of funding are reviewed 12 months prior to the date that the funding concludes and may be incorporated into the Service Review Framework via a business service review.

Funding and Assessment of Ratios and Targets

The City has considered the DLGSC ratios when measuring performance. The DLGSC outlines advance standards for the ratios, and these are included in further detail in the Ratios section of this report and in Attachment 8.

Council is aware of its current performance in relation to the Operating Surplus and Asset Sustainability Ratios. City officers recommend that Council must implement strategies over the next 10 years to improve the performance of these ratios. Council awareness has been communicated through the City's 2019/2020 and 2020/2021 audit of the Annual Financial Statements. The City's auditors identified these two ratios as significant adverse trends and strategies to improve these rations have been presented by City officers at the Long Term Financial Plan workshops.

City officers have identified that for the City to achieve the basic standard threshold set by DLGSC, an additional $6 million investment into the asset renewal program is required. This is shown in the graph below:

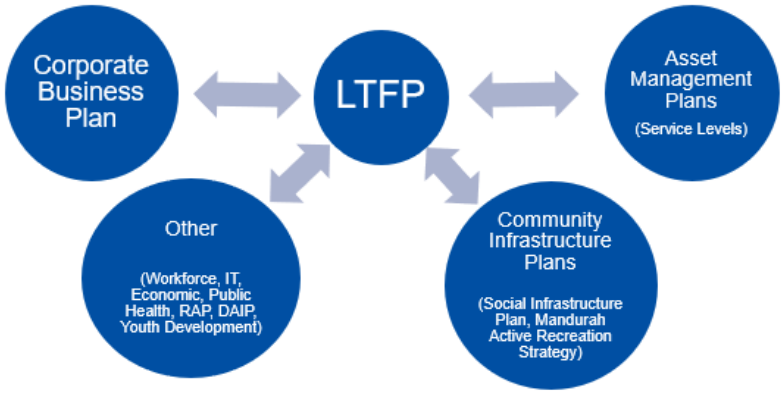


Integrated Planning Framework

Section 5.56 of the *Local Government Act 1995* provides that –

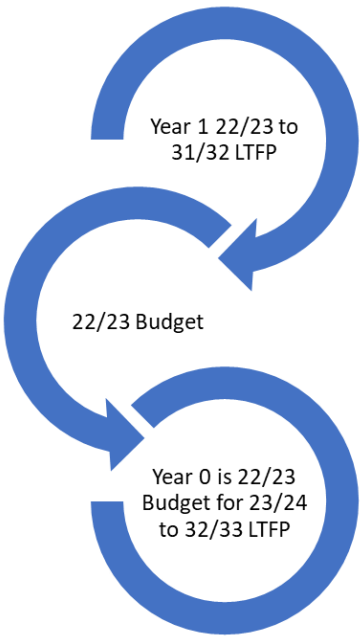
(1) a local government is to plan for the future of the district.

The plan for the future of the district is the Strategic Community Plan. To ensure a local government has a robust plan, the actions to deliver the Strategic Community Plan must be costed and allocated to a particular year of delivery. Achieving the vision of the Strategic Community Plan is dependent on having costed informing plans with prioritised actions. The Plan is a collation of the Corporate Business Plan and other informing plans. The following diagram demonstrates the inputs that have been considered as part of the Plan's formulation,



The Plan needs to be interrelated to all Council plans and strategies. It is important that the actions resulting from any strategies or plans include an assessment of resource implications and the cost of delivery, for Council to make an informed decision on whether the value for money of delivering an action is supported.

Once the Plan has been endorsed by Council, City officers will prepare the annual budget based on the projects and programs that have been approved for year one of the Plan. The diagram below shows how the plan will link to the 2022/2023 budget deliberations:



22/23 to 31/32 LTFP adopted in May 2022

22/23 Budget:

- Review of what has been included in LTFP
- Rate modelling due to changes in valuations received by VG
- Any surplus funds, present items that were not approved as well as other proposals by Council
- Adopt in June 2022

23/24 to 32/33 LTFP adopted in March 2023 using 22/23 Budget as Year 0

Summary

City of Mandurah

The City of Mandurah is a rapidly developing residential area encompassing a total land area of 175 square kilometres including substantial waterways, coastline, and bushland. The City is heavily residential and commercial based with an aging population. From the 2016 Census, the City of Mandurah has a lower portion of children (under 18) and a higher proportion of persons aged 60 or older compared to the Greater Perth area. More than 27% of the population were born overseas and 7% speak a language other than English at home.

Mandurah's main industries are health care and social assistance, retail, education and training and the accommodation and food services industries. The City's Gross Regional Product is estimated at $3.41 billion (2021) representing 1.06% of the State's Gross State Product.

The City's population forecast is 89,448 in 2021 (ABS). This is expected to increase to 119,887 by 2036 (id.forecast). Growth rates based on dwellings and new lots created because of subdivision have been included in the rates revenue for each year of the Plan.

The City has $1.3 billion of assets that it is required to maintain. The asset portfolio consists of:

- Buildings $152,593,511
- Land $92,865,200
- Furniture and Equipment $2,656,610
- Plant and Equipment $15,097,988
- Road Infrastructure $514,525,382
- Drainage $185,840,334
- Parks $159,793,453
- Coastal and Estuary $95,218,006
- Bridges $72,130,247
- Other $6,231,299

Existing services

The City provides an extensive range of services to the community including:

- Supporting, facilitating and implementing Council's responsibilities and decisions.
- Promoting and delivering economic development opportunities.

- Developing and implementing Mandurah and Murray: A Shared Economic Future.
- Delivering targeted programs to facilitate activities that support and strengthen the small business sector and Mandurah's home base business sector.
- Collaborating with key stakeholders, other local governments, State and Federal government to deliver improved regional economic outcomes.
- Funding the operations of Visit Mandurah and Mandurah Performing Arts Centre.
- Promoting and implementing initiatives to strengthen the tourism visitation and expenditure in Mandurah.
- Delivering and facilitating a well-managed, accessible and measurable program of tourism marketing, events and experiences.
- Providing a professional level of destination development, including the development of tourism products, visitor servicing and destination planning.
- Ensuring the City has a safe working environment, prudent financial, procurement and record keeping management practices, good governance and sound internal controls.
- Providing and supporting e-government and Smart City initiatives and solutions.
- Advocating, protecting, managing, maintaining and supporting the City's digital systems and public technical infrastructure including public WiFi, CCTV, connected fibre and Internet of Things.
- Delivering and supporting the City Centre, business engagement and promoting business-led projects.
- Provision of six operational community facilities, including three libraries, museum, youth centre and seniors/community centre.
- Educating, promoting, facilitating, advocating and delivering community safety, access and inclusion, strategic community planning, community development initiatives and responses.
- Assessing development approvals, subdivisions, scheme amendments, local structure plans and trading permits.
- Delivering project-based land use strategies and policies.
- Managing City owned property, leases and licenses.
- Delivering rangers services including animal management, parking, bushfire management and City Centre safety.
- Delivering health services including food surveillance, recreational waters and contaminated services.
- Delivering building compliance including buildings applications, demolitions and pool assessments.
- Delivering and supporting emergency management services.
- Providing and managing 340 public buildings, City’s workplaces, outbuildings, minor structures and public area lighting.

- Delivering the asset renewal, upgrade and new capital infrastructure projects program.
- Managing the recreational and commercial leases of the Mandurah Ocean Marina boat pens and the Marina Chalet Park.
- Provision of coastal and waterways management.
- Delivering high standard infrastructure services to ensure effective and efficient operation of the City's road, park and fleet assets including installation, improvements and maintenance to streetscapes, active and passive reserves, trees and plants (including native plant nursery), playgrounds, cemetery, irrigation, road pavements, stormwater drainage, pedestrian and cyclist paths, street and footpath sweeping, signage and line marking.
- Managing natural areas including revegetation, weed control, fire risk and general maintenance.
- Provision of worksite traffic management, City fleet of vehicles and plant and equipment.
- Delivering engineering, traffic and transport, urban water management and landscape design and planning, surveying, strategic asset management and subdivision development management and supervision.
- Provision of waste management services.
- Refuse and recycling management including green/junk verge collections, operation of waste facilities, illegal dumping, schools waste education and the recycling bin tagging program.
- Managing Mandurah Matters and community engagement initiatives.
- Delivering strategic civic events and functions.
- Providing the community with access to quality infrastructure to facilitate participation in sport and recreation and enable social interactions.
- Delivering the City of Mandurah Events Strategy with a focus on economic (including tourism), community engagement benefits, community and business capacity and capability.

The Plan has been prepared on the basis that the City will continue to deliver the services at the same level currently provided. The City will review these services from time to time and be committed to identifying efficiencies that will be included in the Plan when known.

The current service levels are as at the 2021/22 Current Budget excluding:

- Current contract positions
- Consultants
- Programs/projects with an end life and the decision to continue is required by Council
- One-off costs

These exclusions (consultants, contract positions, programs with an end life and one-off costs) have been removed from the baseline. Any continuation of these exclusions requires Council to approve these as new proposals. If approved, the new operating initiatives as well as the additional employees required to deliver the service are included.

Key Highlights

The Plan includes the following key highlights:

Item	Details
Capital Investment	$313.08 million in capital expenses across the Plan
Operating expenses	• $1.29 billion in operating expenditure over the Plan (excluding depreciation) • Average of 2.52% increase per year in cash expenditure
Rate % increases	4.43% in year 1, 3.43% from year 3 onwards and an average of 0.72% growth in rates per year resulting in an additional $45.14 million in revenue over the Plan
Loan Borrowings	Loan borrowings of $59.84 million over the Plan resulting in a total liability of $32.27 million (increase of $5.79 million) in year 10.

Key new capital projects included in the Plan include:

- Completion of the Waterfront Project
- New Operations Centre
- Dawesville Community Centre
- District Cooling System
- Calypso Active Reserve and Facility Development
- Stingray wall replacement/upgrade
- Port Bouvard Rec and Sporting Club Refurbishment
- City Centre Streetscape Upgrades
- Greenfields Community Centre extension
- Soldiers Cove Seawall Replacement
- Yalgorup National Park projects
- Coodanup Foreshore Upgrade
- Blue Bay Foreshore Upgrade
- Dawesville Foreshore Upgrade
- Halls Head Foreshore

- Lakelands Youth Park
- Dawesville Youth Park
- Island Shared Use Trail
- Paddle Trails and Launch Infrastructure

Assumptions

A review of assumptions will be undertaken on an annual basis at the time of the Plan review.

After considering these parameters, the summary of the baseline is below:

	Baseline '000
Opening Funding Surplus / (Deficit)	0
Rates	82,754
Other Operating Income	39,634
Operating Expenditure	(141,573)
Operating Surplus/(Deficit)	(19,186)
Other cash inflows inc capital grants	20,062
Capital work program	(26,753)
Other cash outflows	(6,220)
Non-cash items	32,000
Surplus/(Deficit)	(97)

The summary for the baselines of each business unit in the City are detailed in Attachment 4.

Factors

The Plan has considered the expected increases for different revenue and expenditure categories as a result of internal and external factors. The factors are explained below:

Factor	Details
Superannuation	Superannuation increasing from 10.5% in 2022/23 to 12% in 2025/26 and maintaining that level for the rest of the Plan.
Population and growth	Current population is 89,448 expected to increase to 113,061 by 2031. This is a 20.9% increase over the Plan.
Property growth	Dwellings in May 2022 totalled 42,347 expected to increase to 54,947 by 2031. This is an increase of 22.9% over the Plan.
Consumer Price Index (CPI)	The Department of Treasury has forecast CPI to be 3.75% in 2022/23. It is projected to decrease to 2.75% in 2023/24 and 2024/25. For the rest of the Plan the City has estimated that the rate will remain the same. It is important to note that the March 2022 CPI All Groups, Perth, was 7.6% increase from the corresponding quarter of the previous year. If the rate continues to remain at these levels for the 2022/23 financial year (year one of Plan), the City will need to implement strategies to ensure the City can still deliver its services, projects, and programs with the revenue it has projected. Noting that expenditure that references CPI for rate increases has been based on an average of 3.75% for year one of the Plan.
Utility Costs	WALGA Economic Briefing in March reports there has been an increase for Electricity and Street Lighting of 1.40%.
Waste Management Expenses	Waste expenses are fully recouped by the service fee charged to users.
Workers Compensation	Based on the Local Government Insurance Services deposit rate of 2.5% of wages.
Interest expenses	Calculated using current interest rates of 2.0%.
Rates	Rates have been applied as 4.43% in 2022/23 and 3.43% from year 2 onwards (2023/24).
Interest Income	Interest rates for interest income are set at 0.50%.

Escalation

All figures have been escalated using assumptions based on the nature and type of revenue and expenditure. The escalations are explained below and detailed in Attachment 6:

Revenue Escalation	Details
Rates	• Rates revenue will increase by $45.14 million over the life of the plan. • Changes in valuations have not been included in the rate revenue and any impacts will be assessed as part of the budget deliberations when a re-valuation year occurs. It is expected that this will be minimal due to adjusting the previous year's rate in the dollar to reflect the average movement percentage of the proposed valuation.
Operating Grants, Subsidies and Contributions	• Increase by CPI. • If a project does not receive funding/contribution the project either does not commence or there will be a decrease in expenditure so that the net City contribution is the amount that is stated in the Plan.
Fees and Charges	Increase by CPI.
Interest Earnings	Reflects current interest rates received for term deposits.
Other Revenue	Increase by CPI.

Expenditure Escalation	Details
Employee Costs	• Salaries – The City has an Enterprise Agreement (EA). The City has included a 2.00% increase to salaries for 2022/23, 2.75% (CPI) in 2023/24, and CPI for the remainder of the plan. Once the EA has expired (29 February 2024), the Plan will be updated to reflect the new percentages. • Superannuation Guarantee – Increased by the amount required to be paid by the employer to the employee from the Australian Taxation Office. • Additional Superannuation – The additional employer contribution stated in the EA is capped to reflect a total employer contribution up to a maximum of 14.5% (including the superannuation guarantee). The average take-up by the employees equates to an additional employer contribution of 1.6%. • Workers Compensation - Based on the LGIS deposit rate of 2.5% of wages. • Remaining Employee Costs are projected to increase by CPI.

	• Any new employee requests require an analysis of the business unit justifying the additional resource and endorsement of Council at budget adoption or via Council resolution.
Materials and Contracts	Increase by CPI.
Refuse Charges, Tipping Fees and Waste Management Expenses	In October 2022, it is assumed that the City will move its waste disposal to waste to energy. The new State Government Waste Strategy has not been released and it is unknown whether there will be any mandatory requirements imposed on local governments as well as any additional charges to the City. Therefore, it is uncertain of the cost implications and as a result the Plan reflects current budget amounts increasing by CPI annually.
Utility Charges	The cost for electricity and street lighting has been projected to increase by 1.40% for the life of the plan based on WALGA estimates.
Depreciation	The depreciation projections reflect the baseline depreciation rate as well as the depreciation rates that have been adopted by Council. Depreciation is important to measure how much the City's assets deteriorate in one year compared to how much investment it commits to in capital renewals.
Insurance	• Excludes workers compensation (included in Employee Costs) • Increase by CPI
Other Expenditure	Increase by CPI

Projects not included in the Plan

The Plan does not include projects that are considered potential opportunities or still undergoing feasibility and due diligence. The areas of the business that are likely to be reviewed and included in the next Plan include:

1. Increase in transfer costs due to waste being diverted to Waste to Energy;
2. Incorporating the business cases approved by Council and the whole of life costs. Note: It is recommended that the financial implications to the Plan relating to any changes will occur at the time that Council endorses the business case; and
3. Internal reviews that include overhead allocations, reserve allocations and the ongoing service, program and project reviews that occur throughout the City on an annual basis.

It is important to note, that the City undertakes a cost-benefit analysis of leasing versus purchasing outright of its plant and equipment and any changes to the current practice will be incorporated into the Plan. The current practice is:

- Light Fleet: purchase
- Heavy Fleet: purchase
- Plant: purchase
- IT hardware: lease

Key Ratios

DLGSC considers several ratio's when measuring the performance of local governments. These ratios are:

- Current Ratio
- Asset Consumption Ratio
- Asset Renewal Funding Ratio
- Asset Sustainability Cover Ratio
- Debt Service Ratio
- Operating Surplus Ratio
- Own Source Revenue Ratio

These ratios are defined below:

Current Ratio - Liquidity refers to how quickly and cheaply an asset can be converted into cash. A local government's liquidity is measured by the Current Ratio. This ratio provides information on the ability of a local government to meet its short-term financial obligations out of unrestricted current assets.

Asset Consumption Ratio - This ratio measures the extent to which depreciable assets have been consumed by comparing their written down value to their replacement cost. This ratio seeks to highlight the aged condition of a local government's stock of physical assets. If a local government is responsible for maintaining and renewing/replacing its assets in accordance with a well-prepared asset management plan, then the fact that its Asset Consumption Ratio may be low and/or declining should not be cause for concern – providing it is operating sustainably.

Asset Renewal Funding Ratio - This ratio is a measure of the ability of a local government to fund its projected asset renewal/replacements in the future. This ratio indicates whether the local

government has the financial capacity to fund asset renewal as required and can continue to provide existing levels of services in future, without additional operating income; or reductions in operating expenses. The ratio is calculated from information included in the local government's long term financial plan and its asset management plan; not the Annual Financial Report. For the ratio to be meaningful, a consistent discount rate should be applied in Net Present Value (NPV) calculations.

Asset Sustainability Cover Ratio - This ratio indicates whether a local government is replacing or renewing existing non-financial assets at the same rate that its overall asset stock is wearing out. This ratio is an estimate of the extent to which assets managed by a local government are being replaced as they reach the end of their useful lives. It is calculated by measuring capital expenditure on renewal or replacement of assets, relative to depreciation expense. Expenditure on new or additional assets is excluded. Depreciation expense represents an estimate of the extent to which the assets have been consumed during that period. Measuring assets at fair value is critical to the calculation of a valid depreciation expense value.

Debt Service Ratio - A local government's ability to service debt. This is the measurement of a local government's ability to produce enough cash to cover its debt payments. This ratio is the measurement of a local government’s ability to repay its debt including lease payments. The higher the ratio is, the easier it is for a local government to obtain a loan.

Operating Surplus Ratio - This ratio is a measure of a local government’s ability to cover its operational costs and have revenues available for capital funding or other purposes. If a local government consistently achieves a positive operating surplus ratio and has soundly based long term financial plans showing that it can continue to do so in the future, having regard to asset management and the community's service level needs, then it is considered financially sustainable. A positive ratio indicates the percentage of total own source revenue available to help fund proposed capital expenditure, transfer to cash reserves or to reduce debt. A negative ratio indicates the percentage increase in total own source revenue (principally rates) that would have been required to achieve a break-even operating result.

Own Source Revenue Coverage Ratio - A local government's ability to cover its costs through its own taxing and revenue efforts. This ratio is the measurement of a local government’s ability to cover its costs through its own revenue efforts. Different standards have been established to recognise the varying revenue raising capacities across the sector, where some rural and remote local governments have limited rate bases and revenue raising capacity, whereas others such as major metropolitan and regional local governments have significant rate bases and other own source revenues.

The table below shows the DLGSC's advanced standard and the City's performance over the last three years:

	Basic Standard	Advanced Standard	2019	2020	2021
Current Ratio	>1	>1	**1.05**	**0.76**	**1.21**
Asset Consumption Ratio	>0.5	>0.6	**0.73**	**0.72**	**0.70**
Asset Renewal Funding Ratio	0.75>0.95	>0.95	**1.08**	**1.06**	**1.40**
Asset Sustainability Cover Ratio	>0.9	0.9>1.1	**0.61**	**0.45**	**0.43**
Debt Service Ratio	>2	>5	**2.77**	**2.67**	**1.98**
Operating Surplus Ratio	>0.01	>0.15	**(0.17)**	**(0.16)**	**(0.13)**
Own Source Revenue Ratio	>0.4	>0.9	**0.82**	**0.82**	**0.8**

The Plan seeks to improve the City's ratios towards the advance standard. As a result, the last five years ratios of the Plan are reflected in the table below:

	2028	2029	2030	2031	2032
Current Ratio	1.38	1.40	1.42	1.49	1.52
Asset Consumption Ratio	0.62	0.61	0.60	0.59	0.58
Asset Renewal Funding Ratio	0.95	0.96	1.00	1.06	1.13
Asset Sustainability Cover Ratio	0.76	0.81	1.00	0.94	1.02
Debt Service Ratio	3.70	4.10	4.35	4.54	5.00
Operating Surplus Ratio	(0.05)	(0.04)	(0.02)	(0.01)	0.01
Own Source Revenue Ratio	0.91	0.92	0.93	0.94	0.96

Treatment of Annual Surpluses

Each year, it is proposed that there will be a deficit of $500,000, that is if all activities and transactions eventuate the City will experience a shortfall of funds of $500,000. However, experience has demonstrated that City officers endeavour to find efficiencies and savings to ensure that by the end of the financial year, the City will not be in a deficit position, instead either balanced or in surplus. If there is an actual surplus once the Annual Financial Statements have been approved by Council, then the Council will consider allocating the surplus to the Asset Management Reserve to fund renewal expenditure in the future or endorse the surplus to be allocated for a specific purpose.

City Officers continue to support the transfer of any surpluses to either asset renewal projects or the Asset Management Reserve. The City has had a significant adverse trend audit matter raised over the last two years relating to its asset sustainability ratio being below the DLGSC standard. It shows that the City is not investing in renewal expenditure at the same rate that the asset is deteriorating and if this is not addressed the condition of the City's assets will decline, impacting on the services that the City delivers.

Council has the discretion to direct surpluses to other reserves. In the case of a deficit, this should be carried forward to the next year and funded. Deficits should not be supported as this would place further pressure on the future financial sustainability of the City.

Funding Options

Borrowing Strategy

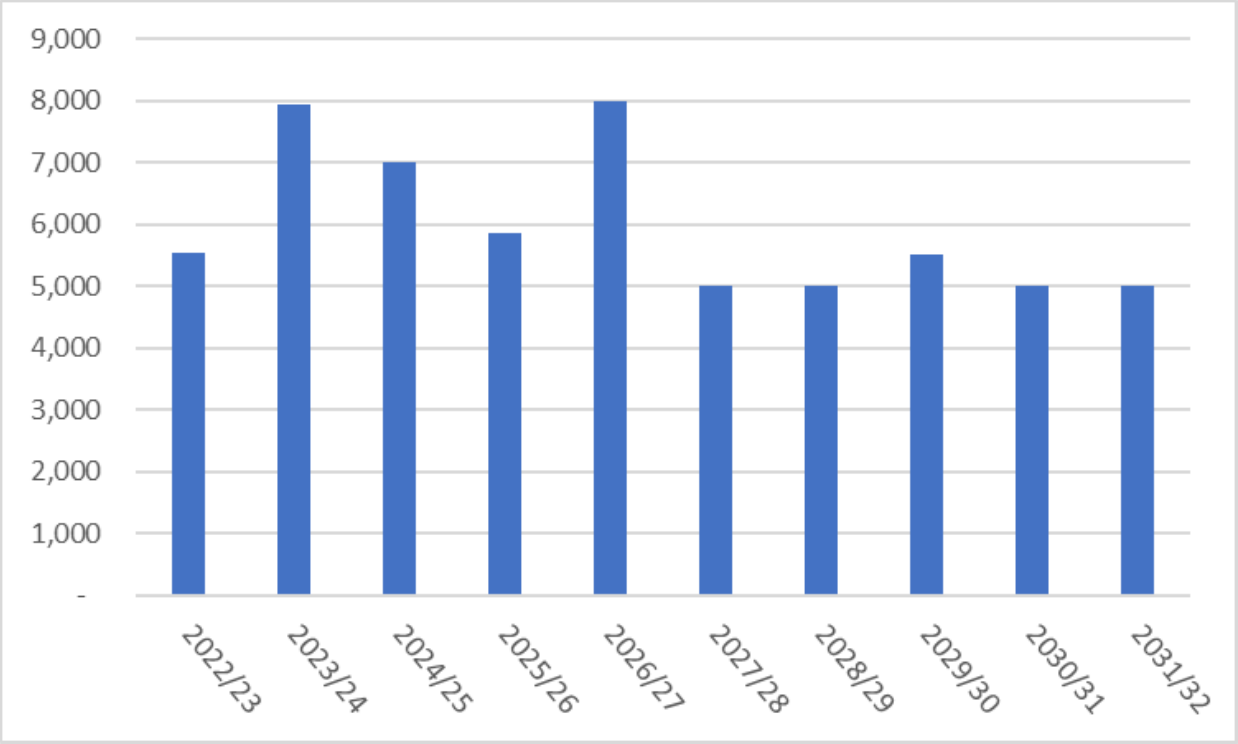
The City invests in capital expenditure that benefits inter-generations. Loan borrowings can be utilised to fund capital projects if the project can meet the following criteria:

- Benefit of the project should be longer than five years;
- The loan will be for the length of time before major intervention works are required but no more than ten years;
- Total loan borrowings should not exceed $35 million;
- The loan is to fund capital expenditure only; and
- The Debt Service Coverage Ratio in any one year cannot be less than a ratio of two with the aim to exceed five.

The City has a loan offset facility which can be used to place surplus funds during the year to reduce the total loan borrowings, resulting in a decrease in total interest costs. The budget that was allocated to the interest can be allocated to the principal amount of the loan instead.

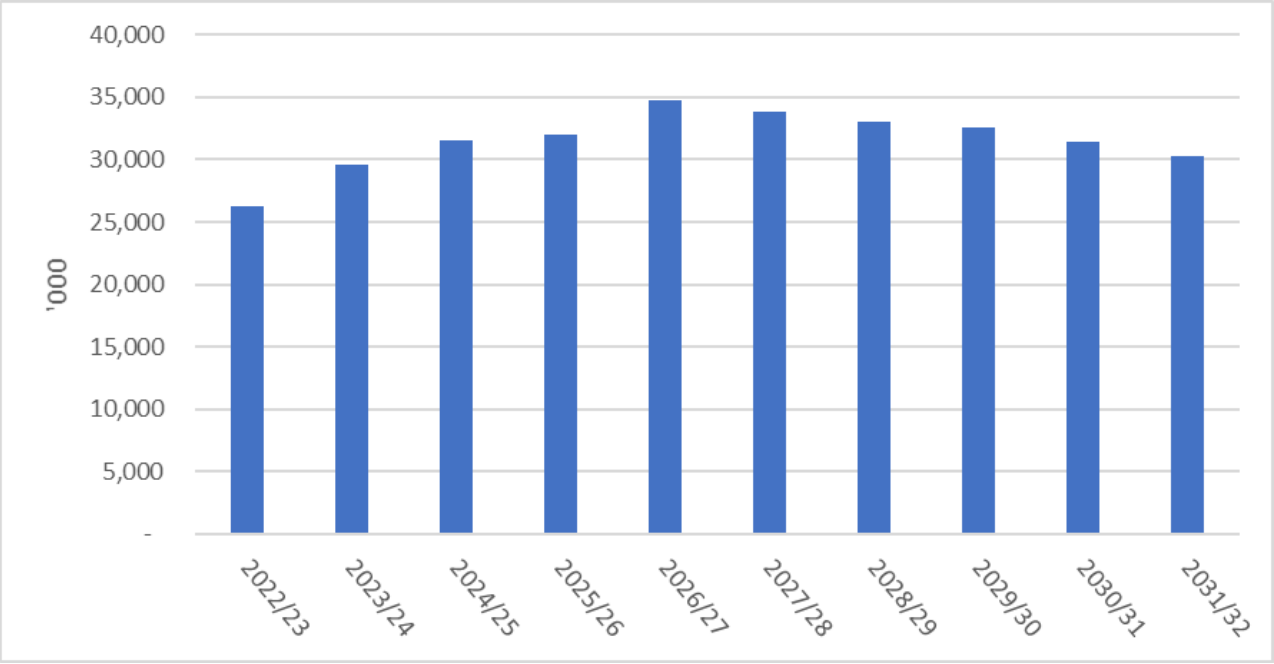
Loan costs are modelled in the Plan. Loan borrowings for Waste capital projects are repaid by revenue from waste charges.

The Plan includes the following proposed new loan borrowings per year:



The recommended new loan borrowings per year is around $5 million. The new borrowings are offset by the City's average annual repayment amount of $5 million. Due to the challenging economic environment expected in the first five years of the Plan, the City expects to supplement rates income with higher levels of borrowing. For the 2023/24 financial year, the proposed new loan borrowings is $8 million due to the construction of the City's operations facility.

The implementation of the borrowing strategy will result in the following total outstanding debt/principal levels over the course of the Plan:



Rates Strategy

Local governments impose rates on land within their district to raise revenue to fund the services, programs and facilities provided to the community. The amount of local government rates payable is calculated using the following formula:

- Valuation of land (GRV)* x Council's set rate in the dollar

* Land is valued by the Valuer General (State Government) using either the Unimproved Value (UV) method or the Gross Rental Value (GRV) method. The method applicable for the City has been designated Gross Rental Value. As the valuation is conducted by the Valuer General, the City has no control over this part of the formula.

The City may impose a single general rate which applies to all the properties in the gross rental value category or alternatively, the City can distinguish between land based on its zoning, use or whether it is vacant land (or other characteristic set out in regulations), or a combination of these factors, and apply a differential general rate to each. The purpose of a differential rate is to ensure that every landowner makes a reasonable contribution to rates. The City has chosen to apply differential rate categories.

Council resolves the rate in the dollar for each differential rating category when approving the annual budget. The rate in the dollar is usually different for each rate category. Council also imposes a minimum rate for each rate category. The rates raised by the City are not intended to cover any waste expenses as this is covered by the Rubbish Service levy. The differential rating categories are set out below:

Rate Category	**Object**	**Reason**
Residential Improved	This rate is regarded as the base rate as it represents the greatest number of properties in the City.	This rate aims to ensure that all ratepayers contribute towards local government services and programs.
Residential Vacant	This rate is set at a higher level as the City wishes to promote the development of all properties to their full potential.	This rate in the dollar will act to deter land holdings and acts to stimulate residential development.

Business Improved	This rate is 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.	This rate will ensure that the City meets the level of service costs associated with business properties and the area within which they are situated, including: (a) 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	This rate is set at a higher level as the City wishes to promote the development of all properties to their full potential.	This rate in the dollar will act to encourage commercial development and stimulate economic growth.
Urban Development	This rate relates to land held for future development.	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.

The City also raises specified area rates on properties to provide for future maintenance and asset replacement costs of these areas. The following Specified Area Rates applied are:

Area	Purpose
Waterside Canal	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 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. The City contributes to the SAR proportionally according to the length of walling abutting public open space and bridge crossings. The City makes a 45% contribution to maintenance costs as some areas in the waterways are under the City's direct control and are public areas or attributes to public use of the waterway. There is 14.99% of the area of the Waterside canals that are under the City's direct control and the total percentage of costs attributable to public use (boat ramp) at Leslie Street equates to 30% (the reason there is a 30% contribution by the City is because of the location of the boat ramp which is located within the subdivision).

	Note: That the City funds 100% of the maintenance of the emergency access ways.
Port Mandurah Canals	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. Landowners are responsible for the canal wall replacement on their land. The annual SAR expenditure are the activities outlined in the Deed of Agreement and include litter control, hydrographic survey, water quality monitoring, canal management fees and funds transferred to the dredging reserve for Port Mandurah. The City contributes to the SAR proportionally according to the length of walling abutting public open space and bridge crossings. The City makes a 41% contribution to maintenance costs as some areas in the waterways are under the City's direct control and are public areas or attributes to public use of the waterway. There is 10.94% of the area of the Port Mandurah canals that are under the City's direct control and the total percentage of costs attributable to public use equates to 30% (which was derived from continuing use of the waterway by the ferry companies and in support of the tourism benefit).
Mandurah Quay Canals	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 specified area rate was negotiated and introduced at the time of handover for management of Mandurah Quay by the City. The specified area rate includes the Marina wall replacement at the end of its useful life.
Port Bouvard – Northport Canals	To recoup the costs of litter removal from the canal waterbody together with the costs of water quality testing, management, surveying, and minor maintenance. The purpose is in the Deed of Agreement and is the same for every canal group except Port Mandurah and Mandurah Quays Canals. The City contributes to the SAR proportionally according to the length of walling abutting public open space. The City makes a 10% contribution to maintenance costs as some areas in the waterways are under the City's direct control and are public areas or attributes to public use of the waterway. In relation to the beach cleaning, the City will pay a 50% contribution which is based on the community beach that all residents can access.
Mariners Cove Canals	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 Deed of Agreement sets the purpose. The City contributes to the SAR proportionally according to the length of walling abutting public open space and public boat ramp. The City makes a 6% contribution to maintenance costs as some areas in the waterways are under the City's direct control and are public areas or attributes to public use of the waterway.

Port Bouvard – Eastport Canals	To recoup the costs of litter removal from the canal waterbody together with the costs of water quality testing, management, surveying, and minor maintenance. The City contributes to the SAR proportionally according to the length of walling abutting public open space and bridge crossings. The City makes a 2.5% contribution to maintenance costs as some areas in the waterways are under the City's direct control and are public areas or attributes to public use of the waterway.
Mandurah Ocean Marina	To provide for an enhanced maintenance standard and asset replacement costs. The SAR covers the ratepayers' contributions towards maintenance and improvements to the revetment wall, cleaning and lighting boardwalk, security, environment monitoring and Marina management.

Other charges that can be included on a rate notice but are not limited to:

- Emergency Services Levy (ESL)*
- Swimming Pool Levies
- Rubbish Service charges

*ESL is a State Government fee that the City collects and forwards all funds received to the State Government. The City is acting as an agent for this revenue collection.

All other charges included in the rates notice are not rates however are included in the total amount payable.

Charitable Exemptions

Under section 6.26 (2) (g) of the *Local Government Act 1995*, the City must provide an exemption to land that is used exclusively for charitable purposes to be eligible for this exemption, the entity must show that the land is being used for:

- relief of poverty (poor, aged and impotent).
- the advancement of education.
- the advancement of religion.
- purposes beneficial to the community not falling under any of the previous three headings.

The entity must also pass the "public benefit" test. This test states that a charitable purpose benefits an appreciably important class of the community and that a charitable purpose exists for the public benefit and not for the benefit of individuals. The test requires firstly, that there is some 'benefit', in the sense that the use of the land must involve or result in something which is good for the public. Secondly, the benefit in question must be "public", in the sense of a benefit to either the general community or a sufficient section of the community to amount to the public.

The current amount of charitable rate exemptions that it costs the City in lost revenue is over $2 million.

Non-government and government schools, Mandurah Community Health and Peel Health Campus are also exempt, however these exemptions are under a different subclause of section 6.26 of the Act. The City has not estimated the amount of uncollectable revenue for these uses as they were never rated prior to receiving an exemption.

Rating Principles and Scenarios

The City's rating strategy takes into consideration the key values contained within *Rating Policy Differential Rates (s.6.33) March 2016* released by the then Department of Local Government and Communities being:

- Objectivity;
- Fairness and Equity;
- Consistency;
- Transparency and Administrative Efficiency.

The rates increase for each year of the Plan including the revenue amount raised are detailed below:

2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
87,246,156	91,086,771	95,081,348	99,235,930	103,556,794	108,050,460	112,723,697	117,583,538	122,637,286	127,892,525
4.43%	3.43%	3.43%	3.43%	3.43%	3.43%	3.43%	3.43%	3.43%	3.43%

The development of the Plan involves modelling many scenarios and options that involve the timing of projects and rates increases. Variations to the timing of projects and assumptions requires the Plan to be reviewed. The table below provides a sensitivity analysis of lower rate increases than currently predicted for the years 2022 to 2025. The table summarises the rate increases that are currently in the Plan as well as the impact of an increase or decrease of 1% over the life of the Plan.

The alternative scenarios, shown in the table below, outline the cash impacts after one and four years and the full impact on the 10 years of the Plan, are:

- Rates increases of 1% more than the current assumption
- Rates increases being 1% less than the current assumption

Scenarios	Rates Increase %				Impact on Cash $'000		
	2022/23	2023/24	2024/25	2025/26	1 Year Impact	5 Year Impact	10 Year Impact
Proposed plan	4.43	3.43	3.43	3.43	$4.49M	$20.80M	$45.14M
1% more than proposed	5.43	4.43	4.43	4.43	$5.33M	$25.87M	$57.92M
1% less than proposed	3.43	2.43	2.43	2.43	$3.66M	$15.93M	$33.42M

Impacts to funding the provision of services, programs and infrastructure projects and maintenance, will also have other consequences in relation to the following:

- Higher borrowings may be required
- Reserves may need to be utilised
- Projects may need to be delayed or removed
- Operating surpluses may be insufficient to cover servicing asset management costs
- Service levels and the condition of assets

There are many indicators that influence Council's rate strategy. The two major influences are discussed in detail below:

External Cost Escalation Rates - Pressure is put on City expenditure because of external cost escalation rates. While the Consumer Price Index (CPI) can be a measure for the City when estimating the increase in expenditure, the index is tailored towards household expenditure. Whilst most multi-term contracts of provision of service, program or infrastructure refers to CPI as the escalation rate for the annual contract price, there are other escalation factors that are not fixed in a contract and that are higher than CPI. For example, the cost of utilities factors heavily on the City's expenditure and last year the increase in the unit rate for business electricity usage was 3.7%, however the increase in street lighting charges was 9.48%. The City cannot therefore only use CPI as an indicator of cost escalations. The City is required to consider the City's enterprise agreement with staff, the rising superannuation rate, road and building construction escalation rates and interest rates when determining the total expenditure for each year.

Another indicator used in this Plan is WALGA's Local Government Cost index (LGCI). This index looks at cost increases for Local Governments in WA across a range of components to give a forecast. Current estimates put the LGCI at 5.7% for the 2021/2022 year. This LTFP has also used certain components such as Utilities (estimated at 1.4% increase for 2021/2022) and Insurance (estimated at 6.0% for 2021/2022). While components such as Utilities and Insurance will be similar across all local governments in WA, components such as employee costs and materials and contracts are specific to each local government. A more detail view of the assumptions and escalations used in the Plan can be seen in the Assumptions section of this report. As part of the annual review of the Plan, external cost escalation rates are reviewed.

Community Capacity to Pay – Increases to rates paid by ratepayers can cause financial pressures on a household's disposable income. The City must be mindful of the current economic conditions when determining rate increases whilst considering the levels of service and programs

the community are asking for and Council wish to deliver. The average household income statistics from the National Institute of Economic and Industry Research in the table below suggests that while Mandurah has a lower disposable income than WA as an average, net savings has increased by 4.75% over the 2020 year. This suggests that conditions for households in Mandurah have improved in the 2021 year.

Household expenditure

	2020/21		2019/20	
Household expenditure (totals)	**City of Mandurah**	**Western Australia**	**City of Mandurah**	**Western Australia**
Utilities	$ 2,289.00	$ 2,960.00	$ 2,763.00	$ 3,471.00
Communications	$ 1,753.00	$ 2,378.00	$ 1,742.00	$ 2,263.00
Miscellaneous Goods & Services	$ 11,860.00	$ 16,172.00	$ 12,145.00	$ 15,853.00
Housing	$ 20,589.00	$ 22,689.00	$ 20,546.00	$ 22,402.00
Transport	$ 7,377.00	$ 9,655.00	$ 8,463.00	$ 11,000.00
Furnishings & equipment	$ 4,220.00	$ 5,591.00	$ 3,935.00	$ 5,005.00
Health	$ 6,993.00	$ 9,488.00	$ 6,445.00	$ 8,385.00
Hotels, Cafes & Restaurants	$ 5,919.00	$ 6,953.00	$ 5,838.00	$ 6,839.00
Education	$ 4,040.00	$ 5,831.00	$ 4,122.00	$ 5,727.00
Recreation & Culture	$ 7,858.00	$ 10,633.00	$ 7,652.00	$ 9,933.00
Clothing & Footwear	$ 2,861.00	$ 3,914.00	$ 2,636.00	$ 3,455.00
Food	$ 9,269.00	$ 12,421.00	$ 9,654.00	$ 12,421.00
Alcoholic Beverages & Tobacco	$ 3,130.00	$ 4,221.00	$ 3,364.00	$ 4,352.00
Total Expenditure	**$ 88,158.00**	**$ 112,906.00**	**$ 89,305.00**	**$ 111,106.00**
Net Savings	$ 35,719.00	$ 41,498.00	$ 34,099.00	$ 38,138.00
Total Disposable Income	**$ 123,877.00**	**$ 154,404.00**	**$ 123,404.00**	**$ 149,244.00**

The City of Mandurah has an average savings rate of 28.83% compared to a West Australian rate of 26.87%. This suggests that the average City of Mandurah household is saving more of their disposable income per year than the average West Australian household. City of Mandurah's household disposable income has increased by 0.38%. This is less than West Australian household disposable income increase of 3.46%. While the expenditure figures to 2021 are positive, the City recognises that in the 2022 year so far there have been large increase to cost of living. The table below shows the Reserve Bank of Australia's forecasts for CPI increases that would affect the ratepayers expenditure in the 2022 and coming years.

Table 5.1: Output Growth and Inflation Forecasts(a)

	Year-ended					
	Dec 2021	June 2022	Dec 2022	June 2023	Dec 2023	June 2024
CPI inflation	3.5	3.75	3.25	2.75	2.75	2.75
(previous forecast)		(2.75)	(2.25)	(2.25)	(2.50)	(n/a)

City officers will continue to update the Council on the household expenditure of the Mandurah area each year, at the time of the Plan's review.

Reserves

The City's reserve balances as at 30 June 2022 are estimated to total $31.39 million. The City's current reserves will be systematically reviewed including the purpose of the reserve, amount including a cap if any, the need of the reserve and what the reserve will be spent on.

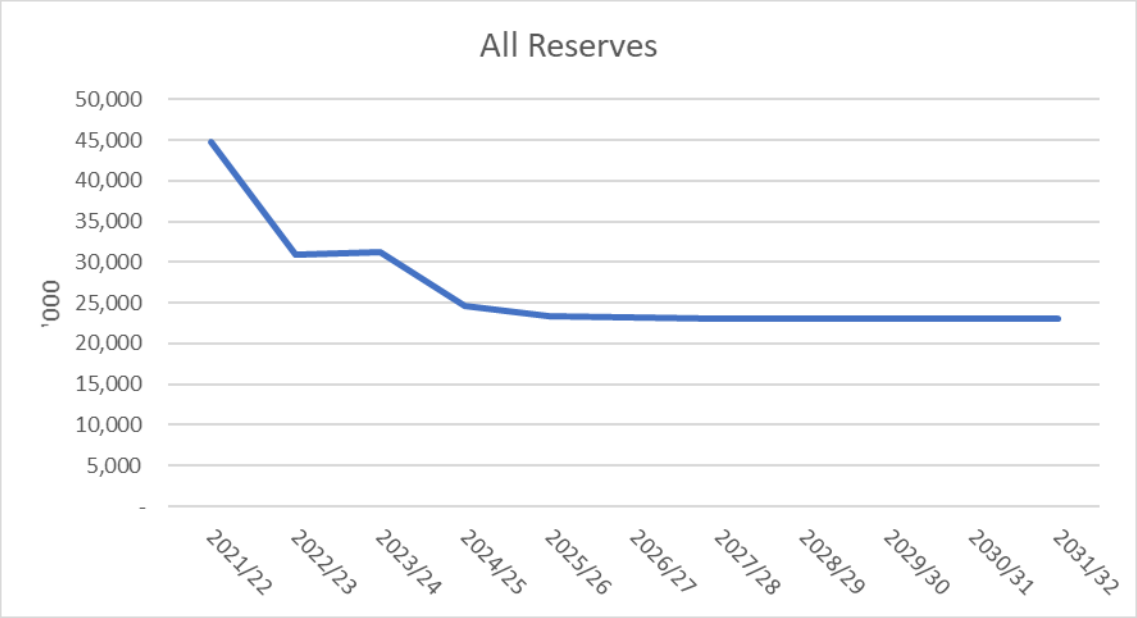
The City has the following reserves:

Reserve & Purpose	**Improvements & Funds Required**
Building - Future new building capital requirements	There are a small number of new buildings in the Plan. It is recommended that no additional funds are transferred to the reserve.
Parking - Provide additional parking areas	Cash in Lieu amount is a requirement that the City holds for a particular purpose in accordance with the agreement in place. City officers are reviewing agreements to determine the need and how funds should be spent.
Asset Management - Renewal and upgrade of current infrastructure	Adjusted depreciation level is $29 million. Any surplus funds from year end to be transferred to this reserve. Currently there is insufficient funds to maintain reasonable level of standards across the entire asset portfolio. It is recommended that the Council invest more into renewal expenditure over the life of the Plan.
Waste Facilities Reserve Fund - Future waste treatment initiatives	These funds are for capital projects that address waste treatment initiatives.

CLAG - Contiguous Local Authority Group for control of mosquitoes	This is the City's amount held in reserve when the City's contribution exceeds the actual expenditure incurred. The City is required to maintain a reserve for any under spends and where additional funds are required in a year, the City is to use the balance of the reserve to fund in the first instance.
Mandurah Ocean Marina - Future maintenance/asset replacement at Mandurah Ocean Marina	Under agreement when the lots were developed. Reserve for any future maintenance/Asset replacement
Waterways - Future maintenance/asset replacement of specific waterways infrastructure	Under agreement when the lots were developed. Reserve for any future maintenance/Asset replacement
Port Mandurah Canals Stage 2 Maintenance - Stage 2 Future maintenance of canals	Under agreement when the lots were developed. Reserve for any future maintenance/Asset replacement
Mariners Cove Canals - Future maintenance of canals	Under agreement when the lots were developed. Reserve for any future maintenance/Asset replacement
Port Bouvard Canal Maintenance Contributions - Contribution Future maintenance of canals	Under agreement when the lots were developed. Reserve for any future maintenance/Asset replacement
Unspent Grants & Contributions - Operating and non-operating grants and contributions tied to future expenditure.	Used to carry forward unspent grants and contributions from the previous year. The amount reflects the actual amount required to be in reserve.
Leave Reserve - To fund the long service and sick leave liability of City's staff.	The reserve balance is in line with the City's current long service leave liability.
Bushland Acquisition - For the purchase & protection of bushland and environmentally sensitive sites within the City	Reserve capped at $1.5 million – contribution to reserve (if not at the cap) is $200,000 per year. A review of the Bushland Strategy has commenced and any changes that are approved by Council will be reflected at the next review of the Plan.
Coastal Storm Contingency - Provide for coastal emergency works due to storm damage	The amount may not cover all expenditure required for emergency works, however will fund a portion of the clean-up costs in a coastal storm event.
Digital Futures - Fund development, investigation or commissioning of digital technology initiatives.	Reserve to be reviewed and future funding requirements presented in future reviews of the Plan
Decked Carparking - Amount received from Landcorp in June 2006, set aside for Decked Carparking	This is a cash in lieu amount and has been created for a set purpose. No further contributions are recommended.

Specified Area Rates - Waterside Canals - Future maintenance of canals.	Specified Area Rate reserve
Specified Area Rates - Port Mandurah Canals - Future maintenance of canals.	Specified Area Rate reserve
Specified Area Rates - Mandurah Quay Canals - Future maintenance of canals.	Specified Area Rate reserve
Specified Area Rates - Mandurah Ocean Marina - Future maintenance/asset replacement at Mandurah Ocean Marina.	Specified Area Rate reserve
Specified Area Rate - Port Bouvard Canals - Future maintenance of canals.	Specified Area Rate reserve
Specified Area Rate - Mariners Cove - Future maintenance of canals.	Specified Area Rate reserve
Specified Area Rate - Eastport - Future maintenance of canals.	Specified Area Rate reserve
Sport Clubs Maintenance Levy - To maintain various city buildings leased to clubs	The amount aligns to the lease agreements and reduces the City's contribution to repairing or replacing items in these buildings.
City Centre Land Acquisition Reserve - For future property purchases within the City Centre area	A review of properties to be funded from this reserve is currently being undertaken.
Lakelands Community Infrastructure Reserve - Contribute to the construction of the community infrastructure on Lot 2300 Seppings Parade Lakelands	This is a cash in lieu amount and has been created for a set purpose. No further contributions are recommended.
Plant reserve - Replacement of heavy plant and equipment	Capital expenditure on plant and equipment is $2.6 million per year. No transfers to reserve are included in the Plan however it would be recommended in future Plan's to increase reserve to expenditure amount (currently $2.6 million).
Workers Compensation - For the purposes of funding previous year workers compensation claims that are open and still have costs required to be paid by the City of Mandurah.	Reserve to increase to LGIS suggested reserve balance for Workers Compensation. Reviewed annually.

Appendix 6 shows the balance of the reserves over the 10 years of the Plan. The below chart summarises the total value held in reserves over the 10 years:



Grants

Grant, subsidies and contribution funding projections are to be conservative and are only to be included in the Plan where it is reasonable to expect that these funding options will be secured. Where a project is expected to be funded partly or in full by a grant, contribution or reimbursement, the project will not commence unless the funding has been confirmed or the scope is reduced.

The City will actively seek grants/contributions when available. Where a grant has been obtained outside of the Plan and a City contribution is required however there has been no budget allocated, a report to Council is required to establish the budget and the corresponding funding.

Operating Leases

Operating leases are used by the City to spread the cost of an asset or project over multiple years. The City currently utilises operating leases to IT assets, software costs and gym equipment. Business cases are required when making the decision to lease including a review of all options for funding to ensure the City applies the best possible funding source.

Continuous Improvements, Review and Changes

The City strives to continually improve all aspects of its business including the Plan. As other strategic plans are prepared and adopted, they will be fully costed and reflected in future reviews of the Plan.

Asset Management Plans are required to be reviewed to be able to determine the level required to fund renewal and upgrades of assets and inform the Plan of the depreciation costs to include in the operating expenditure and any funding gaps in the level of required investment in renewals of the City's assets.

The review of the Plan will capture any Council decisions that have occurred during the year. Council will make future decisions knowing the financial implications that the pending decision has on its future community and incorporating a whole of life cost in its business case.

The Plan will be revised by Council annually and any key changes to the Plan will be summarised in the next review.

Feedback

The City welcomes any feedback on the Plan and are continually striving for continuous improvement. If you have any feedback, please email council@mandurah.wa.gov.au and include in the subject Long Term Financial Plan.

Attachments

Attachment 1: Rate Setting Statement by Nature and Type

Attachment 2: New Operating Expenses

Attachment 3: Capital Works Program

Attachment 4: Baseline summary by business unit

Attachment 5: Borrowings

Attachment 6: Reserves

Attachment 7: Assumptions

Attachment 8: Ratios

	Baseline	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Opening Funding Surplus / (Deficit)	-	**$600,000**	**($531,722)**	**($531,722)**	**($531,722)**	**($531,722)**	**($531,722)**	**($531,722)**	**($531,722)**	**($531,722)**	**($531,722)**
Operating Income											
Rates	82,753,592	87,246,156	91,086,771	95,081,348	99,235,930	103,556,794	108,050,460	112,723,697	117,583,538	122,637,286	127,892,525
Operating grants, subsidies and contributions	6,305,323	6,541,773	6,721,671	6,906,517	7,096,447	7,291,599	7,492,118	7,698,151	7,909,851	8,127,371	8,350,874
Other income	67,123	69,640	71,555	73,523	75,545	77,622	79,757	81,950	84,204	86,520	88,899
Fees & Charges	31,861,491	33,056,297	33,965,345	34,899,392	35,859,126	36,845,252	37,858,496	38,899,605	39,969,344	41,068,501	42,197,885
Interest Earnings	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000
Profit on disposal of assets											
Operating Income Total	**122,387,529**	**128,313,866**	**133,245,343**	**138,360,781**	**143,667,047**	**149,171,267**	**154,880,831**	**160,803,403**	**166,946,936**	**173,319,678**	**179,930,183**
Operating Expenses											
Direct Employee costs	(48,525,681)	(50,153,144)	(51,870,524)	(53,505,441)	(55,185,317)	(56,911,389)	(58,684,929)	(60,507,241)	(62,379,667)	(64,303,585)	(66,280,410)
Materials and Contracts	(54,650,029)	(57,364,863)	(58,220,083)	(59,861,482)	(61,622,659)	(63,997,018)	(65,043,849)	(66,807,123)	(68,723,049)	(71,317,027)	(72,607,389)
Utilities	(4,491,438)	(4,554,319)	(4,618,079)	(4,682,733)	(4,748,291)	(4,814,767)	(4,882,174)	(4,950,524)	(5,019,832)	(5,090,110)	(5,161,371)
Depreciation	(32,000,000)	(32,000,000)	(32,000,000)	(32,000,000)	(32,000,000)	(32,000,000)	(32,000,000)	(32,000,000)	(32,000,000)	(32,000,000)	(32,000,000)
Interest Expense	(848,790)	(818,594)	(799,474)	(823,770)	(826,665)	(816,366)	(847,349)	(824,434)	(809,602)	(800,714)	(701,639)
Insurance	(1,057,392)	(1,120,835)	(1,153,340)	(1,186,786)	(1,221,203)	(1,256,618)	(1,293,060)	(1,330,559)	(1,369,145)	(1,408,850)	(1,449,707)
Other Expenses	-	-	-	-	-	-	-	-	-	-	-
Loss on disposal of assets											
Operating Expenses Total	**(141,573,330)**	**(146,011,755)**	**(148,661,500)**	**(152,060,211)**	**(155,604,134)**	**(159,796,158)**	**(162,751,362)**	**(166,419,882)**	**(170,301,295)**	**(174,920,285)**	**(178,200,516)**
		(114,011,755)	(116,661,500)	(120,060,211)	(123,604,134)	(127,796,158)	(130,751,362)	(134,419,882)	(138,301,295)	(142,920,285)	(146,200,516)
Non-cash amounts excluded from operating activities	32,000,000	32,000,000	32,000,000	32,000,000	32,000,000	32,000,000	32,000,000	32,000,000	32,000,000	32,000,000	32,000,000
Amount attributable to operating activities	**12,814,199**	**14,302,111**	**16,583,843**	**18,300,569**	**20,062,913**	**21,375,109**	**24,129,469**	**26,383,522**	**28,645,641**	**30,399,393**	**33,729,667**
Investing activities	**New Baseline**	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**
Non-operating grants, subsidies and contributions	7,990,000	7,185,000	13,947,000	8,202,500	3,465,000	4,065,000	4,325,000	3,415,000	5,331,667	4,165,000	3,415,000
Proceeds from disposal of assets	2,918,993	2,918,993	1,764,748	1,098,282	3,236,844	1,420,745	1,664,629	1,989,386	2,425,051	832,000	832,000
Payments for property, plant and equipment	(26,753,351)	(19,177,734)	(41,045,443)	(29,224,278)	(24,375,439)	(28,008,177)	(24,847,851)	(25,098,519)	(26,414,309)	(27,946,106)	(22,646,106)
Carry forward projects for year 1		(6,785,137)									
Additional renewal expenditure		-	-	(708,222)	(1,737,606)	(673,350)	(3,220,445)	(4,715,162)	(8,385,992)	(5,168,841)	(12,898,982)
Amount attributable to investing activities	**(15,844,358)**	**(15,858,878)**	**(25,333,695)**	**(20,631,718)**	**(19,411,201)**	**(23,195,782)**	**(22,078,667)**	**(24,409,295)**	**(27,043,583)**	**(28,117,947)**	**(31,298,088)**
Financing Activities											
Proceeds from new debentures	8,000,000	5,537,000	7,950,000	7,000,000	5,850,000	8,000,000	5,000,000	5,000,000	5,500,000	5,000,000	5,000,000
Unspent Loans Utilised											
Prepaid Rates											
Payment of lease liability	(1,106,023)	(1,106,023)	(1,145,072)	(1,167,973)	(1,191,333)	(1,215,160)	(1,239,463)	(1,264,252)	(1,289,537)	(1,315,328)	(1,351,499)
Proceeds from self-supporting loans	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Transfer from reserves	1,052,819	2,699,679	6,515,799	1,375,674	79,924	191,153	-	-	50,111	-	-
Payments for self supporting loans											
Repayment of debentures	(5,113,385)	(3,718,701)	(4,670,875)	(4,976,552)	(5,490,303)	(5,255,321)	(5,911,339)	(5,809,974)	(5,962,632)	(6,066,118)	(6,180,080)
Transfer to reserves	(473)	(3,086,911)		-	-	-	-	-	-	-	-
Amount attributable to financing activities	**2,932,939**	**425,045**	**8,749,852**	**2,331,148**	**(651,712)**	**1,820,673**	**(2,050,802)**	**(1,974,226)**	**(1,602,058)**	**(2,281,446)**	**(2,431,579)**
Closing Funding Surplus / (Deficit)	(97,220)	($531,722)	($531,722)	($531,722)	($531,722)	($531,722)	($531,722)	($531,722)	($531,722)	($531,722)	($531,722)
Surplus/(Deficit) no carry forward		($531,722)	$0	($0)	$0	($0)	($0)	$0	($0)	$0	($0)

New/Additional FTE Proposal Summary

Unique ID	Cost Center	Proposal	Project Priority	Project Funded By	Additional FTE Total	Yr 1 2023	Yr 2 2024	Yr 3 2025	Yr 4 2026	Yr 5 2027	Yr 6 2028	Yr 7 2029	Yr 8 2030	Yr 9 2031	Yr 10 2032
78	Cityworks Overheads	2 Man Gully Educting crew	3. Very Important - Makes a significant contribution to the community or organisation	City Funding Required	2.00	144,705	144,705	144,705	144,705	144,705	144,705	144,705	144,705	144,705	144,705
77	Cityworks Overheads	Civil Engineering Cadet for Projects and Operations	1. Essential - The request is essential to the continued operation of the business (includes critical/urgent items)	City Funding Required	1.00	61,742	61,742	61,742	61,742	61,742	61,742	61,742	61,742	61,742	61,742
144	Community Capacity Building	Fiona Allen hours to be increased from 20 hours to 22.5 hours per week.		Savings in Baseline	0.10	6,080	6,080	6,080	6,080	6,080	6,080	6,080	6,080	6,080	6,080
231	Engineering Services	Mobile Speed Display Program	1. Essential - The request is essential to the continued operation of the business (includes critical/urgent items)	City Funding Required	0.00	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
167	Parking Management	Lakelands Train Station Parking	3. Very Important - Makes a significant contribution to the community or organisation	Increase in Fees and Charges	0.50	20,111	40,222	40,222	40,222	40,222	40,222	40,222	40,222	40,222	40,222
168	Rangers	Additional Labour to support the Tims Thicket Beach Access Management Plan	3. Very Important - Makes a significant contribution to the community or organisation	City Funding Required	0.40	-	33,862	33,862	33,862	33,862	33,862	33,862	33,862	33,862	33,862
100	Rating Services	New 0.8 FTE Rates Officer	3. Very Important - Makes a significant contribution to the community or organisation	Savings in Baseline	0.80	64,550	64,550	64,550	64,550	64,550	64,550	64,550	64,550	64,550	64,550
					4.80	**317,187**	**371,161**	**371,161**	**371,161**	**371,161**	**371,161**	**371,161**	**371,161**	**371,161**	**371,161**

New/Additional FTE Proposal Detail

Unique ID	Cost Centre	Proposal	Explanation of Proposal	Background Information on the Project Request	Why it should be supported	What will be delivered	Potential Risks of the Project	Aspirations and Outcomes	Impact on Other Cost Centres
78	Cityworks Overheads	2 Man Gully Educting crew	Additional educting resources to reduce SLA for pit and tank Cleaning from 7 years to 3 years	Currently educting crew is insufficient and takes over 7 years to do round of Citywide cleaning to pits and tanks	Reduce cleaning timeframes, improve maintenance operations and reduce flood risks	Improved pit and tank SLA and service to community	Continuation of flooding and negative Community feedback	Organisational Excellence - Ensure the city has the capacity and capability to deliver appropriate services and facilities	Improvement in all-round drainage maintenance operations and efficiency
77	Cityworks Overheads	Civil Engineering Cadet for Projects and Operations	Essential for Knowledge transfer and sustainability and longevity of skills transfer and continuous improvements	Ongoing request to Senior managers	Improvement in departmental operations, transfer of knowledge and skills to next generation. Future proofing.	Upskilling of Cadet and increase of field time for Engineer and Supervisor providing increased field leadership	Lack of efficiency in project supports and reduced field time for trained and competent leaders	Organisational Excellence - Build and retain a skilled and healthy workforce	Multiple
144	Community Capacity Building	Fiona Allen hours to be increased from 20 hours to 22.5 hours per week.	When Fiona applied for the position 3 years ago, the position was 22.5 hours per week. Fiona negotiated to work 20 hours per week. As the role is increasing Fiona would like the role to be increased to 22.5 hours per week. We removed $10,000 from the Access and Inclusion budget to compensate this increase.	The extra hours is needed to deliver on the Access and Inclusion plan	Access and Inclusion is a mandatory requirement for local governments	Increase in FTE	N/A	Health - Readily available highly accessible services and facilities	N/A
231	Engineering Services	Mobile Speed Display Program	Budget required to facilitate the City's traffic management mobile speed display program	Replaces previous Roadwise budget	This is required to continue the operation of the City's speed display units in response to traffic issues			Organisational Excellence - Ensure the city has the capacity and capability to deliver appropriate services and facilities	
167	Parking Management	Lakelands Train Station Parking	The opening of Lakelands Train Station will require	The Lakelands Train Station is to open in 2023 and will require the implementation and surveillance of a residential parking permit program. This will have resource impacts both from a parking officer but also administrative perspective	There is a shortfall of parking on site which without effective management will spill into residential areas.	Administration and monitoring of a residential parking permit program	Poor management of this issue will see frustration for surrounding residents. Early proactive actions are essential to mitigate risk	Organisational Excellence - Listen to and engage with our community	There will be parking infrastructure such as signing and line marking required unless they are resolved through negotiations with the PTA
168	Rangers	Additional Labour to support the Tims Thicket Beach Access Management Plan	Part of improvements to the Yalgorup National Park include	The City is committed to creating a Beach Access Management Plan to support improvements to the tourist potential of the Yalgorup National Park this will require additional resourcing to ensure an onsite presence during peak periods to manage behaviour and environmental protection	The Beach Access Management Plan will not be effective without adequate resourcing. Due to the location getting to Tims Thicket and White Hills can create resourcing issues	Onsite presence to manage behaviour with the beach area to protect safety and environmental values	If there Yalgorup National Park is not progressed the status quo may remain.	Social - People feeling safe no matter where they are	
100	Rating Services	New 0.8 FTE Rates Officer	Recently , the work load has increased in sales, payment arrangement management, pensioners with the addition of OSR data matching, interims and correspondence. To keep up with workloads, an additional part time officer will be required	The rates team are currently operating at capacity. with the introduction of Technology One, there are processes such as the instalment movements and pensioners processes that require more manual hours to be completed. The City has also seen a growth in payment arrangement over instalments which require more work to manage and set up as well as additional processes required for OSR data matching in Pensioners	Workload was identified as an issue in the recent culture survey in the Rates team. With the introduction of Technology One, processes are lengthened and require more work to be completed. the rates team also now manage debt recovery in house which requires two rates officers at a minimum. the rates team were able to absorb that and become more efficient two years ago when that was introduced but, as workload has increased over the last couple of years the strain is showing.	the rates officer will assist in bin management, incoming correspondence and assist other rates officers in their busy periods	If not supported, the City may need to scale back debt collection efforts in order to fulfil base requirements	Organisational Excellence - Deliver excellent governance and financial management	N/A

New Materials and Contracts Proposal Summary

Unique ID	Cost Center	Proposal	Project Priority	Labour Required	Project Funded By	Yr 1 2023	Yr 2 2024	Yr 3 2025	Yr 4 2026	Yr 5 2027	Yr 6 2028	Yr 7 2029	Yr 8 2030	Yr 9 2031	Yr 10 2032
158	MARC Administration	A key recommendation in the MARC Operating Review is to implement a recreation centre's management system (replacing the current LINKS and associated platforms) to create operational efficiencies for the centre which will ultimately reduce labour costs and increase customer service. This project is in its infancy and it is expected that the cost for 2022/23 will be to engage a consultant/resource to assist in the needs analysis. Approximate $30,000		No Labour Required		30,000	-	-	-	-	-	-	-	-	-
185	Business Systems Services	AMS agreement with TechnologyOne	3. Very Important - Makes a significant contribution to the community or organisation	No Labour Required	City Funding Required	70,000	-	-	-	-	-	-	-	-	-
122	Cityfleet Overheads	Cityfleet Additional training	3. Very Important - Makes a significant contribution to the community or organisation	No Labour Required	City Funding Required	6,500	-	-	-	-	-	-	-	-	-
88	Refuse Collection	Compositional Waste Audit	2. Committed - Committed items by resolution of Council	No Labour Required	Increase in Fees and Charges	30,000	-	30,000	-	-	-	-	-	-	-
186	Director Place and Community	Consultancy Budget - this new LTFP request seeks to reinstate a general consultancy budget for use as required by the directorate. Some initiatives are not known suitably in advance to list specifically in the budget, and achieving them may exceed existing staffing capacity, competency or capability. External consultancy for facilitation, research or support will help advance projects in a timely and optimal manner.	3. Very Important - Makes a significant contribution to the community or organisation	No Labour Required	Savings in Baseline	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
163	Information Management	Consultancy Days with TechnologyOne to enable the ongoing technical support required for post project implementation of OneCouncil. To ensure we are meeting legislated requirements relating to our record keeping responsibilities and enable business continuity	1. Essential - The request is essential to the continued operation of the business (includes critical/urgent items)	No Labour Required		30,000	12,000	8,000	4,000	-	-	-	-	-	-
139	Community Capacity Building	Consultant to conduct Access and Inclusion audit on 30 building / parks - $50,000		No Labour Required	Savings in Baseline	50,000	-	-	-	-	-	-	-	-	-
71	Cityparks Overheads	External Playground Safety Audit Performanced on a 3 year basis	3. Very Important - Makes a significant contribution to the community or organisation	No Labour Required	City Funding Required	10,000	-	-	10,000	-	-	10,000	-	-	-
134	Community Capacity Building	Feasibility Study for the Culture Centre - $40,000		No Labour Required	Savings in Baseline	40,000	-	-	-	-	-	-	-	-	-
104	North Park & Reserve Maintenance	Greenfields - Stratford Road, Timberlands (New Developer Handovers)	1. Essential - The request is essential to the continued operation of the business (includes critical/urgent items)	No Labour Required	City Funding Required	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
106	North Park & Reserve Maintenance	Greenfields - Stratford Road, Timberlands (New Developer Hnadover)	1. Essential - The request is essential to the continued operation of the business (includes critical/urgent items)	No Labour Required	City Funding Required	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040
188	Community Capacity Building	Grow It Local is a grass roots, purpose-driven initiative to get more people growing, sharing and eating locally grown foods. It's a celebration of backyard, balcony, community and window-sill farmers across the country. Essentially, GIL is a digital platform that encourages individuals to register their 'patch' then share produce, socially connect, share ideas and inspire one another to grow produce using sustainable practices.	3. Very Important - Makes a significant contribution to the community or organisation	No Labour Required	Savings in Baseline	13,000	13,000	-	-	-	-	-	-	-	-
84	Litter Collection	Illegal dumping - improved data gathering.	2. Committed - Committed items by resolution of Council	No Labour Required	Increase in Fees and Charges	10,000	-	-	-	-	-	-	-	-	-

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Unique ID	Cost Center	Proposal	Project Priority	Labour Required	Project Funded By	Yr 1 2023	Yr 2 2024	Yr 3 2025	Yr 4 2026	Yr 5 2027	Yr 6 2028	Yr 7 2029	Yr 8 2030	Yr 9 2031	Yr 10 2032
172	Facility Management	Increase cleaning budget for Lakelands DOS	1. Essential - The request is essential to the continued operation of the business (includes critical/urgent items)	No Labour Required	City Funding Required	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000
76	Cityworks Overheads	Increase of training funds per FTE for Cityworks staff	3. Very Important - Makes a significant contribution to the community or organisation	No Labour Required	City Funding Required	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
243	Strategic Planning	Increase to City Planning Corporate Project Baseline	2. Committed - Committed items by resolution of Council	No Labour Required	City Funding Required	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
242	Seniors	Installation of Electric Scooter Recharge Station at front of Seniors Centre	3. Very Important - Makes a significant contribution to the community or organisation	No Labour Required	City Funding Required	5,000	-	-	-	-	-	-	-	-	-
270	North Park & Reserve Maintenance	Lakelands - Neil Bradley Reserve, Dragonfly Bvd Reserve, Wood Bridge (New Developer Handovers)	1. Essential - The request is essential to the continued operation of the business (includes critical/urgent items)	No Labour Required	City Funding Required	43,460	43,460	43,460	43,460	43,460	43,460	43,460	43,460	43,460	43,460
339	North Park & Reserve Maintenance	Meadow Springs - Signature Circle (New Developer Handover)	1. Essential - The request is essential to the continued operation of the business (includes critical/urgent items)	No Labour Required	City Funding Required	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800
208	Asset Management	SAM Consultancy Budget	3. Very Important - Makes a significant contribution to the community or organisation		City Funding Required	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
204	Asset Management	Specialist Condition Surveys	1. Essential - The request is essential to the continued operation of the business (includes critical/urgent items)		City Funding Required	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
239	Recreation Services Administration	Surf Lifesaving Beach Support	3. Very Important - Makes a significant contribution to the community or organisation	No Labour Required	Savings in Baseline	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
70	Traffic Management	Tactile Paving Expand Operational Program	3. Very Important - Makes a significant contribution to the community or organisation	No Labour Required	City Funding Required	36,920	36,920	36,920	36,920	36,920	36,920	36,920	36,920	36,920	36,920
235	Statutory Services Administration	WAN Costs for Marina Parking Signage Network	1. Essential - The request is essential to the continued operation of the business (includes critical/urgent items)	No Labour Required	City Funding Required	8,000	8,000	8,000	8,000	-	-	-	-	-	-
127	Engineering Services	WSD Program Investigation & Implementation	3. Very Important - Makes a significant contribution to the community or organisation	No Labour Required	City Funding Required	40,000	40,000	40,000	40,000	40,000	-	-	-	-	-
						672,720	**403,220**	**416,220**	**392,220**	**370,220**	**330,220**	**340,220**	**330,220**	**330,220**	**330,220**

New Materials and Contracts Proposal Detail

Unique ID	Cost Center	Proposal	Explanation of Proposal	Background Information on the Project Request	Why it should be supported	What will be delivered	Potential Risks of the Project	Aspirations and Outcomes	Impact on Other Cost Centres
158	MARC Administration	A key recommendation in the MARC Operating Review is to implement a recreation centre's management system (replacing the current LINKS and associated platforms) to create operational efficiencies for the centre which will ultimately reduce labour costs and increase customer service. This project is in its infancy and it is expected that the cost for 2022/23 will be to engage a consultant/resource to assist in the needs analysis. Approximate $30,000	To implement a recreation centre management system which creates operational efficiencies across all business functions. The current platform is not efficient, responsive or allow for online and mobile transactions. LINK is not unsupported and this is a risk to the organisation	LINKs is the current management system the MARC uses but does not meet the current and future needs of the business. Integration n, online and mobile payment option, accounting	The current system is unfit for purpose and no longer supported. This is a risk to the organisation. a new system will also create operating efficiencies and allow smart programming, booking, customer management, targeting, self service online bookings and payments and planning capabilities.	A management operating system designed specifically for recreation centre management	Integration with other Council reporting and operating systems.	Organisational Excellence - Ensure the city has the capacity and capability to deliver appropriate services and facilities	
185	Business Systems Services	AMS agreement with TechnologyOne	Secure guarantees of consultant time for re-configurations/ business improvements/re-working	•Access to large group of dedicated application consultants - 130 consultants dedicated to AMS program customers across all our product sets •30-minute billing increments - allowing for short, sharp engagements as required •Ability to schedule and plan larger bodies of work as needed including new modules, process transformation, Ci Anywhere transitions •Ability to break up bodies of work and deliver operationally - Incremental, Iterative approach to Continuous Improvement	Ability to get prioritised and guaranteed access to consultants to ensure smooth running of system.	A more robust system together with business improvements. Trial for one year to determine effectiveness.	Risks of not securing access to consultants will be prolonged outages for certain modules where we need expert input but have to wait until a time slot is available.	Organisational Excellence - Deliver excellent governance and financial management	Will enable the faster rectification of issues and allow other business units to operate more effectively.
122	Cityfleet Overheads	Cityfleet Additional training	Increase in budget is required to maintain and improve skills and specialised trades qualifications specific to workshop personnel.	This additional budget is required to meet the skills analysis gap within the city fleet team	For continuous improvement in skills	Machine specific training	Misdiagnosis of fault and repairs on machinery due to lack of skills	Organisational Excellence - Build and retain a skilled and healthy workforce	Longer downtime on plant and machinery repair times
88	Refuse Collection	Compositional Waste Audit	To conduct a audit of kerbside waste and recycling bins to gain a better understanding of the waste profile within the City	City approved Waste Plan 2021-2025	To gain a better understanding of the waste profile with the City whihc will enable the City to waste education inintiatives accordingly	A detailed report on the composition of a sample of rubbish and recycling bins within the City.	To ensure that data gathered from the waste audit is statistically significant to enable effective analysis of the data	Organisational Excellence - Ensure the city has the capacity and capability to deliver appropriate services and facilities	Nil
186	Director Place and Community	Consultancy Budget - this new LTFP request seeks to reinstate a general consultancy budget for use as required by the directorate. Some initiatives are not known suitably in advance to list specifically in the budget, and achieving them may exceed existing staffing capacity, competency or capability. External consultancy for facilitation, research or support will help advance projects in a timely and optimal manner.	Consultancy - this proposal seeks to reinstate a Consultancy budget for the directorate. This will ensure projects can be resourced effectively, for example in the instance whereby existing staff do not have the capacity, competency or capability to deliver a project. It can also help with objectivity, expertise and timeliness if required. Not all projects are known specifically at budget time, ad this budget will help ensure the directorate can resource internal and external needs flexibly as	There have been instances arise where an external consultancy would be advantageous, such as undertaking neutral cultural optimisation with specific teams or bringing in expertise for a project like the Child Safe Organisation.	Increases capacity to meet Council requests, supports meeting obligations of the Corporate Plan and assists meet resolutions of Council which could be at short notice. Consultancy can help resource requests, and reduce impact or pressure on staff. A consultant ca also be helpful when neutrality is needed, such as Mens Sheds.	Facilitation, support, research, investigation, sharing of expertise.	May be expensive. Quality of outcome may not meet expectations. Availability may not be suitable. These should be able to be mitigated through quality Consultancy Briefs.	Organisational Excellence - Ensure the city has the capacity and capability to deliver appropriate services and facilities	

New Materials and Contracts Proposal Detail

Unique ID	Cost Center	Proposal	Explanation of Proposal	Background Information on the Project Request	Why it should be supported	What will be delivered	Potential Risks of the Project	Aspirations and Outcomes	Impact on Other Cost Centres
163	Information Management	Consultancy Days with TechnologyOne to enable the ongoing technical support required for post project implementation of OneCouncil. To ensure we are meeting legislated requirements relating to our record keeping responsibilities and enable business continuity	Once the Work Smarter Project has implemented OneCouncil the ongoing technical support will be required for the EDRMS administrator to support the organisation with value added product improvement, problem solving and maintenance. This support will reduce over time as EDRMS admin becomes the SME and the initial post year will be critical to maintain business continuity as well as meeting our legislative requirements.	Currently these support days are funded by the Working Smarter Project team and that funding is due to end by March 2022. We have booked days up until this time, but will need to book now for April 2022 through to June 2023. These support days are expected to reduce substantially in the following years as EDRMS admin becomes SME but may still be required as the software is an evolving product.	To enable product improvement, assist in problem solving and maintenance which will provide business continuity with an ever evolving product that the city has invested in as the working smarter project.	Monthly consultancy days with TechOne subject matter expert (SME) delivering technical support for business processes, forms, product improvement, problem solving and development issues as they arise.	Potential high risk of loss of corporate records not being captured if support not provided to assist with technical issues, problem solving and product improvement development. End User satisfaction is key to ensuring the CoM staff are compliant in capturing corporate records.	Organisational Excellence - Ensure the city has the capacity and capability to deliver appropriate services and facilities	Unsure - I don't think it will as this is a new line item. Jude can you comment on this one?
139	Community Capacity Building	Consultant to conduct Access and Inclusion audit on 30 building / parks - $50,000	Outcome 2 Access and Inclusion strategy and implementation plan involves building audits. The $50,000 would fund an independent consultant to conduct an audit on 30 facilities / parks to provide a report on how we can be more accessible. For example Mandurah Tennis Club will like to integrate wheelchair tennis at their club, however they do not have accessible toilets. This amount would be included in the $90,000 budget savings this financial year.	Outlined in current Access and Inclusion Plan. Discussion held with Daniel Moore, this would be a joint project across teams with CCB taking the lead.	Access and Inclusion Plan has been endorsed by Council and is mandatory for local governments.	Access and Inclusion audit on 30 buildings	Funding to make changes to the buildings from the recommendations in the report	Health - Readily available highly accessible services and facilities	Depending on the recommendations of the report.
71	Cityparks Overheads	External Playground Safety Audit Performanced on a 3 year basis	This safety reporting is an important part of our playground safety monitoring and maintenance. Assist in developing replacement programmes for the LTFP.	This is a 3 yearly audit is due in 2022-23.	This will enabled City Parks to met our OSH requirements for playground management.	Certified playground audit	Litigation from community users.	Social - Vibrant and welcoming places for all to share	Increased long term maintenance and replacement costs
134	Community Capacity Building	Feasibility Study for the Culture Centre - $40,000	An objective of the RAP is to investigate the option of a Cultural Centre. We have recently engaged a consultant to conduct a visionary report. Recommendations from the report outlined the need for a feasibility study to be conducted as the next step. There is $90,000 reduction in the budget to compensate.	An objective 9.2 of the RAP to progress the development of a culture centre.	The RAP has been endorsed by Council	A feasibility study	Funding to build the culture centre after the feasibility study has been completed	Economic - Creating local jobs and opportunities	N/A
104	North Park & Reserve Maintenance	Greenfields - Stratford Road, Timberlands (New Developer Handovers)	City Parks Developer Handover 2022-23	Developer Handover for 2022-23 within Greenfields for 2 parks	To maintain new parks and reserves	City Parks maintenance programme	Rate payer complaints	Social - Vibrant and welcoming places for all to share	
106	North Park & Reserve Maintenance	Greenfields - Stratford Road, Timberlands (New Developer Hnadover)	City Parks Developer Handover 2022-23	Developer Handover for 2022-23 within Greenfields for 2 parks	To maintain new parks and reserves	City Parks maintenance programme	Rate payer complaints	Social - Vibrant and welcoming places for all to share	

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Unique ID	Cost Center	Proposal	Explanation of Proposal	Background Information on the Project Request	Why it should be supported	What will be delivered	Potential Risks of the Project	Aspirations and Outcomes	Impact on Other Cost Centres
188	Community Capacity Building	Grow It Local is a grass roots, purpose-driven initiative to get more people growing, sharing and eating locally grown foods. It's a celebration of backyard, balcony, community and window-sill farmers across the country. Essentially, GIL is a digital platform that encourages individuals to register their 'patch' then share produce, socially connect, share ideas and inspire one another to grow produce using sustainable practices.	GIL supports key objectives of the City in relation to waste education, organic waste diversion from landfill, positive sustainable living behaviours, community engagement and community development. It enables local people to connect around the themes of growing, sharing and eating locally grown food. More specifically, GIL promotes the sharing of knowledge, skills, space, produce, seeds and seedlings, compost, food waste and more. GIL also includes access to marketing, festivals and events.	GIL aims to: •Make growing more accessible •Increase the production and consumption of locally grown foods •Provide a connection to nature •Inspire positive health and wellbeing •Help build stronger and more resilient communities •Increase composting and reduce organic waste to landfill •Do something delicious and have a little fun.	GIL is a textbook example of an Asset Based Community Development – identifying and leveraging existing community assets to build connected, flourishing communities. GIL enables communities to take a leadership role in driving positive impact and change. GIL is catalyst for people to reduce waste and be more environmentally friendly by addressing three key barriers that prevent many people from growing their own produce including perceived lack of time, space and skills.	•A website for the community that allows people to connect with each other both digitally and in the real world around shared interests•a dashboard for government partners which provides both localised impact data relating to community connectivity, environmental outcomes and economic impact plus City branded assets for placement in City channels	•Would require a level of additional administration, albeit minimal. •Participants need to adhere to regulations (eg, not set up a home business).	Social - Vibrant and welcoming places for all to share	
84	Litter Collection	Illegal dumping - improved data gathering.	To obtain additional data about the types of waste illegally dumped within the City. This is a requirement of DWER and this action is included in the City's approved Waste Plan 2021-2025. Tablets/Ipads will be used in the field by truck drivers collecting illegally dumped waste.	City approved Waste Plan 2021-2025	Requirement by DWER for the City to improve its data gathering protocols on the type of waste illegally dumped in the City	Improved data to improve decision making and the implementation of strategies to reduce the incidence of illegal dumping	Data integration	Environment - A beautiful, clean, and sustainable environment for all	Nil
172	Facility Management	Increase cleaning budget for Lakelands DOS	Due to the size and public use of the building there is an extensive cleaning requirement to keep the building up to a suitable standard for the community.	The original cleaning quote did not take into account how large the facility actually is and the length of time required to complete the basic cleaning schedule. Due to the location of the alarm panel hirers of the facility access the building at the front foyer regardless of what section has been hired. This has resulted in the cleaning regime being increased.	If this level of cleaning is not maintained this new facility will very quickly begin to look tired.	Full monthly clean including general cleaning, windows, tiles, sanitary servicing and kitchen equipment at an annual cost of $69,390. 6 monthly carpet cleaning at a annual cost of $1,1120. Annual periodical kitchen canopy and cleaning of plastic tables and chairs an annual cost of $1,735. An allowance of 10% has been included for incidentals.	Maintenance costs could potentially increase if the required standard of cleaning is not delivered. Cleaning is always in the spotlight however the introduction of COVID19 has increased the emphasis greatly.	Social - Vibrant and welcoming places for all to share	Building Maintenance costs could be increased.
76	Cityworks Overheads	Increase of training funds per FTE for Cityworks staff	Increase from approximate $1000 per FTE to $2000 per FTE inline with Training Needs analysis and action plan & Q1 to Q4 expenditure & Forecast	As per Training Plan	Training & development of staff	Cityworks TNA Training plan	Expiration of certifications and accreditations	Organisational Excellence - Build and retain a skilled and healthy workforce	Lack of competence in safety, quality and schedules with both capital projects and operational works
243	Strategic Planning	Increase to City Planning Corporate Project Baseline	Increase to City Planning Projects Budget to continue with and progress key strategic projects already committed and will be required moving forward with implementation	Current and Forecast Project Committments require a balance of staff and consultant resources to progress	Current Committments in Corporate Business Plan and CEO KPIs will not be met	Property Strategy, City Centre Master Plan, City Centre Parking Plan, Integrated Transport Strategy	Not Completing Them	Economic - A diversity of employment, industries and enterprise	N/A
242	Seniors	Installation of Electric Scooter Recharge Station at front of Seniors Centre	Project is to further expand of the City's accessibility by providing a recharge point within the Cultural Precinct connecting the Foreshore, performing arts district, Seniors and Marina areas. City Centre Team are currently developing similar charging points for Smart Street Mall and Foreshore so would be complimentary to those points and provide extended travel across City's main entertainment areas.	The Seniors Centre alone is experiencing significant increase in mobility scooter users and has received enquiries externally for availability of recharge points.	Mandurah has a significant seniors population almost double State average and therefore has a growing need to services and facilities to accommodate electric mobility scooters for older persons as well as people with disabilities..	An accessible recharge point for electric mobility scooters with accompanying signage and seating.	Risk of use for other purposes and damage to be mitigated by having recharge point on timer for daylight hours only. and adequately signed as such.	Health - Appropriate support for an ageing population	No known impacts on other cost centres

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270	North Park & Reserve Maintenance	Lakelands - Neil Bradley Reserve, Dragonfly Bvd Reserve, Wood Bridge (New Developer Handovers)	City Parks Developer Handover 2022-23	Developer Handover for 2022-23 within Lakelands for 3 parks	To maintain new parks and reserves	City Parks maintenance programme	Rate payer complaints	Social - Vibrant and welcoming places for all to share	
339	North Park & Reserve Maintenance	Meadow Springs - Signature Circle (New Developer Handover)	City Parks Developer Handover 2022-23	Developer Handover for 2022-23 within Meadow Springs for 1 park	To maintain new parks and reserves	City Parks maintenance programme	Rate payer complaints	Social - Vibrant and welcoming places for all to share	
208	Asset Management	SAM Consultancy Budget	Ongoing allocation required per year for consultant services i.e. assistance with review of Asset Management Plans and Strategies and NAMS Maturity Assessments.	Detail to be filled in per project request	Detail to be filled in per project request	Detail to be filled in per project request	Detail to be filled in per project request	Organisational Excellence - Ensure the city has the capacity and capability to deliver appropriate services and facilities	Detail to be filled in per project request
204	Asset Management	Specialist Condition Surveys	Ongoing allocation required per year for specialist condition surveys i.e. Level 3 Bridge Inspections, Drainage Inspections.	Detail to be filled in per project request	Detail to be filled in per project request	Detail to be filled in per project request	Detail to be filled in per project request	Organisational Excellence - Ensure the city has the capacity and capability to deliver appropriate services and facilities	Detail to be filled in per project request
239	Recreation Services Administration	Surf Lifesaving Beach Support	As of 30 jUne the Citys 3 year funding for the paid provision of lifegaurds finishes . To ensure a paid service is provide during the interium year while a review is undertaken a increase in the financial contribution to the 2 local Surf Lifesaving club is proposed so that they can increase the service provision they provide through voluntery patrols to provide a presence on the beach during peak times.	In 2019 the City of Mandurah Council committed to a three-year trial of beach patrols during the summer season, making Mandurah beaches some of the most patrolled in the State. The Beach Patrol service is being conducted on a three-year trial, which commenced in January this year, with partial funding provided by the WA State Government with Council providing the balance of the $550,000 commitment.	The City has completed a trail of paid life guard patrol service in partnership with State Government.	Increase in the voluntry services provided by lifeguards at local clubs on local beaches		Social - People feeling safe no matter where they are	
70	Traffic Management	Tactile Paving Expand Operational Program	Additional funding is required to expand program to include replacement of ageing TGSI's.	36 locations from the current pick up have deteriorated and are in need of urgent replacement. There are also other locations that will soon require replacement. Each set costs $3000 to remove the old stick down tiles and upgrade to the cut in blades	The old standard is deteriorating quicker than we can replace them. This a critical service which the City provides to keep the Visually Impaired members of the community safe when walking around the City.	Remove the old stick down tiles and upgrade to the cut in blades.	Risk injury to the community as the current old style is a trip hazard. Potential risk of increased insurance claims for personal injuries.	Social - People feeling safe no matter where they are	Potential funding would have to be taken from FootPath maintenance to cover urgent works.
235	Statutory Services Administration	WAN Costs for Marina Parking Signage Network	To transport information from the loops with parking stations to the blue LED parking signs WAN 3G/4G service costs are applied by the company that hosts the data this comes at a cost of approximately $2000 per quarter	the City has not been paying WAN 3G/$G costs associated with the installation of Marina Parking Signage due to issues with the operation of them. We now are required to pay these costs ongoing	This networking is necessary to operate the signage and maintain information to the drivers	the ongoing operation of the signage providing real time bay numbers to drivers	AD Engineering have a monopoly on the hosting of the data. The City needs to explore other options but this will take some time	Continue to provide ongoing data and information to maximise parking utilisation	Nil
127	Engineering Services	WSD Program Investigation & Implementation	Water Sensitive Design (WSD) investigation budget to assist with pre-design planning works for Strategic Prioritisation of WSD projects.	SP-WSD Project completed in 2021 to strategically identify WSD Projects and future WSD Program. Further investigations are required to inform each project to assist with implementation and long term budgeting	Previous commitment to undertaking SP-WSD project which has now been completed. Linked to previous requirement and appointment of the City's Senior Drainage Engineer	Multiple deliverables across different sections of the organisation who were a part of the SP-WSD Project Control Group (PCG)		Environment - Protecting the natural environment for generations to come	

Program Requests included in Revised LTFP 2023-2032

Capital Requests included in LTFP 2023-2032 - PROGRAMS

Green Text = Grant Funded Project

Status	Project Name	Asset Class of Works	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	Year 6 2027/28	Year 7 2028/29	Year 8 2029/30	Year 9 2030/31	Year 10 2031/32	Total Budget	Total External Funding	Total Reserve Funding	Total CoM Funding (Muni + Loans)
Adopted Programs	Ablutions New Program	New	-	-	-	-	300,000	300,000	300,000	300,000	300,000	300,000	1,800,000	-	-	1,800,000
	Beach Shade Structures New Program	New	-	-	-	-	-	50,000	-	-	50,000	-	100,000	-	-	100,000
	Carparks Renewal	Renewal	78,446	79,148	80,459	81,221	82,617	102,092	102,419	86,422	113,677	113,677	920,178	-	-	920,178
	Community Sport and Recreation Facility Fund Program - Small Grants	New	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	1,500,000	-	-	1,500,000
	Furniture & Equipment	Renewal	49,464	49,906	50,733	51,214	52,094	64,374	64,580	54,493	71,679	71,679	580,216	-	-	580,216
	Paths Renewal	Renewal	102,960	103,881	105,602	106,603	108,434	133,995	134,425	113,429	149,201	149,201	1,207,731	-	-	1,207,731
	Plant & Machinery Renewal Program	Renewal	2,409,879	2,431,429	2,471,707	2,495,137	2,538,001	3,136,277	3,146,328	2,654,911	3,492,181	3,492,181	28,268,031	-	-	28,268,031
	Road Renewal - Drainage	Renewal	622,022	627,584	637,980	644,028	655,092	809,515	812,109	685,268	901,378	901,378	7,296,354	-	-	7,296,354
	Waterways Renewal	Renewal	296,289	298,939	303,891	499,514	578,272	780,792	804,222	781,476	1,027,927	1,027,927	6,399,249	-	-	6,399,249
	Christmas Decorations Program	New	150,000	150,000	150,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,850,000	-	-	1,850,000
	Drinking Fountains New Program	New	-	-	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	350,000	-	-	350,000
	Major Public Artworks	New	90,000	90,000	90,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	1,145,000	-	-	1,145,000
	SF Street Furniture New Program	New	50,000	50,000	50,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	570,000	-	-	570,000
	SL Street Lighting New Program	New	100,000	100,000	100,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	1,350,000	-	-	1,350,000
	TM Discretional Traffic Management Program	Upgrade	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	1,500,000	-	-	1,500,000
	Vehicle & Small Plant Program	New	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000	-	-	2,000,000
	Irrigation Renewal Program - Central Irrigation Management System renewal - staged over 3 years	Renewal	90,000	90,000	-	-	-	90,000	90,000	90,000	-	-	450,000	-	-	450,000
	Reserve Meter Replacement Program	Renewal	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000	-	-	500,000
	Signage Renewal Program	Renewal	40,000	40,000	40,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	540,000	-	-	540,000
	Site Main Switchboard Program	Renewal	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000	-	-	500,000
	Solar Panel Replacement Program	Renewal	-	-	-	-	-	100,000	100,000	-	100,000	100,000	400,000	-	-	400,000
Adopted Programs Total			4,679,060	4,710,887	4,680,372	5,122,717	5,559,510	6,812,045	6,799,083	6,010,999	7,451,043	7,401,043	59,226,759	-	-	59,226,759
Adopted Programs - with Proposed Adjustments	Buildings Renewal	Renewal	910,000	796,200	809,389	817,062	1,157,309	1,027,010	1,030,302	869,382	1,143,555	1,143,555	9,703,764	-	600,000	9,103,764
	Parks Renewal	Renewal	908,993	1,079,017	1,096,891	1,107,289	1,126,311	1,391,813	1,396,273	1,178,193	1,549,755	1,549,755	12,384,290	-	-	12,384,290
	Shade Sails New Program	New	-	-	40,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	740,000	-	-	740,000
	Fencing Renewal Program	Renewal	96,666	66,667	66,667	100,000	100,000	100,000	100,000	100,000	100,000	100,000	930,000	-	-	930,000
	Boardwalks Renewal	Renewal	307,462	238,707	240,674	242,955	247,129	305,384	306,363	258,513	340,039	340,039	2,827,265	-	-	2,827,265
	Playground Renewal Program	Renewal	182,800	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	2,207,800	-	-	2,207,800
	Replacement of Rubber Softfall Program	Renewal	250,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	1,375,000	-	-	1,375,000
	Street Lighting Renewal	Renewal	378,000	381,471	387,791	637,422	737,924	996,355	1,026,254	997,228	1,311,720	1,311,720	8,165,885	-	-	8,165,885
	Road Renewal Rehab Program	Renewal	1,250,000	1,859,876	1,859,876	1,859,876	1,859,876	1,859,876	1,859,876	1,859,876	1,859,876	1,859,876	17,988,884	8,400,000	-	9,588,884
	Road Renewal Resurface Program	Renewal	1,200,000	3,750,118	3,750,118	3,750,118	3,750,118	3,750,118	3,750,118	3,750,118	3,750,118	3,750,118	34,951,062	3,250,000	637,362	31,063,700
Adopted Programs - with Proposed Adjustments Total			5,483,921	8,522,056	8,601,406	8,964,722	9,428,667	9,880,556	9,919,186	9,463,310	10,505,063	10,505,063	91,273,950	11,650,000	1,237,362	78,386,588
Additional Programs Requested	BMX/Pump Track Renewal	Upgrade	100,000	80,000	80,000	20,000	-	-	-	-	-	-	280,000	-	-	280,000
	Cycle Path New Program	New	800,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	5,300,000	2,650,000	200,000	2,450,000
	Local Area Traffic Management (LATM) Program	Upgrade	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000	-	-	1,000,000
	Parks and Reserves Signage New	New	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	400,000	-	-	400,000
	Road Upgrades Program	Upgrade	1,500,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	28,500,000	19,000,000	-	9,500,000
	SP Shared Paths New Program	New	100,000	100,000	100,000	100,000	500,000	500,000	500,000	1,000,000	1,000,000	1,000,000	4,900,000	-	-	4,900,000
Additional Programs Requested Total			2,640,000	3,820,000	3,820,000	3,760,000	4,140,000	4,140,000	4,140,000	4,640,000	4,640,000	4,640,000	40,380,000	21,650,000	200,000	18,530,000
Grand Total			12,802,981	17,052,943	17,101,778	17,847,439	19,128,177	20,832,601	20,858,269	20,114,309	22,596,106	22,546,106	190,880,709	33,300,000	1,437,362	156,143,347

Capital Requests included in LTFP 2023-2032 - PROGRAMS

Status	Project Name	Project Description	Scope	Needs Analysis	Risks / Constraints
Adopted Programs					
	Ablutions New Program				
	Beach Shade Structures New Program	Additional beach shade structures	Supply and install 3 x shelters first stage then follow up with three more in second stage. Same design as existing.	Request from the Madora Bay Residents Association President for additional beach shade shelters because the existing 3 x beach shelters are extremely popular and indicate the extra ones are desirable.	Coastal erosion, vandalism
	Carparks Renewal	19/20 R & U			
	Community Sport and Recreation Facility Fund Program - Small Grants	To pre allocate an amount of money for the sport and recreation club requests through the Community Sport and Recreation Facility Fund.		The Community Sport and Recreation Facilities Fund (CSRFF) is a Department of Local Government, Sport and Cultural Industries - Sport and Recreation program that provides financial assistance to community groups and local government authorities to develop basic infrastructure for sport and recreation. The City of Mandurah often receives requests from clubs to contribute one third of the total project cost to various club driven initiatives.	Projects are pending funding approval and club are unsuccessful with the CSRFF a formal letter from the club requesting the City continue with the agreed third contribution would be required.
	Furniture & Equipment	19/20 R & U			
	Paths Renewal	19/20 R & U			
	Plant & Machinery Renewal Program	19/20 R & U			
	Road Renewal - Drainage	Intervention Condition 5			
	Waterways Renewal	Intervention Condition 5			
	Christmas Decorations Program	Implementation of the City's Christmas Strategy to decorate within the City, along Eastern Foreshore, Mandjar Square and Stingray Point	Providing a staged implementation of proposed Christmas decorations in key locations to provide a festive display throughout the City Centre precinct	A strategy was presented to Council detailing a plan to move forward with future Christmas displays that resonate with the community, draw visitors and encourage businesses to participate in enhancing the vibrancy of the City Centre. Public Christmas displays bring lots of attention to the community and can generate lots of free publicity whilst attracting visitors to the City.	Risk is deemed to be extremely low, there are no funding opportunities found for Christmas Decorations
	Drinking Fountains New Program				
	Major Public Artworks	Cumulative funds to commission large scale public artworks	Various	The recent $500,000 public artwork procurement to complement the new Mandurah Bridge highlighted the importance, and cost, of major public artworks. The Mayor and CEO recommended a reserve fund be established to commission large scale works every 5-10 years.	Dependent on work
	SF Street Furniture New Program	Street furniture and bus stop infrastructure			
	SL Street Lighting New Program	Annual new street lighting program	New street lighting projects		
	TM Discretional Traffic Management Program	Installation of traffic management as required			
	Vehicle & Small Plant Program				
	Irrigation Renewal Program - Central Irrigation Management System renewal - staged over 3 years	Replacement of the Waterman controller system at 23 sites throughout the city. Currently in the process of going to tender for a new controller system which meets our needs. Costs provided are likely costs based on use of the SD signal control system.	NA	While the waterman system has a wide ranging capability, it is expensive to maintain and requires specialist input from an industrial electrician. The city does not require some of the functionality offered by Waterman and would like to procure a system which is easier and more cost effective to manage in house, on a day to day basis.	Equipment is approaching the end of it's useful life of 6 years. The proposed replacement program will ensure that it is replaced within this timeframe.
	Reserve Meter Replacement Program	Power meters in Reserves are non compliant, rusty, old and dangerous. Including electrical and reticulation boxes.			
	Signage Renewal Program	Replace park signage.			
	Site Main Switchboard Program	Replace switchboards on building - old and non compliant.			
	Solar Panel Replacement Program				

Status	Project Name	Project Description	Scope	Needs Analysis	Risks / Constraints
Adopted Programs - with Proposed Adjustments					
	Buildings Renewal	Intervention Condition 5			
	Parks Renewal	19/20 R & U			
	Shade Sails New Program				
	Fencing Renewal Program				
	Boardwalks Renewal	19/20 R & U			
	Playground Renewal Program	Programmed replacement over a 25 year period recommended by the Playcheck Audit of 2019.	Equipment replacement only. Additional funding would be required for any upgrade works	Equipment is listed for renewal based on existing condition and any safety issues identified in the audit	Equipment has generally reached the end of its useful life at 25 years and can become a safety hazard to users if not replaced.
	Replacement of Rubber Softfall Program	Replacement damaged and unsafe rubber softfall at various parks. Audit has been undertaken and list available.	Replace damaged and unsafe rubber soft fall in playgrounds.	Rubber soft fall is needed to be replaced at Quarry Park, Caterpillar Park, Keith Holmes Res and other parks as per the Audit report conducted in 2020 to make these play areas safe and maintenance program	
	Street Lighting Renewal	19/20 R & U			
	Road Renewal Rehab Program	19/20 R & U			
	Road Renewal Resurface Program	19/20 R & U			
Additional Programs Requested					
	BMX/Pump Track Renewal	Renewal of existing Pump/BMX track facilities: Duverney Park ($100,000), Oaklands Reserve ($80,000), Osprey Waters Pump Track ($100,000)	The city has developed a program for renewal and reactivation of it's BMX and pump track facilities. Several have been completed to date including McLennan and Falcon Reserve pump tracks which have both been very popular since reopening. This FY Lavendar Gardens is being renewed as a BMX track with some feature jumps. It is envisaged that the last of the city's remaining three tracks be renewed over the coming years including: Duverney Reserve, Oaklands Reserve and Osprey Waters Pump track.	Existing tracks have not had the benefit of an organised maintenance program to keep them relevant and engaging for community use. Renewal of these tracks by specialised contractors has proven to be very successful in reactivating these spaces and engaging youth in the area. It is recommended that all tracks be renewed in a similar fashion, providing a variety of recreational biking opportunities.	Existing spaces continue to lack engagement of the local community. Lost opportunity to activate the park.
	Cycle Path New Program	New program request to deliver high quality cycle paths as a part of the City's/Department of Transport (DoTs) Long Term Cycle Network endorsed by Council in June 2020. Projects co-funded through the DoT's Western Australia Bike Network (WABN) Grant scheme.	2022-2023 will see construction commence on the Halls Head PSP project which was designed through WABN grants during 2020-2021. Beyond this the next project will be the Falcon Coastal Shared Path which is currently being designed through a WABN grant.	No funding mechanism at present to acknowledge the long term approach to providing high quality cycle infrastructure. Local Area Traffic Management projects. This is needed to allow the programming and prioritisation of LATM projects which can not be accommodated under the discretional Traffic Management budget	Reputation - ongoing community requests for cycling infrastructure Health - promotion of active modes of transport and recreation Economic - promoting the City as a cycling friendly place and attracting visitors to use this infrastructure
	Local Area Traffic Management (LATM) Program	New program request for implementation of planned Local Area Traffic Management (LATM) projects e.g. Falcon LATM endorsed by Council May 2020. Projects to be selected during annual budget process. This is separate to the TM Discretional Traffic Management Program	As above per Project Description	No funding mechanism at present for Local Area Traffic Management projects. This is needed to allow the programming and prioritisation of LATM projects which can not be accommodated under the discretional Traffic Management budget	If the City does not provide a program to deliver these projects then there is a safety risk to the community which also exposes the City's reputation. This would have the potential to impact the City's Strategic Risks of inadequate organisational governance, inadequate asset planning and management and inadequate culture.
	Parks and Reserves Signage New	Supply and install new parks and reserves signs that comply with the approved City parks signage suite.	Supply and install new compliant parks and reserves signage. This is in conjunction with the Cityparks parks and reserves signage renewal program.	To fund new compliant parks and reserve signage in accordance with the approved parks and reserve signage manual and corporate objectives. These include to manage open space effectively, signify management responsibility for the space and clearly identify the park or reserve.	If the installation of new signage does not proceed it will reflect poorly on the City's reputation for providing quality open spaces. In addition, lack of effective signage leads to poor management outcomes and ineffective communication with visitors to the space.
	Road Upgrades Program	RRG Funding Program			
	SP Shared Paths New Program	Shared Paths New Program			

New & Major Upgrade Capital Requests included in Revised LTFP 2023-2032

Capital Requests included in LTFP 2023-2032 - NEW & MAJOR UPGRADES or MAJOR RENEWAL PROJECTS

Green Text = Grant Funded Project

Orange Text = Staged Project in Progress

Status	Project Name	Project Priority	Asset Class of Works	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	Year 6 2027/28	Year 7 2028/29	Year 8 2029/30	Year 9 2030/31	Year 10 2031/32	Total Budget	Total External Funding	Total Reserve Funding	Total CoM Funding (Muni + Loans)
Adopted Projects	Calypso Active Reserve and Facility Development	3.	New	-	-	-	-	-	1,250,000	1,500,000	-	-	-	2,750,000	910,000	-	1,840,000
	CHRMAP - Coast Treatment	3.	New	-	-	100,000	100,000	100,000	-	-	-	-	-	300,000	150,000	-	150,000
	Install Integrated Smart Shelf Returns System at Falcon Library	1.	New	-	-	-	-	-	40,250	40,250	-	-	-	80,500	-	-	80,500
	MARC Aquatic Compound Storage Cover	4.	New	-	-	10,000	-	-	-	-	-	-	-	10,000	-	-	10,000
	MARC Pool Covers Outside 50m Pool	4.	New	-	-	65,000	-	-	-	-	-	-	-	65,000	-	-	65,000
	Operable Wall - Seniors Kitchen/Dining Room	3.	New	-	35,000	-	-	-	-	-	-	-	-	35,000	-	-	35,000
	Blue Bay Foreshore Upgrade	3.	Upgrade	-	-	-	50,000	-	500,000	500,000	-	-	-	1,050,000	-	-	1,050,000
	Cambria Island Abutment Walls Repair	3.	Upgrade	350,000	-	-	-	-	-	-	-	-	-	350,000	-	-	350,000
	Coodanup Foreshore	3.	Upgrade	-	250,000	250,000	250,000	250,000	250,000	-	-	-	-	1,250,000	-	-	1,250,000
	Dawesville Foreshore Upgrade	3.	Upgrade	-	-	-	-	-	-	500,000	500,000	-	-	1,000,000	-	-	1,000,000
	Dawesville Youth Park Construction	3.	New	-	-	-	-	550,000	-	-	-	-	-	550,000	300,000	-	250,000
	Falcon Bay Stage 5 of 5	3.	Upgrade	400,000	-	-	-	-	-	-	-	-	-	400,000	-	-	400,000
	Falcon Reserve Activation Plan - Implementation	2.	Upgrade	40,000	-	-	-	-	-	-	-	-	-	40,000	-	-	40,000
	Foreshore Focus 2020 (Mary St Precinct)	3.	Upgrade	-	-	-	-	-	-	-	2,000,000	-	-	2,000,000	-	-	2,000,000
	Greenfields Community Centre Extension	2.	Upgrade	-	-	-	-	-	-	50,000	500,000	1,500,000	-	2,050,000	1,000,000	-	1,050,000
	Halls Head Foreshore	3.	Upgrade	-	-	-	-	-	-	-	-	1,000,000	-	1,000,000	-	-	1,000,000
	Henry Sutton Grove Park - Stage 1	3.	Upgrade	-	-	-	-	-	-	-	500,000	500,000	-	1,000,000	-	-	1,000,000
	Lakelands Youth Park - Design and Construction	4.	New	-	-	-	50,000	650,000	-	-	-	-	-	700,000	300,000	-	400,000
	LED Buildings Plan	3.	Upgrade	77,000	75,000	57,500	72,000	-	-	-	-	-	-	281,500	-	281,500	-
	Mandurah Library Refurbishment	3.	Upgrade	-	-	-	-	-	-	500,000	250,000	-	-	750,000	-	-	750,000
	Museum Building Restoration	3.	Upgrade	-	-	-	150,000	1,200,000	-	-	-	-	-	1,350,000	-	-	1,350,000
	Port Bouvard Rec and Sporting Club Refurbishment	3.	Upgrade	-	-	-	-	-	-	-	-	2,250,000	-	2,250,000	-	-	2,250,000
	Rushton Precinct Master Plan - Netball Courts	3.	Upgrade	-	500,000	500,000	-	-	-	-	-	-	-	1,000,000	-	-	1,000,000
	Tims Thicket Weighbridge	3.	New	150,000	-	-	-	-	-	-	-	-	-	150,000	-	150,000	-
	Administration Building Carpark Bin Storage Area	3.	New	-	-	-	-	30,000	-	-	-	-	-	30,000	-	30,000	-
	Floating Jetty at Marina Boat Ramp	3.	Upgrade	-	-	-	-	-	275,000	-	-	-	-	275,000	-	-	275,000
	Mandjar Bay Berthing Upgrade	3.	Upgrade	-	150,000	-	250,000	-	250,000	-	-	-	-	650,000	-	-	650,000
	Mandurah Road Boundary Fence		Upgrade	-	-	-	-	-	-	200,000	200,000	-	-	400,000	-	-	400,000
	Ocean Road Pavilion Carpark Lighting	3.	New	-	-	-	56,000	-	-	-	-	-	-	56,000	-	-	56,000
	Peelwood Reserve Master Plan - Implementation.	3.	Upgrade	-	-	-	-	100,000	100,000	100,000	-	-	-	300,000	-	-	300,000
	Rushton Park - Luminary Repairs	1.	Renewal	-	300,000	-	-	-	-	-	-	-	-	300,000	-	-	300,000
	Waterside Boat Ramp Widening and Upgrade	3.	Upgrade	300,000	-	-	-	-	-	-	-	-	-	300,000	225,000	-	75,000
	Works & Services Building Refurb	3.	Upgrade	200,000	-	-	-	-	-	-	-	-	-	200,000	-	-	200,000
Adopted Projects Total				1,517,000	1,310,000	982,500	978,000	2,880,000	2,665,250	3,390,250	3,950,000	5,250,000	-	22,923,000	2,885,000	461,500	19,576,500
Adopted Projects - with Proposed Adjustments	Dawesville Community Centre	2.	New	-	4,950,000	-	-	-	-	-	-	-	-	4,950,000	4,950,000	-	-
	District Cooling System Admin/Mandjar (including Cinema & MPAC)	3.	Renewal	-	2,500,000	2,000,000	2,000,000	-	-	-	-	-	-	6,500,000	-	1,000,000	5,500,000
	Eastern/Western Foreshore (playground, picnic area improvements and renew ablutions)		Upgrade	-	3,700,000	-	-	-	-	-	-	-	-	3,700,000	2,500,000	-	1,200,000
	Operations Centre	3.	New	-	250,000	2,000,000	2,000,000	4,000,000	-	-	-	-	-	8,250,000	-	500,000	7,750,000
	Enhancements to Reserve Changerooms to Make Amenities Unisex	2.	Upgrade	50,000	100,000	100,000	-	-	-	-	-	-	-	250,000	-	-	250,000
	Merlin Street Activation Plan - Implementation	3.	Upgrade	50,000	550,000	-	-	-	-	-	-	-	-	600,000	150,000	-	450,000
	MPAC Internal Refurb	3.	Upgrade	100,000	300,000	400,000	-	-	-	-	-	-	-	800,000	400,000	-	400,000
	Path Lighting Bridge to Winjan	3.	New	-	-	-	-	-	-	100,000	-	-	-	100,000	-	-	100,000
	Rushton Park - Main Oval (Flood Lights)	3.	Upgrade	-	1,500,000	-	-	-	-	-	-	-	-	1,500,000	500,000	-	1,000,000
	Soldiers Cove Seawall Replacement	3.	Renewal	-	-	200,000	600,000	600,000	600,000	-	-	-	-	2,000,000	-	-	2,000,000
	South Harbour Paving Upgrades	3.	Upgrade	157,400	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,057,400	-	-	1,057,400
	Stingray wall Replacement/Upgrade		Upgrade	-	-	250,000	-	-	-	-	2,250,000	-	-	2,500,000	1,666,667	-	833,333
Adopted Projects - with Proposed Adjustments Total				357,400	13,950,000	5,050,000	4,700,000	4,700,000	700,000	200,000	2,350,000	100,000	100,000	32,207,400	10,166,667	1,500,000	20,540,733

Status	Project Name	Project Priority	Asset Class of Works	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	Year 6 2027/28	Year 7 2028/29	Year 8 2029/30	Year 9 2030/31	Year 10 2031/32	Total Budget	Total External Funding	Total Reserve Funding	Total CoM Funding (Muni + Loans)
Additional Projects Requested	Bardoc Reserve	3.	Upgrade	-	-	-	-	400,000	-	-	-	-	-	400,000	-	-	400,000
	Blythwood Reserve	3.	Upgrade	-	300,000	-	-	-	-	-	-	-	-	300,000	-	-	300,000
	Bridgewater North Reserve	3.	Upgrade	-	-	-	-	-	-	450,000	-	-	-	450,000	-	-	450,000
	Capital Replacement Cost of Artesian Pump Assets	1.	Renewal	50,000	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
	Caravan Servicing Facility	5.	Upgrade	-	-	150,000	-	-	-	-	-	-	-	150,000	37,500	-	112,500
	City Centre Streetscape Upgrades	3.	Upgrade	100,000	2,050,000	-	-	-	-	-	-	-	-	2,150,000	-	1,150,000	1,000,000
	Creating the Yalgorup Experience - Eco-Tourism Product Development – Stage 1 (to be undertaken in partnership with DBCA)	2.	New	-	1,000,000	-	-	-	-	-	-	-	-	1,000,000	1,000,000	-	-
	Dawesville Channel SE Foreshore Upgrade	2.	Upgrade	150,000	1,050,000	500,000	-	-	-	-	-	-	-	1,700,000	-	500,000	1,200,000
	Drain Cleaning Unit	3.	New	680,000	-	-	-	-	-	-	-	-	-	680,000	-	-	680,000
	Eastport Foreshore Upgrade		Upgrade	151,198	-	-	-	-	-	-	-	-	-	151,198	-	151,198	-
	Enhancing the Yalgorup Experience Trail	2.	New	-	325,000	-	-	-	-	-	-	-	-	325,000	325,000	-	-
	Glencoe Reserve	3.	Upgrade	-	-	-	-	-	450,000	-	-	-	-	450,000	-	-	450,000
	Install a set of Permanent Soccer Goals at Bortolo Reserve	3.	New	10,000	-	-	-	-	-	-	-	-	-	10,000	-	-	10,000
	Install Drainage in Bin Storage Area	3.	New	10,000	-	-	-	-	-	-	-	-	-	10,000	-	-	10,000
	Install of Emergency Door - Shower Service	3.	New	20,000	-	-	-	-	-	-	-	-	-	20,000	-	-	20,000
	Install Walls and Roof to the Camera Deck at Rushton Main	3.	Upgrade	20,000	-	-	-	-	-	-	-	-	-	20,000	-	-	20,000
	Installation of flood lighting at Mandurah Tennis Club	2.	New	160,572	-	-	-	-	-	-	-	-	-	160,572	70,000	-	90,572
	Island Shared Use Trail	2.	New	455,000	-	-	-	-	-	-	-	-	-	455,000	455,000	-	-
	Kangaroo Paw Park	4.	Upgrade	420,000	-	-	-	-	-	-	-	-	-	420,000	-	-	420,000
	Lakes Lawn Cemetery - Installation of 300 New Plinths and Irrigation Upgrade	1.	New	50,000	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
	Mandjar Bay Lower Landing Jetty Replacement Stage 1	3.	Upgrade	65,000	143,500	-	-	-	-	-	-	-	-	208,500	-	-	208,500
	Mandurah Ocean Marina Bocce Court Upgrade	5.	Upgrade	20,000	-	-	-	-	-	-	-	-	-	20,000	-	-	20,000
	MARC Carpark Additional & Formalise Overflow Carpark	3.	Upgrade	60,000	-	-	-	-	-	-	-	-	-	60,000	-	-	60,000
	MARC Design for Front Counter – Security & Ergonomics for Staff	3.	Upgrade	-	30,000	-	-	-	-	-	-	-	-	30,000	-	-	30,000
	MARC Double Sided Digital Sign	5.	Upgrade	-	-	140,000	-	-	-	-	-	-	-	140,000	-	-	140,000
	Milgar Reserve	3.	Upgrade	-	-	-	-	-	200,000	200,000	-	-	-	400,000	-	-	400,000
	Minor Improvements to Lakelands Community House	1.	Upgrade	20,000	-	-	-	-	-	-	-	-	-	20,000	-	-	20,000
	Minor Improvements to Sutton Hall	3.	Upgrade	50,000	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
	Mississippi Reserve	3.	Upgrade	-	-	-	-	400,000	-	-	-	-	-	400,000	-	-	400,000
	Mississippi Park	3.	Upgrade	-	-	300,000	-	-	-	-	-	-	-	300,000	-	-	300,000
	MPAC - External Steelwork	1.	Upgrade	85,000	-	-	-	-	-	-	-	-	-	85,000	-	-	85,000
	Norwich Reserve	3.	Upgrade	-	-	-	350,000	-	-	-	-	-	-	350,000	-	-	350,000
	Observation Deck, Watersun Drive	1.	Upgrade	28,000	-	-	-	-	-	-	-	-	-	28,000	-	-	28,000
	Paddle Trails and Launch Infrastructure	2.	New	395,000	-	-	-	-	-	-	-	-	-	395,000	395,000	-	-
	Relocation of the Hard Wicket on Northern Oval at Lakelands Park	4.	New	25,000	-	-	-	-	-	-	-	-	-	25,000	-	-	25,000
	Resurface of the Driveway to the Mandurah Tennis Club	3.	Renewal	22,000	-	-	-	-	-	-	-	-	-	22,000	-	-	22,000
	Seascapes Village Shade Structure	1.	Renewal and Upgrade	50,000	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
	Senior Citizens Carpark		Renewal and Upgrade	100,000	-	-	500,000	500,000	-	-	-	-	-	1,100,000	-	-	1,100,000
	South East Dawesville - New Lease Boundary Fence	2.	New	75,000	-	-	-	-	-	-	-	-	-	75,000	-	-	75,000
	Sutton Farm - Car Parking	2.	New	-	770,000	-	-	-	-	-	-	-	-	770,000	-	770,000	-
	Sutton Farm - Public Jetties	2.	New	-	364,000	-	-	-	-	-	-	-	-	364,000	182,000	172,000	10,000
	Tims Thicket Waste Facility - Decommission Liquid Waste Infrastructure	3.	Disposals	150,000	-	-	-	-	-	-	-	-	-	150,000	-	150,000	-
	Torcello Mews Canal PAW renewal	4.	Renewal	132,000	-	-	-	-	-	-	-	-	-	132,000	-	-	132,000
	Upgrade Luminaries to LED's at the Port Bouvard Sport and Recreation Club	2.	Upgrade	35,583	-	-	-	-	-	-	-	-	-	35,583	-	-	35,583
	Upgrade to the Bortolo Pavilion Kitchen	3.	Upgrade	10,000	100,000	-	-	-	-	-	-	-	-	110,000	-	-	110,000
	Waste Management Centre - Upgrade Fire Fighting Infrastructure	3.	Upgrade	150,000	-	-	-	-	-	-	-	-	-	150,000	-	150,000	-

Status	Project Name	Project Priority	Asset Class of Works	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	Year 6 2027/28	Year 7 2028/29	Year 8 2029/30	Year 9 2030/31	Year 10 2031/32	Total Budget	Total External Funding	Total Reserve Funding	Total CoM Funding (Muni + Loans)
	Waste Management Centre - Upgrade Recycling Area Stage 1	3.	New	500,000	500,000	-	-	-	-	-	-	-	-	1,000,000	-	1,000,000	-
	Westbury Way Offset Bird Waterer	2.	New	26,000	-	-	-	-	-	-	-	-	-	26,000	-	-	26,000
	Wilderness Reserve	3.	Upgrade	-	500,000	-	-	-	-	-	-	-	-	500,000	-	-	500,000
	BR Pedestrian Bridge Mandurah	3.	New	-	-	5,000,000	-	-	-	-	-	-	-	5,000,000	4,500,000	500,000	-
	Yalgorup National Park - Detailed Design Planning (to be undertaken in partnership with DBCA)	2.	Upgrade	175,000	-	-	-	-	-	-	-	-	-	175,000	175,000	-	-
	Yalgorup National Park - Northern Access Road	2.	New	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000	-	-
	Yalgorup National Park - Northern Access Road Construction	2.	New	-	1,600,000	-	-	-	-	-	-	-	-	1,600,000	775,000	-	825,000
Additional Projects Requested Total				4,500,353	8,732,500	6,090,000	850,000	1,300,000	650,000	650,000	-	-	-	22,772,853	7,964,500	4,543,198	10,265,155
Grand Total				6,374,753	23,992,500	12,122,500	6,528,000	8,880,000	4,015,250	4,240,250	6,300,000	5,350,000	100,000	77,903,253	21,016,167	6,504,698	50,382,388

Capital Requests included in LTFP 2023-2032 - NEW & MAJOR UPGRADES or MAJOR RENEWAL PROJECTS

Status	Project Name	Project Description	Scope	Needs Analysis	Risks / Constraints
Adopted Projects					
	Calypso Active Reserve and Facility Development	To delivery 1 senior active reserve and a local level sports facility to serve the reserve (toilets, change rooms, club kiosk and storage). Project will include parking and all site services.	Site earth works Site services (Power, sewerage and water) Construction of senior active reserve with turf and irrigation Sourcing of water from wastewater treatment facility adjacent Sports Flood Lighting 50-100lux Access roads and parking Local level sports facility (toilets and changerooms x 2, storage, kiosk) Sports Specific Infrastructure - Goals	This Project has been identified as a recommendation of the Mandurah Active Recreation Strategy. In order to accommodate the recreational needs of the growing population in Mandurah the City requires an additional 13 active reserves by 2030. Calypso Reserve has been identified as one of these reserves and with local sporting clubs in the Halls Head area already seeking additional space to train and expand, it is timely that the City progress its planning for this site to be available by 2024/25.	Risk: Funding application not successful. Solution: City can change scope and deliver the reserve only and re-apply for the building the following year. Alternately if less funding is received than anticipated the scope can be modified to remove the flood lights and deliver the building and reserve only as stage 1 or a 2 staged delivery.
	CHRMAP - Coast Treatment	Following on from the CHRMAP, the community will likely have a number of coastal protection treatments that they will identify to mitigate the risks of sea level rise in the next 10 years	Unknown at present	The CoM northern beaches are highly vulnerable to coastal erosion and will require implementation of a mitigation strategy over the next decade. It is envisaged that some of these protective measures will entail new infrastructure while some may require modification of existing infrastructure	There will be a risk to the organisation if we do not implement the recommendations of the CHRMAP
	Install Integrated Smart Shelf Returns System at Falcon Library	Install an integrated smart shelf return system at Falcon Library to automate the returns process, improving client satisfaction and reducing double handling by staff.	Install Integrated Smart Shelf Returns System Electrical and Data Works Remove Service Desk Remove existing floor covering Replace with carpet Install staff pod with point of sale system Additional Electrical and Data Works	The current RFID returns system at Falcon Library was retrofitted into the existing staff desk. It requires team members to manually return each item. This encourages community members to wait at the desk and seek staff assistance rather than utilising the self-issue and Online Public Access Catalogue computers (OPACS). Installing the smart shelf system provides community members the opportunity to self-return. Items are returned instantly, allowing clients to borrow without having to wait.	Minor disruption to service delivery during installation
	MARC Aquatic Compound Storage Cover	MARC Aquatic Compound Storage Water & Weather proof Cover (Carport or similar design) Approx. 6.2m 6.9m to provide protection for CoM Equipment	MARC Aquatic Compound Storage Water & Weather proof Cover (Carport or similar design) Approx. 6.2m 6.9m to provide protection for CoM Equipment	MARC Aquatic Compound Storage Water & Weather proof Cover (Carport or similar design) Approx. 6.2m 6.9m to provide protection for CoM Equipment	Lack of Storage for Equipment for Expanding Programs
	MARC Pool Covers Outside 50m Pool	MARC Pool Covers Outside 50m Pool - Use of Pool covers have saving in water and chemical usage due to evaporation. Saving in power usage in the geothermal pump not having to operate as often.	MARC Pool Covers Outside 50m Pool - Use of Pool covers have saving in water and chemical usage due to evaporation. Saving in power usage in the geothermal pump not having to operate as often.	MARC Pool Covers Outside 50m Pool - Use of Pool covers have saving in water and chemical usage due to evaporation. Saving in power usage in the geothermal pump not having to operate as often.	Potential manual issues for staff removing & deploying pool covers
	Operable Wall - Seniors Kitchen/Dining Room	Supply and install a new Operable (Retractable Panels) Wall in Seniors Centre Dining Room/Kitchen	The operable wall is proposed to be installed inside the dining room separating the majority of the seating area from the servery space, allowing some seating to continue to be used without disruption to activities on the water side. Project will include certified structural engineering design & installation to support wall and associated finishes. The new wall would create an independent space that could be used for activities and meetings without disruptions.	Seniors Dining Room needs to provide for increase requests for meeting/activity space. A retractable wall will allow a smarter way to utilise an otherwise unusable space due to the operational impacts of the kitchen – the space can be used for morning and afternoon activities (lunch service in between) without any disruption to normal food and beverage service. This new wall would provide a solution for space limitations in the short/medium term.	Constant interruptions from kitchen is causing conflict within user groups. The Centre is nearing capacity use and this option would provide a way of better utilising existing rooms without the need to extend at this time. Decommissioning of the Tuckey Room is placing considerable pressure on this room to provide alternative large meeting bookings and has helped identify these issues.
	Blue Bay Foreshore Upgrade	Council approval of 10 Year Capital Plan - Parks and Reserves Improvement Program	Community engagement, preparation of Landscape Masterplan, detailed landscape and civil design, staged implementation of construction plans for the foreshore.	Blue Bay is a popular north facing beach in Halls Head with aging infrastructure on the adjacent foreshore reserve. The site requires an upgrade so it can deliver amenity in line with community expectations.	Very steep dune topography, beach erosion issues, car parking constrained, providing graded access to the beach will be a challenge.
	Cambria Island Abutment Walls Repair	For the stage 3 of the consultancy services that will cover the final design of the remedial works needed. The budget also includes a preliminary estimation of the remedial works, based on previous experiences with similar structural problems and construction of retention walls.	Stages 2 and 3 of the consultancy services that will produce a final design of the remedial works. The remedial works will need to be tendered according to the City's policies.	The walls surrounding the abutments of the access bridge to Cambria Island has been showing significant abnormal movements along the past years. Although there is no risk for the bridge itself, the risk of the walls failing is high and needs to be addressed properly as soon as possible. Stage 1 of the Consultancy services is already in progress, but stages 2 and 3 of the designed plan need to go ahead in order to define a definitive solution to the structural problem.	The main risk at the execution stage will be working over water and in vicinity of occupied houses in the area; to mitigate this risk a comprehensive Safety Management Plan will be required to the selected contractor in which a Safe Work Method Statement for each activity undertaken on site will be included.
	Coodanup Foreshore	Implementation of the Coodanup Foreshore Landscape Masterplan	Community engagement, preparation of Landscape Masterplan, detailed landscape and civil design, staged implementation of construction plans for the foreshore.	The Coodanup FSLMP will be finalised 19/20. The community expectation will be that implementation will shortly follow. The reserve is popular with locals and visitors and the facilities and arrangement is below community expectations.	Vandalism of trees and shrubs for estuary views has been a long standing problem at this foreshore, irrigation water may be in short supply but with proper investigation and confirmation, could be sourced from the Placid Waters Artesian Bore.
	Dawesville Foreshore Upgrade	Design and implementation of Dawesville Foreshore Reserve upgrade	Community engagement, preparation of Landscape Masterplan, detailed landscape and civil design, staged implementation of construction plans for the foreshore.	The expansion of the Dawesville War Memorial, construction of the new toilet block, new sewer pump station, refurbished café and the current layout of connecting paths, play equipment and park furniture requires critical review to ensure recreational amenity is maximised for this very important and extremely popular estuary foreshore park.	Foreshore inundation due to high tides and rising sea levels, managing the public use of the area during construction.

Status	Project Name	Project Description	Scope	Needs Analysis	Risks / Constraints
	Dawesville Youth Park Construction	Design and Construction of District Youth Park	Detailed youth facility design. Civil design. Construction of facility Landscaping.	The City has previously completed a Skate and BMX Strategy followed by a Skate and BMX Feasibility Study that identified the need and scope of a district skate and BMX facility to service the southern districts. A preliminary site was identified however it is now considered that the facility should be located with either the Dawesville Community Centre or the proposed district open space. There is currently no facilities skate, BMX or pump track facilities south of the Dawesville Cut.	The site may be a constraint as it will be located with the community centre. There may be a need to install underground drainage adjacent to the building. An additional $50,000 has been added to the budget as a contingency to manage additional civil design and installation of cells if required. There may be significant community push-back on a youth facility in this suburb so a comprehensive engagement program needs to be rolled out prior to detailed design and construction.
	Falcon Bay Stage 5 of 5	Continuation of landscape upgrade including new path network and access to beach, shelters and seating areas, playground and shade structures, decking and dune stabilisation planting and trees	This project will include the important dune stabilisation, all accessible beach access, shade structures and public amenities such as playground facilities, seating and BBQ's, open lawn, areas of coastal planting and shade trees. Possible Car parking and line marking modifications.	As per the Council endorsed Masterplan, it is important to continue with the landscape upgrade to the foreshore development for the benefit of the local and broader community, and to encourage tourists to the area.	No significant risks
	Falcon Reserve Activation Plan - Implementation	Delivery of the district play space, street parking, change to access points, delivery of pavilion portico and BMX track upgrade as per the Activation Plan	Carpark civil works design and construct of district play space Upgrade of pavilion entrance (improve drainage) and install double doors and a portico Provision of new car park access to football club and re-align the fence and gates. Development of on-street parking and set back the pedestrian paths. Improve path links throughout the Reserve	At Councils request, the City carried out significant community engagement in early 2019 to determine the objectives of the Falcon Reserve Activation Plan. The Activation Plan focuses largely on creating linkages between existing infrastructure and improving access and upgrading public recreation amenities. The Plan also included the upgrade of the skate park, the pavilion toilets and changerooms and the hard court resurface. All of which are complete or under development.	Preliminary civil design work has been carried out for aspects of this project however further design work needs to be complete to accurately determine the project budget required. The scope will be monitored and modified if needs be and further staging applied if needs be.
	Foreshore Focus 2020 (Mary St Precinct)	Implementation of public space improvements Hall Park to Halls Head beach	Major Landscaping upgrades to whole area	Ensure infrastructure is in place and maintained to support both domestic and international tourism	Will depend on community consultation
	Greenfields Community Centre extension	A multipurpose community centre, to serve a forecast population of 15,000 by 2036 and is created by extending the existing Community Centre.	The SIP proposes a universal service hub for children and young families for Mandurah. Project timing depends on government and community partnership being formed, and resources becoming available. Project will double the size of the existing centre and provide for a new carpark. The extension will include hot desk offices for NFPs, expanded kitchen, youth zone and multi-use meetings	The facility is seen as an important community hub and will be further enhanced by the provision of more accessibility for all age groups in a large and culturally diverse suburb. The SIP (2013/rev.2017) identified the need for extensions to the Greenfields Community Centre and the existing centre is at capacity with a growing need	Attraction of funding to support and developing a model with existing external tenant (Management Committee); however no significant risks and high level of community support.
	Halls Head Foreshore	Council approval of 10 Year Capital Plan - Parks and Reserves Improvement Program	Community engagement, preparation of Landscape Masterplan, detailed landscape and civil design, staged implementation of construction plans for the foreshore section Roberts Point to the Old Mandurah Yacht Club site.	Aging park with random arrangement of park facilities. Key foreshore park, well used but falls below community expectations. A landscape masterplan is required to inform detailed design and subsequent improvements to the park.	Foreshore erosion, sea level rise, adjacent to busy road and activity hub. Events and construction timing. Coincide with planning for the Old Yacht Club peninsular reserve.
	Henry Sutton Grove Park - Stage 1	Council approval of 10 Year Capital Plan - Parks and Reserves Improvement Program	Community engagement, preparation of Landscape Masterplan, detailed landscape and civil design, staged implementation of construction plans	Aging park with random arrangement of park facilities. Key foreshore park, well used but falls below community expectations. A landscape masterplan is required to inform detailed design and subsequent improvements to the park.	Foreshore erosion, sea level rise
	Lakelands Youth Park - Design and Construction	To complete the detailed design and construction of the Lakelands Youth Park.	Site Analysis Tender contract for detailed design and construction of skate/BMX/Pump elements Detailed design and construct of Landscaping and flood lighting Detailed design and construct of play space elements	The City's Skate and BMX Strategy made a recommendation for a new district skate and BMX facility to service Mandurah's northern suburbs as one of Mandurah's major growth corridors. Following this, Council endorsed a follow-up Skate and BMX Feasibility study for a district facility in the south west corner of Lakelands Park and internal preliminary concept planning will be carried out in the 2019/20 financial year. The City is now also receiving a significant number of requests from residents.	Site is restricted and limited. Project will rely heavily on external funding to complete scope. If funding is unsuccessful then a staged approach may be required to deliver over 2 years and reapply for funding.
	LED Buildings Plan	As per 5 year LED Building Plan.	Removal of existing lights and replacing with LED equivalent. In some cases new lighting design may also be required	Operational cost (electricity) savings and improved amenity. Previous installs have resulted in average 20% decrease of electricity consumption	None identified
	Mandurah Library Refurbishment	Refurbishment of Mandurah Library			
	Museum Building Restoration				
	Port Bouvard Rec and Sporting Club Refurbishment	Refurbishment of the Port Bouvard Recreation and Sporting Club			
	Rushton Precinct Master Plan - Netball Courts	Implementation of the Rushton Precinct Master Plan. Rushton Park implementation costs have been escalated to include the full replacement of the 10-12 netball courts as a priority followed by the projects previously identified in the Rushton Master Plan... Parking, play space and path links. Detailed Design and Construction	Detailed design and construction of: Path linkages and play space Fence realignment Re-orientate and resurface (including sub-surface) the netball courts Civil Planning and amendments to the Thomson Street Car Park.	The Rushton Precinct Master Plan was completed in 2012 and is currently under review to update the Plan with recent changes to the site, such as the extension to the Rushton North facility and the construction of the Health Hub facility. The Plan will be updated to reflect the new and proposed infrastructure along with honouring the proposed path linkages and traffic improvement measures throughout the precinct that were originally proposed.	The site has significant antisocial behaviour so design and construction work will need to consider this. Should the City be successful with funding then a longer staged approach may need to be considered to deliver the outcomes of the plan.

Status	Project Name	Project Description	Scope	Needs Analysis	Risks / Constraints
	Tims Thicket Weighbridge	Install weighbridge at Tims Thicket	Installation of above ground weighbridge adjacent to the gatehouse at the Tims Thicket Waste facility.	The State Government is currently in the process of reviewing the landfill levy for Perth. It is understood that the landfill levy will be expanded beyond the Perth Metropolitan area and into the Peel region by July 2021. The Department of Water and Environment Regulation have mandated by legislation that all landfills receiving leviable waste must have an operating weighbridge to quantify the waste received at the site.	The City will either need to close the inert landfill operations or install the required weighbridge. The onsite renewable energy power supply for the site may need upgrading to accommodate the additional infrastructure.
	Administration Building Carpark Bin Storage Area	Construction of a complying bin storage area for the storage of two front lift commercial bins currently located at the southern end of the Administration Building carpark	Construct a bin storage area for the two commercial front lift bins currently stored at the southern end of the Administration Building carpark. The enclosure shall comply with the City's Waste Management Local Laws - 1.8 m high walls, graded concrete floor connected to drainage system, tap supply of water and gate. Design shall be similar to recently constructed bin enclosure at the Senior Citizen Centre.	The City has for many years stored two large commercial front lift bins (rubbish and recycling) at the southern end of the carpark at the Administration Building. The City's Waste Management Local Laws 2010 require commercial premises to store bins in a complying bin storage area to ensure they are adequately screened. The City is not complying with its own Local Laws yet we impose these requirements on commercial developments.	Non compliance with City's legislation Enclosure needs to be suitably located to enable efficient collection of bins
	Floating Jetty at Marina Boat Ramp	The old fixed timber boat ramp jetty will need to be removed and replaced with a floating structure to improve service levels as sea level rise continues		Over the next decade, it will be necessary to change all fixed timber jetties over to floating structures to allow for continued sea level rise	Risk to reputation from poor service levels due to outdated infrastructure
	Mandjar Bay berthing upgrade	Floating jetties - Mandjar Bay - From the original Masterplan	Additional public floating jetties in front of the MPAC	As the population continues to grow, the public berthing facilities in Mandjar Bay will need to be upgraded to floating jetties and allow for increased commercial boat usage	May be constrained by the bathymetry and geotechnical conditions at the site.
	Mandurah Road Boundary Fence	Meadow Springs adjacent to ponds. Continue limestone block with pool fencing insert panels to replace wooden fence. Already purchased fencing panels currently stored at Operations.			
	Ocean Road Pavilion Carpark Lighting	Installation of Carpark lighting	Installation of 9 x poles, footings and lumunaries.	Currently there is no car park lighting and is very dark for user groups leaving the pavilion after oval lights have been turned off. Issue has been raised by resident clubs.	Safety concern with no lighting in current car park.
	Peelwood Reserve Master Plan - Implementation.	This site was reprioritised for master planning and delivery due to both community demand and with consideration of the proposed Community Infrastructure Plan.	Potential works may include: 1. Improved path connections and signage 2. Soccer goal storage options 3. New cricket training nets on Peelwood Reserve 1 4. Shade options on Peelwood Reserve 2 5. Traffic connection between Peelwood Reserve car park and the Halls Head Recreation Centre	In 2020/21 the City aim to develop a Master Plan to guide to the future development of community infrastructure in and around Peelwood Reserve. The objectives of the master plan are to consider both pedestrian and vehicle access in and around the reserve, access to public toilets, consider sporting clubs infrastructure needs and the potential for broad community use of existing community facilities.	As the City works towards more detailed planning for this project, the risks for each staged are yet to be determined, however may include: 1. Unsuccessful funding applications 2. Community opposition to proposed changes or additions to the reserve. As a means to reduce these risks the City will engage with the community, local residents and fund partners through the conceptual planning stage of each project.
	Rushton Park - Luminary Repairs	In replace of Rushton Sports Flood Lighting - Replacement project			
	Waterside boat ramp widening and upgrade	Waterside boat ramp is a single lane, single vehicle in/out that is long overdue for an upgrade to meet current Australian Standards. It will require 2 lanes to allow launch and retrieve of vessels simultaneously	Excavation and widening of the boat ramp and additional jetty	As the population continues to grow along with the popularity of recreational boating, single lane boat ramps generally cause a great deal of angst and do not comply with current standards	Public frustration at the poor service levels provided at this ramp
	Works & Services Building Refurb	Refurbishment of the Built & Natural Environment Building (Ormsby Terrace).			

Status	Project Name	Project Description	Scope	Needs Analysis	Risks / Constraints
Adopted Projects - with Proposed Adjustments					
	Dawesville Community Centre	Detailed design and construction of multipurpose community Centre to serve Dawesville and South district population for at least next 30 years. A vibrant meeting place at the heart of southern Mandurah for people of all ages abilities and cultural backgrounds.	Project brief for detailed design and construction based on endorsed Concept Plan (Refer to concept plan and drawings attached)Tender Detailed design and construction Site works Foundations Undergrounding of drainage in swale Car park and landscape Construction of building, roofing, fit out, public art and signage Elements of facility include space for: -Multipurpose community hall for 400 -Young people, music and performance arts -Early years children and families -Before and after school programs	In September 2018, Council endorsed the Dawesville Community Centre Concept Plan, supporting officers to pursue funding opportunities to initiate the project. This follows a recommendation by Council to bring forward the project as a priority in the Social Infrastructure Plan Review 2017 (see attached Review Document pages 6 and 14, and Council Report pages 1,5,6 and 13). Dawesville Community Centre is a high priority to ensure a minimum standard of social infrastructure provision for the District.	External funding is the key risk - identifying and obtaining. Also ongoing costs.
	District Cooling System Admin/Mandjar (including Cinema & MPAC)	Year 1 District infrastructure and Cinema $3,000,000. Year 2 MPAC connectors $1,500,000 Year 3 Admin $2,000,000			
	Eastern/Western Foreshore (playground, picnic area improvements and renew ablutions)	Playground and picnic area improvements, expansion to open space area, and renewal of toilet facilities.			
	Operations Centre	New facility for Operations Centre			
	Enhancements to Reserve Changerooms to make amenities unisex	Enhancements of the Change Rooms amenities to accommodate the growth in female sport	Design Changeroom Space for the following works: - Installation of mirrors - Installation of power points at the sink - Replace the shower cubicles with changing cubicle and swing door - Paint the full changeroom area - if budget allows - Install stainless steel bench	In March, 2018 Council endorsed a report around facility improvements to accommodate the growth of women's sport. Council noted the need to undertake refurbishment works annually on its existing changeroom facilities to accommodate the growth in female participation.	Although the change room facilities offer sufficient access for female participants in the short term, they do not cater for multiple teams playing out of the one facility.
	Merlin Street Activation Plan - Implementation	Implementation of Merlin Street Reserve Activation Plan.	Design and Construct of Path links and improved interfaces between the Clubhouse and the reserve/playspace and the school. Decommission of diamond sport shed and batting cages and delineated parking areas around the reserve.	As per the City's Mandurah Activation Plan, the City aim to develop new active reserves in green field sites and activate existing reserves in existing suburbs through improved access to community, sport and recreation amenities. The City will be completing an Activation Plan for Merlin Street Reserve in 2019/20 with the intent to implement the recommendations of the Plan in subsequent years.	The projects elements are subject to detailed design after which an accurate project budget and scope can be determined. Works are to be staged over 2-3 years and should detailed design result in increased estimated project costs then a further delivery stage may need to be added.
	MPAC Internal Refurb	Refurbishment of the MPAC			
	Path Lighting Bridge to Winjan	Install path lighting from the bridge to Winjan Place.			
	Rushton Park - Main Oval (Flood Lights)	Rushton Main Oval needs to be fully replaced, a from scratch approach. Lights to be replaced with LED globes. Proposed increase in lux lighting level from current maximum of 300lux up to 500lux, with training options.			
	Soldiers Cove Seawall Replacement	Replacement of seawall from Mandurah Bridge to Winjan Place	Full replacement of existing seawall similar to Eastern Foreshore project	Ensure infrastructure assets are managed and maintained for future generations. The current seawall that exists there is in very poor condition and is not high enough for future sea level rise which will result in frequent inundation at this site and loss of public open space	Risk to the community and loss of public foreshore reserve due to inundation
	South Harbour Paving Upgrades	2020/21 - Removal of damaged pavements Florian Mews = Stage 2 2021/22=Stage 3 TBA 22/23=Stage 4 Replacement of footpaths, service pits, garden beds and landscaping 23/24=Stage 5 TBA 24/25=Stage 6 TBA 25/26=Stage 7 TBA 26/27=Stage 8 TBA 27/28=Stage 9 TBA 28/29=Stage 10 TBA 29/30=Stage 11 TBA	Continue with next area in South Harbour - Florian Mews needing removal of damaged pavements (these repairs will be staged over a number of years). 2022/23 Replace footpaths, service pits, garden beds and landscaping along The Lido between Keith Holmes Reserve and Marco Polo Drive.	The existing infrastructure has a significant amount of cracking (trip hazards), subsidence around service pits (trip hazards) and garden beds with insufficient capacity to support the established street trees and their root zones.	The footpaths in their current state represent a significant liability to the City for pedestrians in one of our major tourism and hospitality precincts.
	Stingray wall replacement/upgrade				

Status	Project Name	Project Description	Scope	Needs Analysis	Risks / Constraints
Additional Projects Requested					
	Bardoc Reserve	Redevelop Bardoc Reserve	Following Landscape Masterplan preparation and approval 2025/26 and subsequent detail landscape design, procure and construct park improvements. Includes play elements, paths, seating and picnic facilities, improvements to grass surface, planting. Includes lake edge revegetation activity.	This park has been identified as a priority Neighbourhood park to improve. The existing facilities to support the park functions do not meet community expectations. The aim is to create a useable, functional space for the recreational needs of the community while preserving and enhancing the remnant native Tuart tree population in the park for positive landscape visual amenity and biodiversity outcomes. Additional lake edge revegetation treatments are proposed to improve water quality and fauna.	Not delivering on community expectations may impact on the City's reputation to provide equitable, quality public open spaces.
	Blythwood Reserve	Redevelop Blythwood Reserve	Following Landscape Masterplan preparation and approval 2022/23 and subsequent detail landscape design, procure and construct park improvements. Includes play elements, paths, seating and picnic facilities, improvements to grass surface, planting.	This park has been identified as a priority Neighbourhood park to improve. The existing facilities to support the park functions do not meet community expectations. The aim is to create a useable, functional space for the recreational needs of the community while preserving and enhancing the remnant native Tuart tree population in the park for positive landscape visual amenity and biodiversity outcomes.	Not delivering on community expectations may impact on the City's reputation to provide equitable, quality public open spaces.
	Bridgewater North Reserve	Upgrade Bridgewater North Reserve	Following Landscape Masterplan preparation and approval 2027/28 and subsequent detail landscape design, procure and construct park improvements. Includes play elements, paths, seating and picnic facilities, improvements to grass surface, planting. Possible improvements to the basketball half court to provide other unorganised sport opportunities.	This park has been identified as a priority Neighbourhood park to improve. The existing facilities to support the park functions do not meet community expectations. The aim is to create a useable, functional space for the recreational needs of the community while preserving and enhancing the remnant native tree population in the park for positive landscape visual amenity and biodiversity outcomes. The area is adjacent to natural and constructed wetlands and has considerable appeal.	Not delivering on community expectations may impact on the City's reputation to provide equitable, quality public open spaces.
	Capital Replacement Cost of Artesian Pump Assets	Total value replacement of an old asset with a new pump.	Investigative work covered under maintenance eg. Annual bore testing. Then the replacement of failed pump infrastructure is covered by capital.	If pumps are not operational it would have knock on effects on our public open spaces.	If multiple sites fail we will run out of money which is why we test annually.
	Caravan Servicing Facility	Currently we have a Caravan dumping site on Hackett Street. It doesn't have the facility to refill water (water connection available) and is not conducive in its design for day parking for caravans. Given the current increase in intra-state travel and limited facilities available in Mandurah, this project has been identified as a good opportunity. Note: This project is linked to Visit Mandurah and more details are to be received.	Project scope not yet available. Likely to include but not be limited to shelter over current dumping site, water refilling station, parking…	Details to follow.	Details to follow.
	City Centre Streetscape Upgrades	Staging the streetscape upgrades to compliment Smart Street, Waterfront Precinct to coincide with redevelopment opportunities in the City Centre	Commencing with Mandurah Terrace between Tuckey Street and Smart Street, with detailed design and scope to progress over 2021/22	Still to be prepared within a City Centre Master Plan; but initially to complete the components of Mandurah Terrace between the upgraded areas of the eastern foreshore and Smart Street and to capitalise on redevelopment opportunities that have presented themselves.	Concept design, scoping, Council commitment required - this will occur in coming months.
	Creating the Yalgorup Experience - Eco-Tourism Product Development – Stage 1 (to be undertaken in partnership with DBCA)	Subject to the specific outcomes of the detailed design process, implement the recommended Eco-Tourism Product Development – Stage 1 activities which is likely to include; Yalgorup Beach Experience - Tims Thicket Rd to White Hills Rd:	Yalgorup National Park Experience: oCompleted site works for new eco accommodation options oConstruction of new walking and cycling trails; oConstruction of beach access path(s) and associated public / recreational facilities / amenities (ie. lookouts, toilets etc).	Implementation for sustainable development of eco-tourism opportunities within Yalgorup National Park. Enable the growth of the local tourism product, leading to improved economic and employment outcomes and recreational opportunities	Environmental Risk There is a significant risk to the Yalgorup National Park's future sustainability without the development of sufficient management and conservation planning and resourcing including those threats currently posed by unauthorised vehicle access. •Economic Risk The Yalgorup National Park Recreation Master Plan facilitates opportunities for the park to be opened up and made accessible for visitors allowing the untapped potential of this unique environmental resource to realised. Similarly, without an iconic nature-based tourism attraction, Mandurah's sustainable tourism potential may not reach its potential and its tourism-related economic growth may be limited. •Reputational Risk The delivery of the key recommendations of the Master Plan relies on the City's ability to effectively partner with State Government agencies to realise the ecotourism opportunities available and also to manage and protect the fragile environment.
	Dawesville Channel SE Foreshore Upgrade	Stage 2 - intersection upgrade (Thisbie and Estuary Road) and road access to Public open space (provision of car parking).	Redevelopment of foreshore to improve access, environmental outcomes and recreation amenity.	Council driven need to develop foreshore Masterplan.	Foreshore inundation due to high tides and rising sea levels, managing the public use of the area during construction. Managing stakeholders.

Status	Project Name	Project Description	Scope	Needs Analysis	Risks / Constraints
	Drain Cleaning Unit	New drain cleaning unit to clean all drains in accordance with service level agreements. At present unable to achieve 2-3 year service level agreements which are currently in excess of seven years.	New capital project, one only drain cleaning unit as per specification.	New drain cleaning unit to clean all drains in accordance with service level agreements. At present unable to achieve 2-3 year service level agreements which are currently in excess of seven years	nil
	Eastport Foreshore Upgrade	Including carbays, grass, shelter, picnic seats and path.			
	Enhancing the Yalgorup Experience Trail	Development of City, private and DBCA land surrounding Thrombolites at Lake Clifton to enhance visitor experience e.g. include upgraded walkways and viewing platforms, supporting event/visitor space, education resources and visitor amenities to underpin the tourism offering;	A variety of infrastructure elements will be required to enhance visitor experience. Provide exciting view and observation opportunities whilst visiting the Thrombolites and protecting landscape, environmental and cultural values Establish connections with nature through enjoyable short walks experiences on upgraded pathways and ensure user comfort and safety and opportunity to include people with disabilities.	The Thrombolites are protected under the Ramsar Convention on Wetlands of International Importance. In December 2009 the Thrombolites were listed as critically endangered under the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999. Lake Clifton thrombolites are pre-historic living rocks are one of the first life forms on earth, dating back approximately 570 million years and are very fragile, so an upgraded observation walkway for visitors to enjoy these formations while protecting them from environmental damage.	•Reputational risk – the City is expected to provide infrastructure for its residents that allows a range of recreational and visitor experiences for all ages and ability levels. •Economic risk – without an iconic nature-based tourism attraction, Mandurah's sustainable tourism potential may not be realised, and its tourism-related economic growth may be limited; •Environmental risk – The Thrombolites are protected under the Ramsar Convention onWetlands of International Importance. In December 2009 the Thrombolites were listed as critically endangered under the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999.
	Glencoe Reserve	Upgrade Glencoe Reserve	Following Landscape Masterplan preparation and approval 2026/27 and subsequent detail landscape design, procure and construct park improvements. Includes play elements, paths, seating and picnic facilities, improvements to grass surface, planting shade trees.	This park has been identified as a priority Neighbourhood park to improve. The existing facilities to support the park functions do not meet community expectations. The aim is to create a useable, functional space for the recreational needs of the community while preserving and enhancing the tree population in the park for positive landscape visual amenity and biodiversity outcomes. The park is adjacent to a retirement village, aged care facility, Primary School and residential homes.	Not delivering on community expectations may impact on the City's reputation to provide equitable, quality public open spaces. Tree planting at this site will improve the City's canopy coverage targets.
	Install a set of Permanent Soccer Goals at Bortolo Reserve	Supply and install 1 sets of permanent soccer goal posts and sleeves at Bortolo Reserve	- Purchase Permanent Soccer goals and net - Install sleeves - Install goal structure - Survey the reserve if required	Recreation Services are aiming to ensure an equitable service across all community sports is provided. The City currently take care of all other sporting groups goal posts and some soccer goals, while the soccer clubs are responsible for their own goal infrastructure and are using movable goals. A number of the current sets of goals belonging to clubs are rusted and in places the steel is broken making the structure unstable and difficult to secure.	The Soccer Clubs are all currently responsible for their own Movable soccer goals that present a risk if they are poorly designed, manufactured, and/or installed. Movable goals are designed to be secured to the ground with pegs, but it is evident from inspections by staff that many goals in public reserves are inadequately secured. Most of the clubs move the goals to the side of reserve after use but do not secure them down.
	Install Drainage in Bin Storage Area	Supply and install Channel Drain at Rushton North Bin storage	To attend site in normal working hours to supply and install new 100 mm Poly Channel Drain across entry to Bin Area to stormwater run off into area. Supply and install 3 x new Modular soakwells and connect new drain to downpipe in location which is contributing to the flooding issue. To reinstate all turf affected by works	Club and hirers have reported hazards and incidents when accessing the bin storage space. Current Bin storage at Rushton North Pavilion is causing unsafe conditions due to the lack of drainage the area is slippery and odour problems. It is also important that waste storage areas at Community Facilities are regularly cleaned, have a drain to the sewer and are well-ventilated	Ensure that the facility bins can continue to be serviced during the works
	Install of Emergency Door - Shower Service	Installation of an Emergency Exit Door at the shower service	Isolate Electrical services (1 GPO) Remove, cut section of wall for the new door Paint new door and frame Install concrete path 1 course lover than new door, 1.950m w x 5.900m long Clean area	The West Aus Crisis Care run the Shower Service at Tuart Avenue and have a licence for the area. An impact from the recent works to the Tuart Avenue building has reduced the amount of exits from the shower service area. Prior to the works to the community kitchen shower service staff could exit the area from a door that has now been blocked off. The only area to exit is the court yard and if there is an incident the group needs an alternative exit to vacate the building for the safety of staff.	The City of Mandurah has reviewed all relevant documentation around the Tuart Avenue building emergency exits and it is found to be compliant. The shower service does only have 1 emergency exit from the building and this is into the court yard space. The exit door is more for the staff to exit the building if an issue with a client is happening. At the moment they can only lock themselves into the office room.
	Install Walls and Roof to the Camera Deck at Rushton Main	Installation of walls and roof to the the camera deck on top of the roof for future televised games/events to accommodate for the safe delivery of televised events.	Design of walls and roof frame Supply materials Install	West Australian Football Commission advised of some concerns raised by the AFL/WAFL Broadcast crews who utilise the camera deck on the roof at Peel Thunder Football Club. Some concerns have been addressed in maintenance budget for 20/21. One issue that now needs attention is the protection from wind on the roof as when the wind is up, the cameraman is unable to hold the camera still. There is no roof and based on the height of the deck (it is a lot more elevated than most) it means that rain gets into the view finder when the camera pans down to the interchange benches.	Restraint point to be installed (will allow camera operator to attach their fall arrest harness to). The walls and roof are to minimise the impact of the wind while the camera men are onsite filming.

Status	Project Name	Project Description	Scope	Needs Analysis	Risks / Constraints
	Installation of flood lighting at Mandurah Tennis Club	The installation of 6 new flood light towers with LED lighting fittings on 4 outdoor tennis at the Mandurah Tennis Club (MTC). CSRFF funding has been applied for.	Lighting Project includes: •Removal of 3 existing Poles infrastructure (obsolete cables and wiring) •6 x Supply and install 15-metre hinged poles •8 x Supply and install LED fittings •Geo tech on one pole Total Cost - $160,571.90 CoM contribution - $107,047.95 CSRFF - $53,523.95	The age, condition and location of the lighting infrastructure at the MTC now requires significant work to bring them to a compliant standard for night time use. Over the last 12 months the City has removed all lighting from the 8 courts at the Mandurah Tennis Club. The MTC provides opportunities for both competitive and social tennis players throughout central Mandurah. The Club has approximately 150 members and manages their courts and charges a fee for use by non-members.	The Funding has not been committed as yet. A funding application has been submitted and the outcome should be determined in January 2022
	Island Shared Use Trail	The Island Shared-use Trail will be a 30km shared-use path suitable for walking, running and cycling, providing a continuous link around what is colloquially referred to as the 'Island', consisting of the localities of Halls Head, Erskine, Falcon and Wannanup	The shared-use trail traverses the coastline, Western Foreshore, Peel Inlet and Harvey Estuary, and will also link to the City Centre. It also allows for multiple access points along the trail, enabling options for shorter routes and varied start and end points. Effective marketing and signage will be critical in attracting visitors to utilise the trail. Identified points of interest along the shared-use trail currently include Osprey Waters Foreshore Reserve and Len Howard Conservation Park.	The Peel-Harvey Estuary Trails pre-feasibility study noted that, given its urban setting and proximity to residential areas, the shared-use trail will become a valuable local recreation asset. It will also become a visitor target market for 'trail users while on holiday' (less experienced trail users whose primary motivator for travel is not trails). The diversity of landscape experiences which the trail offers will appeal to visitors seeking to experience nature and the local landscape.	•Reputational risk – the City is expected to provide infrastructure for its residents that allows a range of recreational and visitor experiences for all ages and ability levels. •Economic risk – without an iconic nature-based tourism attraction, Mandurah's sustainable tourism potential may not be realised, and its tourism-related economic growth may be limited;
	Kangaroo Paw Park	Kangaroo Paw Park Stage 1. New succinct community driven design reinforcing the natural landscape and the Noongar cultural significance. Meeting place structure, bespoke play, and interpretive and educational design features.	Kangaroo Paw Park Stage 1 will focus on a new succinct community driven design reinforcing the natural landscape and the Noongar cultural significance. Meeting place structure, bespoke play including all accessible play, and interpretive and educational design features, such as signage, bespoke seating, enhancement of endemic species, and the opportunity to work closely with Noongar elders.	Built in the mid 1990,'s Kangaroo Paw Park is underperforming and underutilised, particularly given there are no other close recreation spaces near by. A redesign is needed to better service the community and ensure remnant bush and habitat is protected and enhanced. With the potential of future residential development to the east of site, the importance of this public open space will be further amplified. This project will assist in promoting active and healthy outdoor activities.	No significant risks and constraints identified, however careful CPTED design principles will apply to deter and reduce any anti-social behaviour.
	Lakes Lawn Cemetery - Installation of 300 New Plinths and Irrigation Upgrade	The installation of 300 new plinths at Lakes Lawn Cemetery and the upgrade of irrigation.	The installation of 300 new plinths at Lakes Lawn Cemetery and the upgrade of irrigation.	To ensure we have enough available grave plots for future needs.	N/A
	Mandjar Bay Lower Landing Jetty Replacement Stage 1	Replace the fixed timber lower jetty landings in Manjar Bay with floating style jetties.	Replace the fixed timber lower jetty landings in Manjar Bay with floating style jetties. Stage 1 of the project would entail the replacement of the lower landing adjacent Tod's Cafe and Cicerello's as this has suffered significant damage due to the storms of 2021. Stage 2 would entail replacing the lower landing adjacent the MPAC with floating jetties as this landing is subject to frequent inundation and is not compliant with universal access standards.	The existing fixed jetty landing is in urgent need of replacement as it was not included in the recent boardwalk refurbishment. Sections of the landings structure have failed and are no longer serviceable. The landings do not meet universal access standards.	The landings have reached the end of their design life and are structurally unsound in their present condition. The upgrade of these assets provides significant opportunity to provide a much safer universally accessible solution to the berthing of vessels in these locations.
	Mandurah Ocean Marina Bocce Court Upgrade	Provide shade sails, earthworks and landscaping to the bocce court in South Harbour, Mandurah Ocean Marina	Geotechincal report and footing design for installation of shade sail columns. Provision and installation of shade sails. Ancillary earthworks and adjacent landscaping upgrades.	The existing facility requires enhancement works and is considered a reasonable request from local residents who contribute to a Special Area Rate to maintain a high level of service.	Being the only dedicated public bocce court within Mandurah the City may suffer from some reputational damage by failing to upgrade this highly used and valued recreational asset.
	MARC Carpark Additional & Formalise overflow carpark	Additional MARC Carpark required with the formalisation of the overflow carpark adjacent to Pinjarra Road	Additional MARC Carpark required with the formalisation of the overflow carpark adjacent to Pinjarra Road to maximise parking opportunities	Lack of car parking at the MARC facility especially during peak periods which makes it difficult for Elderly, Disabled, those with mobility issues & parents with small children	Potential for injuries 7 falls due to non formalised parking
	MARC Design for Front Counter – Security & Ergonomics for Staff	MARC Design for Front Counter needs to be redesigned for the Security & Ergonomics of Staff	Replacement of the MARC Front Counter for the Security & Ergonomics of Staff	Replacement of the MARC Front Counter for the Security & Ergonomics of Staff due to a number OSH Reports. Improvements have been undertaken to make the desk as usable as possible with moveable screens.	Potential for Work Compensation Claim
	MARC Double Sided Digital Sign	MARC Double Sided Digital Sign located on Pinjarra Road outside of MARC as a notification & promotion information board on activities & events happening at the Recreation Centre.	Installation of MARC Double Sided Digital Sign located on Pinjarra Road outside of MARC and associated electrical works	Potential to promote and inform community of the activities & services offered at MARC	Potential to promote and inform community of the activities & services offered at MARC
	Milgar Reserve	Upgrade Milgar Reserve	Following Landscape Masterplan preparation and approval 2026/27 and subsequent detail landscape design, procure and construct park improvements. Includes play elements, paths, seating and picnic facilities, planting shade trees.	This park has been identified as a priority Neighbourhood park to improve. The existing facilities to support the park functions do not meet community expectations. The subject park area for upgrade is outside the fenced Caterpillar Park. The aim is to create a useable, functional space for the recreational needs of the community while preserving and enhancing the remnant native Tuart tree population in the park for positive landscape visual amenity and biodiversity outcomes.	Not delivering on community expectations may impact on the City's reputation to provide equitable, quality public open spaces.

Status	Project Name	Project Description	Scope	Needs Analysis	Risks / Constraints
	Minor Improvements to Lakelands Community House	Minor Improvements to the Lakelands Community House to accommodate a group relocating from Parents Place	Minor Improvements to the Lakelands Community House to accommodate a group relocating from Parents Place 1. Installation of a PA door into the carport at Lakelands Community House for a secondary access to the building for office tenants 2. creating a more formal storage area for hirers by caging out a portion of the carport. 3. additional complimentary improvements to assist the functionality of the venue once the office space is utilised. Alarm set up, lighting	In July 2020 the City of Mandurah announced an organisational restructure as a result additional office space is required for departments at the Parents Place venue on Ormsby Terrace. Currently the Parents Place has office space that is leased to various groups. Under the direction of the City's Executive Leadership team a project team has been put together to progress discussions with the tenants at the Parents Place Building.	It has been over 12 months since anyone has made contact with Peel Preservation regarding the proposed relocation so it is important this discussion is progressed. Notification to hirers of the Lakelands Community House as access to the back toilets may be an issue.
	Minor Improvements to Sutton Hall	Minor Improvements to the Sutton Street Hall to accommodate the Peel Multicultural group relocating from Parents Place.	Minor Improvements to the Sutton Street Hall to accommodate the Peel Multicultural group relocating from Parents Place 1. Creation of an office in the current kitchen space 2. Relocation of kitchen air conditioner from its current location in the kitchen to the dividing wall between the hall and kitchen. 2. Install roller shutter over servery space 3. Install data points and communication points for office 4. Overall paint of the building internally 5. Skip bin to clear out the rubbish	In July 2020 the City of Mandurah announced an organisational restructure as a result additional office space required for departments at the Parents Place venue on Ormsby Terrace. Currently the Parents Place has office space that is leased to various groups. Under the direction of the City's Executive Leadership team a project team has been put together to progress discussions with the tenants at the Parents Place Building.	By not doing this project impacts the relocation of the Citys Built and Natural Environment team
	Mississippi Reserve	Redevelop Mississippi Reserve	Following Landscape Masterplan preparation and approval 2025/26 and subsequent detail landscape design, procure and construct park improvements. Includes play elements, paths, seating and picnic facilities, irrigation and improvements to grass surface, planting trees and shrubs. The fenced sump could be beautified and add value to the reserve. ** change name of other Mississippi Reserve capital budget request to Tennessee Reserve to avoid confusion.	This park has been identified as a priority Neighbourhood park to improve. The existing facilities to support the park functions are non existent at this undeveloped park and therefore do not meet community expectations. The aim is to create a useable, functional space for the recreational needs of the community while enhancing the tree population in the park for positive landscape visual amenity and biodiversity outcomes.	Not delivering on community expectations may impact on the City's reputation to provide equitable, quality public open spaces.
	Mississippi Park	Redevelop Mississippi Park	Following Landscape Masterplan preparation and approval 2023/24 and subsequent detail landscape design, procure and construct park improvements. Includes play elements, paths, seating and picnic facilities, improvements to grass surface, planting.	This park has been identified as a priority Neighbourhood park to improve. The existing facilities to support the park functions do not meet community expectations. The aim is to create a useable, functional space for the recreational needs of the community while preserving and enhancing the remnant native tree population in the park for positive landscape visual amenity and biodiversity outcomes.	Not delivering on community expectations may impact on the City's reputation to provide equitable, quality public open spaces.
	MPAC - External Steelwork	All high level external steelwork over boardwalks, balconies, covered way and canopies due for repainting after ten years. Signs of rusting is evident and require immediate attention	All steelwork surfaces to be pressure cleaned to remove white and brown rust. Areas of rust are to be treated with Corrizon and steelwork finished with two pack epoxy paint application. EWP's to be used for pressure cleaning and paint applications	The age, condition and location of this of this steel structure requires significant work to keep it in the condition that matches the surrounding architecture, and remains at a high standard of presentation for international Events and Tourism.	High level work requiring safety restraints
	Norwich Reserve	Redevelop Norwich Reserve	Following Landscape Masterplan preparation and approval 2024/25 and subsequent detail landscape design, procure and construct park improvements. Includes play elements, paths, seating and picnic facilities, improvements to grass surface, planting.	This park has been identified as a priority Neighbourhood park to improve. The existing facilities to support the park functions do not meet community expectations. There are clear opportunities to upgrade this park. The aim is to create a useable, functional space for the recreational needs of the community while preserving and enhancing the remnant native Tuart tree population in the park for positive landscape visual amenity and biodiversity outcomes.	Not delivering on community expectations may impact on the City's reputation to provide equitable, quality public open spaces.
	Observation Deck, Watersun Drive	Replacement of "Not Fit For Purpose" balustrade to observation deck and access ramp. The existing balustrading is subject to continuous vandalism and replacement parts are no longer available.	Remove existing FRP balustrading to observation deck and access ramp. Install new FRP Pultruded Profile ISO resin with PU coating balustrading system to perimeter of observation deck and access ramp	The balustrading is subject to vandalism damage and balustrade sections are no longer available.	None
	Paddle Trails and Launch Infrastructure	Establishment of a suite of watercraft launch sites across the Inlet, Estuary and rivers to enable locals and visitors to tailor their paddle according to conditions, their desired experience and skill level.	Paddle Launch Infrastructure involved an assessment of existing paddle launch sites in the Peel-Harvey Estuary, and a summary of additional infrastructure required to promote paddling as a recreational and visitor experience in Mandurah/Murray. The study outlined the essential characteristics of well-designed launch sites, including easy water access, parking and facilities. The study highlighted the opportunity to engage with less experienced paddlers via equipment hire and tour operators.	The Peel-Harvey Estuary Trails pre-feasibility study noted that there are currently 17 semi-formal paddle launch sites around the Peel Inlet, Harvey Estuary and Serpentine and Murray Rivers. However, none of the existing launch sites are currently suitable for all-abilities launch access, and this would need to be addressed. Quality paddle launch sites have potential to attract events, including paddle and multi-sport events, and Mandurah is well placed to cater for multi-sport events.	•Reputational risk – the City is expected to provide infrastructure for its residents that allows a range of recreational and visitor experiences for all ages and ability levels. •Economic risk – without an iconic nature-based tourism attraction, Mandurah's sustainable tourism potential may not be realised, and its tourism-related economic growth may be limited; •Environmental risk – without formal paddling infrastructure in place, the paddle launch sites are at risk of incorrect informal use

Status	Project Name	Project Description	Scope	Needs Analysis	Risks / Constraints
	Relocation of the hard wicket on northern oval at Lakelands Park	Relocation of the hard wicket on northern oval at Lakelands Park	Removal of current cricket infrastructure on oval Demolition of concrete slab Earthworks for new concrete wicket ' Purchase and install synthetic matt Concrete wicket slab Skip bin	The North Mandurah Football club are looking to install dugouts on the northern reserve at Lakelands Park. The original location for these dugouts is to be set out outside of the cricket boundary which then impacts the alignment of the football dugouts as they are not central to the oval. Currently the cricket wicket is installed for the future development of the school and also for the Peel cricket association to use. The facility does not home to a cricket club	We would need to arrange these works around the current usage of the oval as this would impact usage
	Resurface of the driveway to the Mandurah Tennis Club	Resurface of the driveway to the Mandurah Tennis Club	Repair of potholes/ruts through asphalt corrector Bitumen Spray seal single coat access way + car park with 10 mm aggregate Sweeping of area - pre seal and post seal Line marking reinstating Traffic management for tie ins (2 shifts, spray seal and asphalt)	Current driveway condition is showing significant wear and has trip hazards caused from deep pot holes. Maintenance has been done over the years to patch in places A access audit was undertaken at the Mandurah Tennis Club in 2021 which identified issues and provides considerations to improve general access to the venue. The audit identified that it was a high priority to get the driveway and carpark area sealed due to the amount of potholes	The works would need to be coordinated with the Mandurah Tennis Club so a different access to the courts is provided and significant notification is provided to members regarding the works.
	Seascapes Village Shade Structure	Steel structure to be re-galvanised. Roof and roof framing to be replaced	The 20/21 submission was not carried out as per the original Scope of Works The steel structure is in a dilapidated state and requires to be dismantle. sand blasted and re-galvanised off-site and reassembled. Existing roof and framing is rusted and in a danger state requiring it to be replaced entirely. All roof sheeting and fixing to be compliant with the AS and codes.	The age, condition and location of this shade structure requires significant work to keep it in the condition that matches the surrounding landscape architecture and village atmosphere which is also well used by the public	The roof is a risk over the next few year of coming off due a severe storms damaging surrounding infrastructure
	Senior Citizens Carpark	Redesign and construction of existing car park to include base, resurfacing, drainage upgrades, kerbing and footpath.			
	South East Dawesville - new lease boundary fence	Installation of Chain mesh fence to identify new leased boundary at Port Bouvard Yacht Club and Department of Education area.	Survey of Area Quote fence install Earthworks required to level the area Supply and install fence	The South East Dawesville Master Plan was endorsed in 2019. As part of the Master Planning stage the City worked closely with Port Bouvard Recreation and Sports Club and the Department of Education to achieve a design that supported both groups operations which was identified in the groups need for more storage and future extensions so the lease area was modified to take space from the water's edge and added to the back of the leased area.	Notification to the groups is required as when the current fence is removed the area will be unsecured until the fence is installed.
	Sutton Farm - Car Parking	Construction of Car Park as per Council Commitment to Development Contribution (pending proponent final agreement)	Construction of Car Parking - subject to detailed design	In considering any justification for a contribution for the site, firstly, the potential gain for the community should be considered – a long held 'publicly' accessible site (not formally provided) is secured; and a development that is sympathetic to the key State Heritage Registered site is provided and activated without the Council having to acquire and then maintain heritage buildings. Further, from the proponents and landowner's perspective, a significant investment in land ($4.25m) and buildings.	That the design is above this budgeted amount - however, Council's contribution is capped.
	Sutton Farm - Public Jetties	Delivery of Public Jetties at Sutton Farm in line with the proposed Development Contribution for the heritage project.	2.5m wide walkway x 90m long floating jetty = $727,500 •Recommend fund only the 'public component' of the jetty 50%; •Seek 50% funding through Recreational Boating Facilities Scheme (RBFS); •Jetty to be licensed to the City; •Formal access via easement to PAW provided.	Commitment by Council in August 2021 as part of a request to contribute to the overall Sutton Heritage Site project	Cost overruns - but Council's contribution is limited; Not getting Recreation Boating Facilities Funding which is to recoup half the cost
	Tims Thicket Waste Facility - Decommission Liquid Waste Infrastructure	Remove the septage waste infrastructure (pond liners, pipework, tanks, fencing, receival tank and valves, associated equipment etc) at the Tims Thicket Waste Facility and rehabilitate the site.	Remove the septage waste infrastructure (pond liners, pipework, tanks, fencing, receival tank and valves, associated equipment etc) and rehabilitate/level the site - including filling in pond excavations.	The site was previously licensed by DWER and the City has an obligation to decommission the septage infrastructure and rehabilitate the site.	The decommissioning plan requires approval by Council and DWER. The rehabilitation of the site will be dependant upon Council's proposed future use of this land (not yet determined) - which is limited by the current Crown Reserve Vesting.
	Torcello Mews Canal PAW renewal	Torcello Mews canal public accessway renewal - the existing accessway is in need of replacement as it has developed cracking that represents significant trip hazards.	Project site is confined with extremely difficult access. Core drill and pin canal wall header course blocks with stainless steel rods to prevent further movement. Cut and remove existing concrete footpath. Raise streetlight and bollard footings to required finished levels. Install new concrete footpath.	The existing footpath was installed with insufficient expansion joints and is exerting a horizontal load on the canal wall causing displacement of the wall header course and significant cracking on the footpath which represent trip hazards.	The City may be subject to vicarious liability for any damage sustained to the canal wall as a result of the movement of the adjoining footpath.

Status	Project Name	Project Description	Scope	Needs Analysis	Risks / Constraints
	Upgrade luminaries to LED's at the Port Bouvard Sport and Recreation Club	Upgrade the existing lighting on 2 bowling greens to LED at the Port Bouvard Sport and Recreation Club to meet Australian Standard of flood lighting for lawn bowls	Remove and dispose of metal halide fixtures Install new LED fittings Hire Cherry Picker LUX test Commission lighting Total Project Cost $35,582.72 CSRFF Grant Request $11,860.90 Requested from Council $11,860.90 Clubs' Contribution (cash) $11,860.92	Port Bouvard Sport and Recreation Club is financially sustainable with a strong membership base, vibrant social and competitive bowling programs, excellent and well-maintained facilities and an active engagement role within the local community. The Club has two synthetic bowling greens that are all floodlit, however they currently have metal halide fixtures which are not operating efficiently and are costly to repair. Night time participation and access to floodlights is considered important.	The project is anticipated to provide 100 lux level lighting, the Australian Standards for outdoor bowling green lighting AS2560.2.8, specifies 100 lux average as the required level of lighting to ensure a game of bowls can be played safely and comfortably. This is a community/Club lead initiative A structural engineer to conduct a structural capacity assessment of the current poles to ensure their suitability to handle the weight of the new luminaries.
	Upgrade to the Bortolo Pavilion Kitchen	Design and construct of Bortolo Kitchen to improve fuctionality	Design Kitchen for improved functionality Gut the kitchen Install larger rangehood Additional hand basin Create more storage options under bench Create an additional area for fridge and freezers tiles Painting	Due to increased catering demands from the sporting club the original kitchen at the Bortolo Pavilion is over 20 years old and requires improvement. It no longer offers the functionality for the hirers needs. Bortolo Reserve is home to 3 sporting clubs and the kiosk is used by all clubs during their seasons. The kiosk can not be used how the clubs all want to use it. The rangehood is too small and impacts the compliance of the kitchen The kitchen has simply reached the end of its life.	Requires approval from Council Health Department. Grease is accumulating on the walls and ceiling caused by failure of the exhaust hood capacity as it does not cover the deep fryers on the benchtops.
	Waste Management Centre - Upgrade Fire Fighting Infrastructure	Upgrade the fire fighting infrastructure at the Waste Management Centre to ensure it meets statutory requirements.	Remove the existing fire fighting bores, associated pipework and all existing fire fighting infrastructure from the site. Install new fire fighting infrastructure around the site (consisting of two large above ground tanks, booster pump and a ring main connected to a series of fire hydrants and fire hose reels). A detailed scope of works is being prepared by a fire consultant.	The upgrade of the fire fighting equipment at the Waste Management Centre is included in the implementation plan of the City's approved Waste Plan 2021-2025. The current fire fighting system at the site is sourced from an old dedicated pipework system and a series of bores. The system is tested quarterly, but is problematic and requires upgrading.	Upgraded fire fighting system needs to comply with current legislation The risk of a fire at the Waste Management Centre (tipping shed or recycling shed) is high and the facility requires a compliant functioning fire fighting system to enable emergency services to effectively fight any fire at the site.
	Waste Management Centre - Upgrade Recycling Area Stage 1	Upgrade greenwaste and industrial recycling areas at the Waste Management Centre in accordance with approved concept plan. Stage 1 - road works Stage 2 concrete hardstands and bunker walls	Construct outer ring road around existing green waste and industrial recycling areas in accordance with concept plan. New road will allow for improved access and expansion of these areas and provide adequate separation between trucks and residential vehicles accessing the site - which will lead to improved safety outcomes The works will be stages over 2 years. Stage 1 - construction of ring road and kerbing Stage 2 - construction of concrete hard stands and bunker walls to contain waste stockpi	The Waste Management Centre is approaching 25 years old and the existing recycling areas are in need of upgrade to cope with increase traffic and waste volumes at the facility. The existing compacted limestone hardstands for the recycling sareas are inadequate and require regular maintenance due to the volume of traffic. The scrap metal and inert waste stockpiles require containment within a bunker system which will improve aesthetics of the area, and improve waste handling.	The Waste Management Centre is licensed as a waste depot by the Department of Water and Environment Regulation and as such the proposed upgrade works as part of this project will require a Works Approval from DWER. It is proposed that the City will seek this approval from DWER in 2021/22.
	Westbury Way Offset Bird Waterer	Installation of a bird watering station at the Westbury Way offset site to enhance habitat qualities in addition to revegetation works. This project will be used as additional justification and contribute to the City's legislated offset requirements for the removal of vegetation required to construct the Ocean road sporting grounds	Installation of a bird watering station within the offset site, connection to mains water supply	The City is required to provide additional wildlife habitat at Westbury Way in exchange for clearing Banksia Woodland at the Ocean road sporting ground. This habitat needs to be enhanced with an artificial watering station due to increased bird mortality in extreme weather events (heatwaves). The funds are being drawn from the Meadow Springs offset account which sits in the environmental services operational budget pack	Connection to mains proves more costly than anticipated
	Wilderness Reserve	Redevelop Wilderness Reserve	Following Landscape Masterplan preparation and approval 2022/23 and subsequent detail landscape design, procure and construct park improvements. Includes play elements, paths, seating and picnic facilities, improvements to grass surface, planting. Include BMX jump zone and football goals.	Wilderness Reserve in Dawesville is one of the City's most southern, (partially) developed park. It is relatively large. Previous community engagement has indicated a high level of support to improve this park. The surrounding neighbourhood has grown significantly in the last decade with many children living there. There is a distinct lack of facilities to support the park functions. The park has irrigation and lawns established and considerable natural appeal.	Not delivering on community expectations may impact on the City's reputation to provide equitable access to quality public open spaces.
	Yalgorup National Park - Detailed Design Planning (to be undertaken in partnership with DBCA)	Department of Biodiversity, Conservation and Attractions (DBCA) to undertake detailed planning and implementation of the Yalgorup National Park Recreational Master Plan	The Yalgorup National Park Recreational Master Plan is a DBCA working document that will outline future investment opportunities within Yalgorup National Park. The Detailed Design Plan will be required for detailed design, concept and construction plans as well as subsequent infrastructure investment oDiverse accommodation opportunities (options, locations) oLong-distance walking and cycling trails; oDay-use areas and short-walk trails opportunities; oBeach access & visitor amenities	This project will identify and plan for the sustainable development of eco-tourism opportunities within Yalgorup National Park (NP) and on adjacent private land, to enable the growth of the local tourism product leading to improved economic and employment outcomes, and recreational opportunities.	•Environmental Risk There is a significant risk to the Yalgorup National Park's future sustainability without the development of sufficient management and conservation planning and resourcing including those threats currently posed by unauthorised vehicle access. •Economic Risk The Yalgorup National Park Recreation Master Plan facilitates opportunities for the park to be opened up and made accessible for visitors allowing the untapped potential of this unique environmental resource to realise

Status	Project Name	Project Description	Scope	Needs Analysis	Risks / Constraints
	Yalgorup National Park - Northern Access Road	Complete detailed design documentation	Connecting Quail Rd to the new northern access point into the Park. Completion of a 6.5m wide sealed road (includes clearing, earthworks, and drainage swale).	Planning and design of northern access road and entry statements, and early-stage investigation of potential tourism opportunities on adjacent private landholdings, in alignment with Yalgorup National Park Detailed Design.	•Environmental Risk There is a significant risk to the Yalgorup National Park's future sustainability without the development of sufficient management and conservation planning and resourcing including those threats currently posed by unauthorised vehicle access. •Economic Risk The Yalgorup National Park Recreation Master Plan facilitates opportunities for the park to be opened up and made accessible for visitors allowing the untapped potential of this unique environmental resource to realise
	Yalgorup National Park - Northern Access Road Construction	Complete construction of the Yalgorup NP northern access road.	Construction of a new / extended road connecting Quail Rd to the new northern access point into the Park. Completion of a 6.5m wide sealed road (includes clearing, earthworks, and drainage swale).	Planning and design of northern access road and entry statements, and early-stage investigation of potential tourism opportunities on adjacent private landholdings, in alignment with Yalgorup National Park Detailed Design.	•Environmental Risk There is a significant risk to the Yalgorup National Park's future sustainability without the development of sufficient management and conservation planning and resourcing including those threats currently posed by unauthorised vehicle access. •Economic Risk The Yalgorup National Park Recreation Master Plan facilitates opportunities for the park to be opened up and made accessible for visitors allowing the untapped potential of this unique environmental resource to realise

Business Services Baseline

Nature or Type	July - June Budget 2021/22	2022 Baseline
Animal Control		
Operating Expenses	101,657.71	127,027.98
Operating Income	-526,753.00	-551,030.00
Animal Control Total:	**-425,095.29**	**-424,002.02**
Building Services		
Operating Expenses	1,401,264.64	1,597,137.48
Operating Income	-917,360.00	-1,021,854.00
Building Services Total:	**483,904.64**	**575,283.48**
Business Systems Services		
Operating Expenses	2,057,265.56	1,584,634.70
Business Systems Services Total:	**2,057,265.56**	**1,584,634.70**
Cost Allocations		
Operating Expenses	-14,584,524.00	-15,443,385.00
Cost Allocations Total:	**-14,584,524.00**	**-15,443,385.00**
Development Compliance		
Operating Expenses	320,285.54	329,677.65
Operating Income	-257,975.00	-257,975.00
Development Compliance Total:	**62,310.54**	**71,702.65**
Director Business Services		
Operating Expenses	307,984.55	313,838.91
Director Business Services Total:	**307,984.55**	**313,838.91**
Elections		
Operating Expenses	294,746.00	0.00
Elections Total:	**294,746.00**	**0.00**
Emergency Management		
Operating Expenses	599,313.46	588,104.92
Operating Income	-151,680.00	-146,464.00
Emergency Management Total:	**447,633.46**	**441,640.92**
Financial Services		
Operating Expenses	1,612,867.37	1,362,638.27
Operating Income	-60,000.00	0.00
Financial Services Total:	**1,552,867.37**	**1,362,638.27**
Financial Services Administration		
Operating Expenses	326,255.60	324,497.35
Financial Services Administration Total:	**326,255.60**	**324,497.35**

Nature or Type	July - June Budget 2021/22	2022 Baseline
Fire Prevention		
Operating Expenses	49,112.00	40,074.00
Operating Income	-80,000.00	-107,730.00
Fire Prevention Total:	**-30,888.00**	**-67,656.00**
General Purpose Funding		
Operating Expenses	61,661.00	61,661.00
Operating Income	-2,604,807.00	-4,384,258.00
General Purpose Funding Total:	**-2,543,146.00**	**-4,322,597.00**
Geographic Information System		
Operating Expenses	177,162.41	196,723.09
Operating Income	-2,080.00	0.00
Geographic Information System Total:	**175,082.41**	**196,723.09**
Governance		
Operating Expenses	1,633,989.19	1,571,798.27
Operating Income	-21,570.00	-21,570.00
Governance Total:	**1,612,419.19**	**1,550,228.27**
Health Sampling		
Operating Expenses	809,429.97	822,894.29
Operating Income	-197,714.00	-209,867.00
Health Sampling Total:	**611,715.97**	**613,027.29**
Health Services Administration		
Operating Expenses	648,093.87	816,282.81
Operating Income	-22,634.00	-22,634.00
Health Services Administration Total:	**625,459.87**	**793,648.81**
Healthy Communities		
Operating Expenses	137,283.33	76,061.70
Healthy Communities Total:	**137,283.33**	**76,061.70**
Information and Communication Technology		
Operating Expenses	1,814,149.46	1,516,465.26
Operating Income	-3,108.00	-3,108.00
Information and Communication Technology Total:	**1,811,041.46**	**1,513,357.26**
Information Systems Administration		
Operating Expenses	289,835.58	302,246.70
Information Systems Administration Total:	**289,835.58**	**302,246.70**
Land Administration		
Operating Expenses	745,191.27	841,981.30
Operating Income	-21,607.00	-21,607.00
Land Administration Total:	**723,584.27**	**820,374.30**

Nature or Type	July - June Budget 2021/22	2022 Baseline
Mosquito Control		
Operating Expenses	575,085.31	482,293.58
Operating Income	-245,000.00	-185,247.00
Mosquito Control Total:	**330,085.31**	**297,046.58**
Parking Management		
Operating Expenses	98,586.94	98,256.61
Operating Income	-180,000.00	-206,661.00
Parking Management Total:	**-81,413.06**	**-108,404.39**
Rangers		
Operating Expenses	2,685,042.78	3,011,419.61
Operating Income	-40,029.00	-19,752.00
Rangers Total:	**2,645,013.78**	**2,991,667.61**
Rating Services		
Operating Expenses	1,976,775.65	1,833,666.20
Operating Income	-83,348,054.50	-83,508,493.25
Rating Services Total:	**-81,371,278.85**	**-81,674,827.05**
Statutory Planning		
Operating Expenses	790,014.83	1,044,661.70
Operating Income	-240,528.00	-240,528.00
Statutory Planning Total:	**549,486.83**	**804,133.70**
Statutory Services Administration		
Operating Expenses	5,718.88	33,716.53
Statutory Services Administration Total:	**5,718.88**	**33,716.53**
Working Smarter		
Operating Expenses	1,820,436.78	2,051,916.48
Operating Income	-1,022,942.00	-950,000.00
Working Smarter Total:	**797,494.78**	**1,101,916.48**

Place and Community Baseline

Nature or Type	July - June Budget 2021/22	2022 Baseline
Community Administration		
Operating Expenses	86,674.81	108,218.15
Community Administration Total:	**86,674.81**	**108,218.15**
Community Capacity Building		
Operating Expenses	2,391,515.40	2,403,822.49
Operating Income	-53,330.00	-178,108.00
Community Capacity Building Total:	**2,338,185.40**	**2,225,714.49**
Community Facility Management		
Operating Expenses	331,384.63	392,090.41
Community Facility Management Total:	**331,384.63**	**392,090.41**
Cultural Development		
Operating Expenses	1,976,541.76	1,876,848.41
Operating Income	-96,950.00	-116,950.00
Cultural Development Total:	**1,879,591.76**	**1,759,898.41**
Customer Services		
Operating Expenses	1,067,480.17	1,109,427.31
Customer Services Total:	**1,067,480.17**	**1,109,427.31**
Director Place and Community		
Operating Expenses	419,736.80	498,706.51
Director Place and Community Total:	**419,736.80**	**498,706.51**
Falcon Library		
Operating Expenses	962,990.94	924,716.26
Operating Income	-62,032.00	-61,149.00
Falcon Library Total:	**900,958.94**	**863,567.26**
HHCRC Administration		
Operating Expenses	74,617.68	340,971.44
HHCRC Administration Total:	**74,617.68**	**340,971.44**
HHCRC Operations		
Operating Expenses	35,454.14	35,658.20
HHCRC Operations Total:	**35,454.14**	**35,658.20**
HHCRC Program & Promotion		
Operating Expenses	39,465.88	33,036.38
Operating Income	-75,010.00	-75,116.00
HHCRC Program & Promotion Total:	**-35,544.12**	**-42,079.62**

Information Management		
Operating Expenses	660,527.98	719,608.43
Operating Income	-47,399.00	-46,371.00
Information Management Total:	**613,128.98**	**673,237.43**
Lakelands Library		
Operating Expenses	1,026,292.25	962,450.32
Operating Income	-26,601.00	-42,752.00
Lakelands Library Total:	**999,691.25**	**919,698.32**
Mandurah Library		
Operating Expenses	1,738,349.54	1,722,788.26
Operating Income	-59,229.00	-56,885.00
Mandurah Library Total:	**1,679,120.54**	**1,665,903.26**
MARC Administration		
Operating Expenses	1,800,772.32	1,918,539.45
Operating Income	-12,000.00	-12,194.00
MARC Administration Total:	**1,788,772.32**	**1,906,345.45**
MARC Aquatic Operations		
Operating Expenses	1,510,744.78	1,427,771.69
Operating Income	-1,187,330.00	-1,134,080.00
MARC Aquatic Operations Total:	**323,414.78**	**293,691.69**
MARC Cafe		
Operating Expenses	705,375.52	714,559.07
Operating Income	-673,639.00	-679,385.00
MARC Cafe Total:	**31,736.52**	**35,174.07**
MARC Creche		
Operating Expenses	254,691.52	261,574.71
Operating Income	-30,450.00	-30,450.00
MARC Creche Total:	**224,241.52**	**231,124.71**
MARC Dry Operations		
Operating Expenses	1,004,737.46	953,121.00
Operating Income	-43,391.00	-43,391.00
MARC Dry Operations Total:	**961,346.46**	**909,730.00**
MARC Health & Fitness		
Operating Expenses	1,138,173.02	1,002,384.93
Operating Income	-1,446,170.00	-1,436,170.00
MARC Health & Fitness Total:	**-307,996.98**	**-433,785.07**
MARC Program & Promotion		
Operating Expenses	383,120.17	364,785.82
Operating Income	-534,400.00	-534,400.00
MARC Program & Promotion Total:	**-151,279.83**	**-169,614.18**

MARC Swim School		
Operating Expenses	626,518.98	590,184.36
Operating Income	-698,428.00	-761,428.00
MARC Swim School Total:	**-71,909.02**	**-171,243.64**
Museum		
Operating Expenses	370,859.32	385,650.38
Operating Income	-4,830.00	-4,933.00
Museum Total:	**366,029.32**	**380,717.38**
OSHC Rec Centres		
Operating Expenses	16.00	0.00
OSHC Rec Centres Total:	**16.00**	**0.00**
Recreation Services Administration		
Operating Expenses	1,273,519.81	992,751.63
Operating Income	-186,243.00	-26,218.00
Recreation Services Administration Total:	**1,087,276.81**	**966,533.63**
Seniors		
Operating Expenses	839,888.10	758,356.28
Operating Income	-201,737.00	-197,255.00
Seniors Total:	**638,151.10**	**561,101.28**
Seniors Dining Room		
Operating Expenses	269,300.17	269,196.35
Operating Income	-176,762.00	-176,762.00
Seniors Dining Room Total:	**92,538.17**	**92,434.35**
Youth Development		
Operating Expenses	1,227,946.48	1,140,126.30
Operating Income	-45,680.00	-70,678.00
Youth Development Total:	**1,182,266.48**	**1,069,448.30**

Strategy and Economic Development Baseline

Nature or Type	July - June Budget 2021/22	2022 Baseline
City Centre Activation		
Operating Expenses	1,234,298.36	1,061,298.55
Operating Income	-4,160.00	-4,160.00
City Centre Activation Total:	**1,230,138.36**	**1,057,138.55**
Civic Events & Functions		
Operating Expenses	196,131.00	195,822.00
Civic Events & Functions Total:	**196,131.00**	**195,822.00**
Corporate Communications		
Operating Expenses	1,562,002.05	1,560,023.27
Corporate Communications Total:	**1,562,002.05**	**1,560,023.27**
Corporate Strategy and Development		
Operating Expenses	579,839.02	431,529.14
Corporate Strategy and Development Total:	**579,839.02**	**431,529.14**
Crabfest		
Operating Expenses	750,374.00	700,374.00
Operating Income	-263,764.00	-272,632.00
Crabfest Total:	**486,610.00**	**427,742.00**
Director Strategy & Economic Development		
Operating Expenses	521,084.82	587,031.74
Director Strategy & Economic Development Total:	**521,084.82**	**587,031.74**
Economic Development		
Operating Expenses	2,663,630.30	1,749,499.92
Economic Development Total:	**2,663,630.30**	**1,749,499.92**
Elected Members		
Operating Expenses	840,904.62	851,982.58
Elected Members Total:	**840,904.62**	**851,982.58**
External Event Management		
Operating Expenses	251,079.00	251,079.00
External Event Management Total:	**251,079.00**	**251,079.00**
Festivals & Events		
Operating Expenses	1,727,319.49	1,355,606.78
Operating Income	-22,698.00	-24,578.00
Festivals & Events Total:	**1,704,621.49**	**1,331,028.78**

Nature or Type	July - June Budget 2021/22	2022 Baseline
Mandurah Visitors Centre		
Operating Expenses	116,376.82	209,804.35
Mandurah Visitors Centre Total:	**116,376.82**	**209,804.35**
Office of the Mayor and Councillors		
Operating Expenses	844,922.62	949,852.14
Office of the Mayor and Councillors Total:	**844,922.62**	**949,852.14**
Other Projects - Events		
Operating Expenses	109,968.00	109,968.00
Other Projects - Events Total:	**109,968.00**	**109,968.00**
Payroll Services		
Operating Expenses	7,026.37	10,899.37
Payroll Services Total:	**7,026.37**	**10,899.37**
People and Culture Administration		
Operating Expenses	187,953.52	183,054.34
People and Culture Administration Total:	**187,953.52**	**183,054.34**
People Services		
Operating Expenses	989,427.58	854,318.75
Operating Income	-2,080.00	-2,080.00
People Services Total:	**987,347.58**	**852,238.75**
Performance and Culture		
Operating Expenses	1,094,454.53	1,190,268.56
Performance and Culture Total:	**1,094,454.53**	**1,190,268.56**
Safety		
Operating Expenses	416,821.13	421,551.21
Safety Total:	**416,821.13**	**421,551.21**
Strategic Planning		
Operating Expenses	771,154.32	366,206.11
Strategic Planning Total:	**771,154.32**	**366,206.11**
Tourism		
Operating Expenses	1,186,000.00	1,243,266.00
Tourism Total:	**1,186,000.00**	**1,243,266.00**

Built and Natural Environment Baseline

Nature or Type	July - June Budget 2021/22	2022 Baseline
Ablutions		
Operating Expenses	1,062,427.38	1,071,864.00
Ablutions Total:	**1,062,427.38**	**1,071,864.00**
Asset Management		
Operating Expenses	810,087.35	712,846.04
Operating Income	-5,200.00	-5,200.00
Asset Management Total:	**804,887.35**	**707,646.04**
Assets Parks and Reserves Maintenance		
Operating Expenses	10,158,755.25	1,270,436.00
Operating Income	-792,695.00	-744,141.00
Assets Parks and Reserves Maintenance Total:	**9,366,060.25**	**526,295.00**
Bridge Maintenance		
Operating Expenses	952,637.07	290,246.00
Bridge Maintenance Total:	**952,637.07**	**290,246.00**
Canal Maintenance		
Operating Expenses	663,702.00	165,020.00
Operating Income	-129,579.00	-157,719.00
Canal Maintenance Total:	**534,123.00**	**7,301.00**
Central Parks & Reserve Maintenance		
Operating Expenses	2,530,390.75	2,458,532.00
Central Parks & Reserve Maintenance Total:	**2,530,390.75**	**2,458,532.00**
Chalets		
Operating Expenses	743,487.00	745,891.00
Operating Income	-770,766.00	-770,766.00
Chalets Total:	**-27,279.00**	**-24,875.00**
Citybuild Overheads		
Operating Expenses	847,478.85	1,544,043.04
Operating Income	-4,160.00	-4,160.00
Citybuild Overheads Total:	**843,318.85**	**1,539,883.04**
Cityfleet Overheads		
Operating Expenses	2,279,236.72	2,776,718.20
Operating Income	-40,713.00	-40,713.00
Cityfleet Overheads Total:	**2,238,523.72**	**2,736,005.20**

Nature or Type	July - June Budget 2021/22	2022 Baseline
Cityparks Overheads		
Operating Expenses	2,207,999.40	5,470,265.40
Operating Income	-16,120.00	-16,120.00
Cityparks Overheads Total:	**2,191,879.40**	**5,454,145.40**
Cityworks Overheads		
Operating Expenses	741,027.03	3,478,580.63
Operating Income	-15,600.00	-15,600.00
Cityworks Overheads Total:	**725,427.03**	**3,462,980.63**
Civil Construction Maintenance		
Operating Expenses	347,495.62	347,495.62
Civil Construction Maintenance Total:	**347,495.62**	**347,495.62**
Climate Change		
Operating Expenses	197,989.00	82,214.00
Climate Change Total:	**197,989.00**	**82,214.00**
Design and Development		
Operating Expenses	671,350.46	1,082,231.33
Operating Income	-6,240.00	-6,240.00
Design and Development Total:	**665,110.46**	**1,075,991.33**
Director Built and Natural Environment		
Operating Expenses	1,444,149.25	1,455,286.44
Operating Income	-2,056.00	-2,056.00
Director Built and Natural Environment Total:	**1,442,093.25**	**1,453,230.44**
Drainage Maintenance		
Operating Expenses	3,422,620.18	1,064,647.01
Drainage Maintenance Total:	**3,422,620.18**	**1,064,647.01**
Engineering Services		
Operating Expenses	838,961.42	857,592.58
Operating Income	-4,160.00	-4,160.00
Engineering Services Total:	**834,801.42**	**853,432.58**
Environmental Services		
Operating Expenses	1,859,217.30	1,699,990.39
Operating Income	-12,080.00	-2,080.00
Environmental Services Total:	**1,847,137.30**	**1,697,910.39**

Nature or Type	July - June Budget 2021/22	2022 Baseline
Facility Management		
Operating Expenses	9,620,068.48	6,249,884.00
Operating Income	-1,187,772.91	-1,294,888.00
Facility Management Total:	**8,432,295.57**	**4,954,996.00**
Footpath Maintenance		
Operating Expenses	657,109.84	665,642.00
Footpath Maintenance Total:	**657,109.84**	**665,642.00**
Infrastructure Management Administration		
Operating Expenses	917,487.49	441,968.88
Operating Income	-5,720.00	-5,720.00
Infrastructure Management Administration Total:	**911,767.49**	**436,248.88**
Irrigation Park & Reserve Maintenance		
Operating Expenses	0.00	234,872.00
Irrigation Park & Reserve Maintenance Total:	**0.00**	**234,872.00**
Kerb Maintenance		
Operating Expenses	87,629.32	103,177.00
Kerb Maintenance Total:	**87,629.32**	**103,177.00**
Landscaping Services		
Operating Expenses	560,032.15	1,538,441.18
Operating Income	-2,080.00	-12,080.00
Landscaping Services Total:	**557,952.15**	**1,526,361.18**
Litter Collection		
Operating Expenses	129,215.00	132,138.00
Operating Income	-1,850.00	-1,850.00
Litter Collection Total:	**127,365.00**	**130,288.00**
Mandurah Business Centre		
Operating Expenses	0.00	17,465.00
Operating Income	0.00	-56,729.00
Mandurah Business Centre Total:	**0.00**	**-39,264.00**
Marina		
Operating Expenses	1,514,120.95	1,930,205.31
Operating Income	-2,052,000.00	-2,110,292.00
Marina Total:	**-537,879.05**	**-180,086.69**
Natural Areas Maintenance		
Operating Expenses	1,806,213.07	1,828,318.00
Natural Areas Maintenance Total:	**1,806,213.07**	**1,828,318.00**

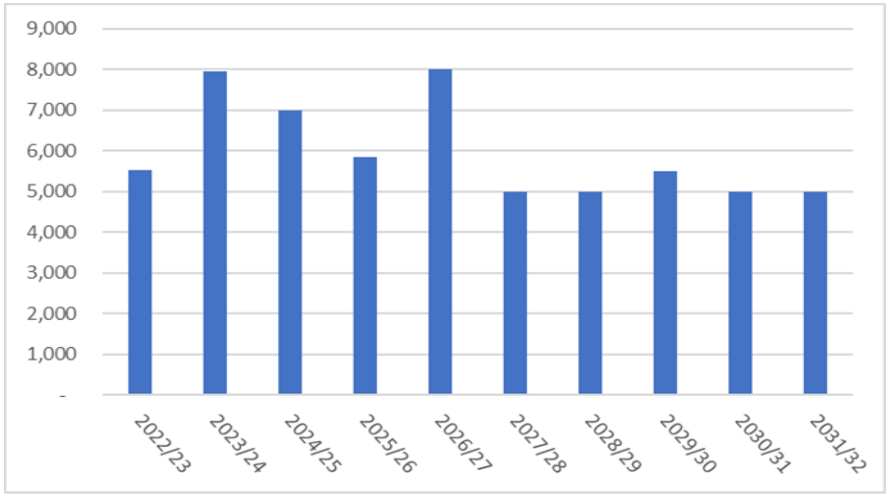
Nature or Type	July - June Budget 2021/22	2022 Baseline
North Park & Reserve Maintenance		
Operating Expenses	1,751,565.68	1,493,031.00
North Park & Reserve Maintenance Total:	**1,751,565.68**	**1,493,031.00**
Operations Centre Administration		
Operating Expenses	296,895.45	687,143.32
Operating Income	-3,108.00	-3,108.00
Operations Centre Administration Total:	**293,787.45**	**684,035.32**
Peron Naturalist		
Operating Expenses	113,587.64	114,973.57
Operating Income	-120,000.00	0.00
Peron Naturalist Total:	**-6,412.36**	**114,973.57**
Project Management		
Operating Expenses	405,473.36	845,570.80
Operating Income	-3,640.00	-3,640.00
Project Management Total:	**401,833.36**	**841,930.80**
Projects Park & Reserve Maintenance		
Operating Expenses	696,133.72	847,832.00
Projects Park & Reserve Maintenance Total:	**696,133.72**	**847,832.00**
Public Access Way Maintenance		
Operating Expenses	98,870.36	113,532.00
Public Access Way Maintenance Total:	**98,870.36**	**113,532.00**
Recycling Collection		
Operating Expenses	2,367,808.00	2,369,384.00
Operating Income	-99,204.00	0.00
Recycling Collection Total:	**2,268,604.00**	**2,369,384.00**
Refuse Collection		
Operating Expenses	3,465,494.00	3,569,693.00
Operating Income	-13,795,000.00	-17,192,711.00
Refuse Collection Total:	**-10,329,506.00**	**-13,623,018.00**
Road Planned Maintenance		
Operating Expenses	10,625,830.61	1,197,440.00
Road Planned Maintenance Total:	**10,625,830.61**	**1,197,440.00**
Road Reactive Maintenance		
Operating Expenses	141,589.64	163,041.00
Road Reactive Maintenance Total:	**141,589.64**	**163,041.00**

Nature or Type	July - June Budget 2021/22	2022 Baseline
Shared Park & Reserve Maintenance		
Operating Expenses	358,743.37	407,213.00
Shared Park & Reserve Maintenance Total:	**358,743.37**	**407,213.00**
South Park & Reserve Maintenance		
Operating Expenses	1,926,888.29	1,835,061.00
South Park & Reserve Maintenance Total:	**1,926,888.29**	**1,835,061.00**
Sportsground Maintenance		
Operating Expenses	1,417,952.15	1,317,856.00
Sportsground Maintenance Total:	**1,417,952.15**	**1,317,856.00**
Street Lighting Maintenance		
Operating Expenses	2,796,969.99	2,815,344.00
Street Lighting Maintenance Total:	**2,796,969.99**	**2,815,344.00**
Street Tree Maintenance		
Operating Expenses	1,308,864.69	1,000,171.00
Operating Income	-6,681.00	-6,681.00
Street Tree Maintenance Total:	**1,302,183.69**	**993,490.00**
Streetsweeping		
Operating Expenses	746,084.46	972,584.00
Operating Income	-6,598.00	-6,598.00
Streetsweeping Total:	**739,486.46**	**965,986.00**
Survey Services		
Operating Expenses	481,901.49	623,069.49
Operating Income	-8,042.00	-8,042.00
Survey Services Total:	**473,859.49**	**615,027.49**
Technical Services Administration		
Operating Expenses	538,402.51	545,353.79
Operating Income	-20,000.00	0.00
Technical Services Administration Total:	**518,402.51**	**545,353.79**
Tims Thicket Inert		
Operating Expenses	723,346.00	741,897.00
Operating Income	-220,000.00	-220,000.00
Tims Thicket Inert Total:	**503,346.00**	**521,897.00**
Tims Thicket Septage		
Operating Expenses	51,384.00	51,384.00
Tims Thicket Septage Total:	**51,384.00**	**51,384.00**

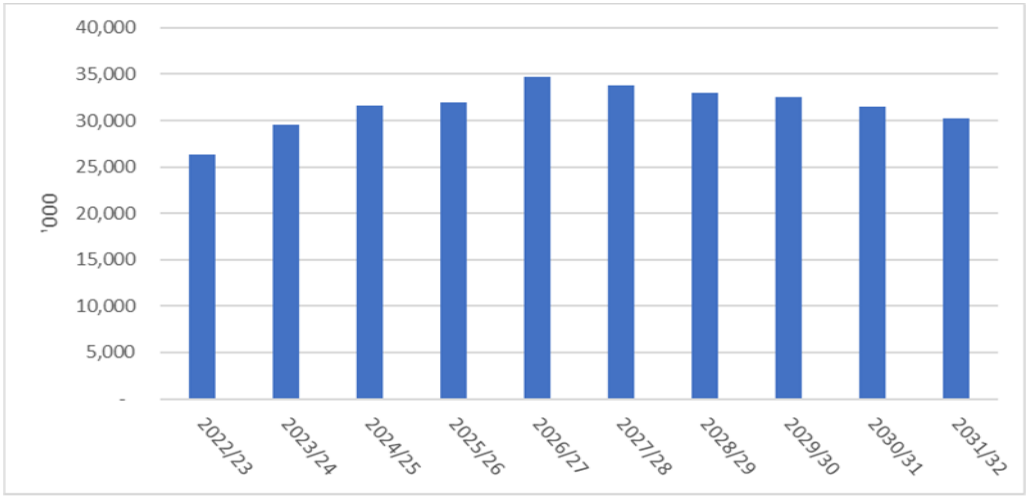
Nature or Type	July - June Budget 2021/22	2022 Baseline
Traffic Management		
Operating Expenses	499,606.30	350,266.00
Operating Income	-5,139.00	-5,139.00
Traffic Management Total:	**494,467.30**	**345,127.00**
Verge Collection		
Operating Expenses	891,886.00	935,000.00
Verge Collection Total:	**891,886.00**	**935,000.00**
Verge/Median Parks Maintenance		
Operating Expenses	593,655.15	723,607.00
Operating Income	-179,846.00	-197,154.00
Verge/Median Parks Maintenance Total:	**413,809.15**	**526,453.00**
Verge/Median Roads Maintenance		
Operating Expenses	150,640.43	0.00
Verge/Median Roads Maintenance Total:	**150,640.43**	**0.00**
Waste Management Administration		
Operating Expenses	669,379.96	693,340.87
Waste Management Administration Total:	**669,379.96**	**693,340.87**
Waste Transfer Station		
Operating Expenses	7,057,178.56	10,257,268.00
Operating Income	-1,605,000.00	-1,660,000.00
Waste Transfer Station Total:	**5,452,178.56**	**8,597,268.00**
Waterways		
Operating Expenses	4,371,627.93	1,654,083.92
Operating Income	-132,047.00	-187,039.00
Waterways Total:	**4,239,580.93**	**1,467,044.92**

	2021/22 $'000	Year 1 2022/23 $'000	Year 2 2023/24 $'000	Year 3 2024/25 $'000	Year 4 2025/26 $'000	Year 5 2026/27 $'000	Year 6 2027/28 $'000	Year 7 2028/29 $'000	Year 8 2029/30 $'000	Year 9 2030/31 $'000	Year 10 2031/32 $'000
Closing Balance	24,472	26,290	29,569	31,592	31,952	34,697	33,786	32,976	32,513	31,447	30,267
Repayments (Existing Loans):											
Principal	5,105.4	3,624.1	3,463.6	3,026.6	2,871.0	2,033.1	1,916.7	1,278.4	879.6	420.1	420.1
Interest	623.3	609.4	480.9	365.9	262.7	176.1	110.0	57.9	23.5	6.4	6.4
Total repayments	**5,728.7**	**4,233.5**	**3,944.6**	**3,392.5**	**3,133.6**	**2,209.2**	**2,026.7**	**1,336.3**	**903.1**	**426.5**	**426.5**
New loans	**7,016**	**5,537**	**7,950**	**7,000**	**5,850**	**8,000**	**5,000**	**5,000**	**5,500**	**5,000**	**5,000**
New loan repayments											
Principal	-	94.6	1,207.3	1,949.9	2,619.3	3,222.2	3,994.7	4,531.5	5,083.0	5,646.0	5,760.0
Interest	-	9.2	118.5	257.9	364.0	440.3	537.3	566.6	586.1	594.3	495.2
Total new repayments		303.8	1,525.8	2,407.8	3,183.3	3,862.5	4,732.0	5,298.1	5,869.1	6,440.4	6,455.3

New loans by year



Loan Balance



Reserves **Summary**

	2022/23 $'000	2023/24 $'000	2024/25 $'000	2025/26 $'000	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000	2030/31 $'000	2031/32 $'000
Opening balance	30,985	31,227	24,683	23,307	23,227	23,036	23,036	23,036	22,986	22,986
Amount set aside / Transfer to Reserve	3,087	-	-	-	-	-	-	-	-	-
Amount used / Transfer from Reserve	(2,846)	(6,544)	(1,376)	(80)	(191)	-	-	(50)	-	-
Closing Balance	31,227	24,683	23,307	23,227	23,036	23,036	23,036	22,986	22,986	22,986

Detail

		2022/23 $'000	2023/24 $'000	2024/25 $'000	2025/26 $'000	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000	2030/31 $'000	2031/32 $'000
(a)	**Building**										
	Opening balance	948	948	948	948	948	948	948	948	948	948
	Amount set aside / Transfer to Reserve	-	-	-	-	-	-	-	-	-	-
	Amount used / Transfer from Reserve	-	-	-	-	-	-	-	-	-	-
		948	948	948	948	948	948	948	948	948	948
(b)	**Parking**										
	Opening balance	488	488	488	488	488	488	488	488	488	488
	Amount set aside / Transfer to Reserve	-	-	-	-	-	-	-	-	-	-
	Amount used / Transfer from Reserve	-	-	-	-	-	-	-	-	-	-
		488	488	488	488	488	488	488	488	488	488
(c)	**Asset Management**										
	Opening balance	7,677	9,095	4,718	3,400	3,392	3,231	3,231	3,231	3,181	3,181
	Amount set aside / Transfer to Reserve	2,436	-	-	-	-	-	-	-	-	-
	Amount used / Transfer from Reserve	(1,017)	(4,377)	(1,318)	(8)	(161)	-	-	(50)	-	-
		9,095	4,718	3,400	3,392	3,231	3,231	3,231	3,181	3,181	3,181
(d)	**Sustainability**										
	Opening balance	373	296	221	164	92	92	92	92	92	92
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve	(77)	(75)	(58)	(72)						
		296	221	164	92	92	92	92	92	92	92
(e)	**Waste Facilities Reserve Fund**										
	Opening balance	3,108	2,158	1,658	1,658	1,658	1,628	1,628	1,628	1,628	1,628
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve	(950)	(500)			(30)					
		2,158	1,658	1,658	1,658	1,628	1,628	1,628	1,628	1,628	1,628
(f)	**CLAG**										
	Opening balance	8	8	8	8	8	8	8	8	8	8
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		8	8	8	8	8	8	8	8	8	8
(g)	**Mandurah Ocean Marina**										
	Opening balance	181	181	181	181	181	181	181	181	181	181
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		181	181	181	181	181	181	181	181	181	181
(h)	**Waterways**										
	Opening balance	725	725	725	725	725	725	725	725	725	725
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		725	725	725	725	725	725	725	725	725	725
(i)	**Port Mandurah Canals Stage 2 Maintenance**										
	Opening balance	94	94	94	94	94	94	94	94	94	94
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		94	94	94	94	94	94	94	94	94	94
(j)	**Mariners Cove Canals**										
	Opening balance	86	86	86	86	86	86	86	86	86	86
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		86	86	86	86	86	86	86	86	86	86

		2022/23 $'000	2023/24 $'000	2024/25 $'000	2025/26 $'000	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000	2030/31 $'000	2031/32 $'000
(k)	**Port Bouvard Canal Maintenance Contributions**										
	Opening balance	271	271	271	271	271	271	271	271	271	271
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		271	271	271	271	271	271	271	271	271	271
(l)	**Cash in Lieu POS Contributions**										
	Opening balance	-	350	-	-	-	-	-	-	-	-
	Amount set aside / Transfer to Reserve	651									
	Amount used / Transfer from Reserve	(301)	(350)								
		350	-	-	-	-	-	-	-	-	-
(m)	**Unspent Grants & Contributions**										
	Opening balance	486	86	86	86	86	86	86	86	86	86
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve	(400)									
		86	86	86	86	86	86	86	86	86	86
(n)	**Leave Reserve**										
	Opening balance	4,664	4,664	4,664	4,664	4,664	4,664	4,664	4,664	4,664	4,664
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		4,664	4,664	4,664	4,664	4,664	4,664	4,664	4,664	4,664	4,664
(o)	**Bushland Acquisition**										
	Opening balance	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
(p)	**Coastal Storm Contingency**										
	Opening balance	262	262	262	262	262	262	262	262	262	262
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		262	262	262	262	262	262	262	262	262	262
(q)	**Digital Futures**										
	Opening balance	71	71	71	71	71	71	71	71	71	71
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		71	71	71	71	71	71	71	71	71	71
(r)	**Decked Carparking**										
	Opening balance	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
(s)	**Specified Area Rates - Waterside Canals**										
	Opening balance	114	114	114	114	114	114	114	114	114	114
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		114	114	114	114	114	114	114	114	114	114
(t)	**Specified Area Rates - Port Mandurah Canals**										
	Opening balance	145	145	145	145	145	145	145	145	145	145
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		145	145	145	145	145	145	145	145	145	145
(u)	**Specified Area Rates - Mandurah Quay Canals**										
	Opening balance	222	222	222	222	222	222	222	222	222	222
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		222	222	222	222	222	222	222	222	222	222
(v)	**Specified Area Rates - Mandurah Ocean Marina**										
	Opening balance	411	411	411	411	411	411	411	411	411	411
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		411	411	411	411	411	411	411	411	411	411
(w)	**Specified Area Rate - Port Bouvard Canals**										
	Opening balance	123	123	123	123	123	123	123	123	123	123
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		123	123	123	123	123	123	123	123	123	123
(x)	**Specified Area Rate - Mariners Cove**										
	Opening balance	5	5	5	5	5	5	5	5	5	5
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		5	5	5	5	5	5	5	5	5	5
(y)	**Specified Area Rate - Eastport**										
	Opening balance	36	36	36	36	36	36	36	36	36	36
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		36	36	36	36	36	36	36	36	36	36

		2022/23 $'000	2023/24 $'000	2024/25 $'000	2025/26 $'000	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000	2030/31 $'000	2031/32 $'000
(z)	**Sportsclubs Maintenance Levy**										
	Opening balance	204	204	204	204	204	204	204	204	204	204
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		204	204	204	204	204	204	204	204	204	204
(aa)	**City Centre Land Acquisition Reserve**										
	Opening balance	1,007	907	607	607	607	607	607	607	607	607
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve	(100)	(300)								
		907	607	607	607	607	607	607	607	607	607
(ab)	**Lakelands Community Infrastructure Reserve**										
	Opening balance	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118
(ac)	**Plant Reserve**										
	Opening balance	835	835	835	835	835	835	835	835	835	835
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		835	835	835	835	835	835	835	835	835	835
(ad)	**Workers Compensation**										
	Opening balance	484	484	484	484	484	484	484	484	484	484
	Amount set aside / Transfer to Reserve										
	Amount used / Transfer from Reserve										
		484	484	484	484	484	484	484	484	484	484
(ae)	**Restricted Cash Reserve**										
	Opening balance	2,815	2,815	1,873	1,873	1,873	1,873	1,873	1,873	1,873	1,873
	Amount set aside / Transfer to Reserve	-									
	Amount used / Transfer from Reserve	-	(942)								
		2,815	1,873	1,873	1,873	1,873	1,873	1,873	1,873	1,873	1,873

Inputs		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
CPI increases		3.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%
LG Cost Index		5.70%	2.50%	2.20%	2.20%	2.20%	2.20%	2.20%	2.20%	2.20%	2.20%
LG Cost Index - Insurance		6.00%	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%
LG Cost Index - Utilities		1.40%	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%
Interim Rates		$ 600,000.00	$ 600,000.00	$ 600,000.00	$ 600,000.00	$ 600,000.00	$ 600,000.00	$ 600,000.00	$ 600,000.00	$ 600,000.00	$ 600,000.00
Superannuation Statutory rates		10.50%	11.00%	11.50%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%
Assumptions in the plan											
Salaries & Wages	EA Increases	2.00%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%
Employee Costs	CPI	3.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%
Materials and Contracts	CPI	3.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%
Insurance	LG Cost Index - Insurance	6.00%	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%
Interest Expense	CPI	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Utilities	LG Cost Index - Utilities	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%
Operating Grants, Subsidies & Contributions	CPI	3.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%
Fees & Charges	CPI	3.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%
Rates		4.43%	3.43%	3.43%	3.43%	3.43%	3.43%	3.43%	3.43%	3.43%	3.43%

Ratios	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Current Ratio **(>1)**	1.27	1.36	1.35	1.33	1.35	1.38	1.40	1.42	1.49	1.52
Debt service cover ratio **(Basic >2, Advanced >5)**	3.33	3.18	3.30	3.31	3.65	3.70	4.10	4.35	4.54	5.00
Own source revenue **(Basic >0.4, Intermediate >0.6, Advanced >0.9)**	0.83	0.85	0.86	0.88	0.89	0.91	0.92	0.93	0.94	0.96
Operating Surplus ratio **(Basic >0.01, Advanced >0.15)**	-0.15	-0.12	-0.10	-0.09	-0.07	-0.05	-0.04	-0.02	-0.01	0.01
Asset Consumption Ratio **(Basic >0.5, Improving between 0.6 and 0.75)**	0.70	0.69	0.67	0.65	0.64	0.62	0.61	0.60	0.59	0.58
Asset Sustainability Ratio **(Basic >0.9, Improving between 0.9 and 1.1)**	0.68	0.93	0.67	0.69	0.66	0.76	0.81	1.00	0.94	1.02
Asset renewal ratio **(Basic between .75 and .95, improving between .95 and 1.05)**	0.85	0.82	0.82	0.86	0.92	0.95	0.96	1.00	1.06	1.13

3	**SUBJECT:**	Notice of Intention to Impose the 2022/23 Differential Rates and Minimum Payments
	DIRECTOR:	Business Services
	MEETING:	Council Meeting
	MEETING DATE:	24 May 2022

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.

City officers have considered the City's obligations under: existing contracts to pay an increased rate generally based on the Consumer Price Index (CPI) increase (March 2022, 7.6% from corresponding quarter of previous year, proposed budget includes an average of 3.75%); the employee annual increase in accordance with the City of Mandurah Enterprise Agreement (1.35% until March 2023 and then 1.5% or CPI whichever is the greater) and the additional 0.5% compulsory superannuation contribution (to 10.5%); expected increase in utilities; increase in insurance (of 6%); and the asset renewal investment required to maintain the City's $1.3 billion asset portfolio. It is recommended that Council approve to advertise an increase of 4.43% for the 2022/2023 rating year across all rate categories.

Disclosure of Interest

N/A

Previous Relevant Documentation

- SP. 1/5/20 11 May 2021 Notice of Intention to Impose the 2021/22 Differential 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. Further, the City's existing infrastructure is ageing and requires investment for maintenance and replacement

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 contains a rate increase of 4.43%. The increase is recommended to be approved due to increases to the City's costs related to inflation, cost of materials, transportation and sub contractor costs. The budget includes an additional investment into asset renewal projects which commences the proposed strategy to increase the level of investment that is required to maintain the City's $1.3 billion asset portfolio and to reach the required renewal expenditure level by year 10. This will ensure that there are adequate funds to maintain the level of service and quality of infrastructure assets that is enjoyed today. City officers presented six rate strategies for Council to consider which are discussed further in this report, with a recommendation for Council to approve option one. The draft budget that is being prepared aligns to year one of the Long Term Financial Plan and includes the following projects and programs:

Project/Program	Investment	Details
Environmental Programs and Landscaping Services	$ 3,522,391	Includes: • 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 • 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 • Undertake landscape designs in accordance with applicable standards. Liaise with key stakeholders to ensure designs meet customer expectations • Undertake park assessments for asset management purposes and to inform upgrade programs. Coordinate the park information signage program and memorial seating program
Ablution Maintenance, Facility Maintenance and Street Lighting	$ 12,592,386	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, various sporting facilities and the City's street lighting.
Sports Reserves	$ 1,827,817	Maintenance and upkeep of 20 sports grounds and associated facilities including: • 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	$17,717,976	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. 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.
Roads, Footpaths, Carparks maintenance	$8,420,562	Maintaining the $514 million of roads, paths, kerbs, carparks assets that the City has constructed.
Coastal & Waterways	$ 1,291,609	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	$ 7,837,726	Delivering services at the Mandurah Aquatic and Recreation Centre. The MARC receives 780,000 visits per year (330,000 Aquatic, 450,000 Dry) and comprises of: Swim School – Over 1,500 customers per term: • 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 Sports and Programs (Adults and Children): • Water Polo • Futsal Competitions • Netball Competitions • First Aid Courses

		• Walking Groups • Creche -Operation and staffing of onsite Creche facilities covering 6 days per week • Kids Club • Action Tots • Tots Gymnastics • Recreational Gymnastics • Pre-K Kids • Public Pool inflatable sessions • Birthday Parties • Junior Power Fit Aquatic Facilities - 330,000 visits per year: • Facilitate and manage casual swimming sessions across 2 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 • Design and manage events (Teen Pool Party) Health and Fitness - 3,000 members plus casual entry: • 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 Dry Operations • Delivery of Café facility • Delivery of Customer service operations Bookings • Management of MARC community hire and event spaces (aquatic and dry) Club Liaison • Partnership and stakeholder management and facilitation (Squash, Badminton, Volleyball, Squash, Lifeball, Peel Football and Netball League)
Events	$ 2,462,679	• 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 Caravan & Camping Show. • In 2022/23 new events that have been secured include; PIA Conference, Baseball Australia Senior League Champs 2022 & 2023, Squeeze Music Festival, Mandurah Country Music Festival, Australian Veterans Golf, F5WC Regional Qualifier, WSL Junior Pro, NRM WA and Coastal Conference, Paddle Australia Canoe Racing National/World Championship, Taekwondo National Championships
Economic Development Initiatives	$ 4,159,813	Including: • Visit Mandurah contribution • Restart Mandurah Grow Now Grants • Restart Mandurah Ready Now Grants • Transform Mandurah CBD revitalisation project • Peel CCI contributions • Entrepreneurship programs • Human capital programs • Economic development programs such as hydrogen cluster, paddle trails program, shared island use trial, Yalgorup National Park • Business case and feasibility development • City centre activation initiatives
Community Capacity Building	$ 2,244,462	Including providing projects, professional support, leadership and advocacy in: • 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, 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	$ 331,323	The City supports a range of grants including; • Community Assistance Fund • Community Partnership Fund (3 years sector and community group support) uncapped • Murdoch University Scholarships (3 years) • Nikki Wise Memorial Fund
Rangers and public safety	$ 3,368,309	Includes management of dogs, cats, local laws, bushfire, off road vehicles, beach closures, littering, electoral signage and general signage
Environmental Health	$ 2,248,141	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	$ 3,603,503	• Activation of three modern Libraries, Lakelands, Mandurah and Falcon. • Over 50,000 active members • Provision of a broad range of activities and programs across all 3 libraries, including; o 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	$ 1,057,160	• Provide a facility with over 2,000+ active members, 70+ volunteers, 50 activities and 6 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	$ 395,239	• Situated on the site of Mandurah's first school, historical police station and court house; home Mandurah's rich history and collections. • 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	$ 1,937,579	• Two major annual events and festivals; Mandurah Arts Festival and Wearable Arts Mandurah. • Mandurah Performing Arts Centre contribution • 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	$ 1,165,369	• 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 (BDYC) 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 one of the LTFP (2022/23 financial year):

Drain Cleaning Unit	$680,000
Waste Management Centre - Upgrade Recycling Area Stage 1	$500,000
Island Shared Use Trail	$455,000
Kangaroo Paw Park	$420,000
Falcon Bay Stage 5 of 5	$400,000
Peel Street Stage 3	$1,500,000
Paddle Trails and Launch Infrastructure	$395,000
Falcon Reserve Activation Plan Stage 3	$400,000
Road Upgrades Program	$1,500,000
Road Renewal Rehab Program	$1,250,000
Road Renewal Resurface Program	$1,200,000
Buildings Renewal	$910,000
Parks Renewal	$908,993
Cycle Path New Program	$800,000
Road Renewal - Drainage	$622,022
Street Lighting Renewal	$378,000

The Council is proposing to deliver its services and programs in line with the City of Mandurah Strategic Community Plan 2020-2040. The proposed 2022/2023 budget includes the total level of investment in each of the key aspiration areas:

Aspiration Areas	Investment	Details
Social	$43,525,334	Includes parks and reserves maintenance, citizenship ceremonies, 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, Seniors programs, Seniors dining room operations, youth development and leadership programs, buildings and facilities maintenance, Mandurah, Falcon and Lakelands libraries and programs, planning compliance, facilities cleaning costs and SES expenses, ranger services, pound management, swimming pools, building, construction and planning compliance, verge treatments
Health	$14,923,893	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, mosquito control, health sampling, public health plan implementation, footpath and kerb maintenance, public access way maintenance, noise management, contaminated sites, health, dust and food inspections; water monitoring
Economic	$7,815,755	Includes contribution to Visit Mandurah, 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, Mandurah Ocean Marina Chalet facilities
Environment	$31,250,405	Includes bush fire mitigation, emergency management, landscaping services, bushland mitigation, bore monitoring and maintenance, road tree planting and maintenance, tree pruning, drainage maintenance, implementation of the urban canopy strategy, environmental education programs and research partnerships, Peron Naturalist, water quality testing, marina and waterways maintenance and coastal erosion, waste services including residential rubbish removal, waste transfer station operations, waste water management
Organisational Excellence	$11,867,986	Includes building and planning assessments, management of City land including leasing and property management, administering local laws, governance and business support, surveying services, financial management services, business systems services, corporate communications, contract management, information and communication technology, human resources services.
	$14,826,452	Includes maintenance of roads, bridge, canals, car parks. Includes traffic management services, engineering services, technical services, and asset management

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):

Rate Category	**Number of Properties**	**Category description**
Residential Improved	42,347	All improved land that is zoned residential (not zoned for commercial purposes).
Business Improved	1,361	All improved land that is zoned for commercial purposes.
Residential Vacant	3,265	All vacant land that is zoned for residential purposes (not zoned for commercial purposes)
Business Vacant	134	All vacant land that is zoned for commercial purposes
Urban Development	11	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 or services and infrastructure which benefit all the community.

Rates by category

Residential improved land – rate in the dollar $0.10202

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 $0.17328

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 $0.09879

Object - This rate is 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 level of service costs associated with business properties and the area within which they are situated, including:

(a) 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 $0.17605

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 $0.13883

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.

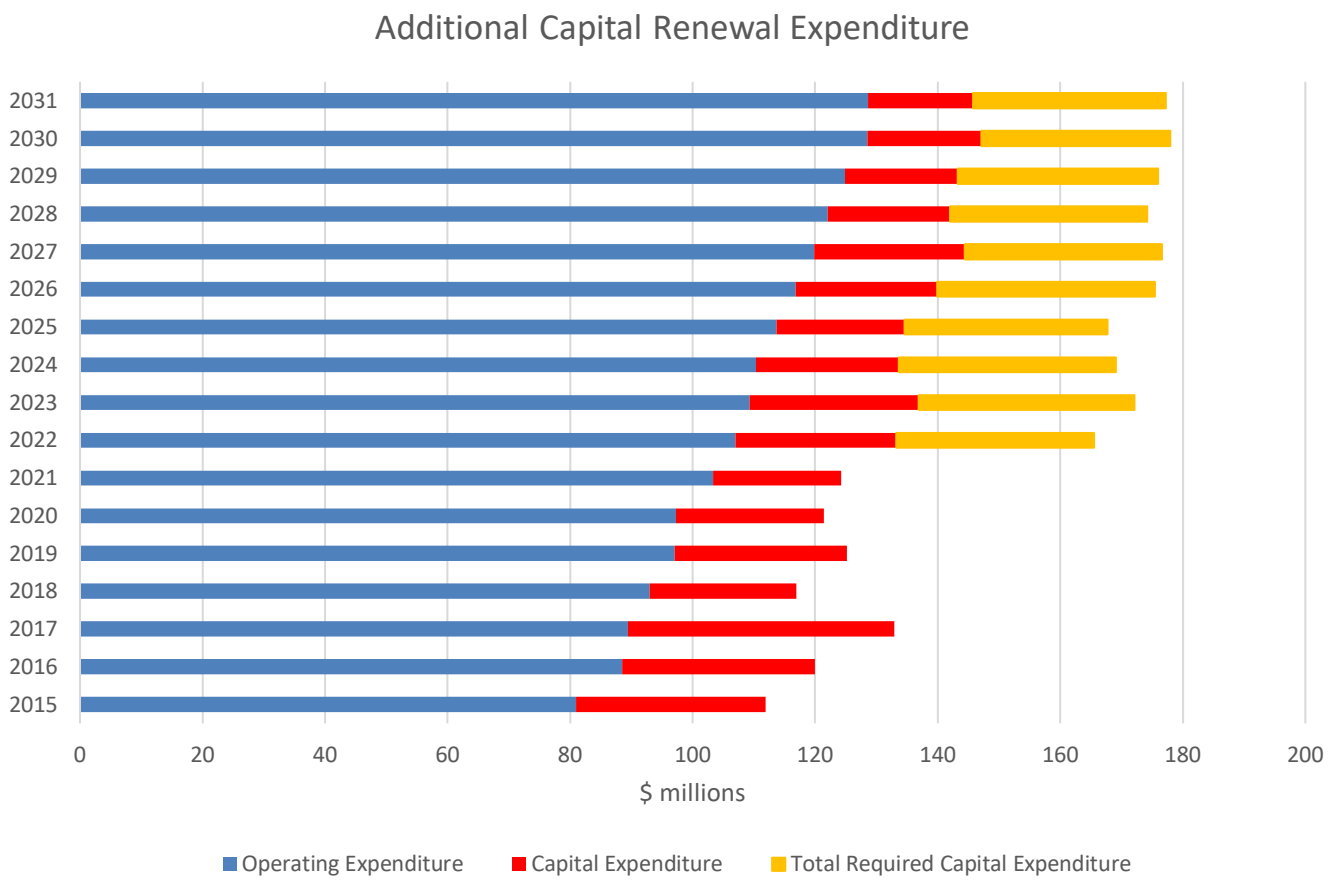
Minimum Rates

The proposed minimum rates for 2022/23 represent a 4.43% increase from the 2021/22 financial year and are as follows:

- Residential Improved $1,178
- Residential Vacant $ 975
- Business Improved $1,178
- Business Vacant $1,178
- Urban Development $1,178

Rating Options

City officers have presented six scenarios to Council. As part of the Long Term Financial Plan analysis, City officers identified that the City is not investing enough in its renewal of infrastructure assets. Council were advised that this issue needed to be addressed over the life of the Long Term Financial Plan and a strategy was required to reach the required expenditure. If there is no action taken by Council, then there is a risk that the City's assets will be negatively impacted. The following graph shows the actual expenditure for previous years and the proposed expenditure for future years including the additional amount required to be spent to improve the condition of the City's assets and the Asset Sustainability ratio:



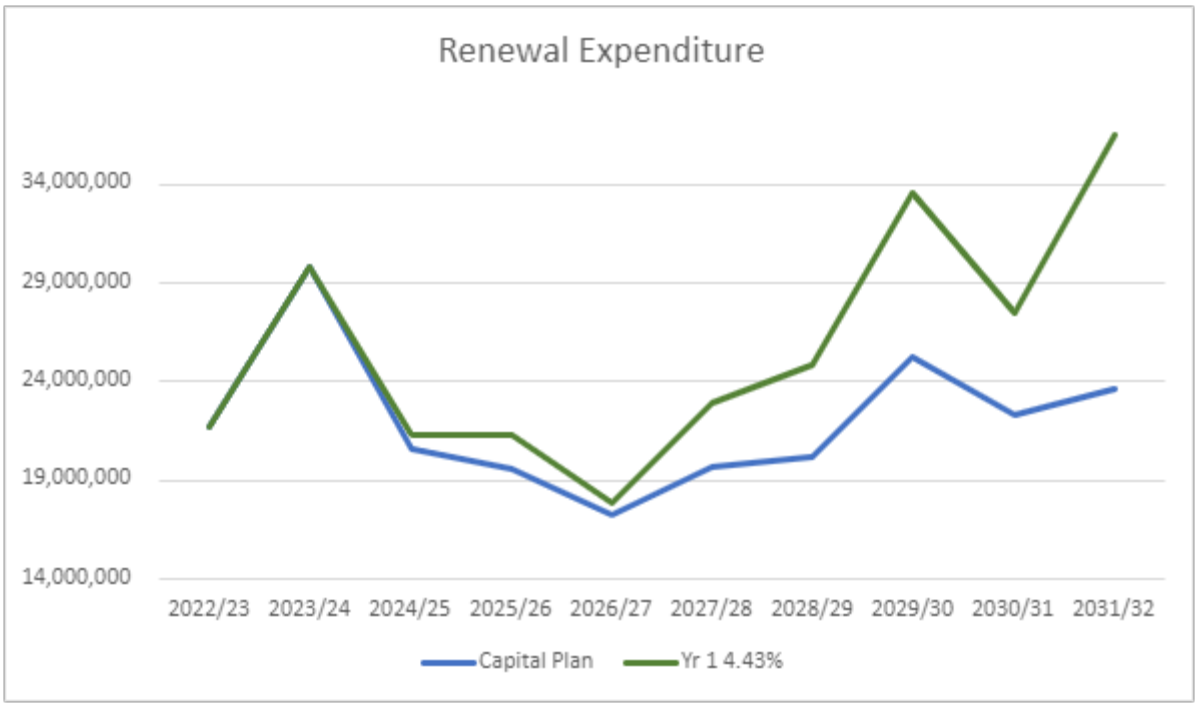
Option 1

2022/2023 – 4.43%
From 2023/2024 – 3.43%

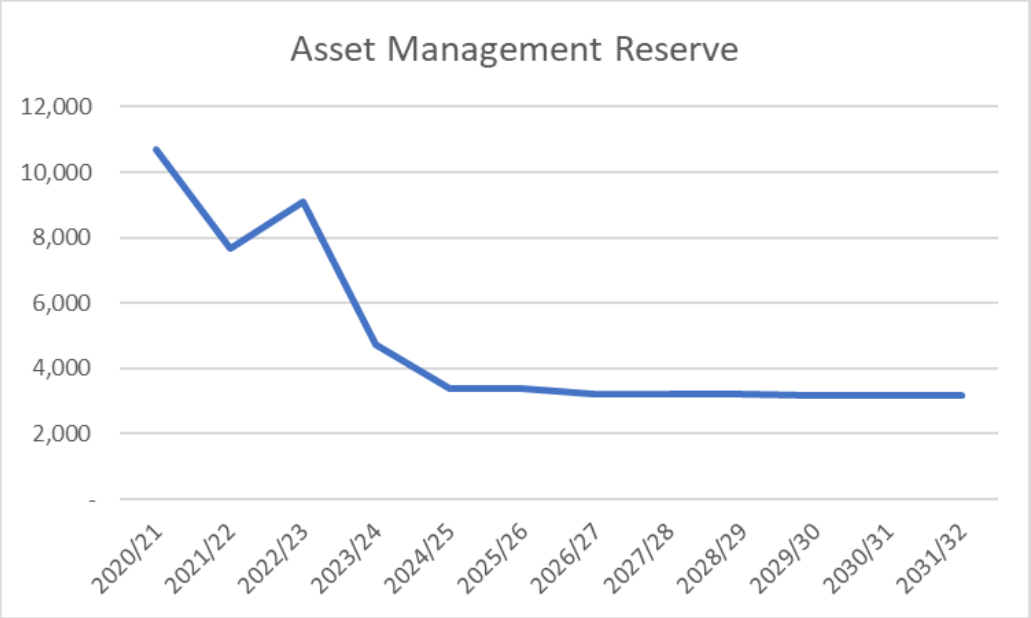
This option reflects the City officers proposed rating strategy identified in the Long Term Financial Plan with the goal of improving the City's Operating Surplus and Asset Sustainability financial ratios by year 10 as shown below:

Ratios	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Current Ratio (>1)	1.27	1.36	1.35	1.33	1.35	1.38	1.40	1.42	1.49	1.52
Debt service cover ratio (Basic >2, Advanced >5)	3.33	3.18	3.30	3.31	3.65	3.70	4.10	4.35	4.54	5.00
Own source revenue (Basic >0.4, Intermediate >0.6, Advanced >0.9)	0.83	0.85	0.86	0.88	0.89	0.91	0.92	0.93	0.94	0.96
Operating Surplus ratio (Basic >0.01, Advanced >0.15)	-0.15	-0.12	-0.10	-0.09	-0.07	-0.05	-0.04	-0.02	-0.01	0.01
Asset Consumption Ratio (Basic >0.5, Improving between 0.6 and 0.75)	0.70	0.69	0.67	0.65	0.64	0.62	0.61	0.60	0.59	0.58
Asset Sustainability Ratio (Basic >0.9, Improving between 0.9 and 1.1)	0.68	0.93	0.67	0.69	0.66	0.76	0.81	1.00	0.94	1.02
Asset renewal ratio (Basic between .75 and .95, improving between .95 and 1.05)	0.85	0.82	0.82	0.86	0.92	0.95	0.96	1.00	1.06	1.13

The proposed increase also enables the City to increase its spend on renewal capital projects into the future as detailed in the graph below:



Furthermore, as a result of the proposed rate increases identified in the Long Term Financial Plan (LTFP), the City's Asset Management Reserve does not need to be depleted to nil to fund the asset renewal projects over the 10 years of the LTFP. Although funds are required to be transferred from the Asset Management Reserve during the LTFP, there is nearly $4 million that is retained and can be used in times where there are emergency renewal works required and no funds have been identified. If Council approve the year one rate increase and continue the rating strategy identified in the LTFP, the Asset Management Reserve balance will be as follows:



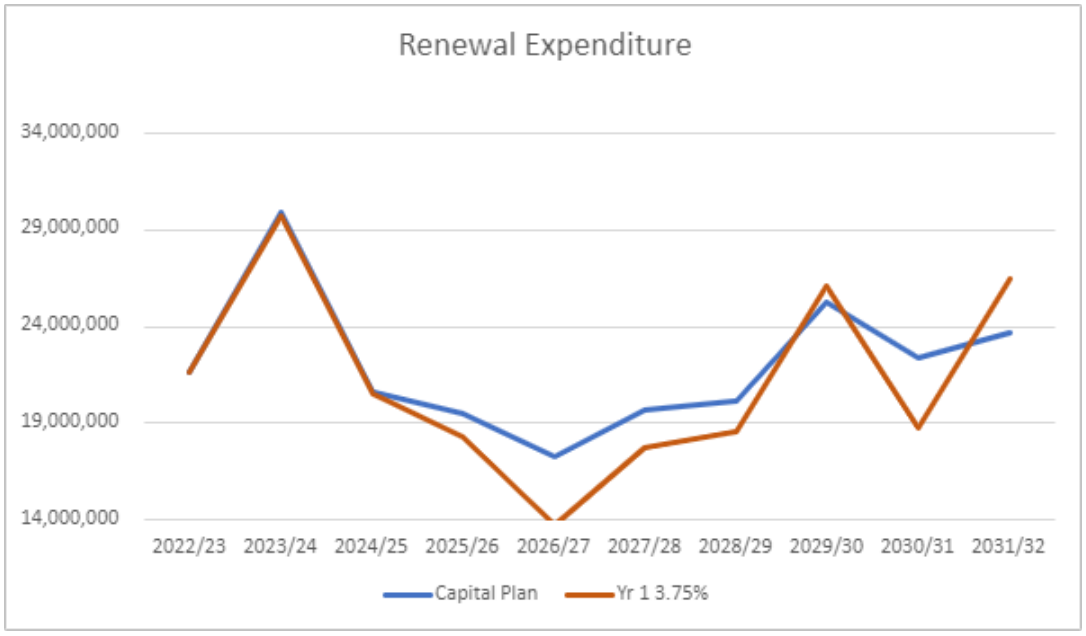
Option 2

2022/2023 - 3.75%
From 2023/2024 - 2.75%

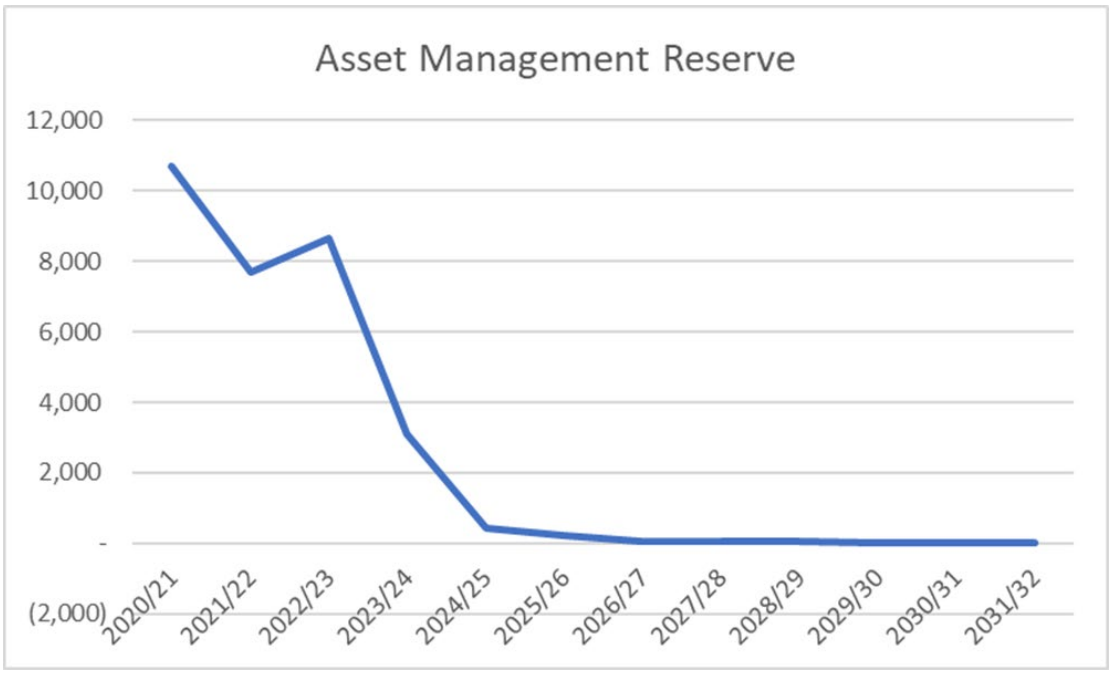
Under this option, the City's Operating Surplus ratio and Asset Sustainability ratio are both under the basic standard that is set by the Department of Local Government, Sports and Cultural Industries (DLGSC) as below:

		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Ratios											
Current Ratio **(>1)**		1.27	1.36	1.35	1.33	1.35	1.38	1.40	1.42	1.49	1.52
Debt service cover ratio **(Basic >2, Advanced >5)**		3.32	3.00	2.98	2.87	3.04	2.98	3.21	3.31	3.33	3.61
Own source revenue **(Basic >0.4, Intermediate >0.6, Advanced >0.9)**		0.83	0.84	0.85	0.86	0.86	0.87	0.88	0.89	0.89	0.91
Operating Surplus ratio **(Basic >0.01, Advanced >0.15)**		-0.15	-0.13	-0.12	-0.11	-0.11	-0.09	-0.08	-0.07	-0.07	-0.05
Asset Consumption Ratio **(Basic >0.5, Improving between 0.6 and 0.75)**		0.70	0.69	0.67	0.65	0.64	0.62	0.61	0.60	0.59	0.58
Asset Sustainability Ratio **(Basic >0.9, Improving between 0.9 and 1.1)**		0.68	0.93	0.64	0.60	0.53	0.60	0.61	0.76	0.67	0.71
Asset renewal ratio **(Basic between .75 and .95, improving between .95 and 1.05)**		0.85	0.82	0.82	0.86	0.92	0.95	0.96	1.00	1.06	1.13

The City's renewal expenditure has not improved over the 10 years and in some years decreases:



Further, the City's Asset Management Reserve will be fully depleted by 2025/26 under this option:

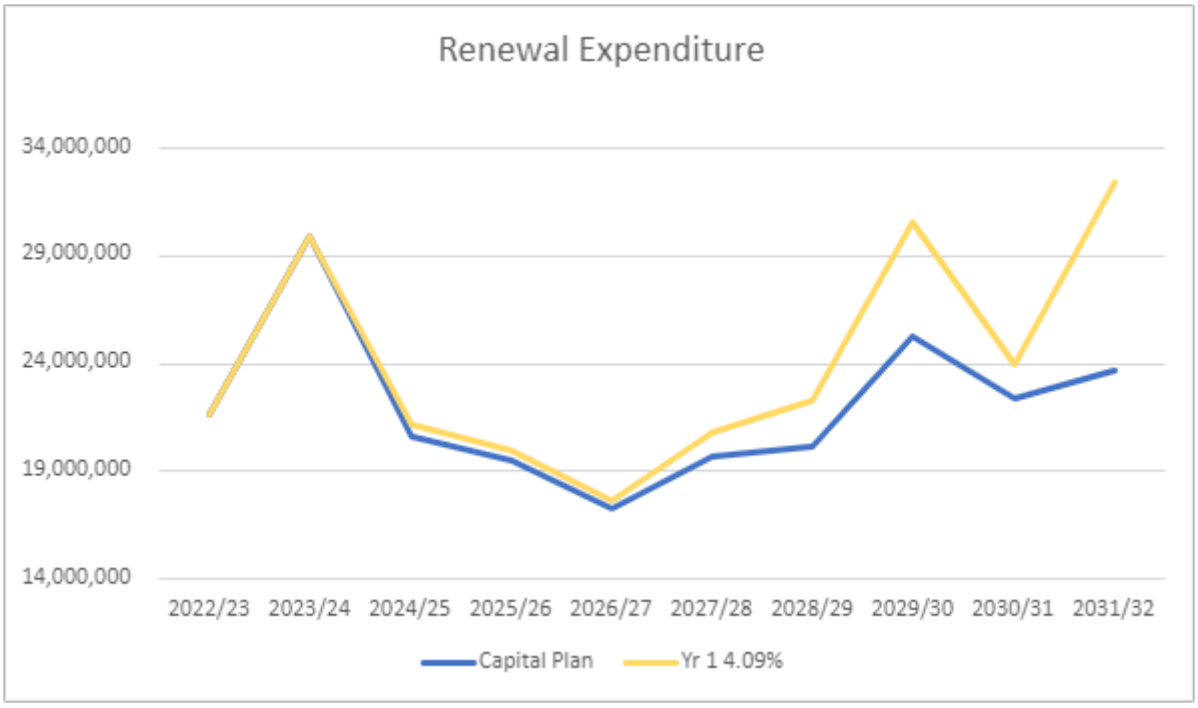


Option Three
2022/2023 – 4.09%
From 2023/2024 - 3.09%

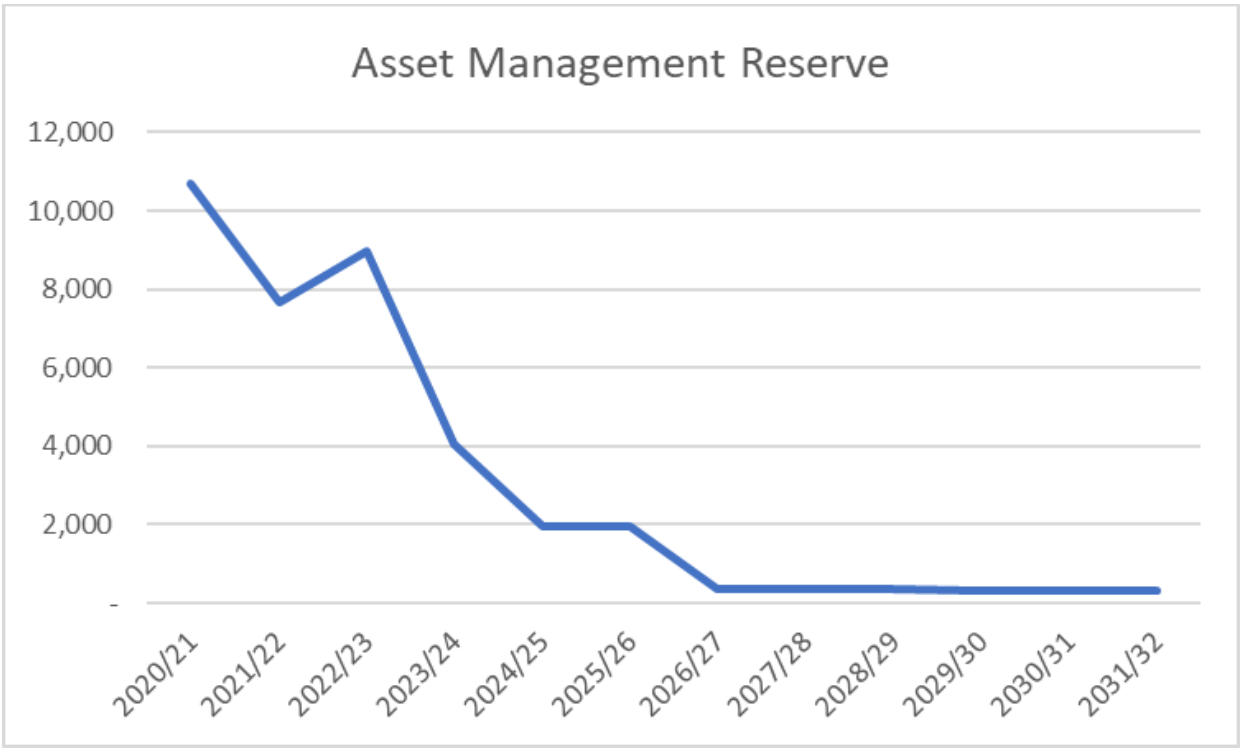
Under this option, the City's Operating Surplus ratio is under the basic standard while the Asset Sustainability Ratio is just meeting the basic standard in year 9 as below:

Ratios		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Current Ratio (>1)		1.27	1.36	1.35	1.33	1.35	1.38	1.40	1.42	1.49	1.52
Debt service cover ratio (Basic >2, Advanced >5)		3.27	3.07	3.14	3.10	3.38	3.39	3.72	3.90	4.03	4.41
Own source revenue (Basic >0.4, Intermediate >0.6, Advanced >0.9)		0.83	0.85	0.86	0.87	0.88	0.89	0.90	0.92	0.92	0.94
Operating Surplus ratio (Basic >0.01, Advanced >0.15)		-0.15	-0.13	-0.11	-0.10	-0.09	-0.07	-0.05	-0.04	-0.03	-0.01
Asset Consumption Ratio (Basic >0.5, Improving between 0.6 and 0.75)		0.70	0.69	0.67	0.65	0.64	0.62	0.61	0.60	0.59	0.58
Asset Sustainability Ratio (Basic >0.9, Improving between 0.9 and 1.1)		0.68	0.93	0.66	0.65	0.65	0.70	0.73	0.90	0.83	0.89
Asset renewal ratio (Basic between .75 and .95, improving between .95 and 1.05)		0.85	0.82	0.82	0.86	0.92	0.95	0.96	1.00	1.06	1.13

The City's renewal expenditure has improved slightly over the 10 years:



The City's Asset Management reserve will be mostly depleted by 2026/27 under this option and there will be no opportunity to fund emergency renewal works via the Asset Management Reserve:

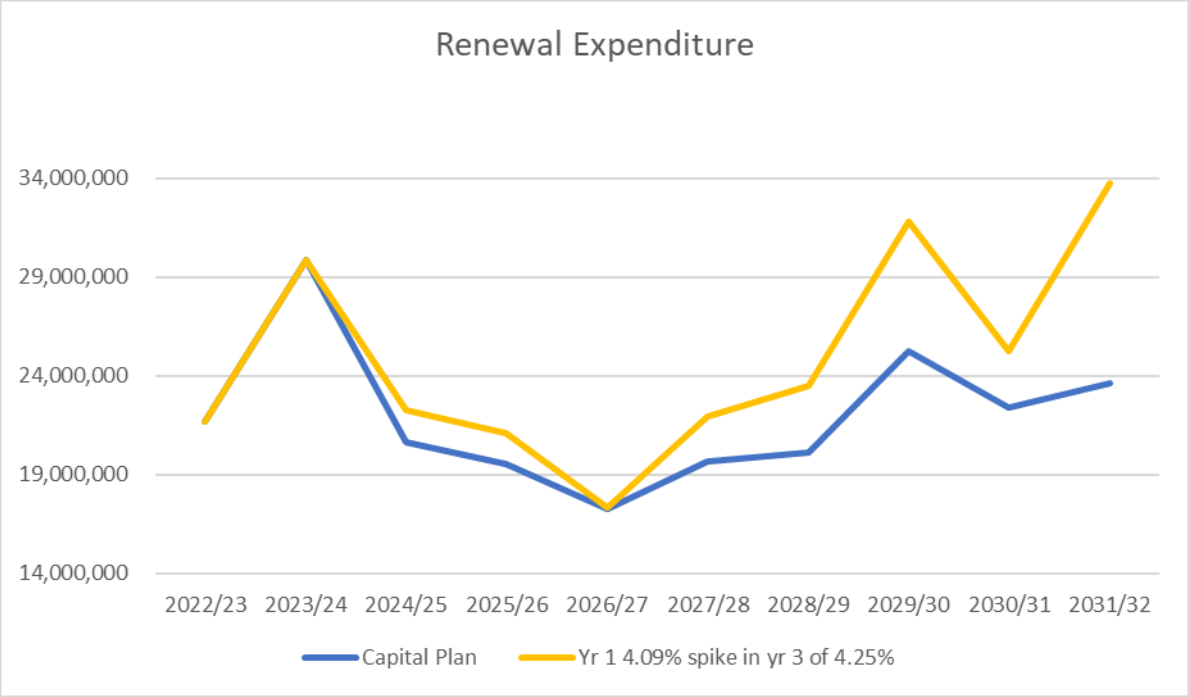


Option Four
2022/2023 – 4.09%
2023/2024 - 3.09%
2024/2025 – 4.25%
From 2025/26 – 3.09%

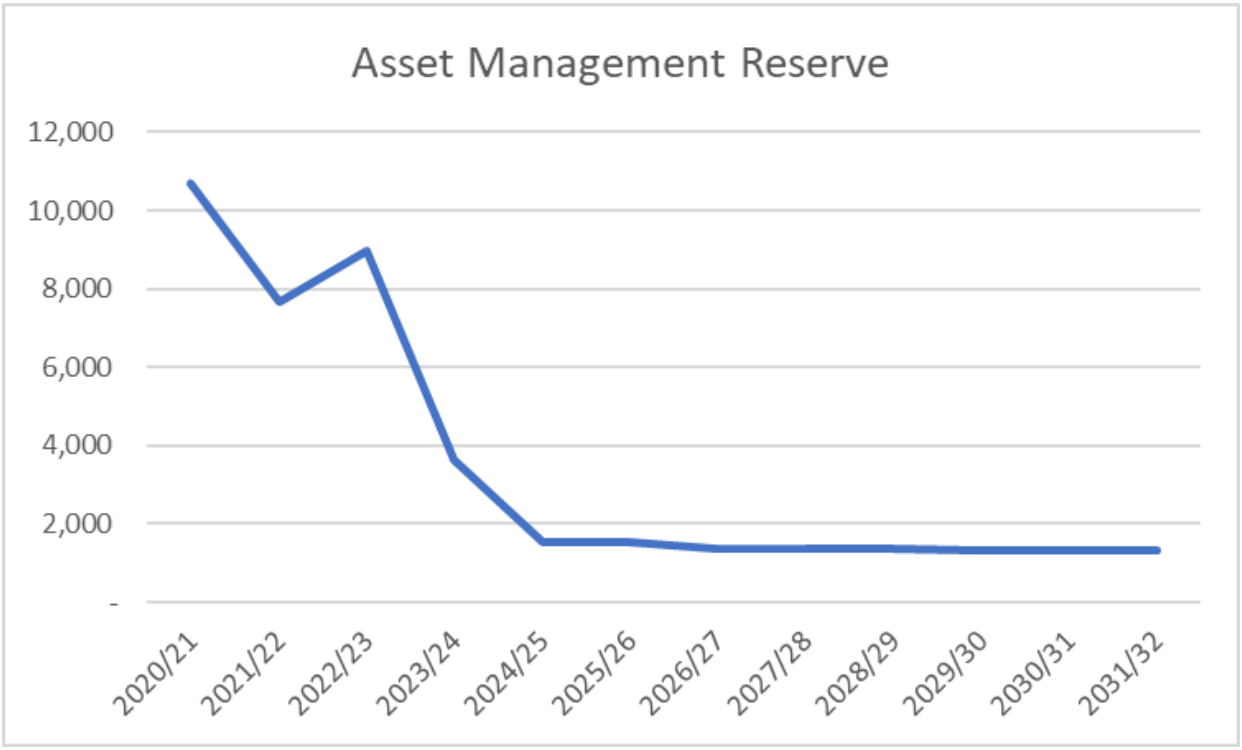
Under this option, the City's Operating Surplus ratio is under the basic standard while the Asset Sustainability Ratio is just meeting the basic standard in year 8 as below:

Ratios	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Current Ratio (>1)	1.27	1.36	1.35	1.33	1.35	1.38	1.40	1.42	1.49	1.52
Debt service cover ratio (Basic >2, Advanced >5)	3.27	3.07	3.32	3.27	3.56	3.56	3.90	4.08	4.21	4.60
Own source revenue (Basic >0.4, Intermediate >0.6, Advanced >0.9)	0.83	0.85	0.87	0.88	0.88	0.90	0.91	0.92	0.93	0.95
Operating Surplus ratio (Basic >0.01, Advanced >0.15)	-0.15	-0.13	-0.10	-0.09	-0.08	-0.06	-0.05	-0.03	-0.02	-0.01
Asset Consumption Ratio (Basic >0.5, Improving between 0.6 and 0.75)	0.70	0.69	0.67	0.65	0.64	0.62	0.61	0.60	0.59	0.58
Asset Sustainability Ratio (Basic >0.9, Improving between 0.9 and 1.1)	0.68	0.93	0.69	0.69	0.64	0.73	0.76	0.94	0.87	0.93
Asset renewal ratio (Basic between .75 and .95, improving between .95 and 1.05)	0.85	0.82	0.82	0.86	0.92	0.95	0.96	1.00	1.06	1.13

The City's renewal expenditure will be improved over the 10 years:



The City's Asset Management reserve will be under $2 million by 2024/25 in this option and there will be limited opportunity to fund emergency renewal works via the Asset Management Reserve:

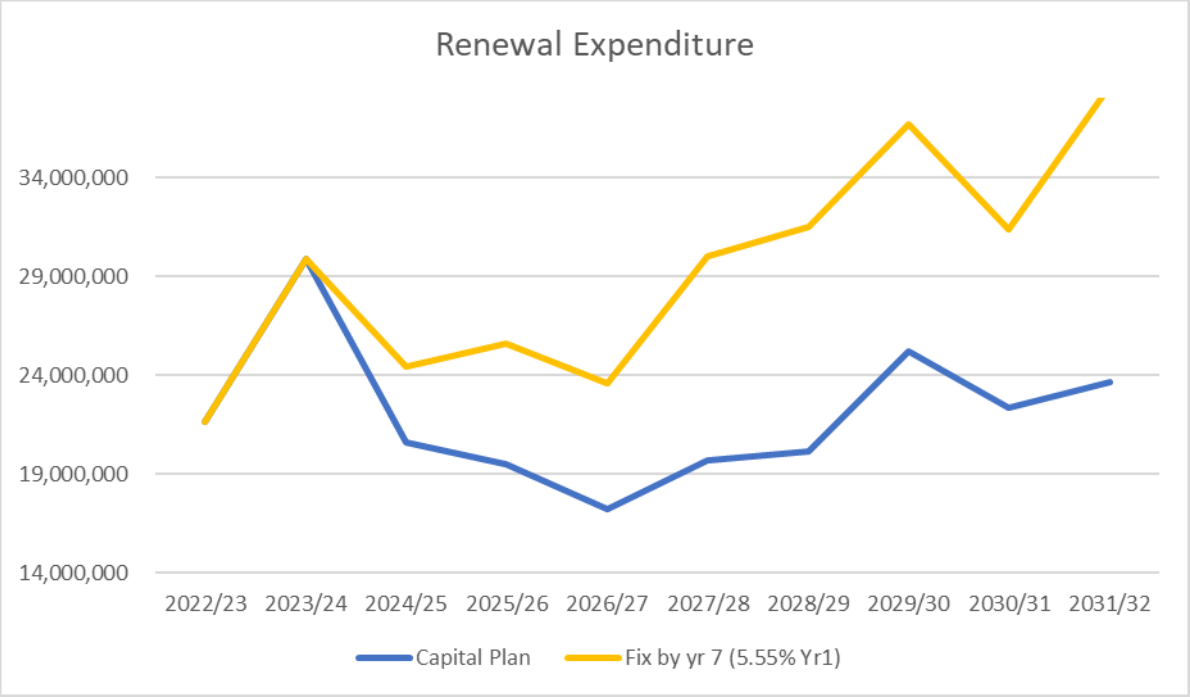


Option Five
2022/2023 – 5.55%
From 2023/2024 to 2027/2028 – 4.55%
From 2023/2024 – 2.75%

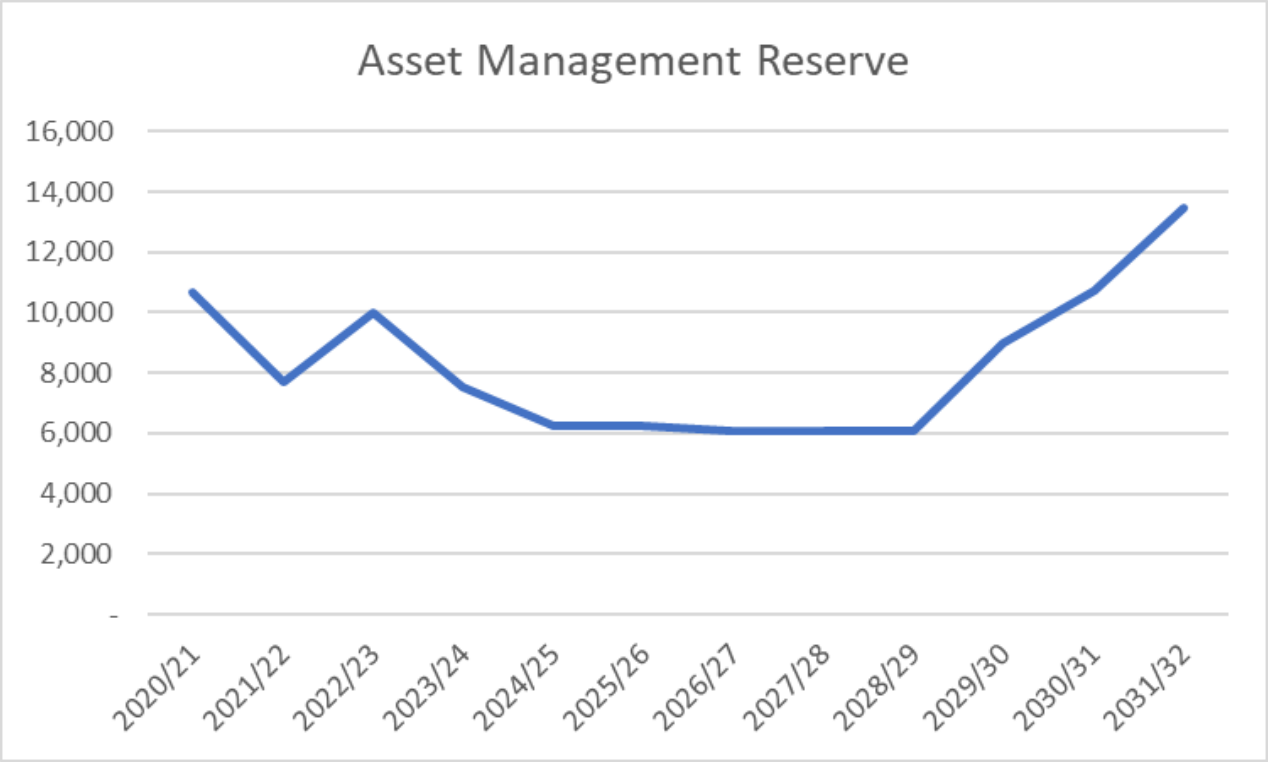
Under this option, the City's Operating Surplus ratio meets the basic standard in year 2028/29 while the Asset Sustainability Ratio meets the basic standard in 2027/28 as shown below:

Ratios	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Current Ratio (>1)	1.27	1.36	1.35	1.33	1.35	1.38	1.40	1.42	1.49	1.52
Debt service cover ratio (Basic >2, Advanced >5)	3.54	3.54	3.83	3.99	4.59	4.75	5.10	5.25	5.35	5.71
Own source revenue (Basic >0.4, Intermediate >0.6, Advanced >0.9)	0.84	0.86	0.88	0.91	0.92	0.95	0.96	0.97	0.98	0.99
Operating Surplus ratio (Basic >0.01, Advanced >0.15)	-0.14	-0.10	-0.08	-0.05	-0.03	0.00	0.01	0.02	0.02	0.04
Asset Consumption Ratio (Basic >0.5, Improving between 0.6 and 0.75)	0.70	0.69	0.67	0.65	0.64	0.62	0.61	0.60	0.59	0.58
Asset Sustainability Ratio (Basic >0.9, Improving between 0.9 and 1.1)	0.68	0.93	0.76	0.83	0.83	0.98	1.01	1.09	1.06	1.09
Asset renewal ratio (Basic between .75 and .95, improving between .95 and 1.05)	0.85	0.82	0.82	0.86	0.92	0.95	0.96	1.00	1.06	1.13

The City's renewal expenditure will be improved drastically over the 10 years:



The City's Asset Management reserve will reduce to around $6 million in 2026/27 and the City will be in a position to increase the reserve holdings from 2029/30. Under this option the reserve totals just under $14 million in year 10 and is detailed as follows:

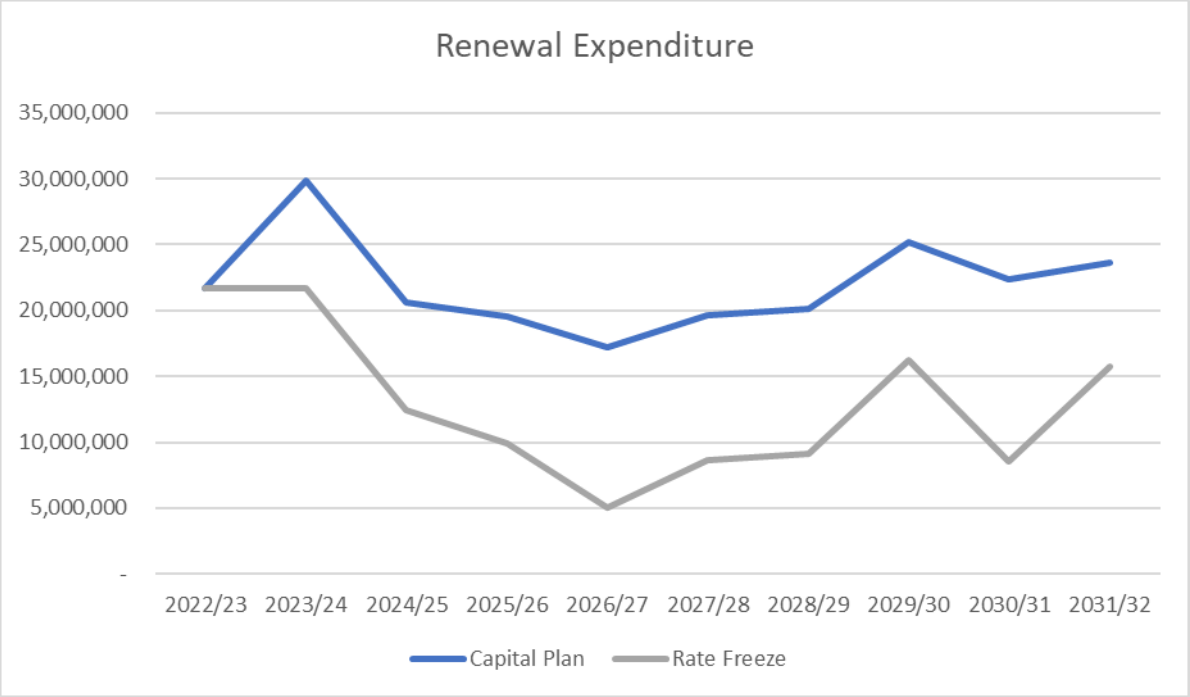


Option Six
From 2022/2023 to 2024/2025 – 0%
From 2023/2024 – 2.75%

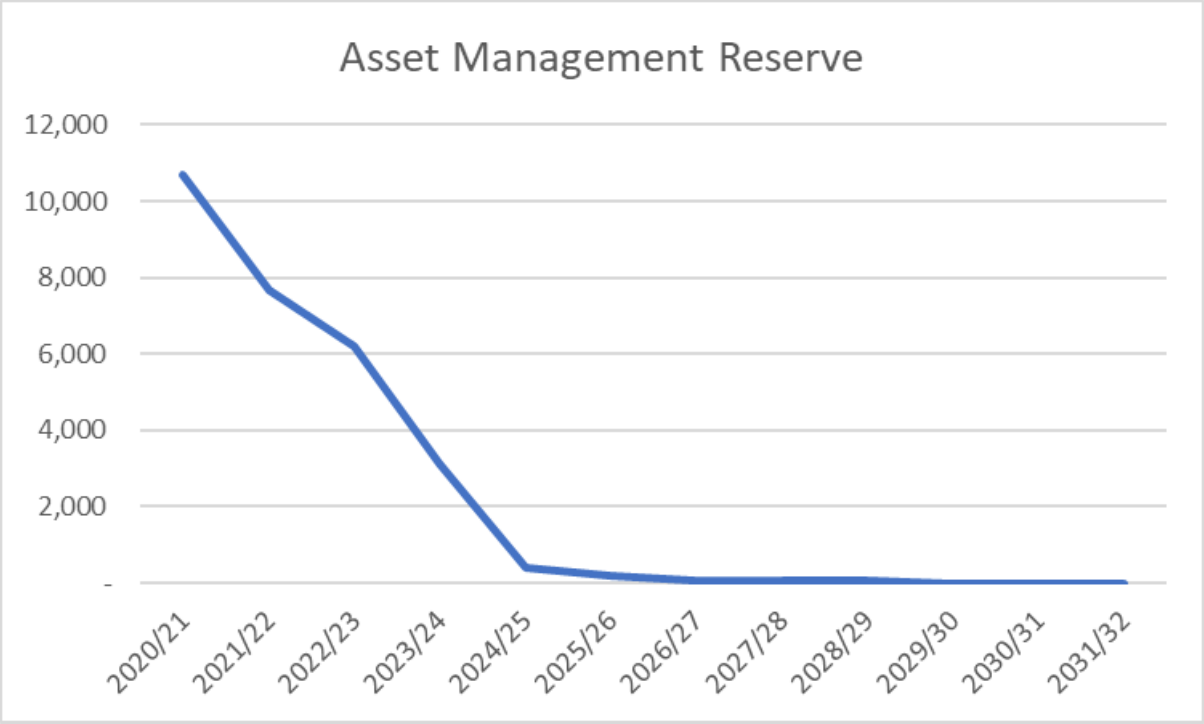
Under this option, the City's Operating Surplus ratio slightly improves to (0.13) however does not come close to the basic standard while the Asset Sustainability ratio drops to 0.37 in year 10 indicating the ratio is getting worse over the 10 year plan:

Ratios	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Current Ratio (>1)	1.27	1.36	1.35	1.33	1.35	1.38	1.40	1.42	1.49	1.52
Debt service cover ratio (Basic >2, Advanced >5)	2.60	1.95	1.54	1.50	1.56	1.61	1.75	1.81	1.79	2.00
Own source revenue (Basic >0.4, Intermediate >0.6, Advanced >0.9)	0.81	0.80	0.80	0.80	0.81	0.82	0.83	0.83	0.84	0.85
Operating Surplus ratio (Basic >0.01, Advanced >0.15)	-0.18	-0.19	-0.20	-0.19	-0.18	-0.17	-0.16	-0.15	-0.14	-0.13
Asset Consumption Ratio (Basic >0.5, Improving between 0.6 and 0.75)	0.70	0.69	0.67	0.65	0.64	0.62	0.61	0.60	0.59	0.58
Asset Sustainability Ratio (Basic >0.9, Improving between 0.9 and 1.1)	0.68	0.68	0.39	0.34	0.25	0.32	0.31	0.46	0.35	0.37
Asset renewal ratio (Basic between .75 and .95, improving between .95 and 1.05)	0.85	0.82	0.82	0.86	0.92	0.95	0.96	1.00	1.06	1.13

The City's renewal expenditure will be decreased drastically over the 10 years and will result in a degrading of asset conditions:



Further, the City's Asset Management Reserve will be fully depleted by 2025/26 under this option:



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 (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). 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 (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.

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

The risk of the City adopting a lower rate increase than the one proposed is that the City's financial ratios are not improved leaving the City's infrastructure deteriorating before it can be replaced and the City's ability to fund emergency renewal works compromised. The City may also have insufficient funds to continue programs and projects into the future.

Should a rate in the dollar not be advertised at this time, the adoption of the budget for 2022/23 will need to be delayed as the rate in the dollar needs to be advertised for 21 days before Council can adopt the budget. This may cause some delays in programs and projects commencing.

Strategic Implications

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 Option One, which is a 4.43% increase in the rate in the dollars for the purposes of advertising:

Category	Rate in the dollar	Minimum Rate
Residential Improved	$0.10202	$1,178
Residential Vacant	$0.17328	$975
Business Improved	$0.09879	$1,178
Business Vacant	$0.17605	$1,178
Urban Development	$0.13883	$1,178

Council are also requested to adopt the corresponding Statement of Objects and Reasons outlined in Attachment 3.1 and the SAR rates in the dollar that are proposed for the 2022/2023 financial year.

NOTE:

- Refer ***Attachment 3.1*** ***Statement of Object and Reasons for Imposing Differential rates for 2022/23***

RECOMMENDATION

That Council:

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

Category	Rate in the dollar	Minimum Rate
Residential Improved	$0.10202	$1,178
Residential Vacant	$0.17328	$975
Business Improved	$0.09879	$1,178
Business Vacant	$0.17605	$1,178
Urban Development	$0.13883	$1,178

2. **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

3. **Adopts the Statement of Objects and Reasons for the 2022/2023 financial year as detailed in Attachment 3.1.**

4. **Advise the Chief Executive Officer to proceed with the preparation of the 2022/2023 Budget with inclusion of the following projects:**

Drain Cleaning Unit	$680,000
Waste Management Centre - Upgrade Recycling Area Stage 1	$500,000
Island Shared Use Trail	$455,000
Kangaroo Paw Park	$420,000
Falcon Bay Stage 5 of 5	$400,000
Peel Street Stage 3	$1,500,000
Paddle Trails and Launch Infrastructure	$395,000
Falcon Reserve Activation Plan Stage 3	$400,000
Road Upgrades Program	$1,500,000
Road Renewal Rehab Program	$1,250,000
Road Renewal Resurface Program	$1,200,000
Buildings Renewal	$910,000
Parks Renewal	$908,993
Cycle Path New Program	$800,000
Road Renewal - Drainage	$622,022
Street Lighting Renewal	$378,000

ABSOLUTE MAJORITY REQUIRED

Statement of Object and Reasons for Imposing Differential Rates for 2022/23

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 2022/2023 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 2022/2023 year, Council has decided to impose five differential rates as shown in the table below:

Category	Rate in the dollar	Minimum Rate
Residential Improved	$0.10202	$1,178
Residential Vacant	$0.17328	$975
Business Improved	$0.09879	$1,178
Business Vacant	$0.17605	$1,178
Urban Development	$0.13883	$1,178

Objects and reasons

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

Residential improved land – rate in the dollar $0.10202 (4.43% 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 $0.17328 (4.43% 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 $0.09879 (4.43% increase in the rate in the dollar)

Object This rate is 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 level of service costs associated with business properties and the area within which they are situated, including:
(a) 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 $0.17605 (4.43% 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 $0.13883 (4.43% 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 21 days after the date of advertising.

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

4	**SUBJECT:**	Annual Review Register of Delegated Authority
	DIRECTOR:	Business Services
	MEETING:	Council
	MEETING DATE:	24 May 2022

Summary

In accordance with Section 5.46 of the *Local Government Act 1995* (the Act), the City of Mandurah (the City) is required to undertake a review of its delegations at least once every financial year.

The 2021-2022 Delegated Authority Review undertaken by Governance Services covered all delegations by Council to the CEO and, in some limited cases to employees and the Mayor, under various legislation and subsidiary legislation such as the *Local Government Act 1995*, the *Bush Fires Act 1954*, the *Public Health Act 2016* and the City of Mandurah Town Planning Scheme.

The review of the City's current delegations resulted in recommendations that 24 delegations be amended and re-adopted indefinitely, 13 be re-adopted indefinitely, eight new delegations be considered by Council and one be rescinded.

It is recommended that Council endorse the 2021-2022 Delegated Authority Review – Council Delegations (refer ***Attachment 4.1***) and approve the amendment to POL-LUP 08 Planning and Development Responsibilities (***Attachment 4.5***).

Disclosure of Interest

Nil

Previous Relevant Documentation

• G.6/5/21	25 May 2021	Annual Review Register of Delegated Authority
• G.21/6/20	23 June 2020	Annual Review Register of Delegated Authority
• G.15/6/19	11 June 2019	Annual Review Register of Delegated Authority

Background

With local governments having responsibility for decision making under a number of pieces of legislation, it is recognised as unreasonable and unrealistic for every legislative power or duty to be exercised by Council, and as such, delegations of authority exist to allow for the conferral of the ability to exercise that power or duty to, in most cases to the CEO, or an employee. In accordance with section 5.42 of the Act, the power given to Council to delegate legislative powers and duties, must be expressly provided for under the relevant legislation.

Delegations are made in relation to express powers and express duties given to the local government under legislation. A delegation does not restrict the delegator from exercising the power or duty once delegated and it also does not remove responsibility for the power. For a delegation to be considered valid, it must be in writing and in the form prescribed by legislation.

Comment

The Act gives local governments the ability to delegate to the Chief Executive Officer (CEO) any of its powers and duties under the Act, other than those prescribed under section 5.43. A Council decision to delegate authority to the CEO or Employees can occur when resolved by Council. Once delegations are given, the City must maintain a register of the powers or duties delegated with a review to be conducted at least once each financial year.

The City currently has 38 delegations in place under a number of acts and regulations which delegate various powers and duties to the CEO (or employees). Following a thorough review of the current delegated authority register a number of amendments and new delegations are recommended for consideration.

The 2021-2022 Delegated Authority Review process undertaken by Governance Services included:

- Review of the West Australian Local Governments Association (WALGA) Toolkit titled 'Decision Making in Practice';
- Review of the enabling legislation and subsidiary legislation forming the legal basis of each delegation;
- Internal consultation with City Officers who exercise the delegated or subdelegated (as the case may be) authority; and
- Review of other local government approaches (for contextual reference only).

The review primarily sought to determine, in consultation with City Officers, that each delegation is still current, effective, has a meaningful purpose and is legally valid.

For each delegation Council may consider conditions imposed on the CEO when carrying out the functions of the delegation. In turn, the CEO may include conditions on the sub-delegate, noting that the sub-delegate conditions are not included in this report, however are subject to the same review process for approval by the CEO.

All new delegations, proposed amendments to delegations and remaining unchanged delegations are shown at ***Attachment 4.1***. Below is a summary of the recommendations made as a result of the 2021-2022 Review.

Proposed New Delegations

As part of the City's ongoing improvement process, eight new delegations have been identified for inclusion (refer ***Attachment 4.2***). A summary is provided in the table below:

Delegation Title	**Reason for Delegation**
DA-LWE 10 Disposal of Sick or Injured Impounded Animals	This delegation was previously incorporated in the DA-LWE 06. Due to the differences in treatment of disposal of sick or injured impounded animals and property, it is recommended that the delegation be separated. No other amendments to the delegation have been recommended at this time.
DA-CPM 05 Varying Contracts and Exercising Contract Extension Options	This delegation is necessary to support improved compliance with the *Local Government (Functions and General) Regulations 1996* (F&G Regulations*).* Council Procurement Policy POL-CPM-02 incorporates the conditions for varying contracts and exercising extension options which are consistent with the F&G Regulations, however the introduction of the delegation is necessary to ensure compliance.
DA-CPM 06 Tenders for Goods and Services – Exempt Procurement	This delegation was previously included in DA-CPM 02 Invite Expressions of Interest and Tenders. Due to the complexity of Tender Exempt considerations it is recommended that this delegation be approved as a standalone function. This delegation is necessary to support improved compliance with the F&G Regulations.

	Noting that Council's conditions regarding reg11(2) of the F& G Regulations unique supply arrangements remain. A new condition for the approval of contract extensions under F&G Regulations reg 11(2(ja) under state of emergency has also been included to support compliance with the Regulations with additional conditions to ensure contractor performance has been undertaken and expenditure is in the annual budget. It is recommended the CEO be responsible for decision making for both of these functions.
DA-LUP 01 Private Works on, over or under Public Places	This delegation will manage the approval or refusal of private works on City property and enables the City to impose conditions for the protection of public safety, amenity and public places. The decision making around private works on public land is currently considered to be consistent with the conditions under the new delegation, however the creation of the delegation will support the implementation of the *Local Government (Uniform Local Provisions) Regulations 1996* (Uniform Regulations).
DA-LUP 02 Public Thoroughfare – Dangerous Excavations	This delegation will manage the approval or refusal and require the owner to take action in relation to dangerous excavation in a public thoroughfare. The delegation enables the City to impose conditions for the protection of public safety and amenity. This delegation is necessary to support the implementation of the *Uniform Regulations.*
DA-LUP 03 Obstruction of Footpaths and Thoroughfares	This delegation will provide authority for the removal of obstructions and prevent damage to footpaths and thoroughfares. This delegation is necessary to support the implementation of the *Uniform Regulations.*
DA-LUP 04 Crossing – Construction, Repair and Removal	This delegation will provide the approval or refusal to approve, applications for the construction of a crossing giving access from a public thoroughfare to land and authority to give notice regarding repair or construction. This delegation is necessary to support the implementation of the *Uniform Regulations.*
DA LOC 03 City of Mandurah Local Laws – Administration	This delegation enables the CEO to administer the City's local laws and do anything in performing the function under the local law.

Proposed Amended Delegations

Amendments include additional functions or conditions (refer ***Attachment 4.3***). The delegations proposed for amendments summarised in the table below:

Delegation Title	**Proposed Amendment/s and Reason**
DA-BUI 03 Building Orders	Administrative amendments have been made to correct legislative referencing and accurately reflect the language *Building Act 2011* and *Building Regulations 2012.* It is recommended that the Condition that reads "Building Orders may be referred to the Council where it is considered appropriate" be removed. A new condition requiring the notification of Building Orders when it is considered appropriate.

DA-CMS 03 Cat Act 2011	Administrative amendments have been made to correct legislative referencing errors and to accurately reflect the language *of the Cat Act 2011, the Cat Regulations 2012 and the Cat (Uniform Local Provisions) Regulations 2013.* An additional Function has been added that was previously omitted from the delegation. The added function is in relation to the delegated power to the CEO to grant or refuse an application to keep additional number of cats.
DA-CPM 02 Invite Expressions of Interest and Tenders	Delegation has been amended to remove tender exemptions decisions under reg. 11(2) F&G Regulations and Minor Variations under reg 20 F&G Regulations. This delegation now deals with inviting Expressions of Interest and Tenders. An additional condition has been included to ensure that budget approval has been obtained prior to the release of the tender. The conditions are stated below: Tenders may only be called where there is an adopted budget for the proposed goods or services, with the exception being in the financial year prior to the adoption of a new Annual Budget where: i. the proposed goods or services are required to fulfil a routine contract related to the day to day operations of the City; or ii. a current supply contract expiry is imminent; and iii. the value of the proposed new contract has been included in the Long Term Financial Plan; and iv. the tender specification includes a provision that the tender will only be awarded subject to the budget adoption by the Council. This will create efficiencies in the delivery of the procurement schedule. The above condition was previously included as a sub-delegate condition from Council to the CEO, however it is appropriate this condition be from Council to the CEO to align with the current approval process associated with the adoption of the annual budget and Council role under Section 2.7 of the Act.
DA-CPM 04 Rejecting and Accepting Expressions of Interests and Tenders; Variation Before Contract	This delegation has been amended to include an additional function of variations to contract before entry in accordance with regulations which was previously in DA-CPM 02 Invite Expressions of Interest and Tenders. Council is requested to extend indefinitely the CEOs approval to accept or reject tenders and expressions of interest where consideration is or is expected to be $3,000,000 (GST exclusive) or less. Since Council increased to the CEO's delegation to accept/reject tenders, the City has established a significant level of controls to ensure compliance with the regulations, Council Policy, instruments of Delegations, procedures and to demonstrate value for money and probity in decision making. This includes: - Procurement Planning stage now addresses the budget allocation, market research to analyse changes in the

	market since the last procurement process, procurement related risks and opportunities for local supplier engagement. - Internal Tendering Committee who oversee the evaluation panel's recommendations; - Mandatory training for all evaluation panel members; - Reporting to Council in the Monthly Financial Report and a subsequent presentation on Tenders Awarded; and Presentation to Elected Members as part of the Financial Report on the Tenders awarded under delegation.
DA-EMS 01 *Bush Fires Act 1954* - Variations to Burning Times	The powers delegated under the *Bush Fires Act 1954* in relation to this delegation should be delegated jointly the Mayor and the Chief Bush Fire Control Officer. Previously the power was delegated from Council to the Chief Bush Fire Officer only. Amendments have been made to correct this and the "power delegated to" now reads Mayor and the Chief Bush Fire Control Officer, jointly".
DA EMS 03 *Bush Fires Act 1954* - Prosecution	An additional express power delegated under section 59A of the *Bush Fires Act 1954* in relation to alternate procedures for the issuance of infringement notices. The express power delegated was previously an implied power and included under the Functions. Amendments have been made to ensure that Council has delegated to the CEO the powers of prosecutions to the full extent allowed under the *Bush Fires Act 1954*.
DA-LWE 06 Disposal of Impounded Goods and Vehicles	This delegation previously incorporated the proposed new delegation DA-LWE 07 Disposal of Sick or Injured Impounded Animals. For the reasons detailed in the new delegation above, it is recommended that this delegation be separated. An additional express power or duty delegated and an additional function have been added to allow for the CEO to recover expenses incurred from removing, impounding, and disposing of confiscated or uncollected goods under s3.48 of the Act.
DA-PAD 01 Development Applications for Single Houses	Local Planning Scheme No 12 was gazetted on 11 April 2022 and the delegation has been amended accordingly. There were also legislative changes to the 'Deemed Provisions' found in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* which made the following amendment necessary; Express power or duty delegated note to read: **Note: includes the erection or extension to a single house, including all the matters outlined in items 6 and 7 in the Table found in Schedule 2 clause 61(1) of the Deemed Provisions and items 6A and 7A in Schedule A and clause 61(1) of Local Planning Scheme No 12 which includes an ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool.*
DA-PAD 04 Local Development Plans	Local Planning Scheme No 12 was gazetted on 11 April 2022 and the delegation has been amended accordingly. A new function was added which allows the CEO to extend the period of approval of a Local Development Plan in accordance

	with the 'Deemed Provisions' found in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015.*
DA-TFT 01 Parking Administration	It is recommended that the condition that any parking restrictions imposed will be to communicated to the Elected Members via the weekly update be removed and instead include in the conditions that the register to record all parking restrictions implemented be made available to Elected Members. Officers have also proposed the following Function amendment: Amend "Disabled parking" to "Accessible parking".
DA CNP 02 Disposing of Property	The delegation has been amended to provide clarity between the disposal of land by lease or licence and the disposal of property other than land. The two functions have been clearly separated and amendments to the conditions are summarised below: <u>Disposal of land (lease or licence)</u> - amendment to the approval condition, connecting maximum the disposal of land value with a budget approval or Council resolution, to reflect the intent of the condition. - Incorporating options in the maximum value. - Including a condition across all lease/license types to ensure the lease/licence cannot not exceed the licence/lease period of the head lease/licence held by the City. - Removal of lease from the Commercial Entities and an increase to the licence term from 2 years to 3 years, to provide efficiencies in the process. Note: commercial leases are approved by Council. - Inclusion of licence in assignment condition; - Inclusion of sublicence in sublease/sublicence when the City is the sublessor. <u>Disposal of property (not including land)</u> The conditions in the delegation are new and reflect the disposal of property (other than land) process in the F&G Regulations.
DA-FCM 04 Non-Rateable Status for Land	Increase to the value of a new application for land used in accordance with section 6.26(2)(g), non- rateable status may only be granted where the annual value of general rates does not exceed $20,000 (currently $15,000). This will create administrative efficiencies.
DA-CMS 04 *Dog Act 1976*	Administrative amendments made to correct legislative referencing and accurately reflect the language *Dog Act 1976*. To accurately reflect references to relevant legislation. An additional condition limiting the powers to establish a dog management facility to the CEO and not sub-delegated.

<u>Proposed Minor Amendments:</u>

A minor amendment is administrative in nature and does not amend the function or the condition of the delegation (refer ***Attachment 4.3***). The delegations proposed for minor amendments summarised in the table below:

Delegation Title	Proposed Amendment/s and Reason
DA-BUI 01 Building and Demolition Permits	Administrative amendments made to accurately reflect the language *Building Act 2011 and Building Regulations 2012.* To correct and to accurately reflect references to relevant legislation.
DA-BUI 04 Smoke Alarms - Alternative Solutions	Administrative amendments made to correct legislative referencing and accurately reflect the language *Building Act 2011 and Building Regulations 2012.* To correct and to accurately reflect references to relevant legislation.
DA-BUI 05 Private Swimming Pool Safety Barriers	Administrative amendments made to correct legislative referencing and accurately reflect the language *Building Act 2011 and Building Regulations 2012.* To correct and to accurately reflect references to relevant legislation.
DA-BUI 02 Occupancy Permits and Building Approval Certificates	Administrative Amendments have been made to correct legislative referencing and to accurately reflect the language of the *Building Act 2011 and Building Regulations 2012.* To correct and to accurately reflect references to relevant legislation. Removal of condition from Council to CEO and move as a subdelegate condition from the CEO.
DA-GVN 06 Revoking Suspension of Decisions under Objection	Minor amendment to add 's' to s5.42. To correct an administrative error.
DA-LWE 02 Directions in Relation to Development Matters	Amendment to the wording in the Function to remove the following: "To issue a direction to a person contravening ~~the relevant local Planning Scheme, pursuant to~~ section 214 of the Planning and Development Act 2005" To accurately reflect the relevant legislation.
DA-LWE 09 Graffiti Vandalism	Amendments were made to this delegation to remove the appointing of authorised offices under s15 of the *Graffiti Vandalism Act 2016* as this is a cross referral only to the *Local Government Act* appointment of authorised officers. This is dealt with under the existing delegation DA-LWE 07 Authorised Officers/Persons. The section deleted is dealt with under an existing delegation.

DA-PAD 02 Development Application (excluding Single Houses)	Local Planning Scheme No 12 was gazetted on 11 April 2022 and "Operative Local Planning Scheme" throughout to read "Local Planning Scheme No 12". The conditions have been amended by replacing “activity centre plan” with “precinct structure plan” in the conditions to reflect the wording of Local Planning Scheme no 12. Other minor amendments have been made to ensure wording is consistent with legislation. Amendments were required due to the gazetting of Local Planning Scheme No 12.
DA-PAD 03 Structure Plans	Minor amendments to wording made under the Express power or duty delegated and Functions for clarity in relation to Deemed Provisions. Amendments were also made to correct an administrative error in the Functions. To correct an administrative error. Additional amendments made for clarity and to align with wording f of the relevant act.
DA -FMC 07 Payment Arrangements for Unpaid Rates and Service Charges and Other Debtors	Removal of CEO conditions have been included in the CEO sub-delegate conditions to reflect the administrative nature.

Proposed Delegations for Rescission

Council is requested to rescind DA-PAD 05 Preparation and Endorsement of Responsible Authority Reports (refer ***Attachment 4.4***) and approve amendments to POL-LUP 08 Planning and Development Responsibilities (refer ***Attachment 4.5).***

Delegation Title	**Reason for rescission**
DA-PAD 05 Preparation and Endorsement of Responsible Authority Reports	Advice from the Department of Planning, Heritage and Lands (DPHL) in April 2021 stated that the Responsible Authority Report (RAR) could be a matter delegated from Council to the CEO. Following this advice Council endorsed DA-PAD 05 Preparation and Endorsement of RAR as part of the last Delegations Review. WALGA have since advised that the DPHL have now recognised the *Planning and Development Act* and *Planning and Development (Local Planning Schemes) Regulations 2015* do not provide local governments with a power to delegate. The City have been advised the RAR process is a local government administrative responsibility and was not intended to be subject to a Council resolution. As there is no legal basis for this delegation it is recommended that Council rescind the delegation (refer to ***Attachment 4.4***). A review of the Regulations is currently underway and City Officers will consider any changes made and if required, request Council to make further changes to the Council Policy. In the meantime, minor amendments are recommended to the POL-LUP 08 Planning and Development Responsibilities (refer ***Attachment 4.5)*** resulting the conditions from the delegation being included in the Policy***.***

Delegations – No Change

There have been no improvements identified with the remaining 13 delegations and Council is requested to consider re-adoption with no change.

- DA-EMS 02 Bush Fires Act 1954 – General
- DA-FCM 03 Investment of Funds
- DA-LWE 01 Prosecutions/Recovery of Unpaid Rates, Service Charges, Fees and Charges
- DA-LWE 07 Authorised Officers/Persons
- DA-LOC 01 Trading Permits
- DA-LOC 02 Alfresco Dining Permits
- DA-PBH 03 Food Act 2008
- DA-PBH 04 Food Act 2008 – Appointments
- DA-PBH 10 Public Health Act 2016 - Functions of an Enforcement Agency
- DA-PBH 11 Public Health Act 2016 - Reports by Enforcement Agency
- DA-PBH 12 Health (Asbestos) Regulations – Enforcement
- DA-TFT 02 Closing of Certain Thoroughfares to Vehicles
- DA-FCM 06 Defer, Grant Concessions for, or Waive Fees or Write off Debts

Consultation

Department of Local Government, Sport and Cultural Industries
Western Australian Local Government Association

Statutory Environment

Local Government Act 1995;
- s5.42 Delegation of Powers to CEO;
- s5.44 permitting CEO to delegate to other employees;
- s5.46(1) and (2) CEO to keep a register and delegations to be reviewed by the delegator.

Bush Fires Act 1954;
- s59 Prosecution of Offences

Policy Implications

All delegations make reference to relevant Council policies where applicable.

Financial Implications

Nil

Risk Analysis

The proposed adoptions will improve efficiency without creating undue or unacceptable risk to the City. The proposed changes will also lead to greater legal compliance with the *Local Government Act 1995* and administrative law principles.

Strategic Implications

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

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

Conclusion

The annual review of Council's Register of Delegated Authority by Governance Services is complete and Council is requested to support the recommendations.

NOTE:

Refer

Attachment 4.1	**2021-2022 Annual Review of Delegated Authority**
Attachment 4.2	**Proposed new Delegations**
Attachment 4.3	**Amendments to Delegations**
Attachment 4.4	**DA-PAD 05 Preparation and Endorsement of Responsible Authority Reports Delegation for Rescindment**
Attachment 4.5	**POL-LUP 08 Planning and Development Responsibilities Amended**

RECOMMENDATION

That Council:

1. **Adopts the 2021-2022 Annual Review of Delegated Authority, as shown at Attachment 4.1 as its own review for the purposes of s. 5.46 of the Local Government Act 1995 for the 2021-2022 financial year.**

2. **Under s.3.47A and s.3.48 of the *Local Government Act 1995,* adopts the DA-LWE 10 Disposal of Sick or Injured Impounded Animals indefinitely, as per Attachment 4.2.**

3. **Under r.11(2)(j) and r.21A of the *Local Government (Functions and General) Regulations 1996,* adopts the DA-CPM 05 Varying Contracts and Exercising Contract Extension Options indefinitely, as per Attachment 4.2.**

4. **Under r.11 of the *Local Government (Functions and General) Regulations 1996*, adopts the DA-CPM 06 Tenders for Goods and Services – Exempt Procurement indefinitely, as per Attachment 4.2.**

5. **Under the *Local Government (Uniform Local Provisions) Regulations 1996*, adopts the following four delegations indefinitely, as per Attachment 4.2;**

    - **DA-LUP 01 Private Works on, over or under Public Places;**
    - **DA-LUP 02 Public Thoroughfare – Dangerous Excavations;**
    - **DA-LUP 03 Obstruction of Footpaths and Thoroughfares; and**
    - **DA-LUP 04 Crossing – Construction, Repair and Removal.**

6. **Under the *Local Government Act 1995* adopts the DA LOC 03 City of Mandurah Local Laws – Administration indefinitely, as per Attachment 4.2.**

7. **Adopts the following delegations indefinitely, with amendments, as per Attachment 4.3:**

    - **DA-BUI 03 Building Orders;**
    - **DA-CMS 03 Cat Act 2011;**
    - **DA-CPM 02 Invite Expressions of Interest and Tenders;**
    - **DA-CPM 04 Rejecting and Accepting Expressions of Interests and Tenders;**

- **DA-FCM 06 Defer, Grant Concessions for, or Waive Fees or Write off Debts;**
- **DA-EMS 01 Bush Fires Act 1954 - Variations to Burning Times;**
- **DA EMS 03 Bush Fires Act 1954 – Prosecution;**
- **DA-LWE 06 Disposal of Impounded Goods and Vehicles;**
- **DA-PAD 01 Development Applications for Single Houses;**
- **DA-PAD 04 Local Development Plans;**
- **DA-TFT 01 Parking Administration;**
- **DA CNP 02 Disposing of Property;**
- **DA-FCM 04 Non-Rateable Status for Land;**
- **DA-BUI 01 Building and Demolition Permits;**
- **DA-BUI 04 Smoke Alarms - Alternative Solutions;**
- **DA-BUI 05 Private Swimming Pool Safety Barriers;**
- **DA-BUI 02 Occupancy Permits and Building Approval Certificates;**
- **DA-CMS 04 Dog Act 1976;**
- **DA-GVN 06 Revoking Suspension of Decisions under Objection;**
- **DA-LWE 02 Directions in Relation to Development Matters;**
- **DA-LWE 08 Infringement Notices;**
- **DA-LWE 09 Graffiti Vandalism;**
- **DA-PAD 02 Development Application (excluding Single Houses);**
- **DA-PAD 03 Structure Plans; and**
- **DA -FMC 07 Payment Arrangements for Unpaid Rates and Service Charges and Other Debtors.**

8. **Readopts the remaining delegations indefinitely, with no amendments, as per Attachment 4.1:**

    - **DA-EMS 02 Bush Fires Act 1954 – General;**
    - **DA-FCM 03 Investment of Funds;**
    - **DA-LWE 01 Prosecutions/Recovery of Unpaid Rates, Service Charges, Fees and Charges;**
    - **DA-LWE 07 Authorised Officers/Persons;**
    - **DA-LOC 01 Trading Permits;**
    - **DA-LOC 02 Alfresco Dining Permits;**
    - **DA-PBH 03 Food Act 2008;**
    - **DA-PBH 04 Food Act 2008 – Appointments;**
    - **DA-PBH 10 Public Health Act 2016 - Functions of an Enforcement Agency;**
    - **DA-PBH 11 Public Health Act 2016 - Reports by Enforcement Agency;**
    - **DA-PBH 12 Health (Asbestos) Regulations – Enforcement;**
    - **DA-TFT 02 Closing of Certain Thoroughfares to Vehicles; and**
    - **DA-FCM 06 Defer, Grant Concessions for, or Waive Fees or Write off Debts.**

9. **Rescind delegation DA-PAD 05 Preparation and Endorsement of Responsible Authority Reports as per Attachment 4.4.**

10. **Adopts amendments to POL-LUP 08 Planning and Development Responsibilities as per Attachment 4.5.**

ABSOLUTE MAJORITY REQUIRED

CITY OF MANDURAH

City of Mandurah
2021 – 2022
Register of Delegated Authority

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DA-BUI 02 Occupancy Permits and Building Approval Certificates

DA-BUI 03 Building Orders

DA-BUI 04 Smoke Alarms - Alternative Solutions

DA-BUI 05 Private Swimming Pool Safety Barriers

Community Services

DA-CMS 03 Cat Act 2011

DA-CMS 04 Dog Act 1976

Corporate Management

DA-CPM 02 lnvite Expressions of Interests and Tenders

DA-CPM 04 Rejecting and Accepting Expressions of Interests and Tenders; Variation Before Contract

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DA-LWE 02 Directions in Relation to Development Matters

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DA-LOC 02 Alfresco Dining Permits

DA LOC 03 City of Mandurah Local Laws – Administration

Planning and Development

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Traffic and Transport

DA-TFT 01 Parking Administration

DA-TFT 02 Closing of Certain Thoroughfares to Vehicles

DELEGATIONS

Building Controls

Delegation	**DA-BUI 01 Building and Demolition Permits**
Category	Building Controls
Delegator	Council
Express power to delegate	*Building Act 2011:* s. 127(1) & (3) Delegation by local government
Express power or duty delegated	*Building Act 2011:* s. 17 Uncertified applications to be considered by building surveyor s. 18 Further information s. 20 Grant of building permit s. 21 Grant of demolition permit s. 22 Further grounds for not granting an application s. 23 Time for deciding application for building or demolition permit s. 24 Notice of decision not to grant building or demolition permit s. 27 Conditions imposed by permit authority s. 88 Finishes of walls close to boundaries *Building Regulations 2012:* r. 23 Application to extend time during which a permit has effect (s.32(3)) r. 24 Extension of time during which permit has effect (s.32(3)) r. 26 Approval of new responsible person (s.35(c))
Function	To effectively deal with applications for Building and Demolition Permits as provided by: 1. Part 2, Divisions 1-4 and Part 6 Division 4 of the *Building Act 2011*; and 2. Part 3 of the *Building Regulations 2012*.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Building Act 2011* (Date of effect: 2 April 2012) *Building Regulations 2012* *Building and Construction Industry Training Levy Act 1990* *Building Services (Complaint Resolution and Administration) Act 2011* *Heritage of Western Australia Act 1990*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-BUI 02 Occupancy Permits and Building Approval Certificates**
Category	Building Controls
Delegator	Council
Express power to delegate	*Building Act 2011:* s. 127(1) & (3) Delegation by local government
Express power or duty delegated	*Building Act 2011:* s. 55 Further Information s. 58 Grant of occupancy permit, building approval certificate s. 59 Time for granting occupancy permit or building approval certificate s. 60 Notice of decision not to grant occupancy permit or grant building approval certificate s. 62 Conditions imposed by permit authority s. 65 Extension of period of duration *Building Regulations 2012:* r. 40 Extension of period of duration of time limited occupancy permit or building approval certificate (s.65)
Function	To effectively deal with applications for Occupancy Permit and Building Approval Certificate as required under Part 4, Division 3 of the *Building Act 2011* and Regulation 40 of the *Building Regulations 2012*
Delegates	Chief Executive Officer
Conditions	.. Nil
Statutory framework	*Building Act 2011* (Date of effect: 2 April 2012*)* *Building Regulations 2012* *Building and Construction Industry Training Levy Act 1990* *Building Services (Complaint Resolution and Administration) Act 2011* *Heritage of Western Australia Act 1990*
Policy	Nil
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-BUI 03 Building Orders**
Category	Building Controls
Delegator	Council
Express power to delegate	*Building Act 2011:* s. 127(1) and (3) Delegation by local government
Express power or duty delegated	*Building Act 2011:* s. 88 Finishes of walls close to boundaries s. 110 Building Orders s. 111 Notice of proposed building order other than building order (emergency) s. 114 Service of building order s. 117 Revocation of building order s. 118 Permit authority may give effect to building order if non-compliance
Function	1. Effectively deal with building orders pursuant to Part 8, Division 5 of the *Building Act 2011* in relation to: • Building work • Demolition work • An existing building or incidental structure • Dangerous and neglected buildings 2. Specify the way an outward facing side of a close wall must be finished pursuant to section 88 of the *Building Act 2011*.
Delegates	Chief Executive Officer
Conditions	1. Council to be notified of Building Orders when it is considered appropriate.
Statutory framework	*Building Act 2011* (Date of effect: 2 April 2012) *Building Regulations 2012* *Building and Construction Industry Training Levy Act 1990* *Building Services (Complaint Resolution and Administration) Act 2011* *Heritage of Western Australia Act 1990*
Policy	Nil
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-BUI 04 Smoke Alarms - Alternative Solutions**
Category	Building Controls
Delegator	Council
Express power to delegate	*Building Act 2011:* s. 127(1) & (3) Delegation by local government
Express power or duty delegated	*Building Regulations 2012:* r. 55 Terms used (alternative building solution approval) r. 61 Local government approval of battery powered smoke alarms
Function	1. To approve alternative building solutions which meet the performance requirements of the Building Code relating to fire detection and early warning. 2. To approve or refuse to approve a battery powered smoke alarm and to determine the form of an application for such approval.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Building Act 2011* (Date of effect: 2 April 2012) *Building Regulations 2012* *Building and Construction Industry Training Levy Act 1990* *Building Services (Complaint Resolution and Administration) Act 2011* *Heritage of Western Australia Act 1990*
Policy	N/A
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-BUI 05 Private Swimming Pool Safety Barriers**
Category	Building Controls
Delegator	Council
Express power to delegate	*Building Act 2011:* s. 127(1) & (3) Delegation by local government
Express power or duty delegated	*Building Regulations 2012:* r. 51(2), (3), (5) Approvals by permit authority
Function	1. To approve requirements alternative to a fence, wall, gate or other component included in the barrier, if satisfied that the alternative requirements will restrict access by young children to the swimming pool as effectively as if there were compliance with Australian Standard (AS) 1926.1. 2. To approve a door for the purpose of compliance with AS 1926.1, where a fence or barrier would cause significant problem of a structural nature or a significant problem of any other nature the cause of which is not in the control of the owner/occupier, or the pool is totally enclosed by a building or in the opinion of the City a fence or barrier between the building and pool would create a significant access problem for a person with a disability. 3. To approve a performance solution to a Building Code pool barrier requirement if satisfied that the performance solution complies with the relevant performance requirement.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Building Act 2011* (Date of effect: 2 April 2012) *Building Regulations 2012* *Building and Construction Industry Training Levy Act 1990* *Building Services (Complaint Resolution and Administration) Act 2011* *Heritage of Western Australia Act 1990*
Date adopted	TBC
Adoption references	TBC

Community Services

Delegation	**DA-CMS 03 Cat Act 2011**
Category	Community Services
Delegator	Council
Express power to delegate **Express power or duty delegated**	*Cat Act 2011:* s. 44 Delegation by local government *Cat Act 2011:* s. 13 Notice to be given of certain decisions under Part 2, Division 1, Subdivision 2 s. 26 Cat control notice may be given to cat owner s. 37 Approval to breed cats s. 38 Cancellation of approval to breed cats s. 40 Notice to be given of certain decisions made under Part 3, Division 4, Subdivision 2 s. 64 Extension of time s. 65 Withdrawal of notice *Cat Regulations 2012:* Schedule 3, cl. 1(4) Reduce or Waive Fees *Cat (Uniform Local Provisions) Regulations 2013:* r. 8 Application to keep additional number of cats r. 9 Grant or Refuse application to keep additional number of cats
Function **Delegate**	To carry out the powers or discharge of any of the duties of Council pursuant to the *Cat Act 2011*, *Cat Regulations 2012* and the *Cat (Uniform Local Provisions) Regulations 2013* including but not limited to: 1. Providing notice of decisions relating to the refusal to grant or renew the registration of a cat, or cancel the registration of a cat. 2. Granting approval to breed cats. 3. Cancelling the approval to breed cats. 4. Providing notice of decisions relating to the refusal to approve, renew the approval or cancel the approval of a person to breed cats. 5. Extending the period a modified penalty is to be paid. 6. Withdrawing an infringement notice. 7. Reducing or waiving the registration fees in respect or any individual cat or any class of cat within the district. 8. Granting or refusing an application to keep additional number of cats. Chief Executive Officer
Conditions	1. Functions under s 64 or s 65 of the Act cannot be sub-delegated.

Statutory framework	*Cat Act 2011* *Cat Regulations 2012* *Cat (Uniform Local Provisions) Regulations 2013* *Cat Act 2011:* s.79 – This delegation does not permit any of the delegates to perform the function of making local laws. s.80 – This delegation does not permit any of the delegates to perform the function of seeking the Governor's approval to make a local law under the Cat Act 2011 that applies outside its district.
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-CMS 04 Dog Act 1976**
Category	Community Services
Delegator	Council
Express power to delegate	*Dog Act 1976:* s. 10AA Delegation of local government powers and duties
Express power or duty delegated	*Dog Act 1976:* s. 10A Payments to veterinary surgeon – cost of sterilisation s. 11(1) Staff and services – dog management facility s. 15(4A) and (4B) Registration periods and fees s. 16(3) Registration procedure s. 17(4) and (6) Refusal or cancellation of registration s. 17A Notice if no application for registration made s. 19 Refund of fee on cancellation s. 26 Keeping of dogs – Limitation as to numbers s. 27 Licensing of approved kennel establishments s. 29(11) Seized dogs -Power of disposal and sale s. 33E Individual dog may be declared to be dangerous dog (declared) s. 33F Owner to be notified of making a declaration - consider objections s. 33G(4) Seizure and destruction s. 33H Local government may revoke declaration to destroy s. 33M Local government expenses to be recoverable
Function	To carry out the powers or discharge of any of the duties of the *Dog Act 1976* including but not limited to: a. Making payments to registered veterinary surgeons towards the cost of sterilisation of a dog owned by an eligible person where the eligible person is the registered owner of the dog and is suffering financial hardship. b. Establishing and maintaining a dog management facility. c. Directing registration officers to refuse or cancel the registration of a dog for one or any of the following reasons; - The owner has been convicted, or has paid a modified penalty, within the previous 3 years in respect of 2 or more offences against the *Dog Act 1976*, the *Cat Act 2011* or the *Animal Welfare Act 2002*; or - The dog in question has been shown to the satisfaction of the local government to be destructive, unduly mischievous, or to be suffering from a contagious or infectious disease; or - The local government is not satisfied that the dog is, or will be, effectively confined in or at premises where the dog is, or will be, ordinarily kept; or - The dog is required to be micro-chipped but is not micro-chipped; or - The dog is a dangerous dog. d. Giving notice that a dog cannot be registered e. Discounting or waiving the registration fees for any individual dog or any class of dogs within the district under prescribed conditions. This option does not apply to dangerous dogs. f. Refunding proportionate registration fees of a dog that has had its registration cancelled. g. Making application to a Justice of the Peace for an order to seize a dog that has had its registration refused or cancelled. h. Determining an application to keep more than the prescribed 2 dogs over 3 months of age. i. Grant, refuse to grant or cancel a licence to operate an approved kennel establishment. j. Dispose of or sell dogs which are liable to be destroyed. k. Consider objections. l. Recover expenses. m. Declaring a dog dangerous as a result of its aggressive behaviour. n. Receiving a request from an owner to review a seizure and destruction notice of a dangerous dog. o. Revoking a declaration of a dangerous dog or proposal to destroy a dangerous dog.

Delegates	Chief Executive Officer
Conditions	1. The Chief Executive Officer (CEO) has authority to sub delegate all the powers and duties in this delegation to any person who the CEO determines is suitably capable of exercising the relevant powers and duties. 2. Proceeds from the sale of dogs sold under s. 29(11) are to be paid into the City of Mandurah Municipal Fund. 3. Under s. 11(1) the establishment of a dog management facility is limited to the CEO and must not delegated.
Statutory framework	*Dog Act 1976:* s. 10AA – The Council must give express authority to sub delegate any power under the Act s. 31 – This delegation does not permit the delegate to designate dog prohibited areas, dog exercise area, dog on leash area s. 49 – This delegation does not permit the delegate to perform the function of making local laws
Date adopted	TBC
Adoption references	TBC

Corporate Management

Delegation	**DA-CPM 02 Invite Expressions of Interests and Tenders**
Category	Corporate Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government Act 1995:* • s.3.57 Tenders for providing goods and services *Local Government (Functions and General) Regulations 1996:* Expressions of interest: r.21 Limiting who can tender, procedure for Tenders: r.11(1), (2) When tenders have to be publicly invited r.13 Requirements when local government invites tenders though not required to do so r.14 Publicly inviting tenders, requirements for excluding 14(5) •
Function	Authority to: 1. Determine when to seek Expressions of Interest and to invite Expressions of Interest for the supply of goods or services r.21 2. Call tenders r.11(1). 3. Invite tenders although not required to do so r.13. 4. Determine in writing, before tenders are called, the criteria for acceptance of tenders r.14(2a). 5. Determine the information that is to be disclosed to those interested in submitting a tender r.14(4)(a).

Delegates	Chief Executive Officer
Conditions	Tenders may only be called where there is an adopted budget for the proposed goods or services, with the exception being in the financial year prior to the adoption of a new Annual Budget where: i. the proposed goods or services are required to fulfil a routine contract related to the day to day operations of the City; or ii. a current supply contract expiry is imminent; and iii. the value of the proposed new contract has been included in the Long-Term Financial Plan; and iv. the tender specification includes a provision that the tender will only be awarded subject to the budget adoption by the Council.
Statutory framework	*Local Government Act 1995* s. 3.57 *Local Government (Functions and General) Regulations 1996* Division 2
Policy	POL-CPM 02 Procurement POL-CPM 01 Regional Price Preference
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-CPM 04 Rejecting and Accepting Expressions of Interests and Tenders; Variation Before Contract**
Category	Corporate Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	Part 4 of the Local Government (Functions and General) Regulations 1996: • Regulation 18 Rejecting and accepting tenders • Regulation 23 Rejecting and accepting expressions of interest to be an acceptable tenderer Regulation 20(1), (2), (3) Variation of requirements before entry into contract
Function	1. To determine whether or not to reject tenders that do not comply with requirements as specified in the invitation to tender r.18(2). 2. To evaluate tenders, by written evaluation, and decide which is the most advantageous r.18(4). 3. To decline to accept any tender r.18(5). 4. To accept another tender where within 6-months of either accepting a tender, a contract has not been entered into OR the successful tenderer agrees to terminate the contract r.18(6) & (7). 5. To consider Expressions of Interest which have not been rejected and determine those capable of satisfactorily supplying the goods and services for listing as acceptable tenders r.23. 6. To determine whether variations in goods and services required are minor variations, and to negotiate with the successful tenderer to make minor variations before entering into a contract r.20(1) and (3).
Delegates	Chief Executive Officer
Conditions	1. The following functions are delegated to the CEO only and must not be sub delegated: • To evaluate tenders, by written evaluation, and decide which is the most advantageous. • To decline to accept any tender. • To accept another tender where within 6-months of either accepting a tender, a contract has not been entered into OR the successful tenderer agrees to terminate the contract. • To consider Expressions of Interest which have not been rejected and determine those capable of satisfactorily supplying the goods and services for listing as acceptable tenders. 2. CEO is delegated to accept or decline to accept any tenders where the consideration is, or is expected to be, $3,000,000 (GST exclusive) or less

Statutory framework	*Local Government Act 1995* s. 3.57 *Local Government (Functions and General) Regulations 1996* Division 2
Policy	POL-CPM 02 Procurement POL-CPM 01 Regional Price Preference
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-CPM 05 Varying Contracts and Exercising Contract Extension Options**
Category	Corporate Management
Delegator	Council
Express power to delegate	Local Government Act 1995: s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	Part 4 of the Local Government (Functions and General) Regulations 1996: r.11(2)(j) Exercising contract extension options r.21A Varying a contract for the supply of goods or services
Function	1. Authority to exercise a contract extension option that was included in the original tender specification and contract in accordance with r.11(2)(j). 2. Authority to vary a tendered contract, after it has been entered into in accordance with r. 21A
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Local Government Act 1995* s. 3.57 *Local Government (Functions and General) Regulations 1996* Division 2
Policy	POL-CPM 02 Procurement POL-CPM 01 Regional Price Preference
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-CPM 06 Tenders for Goods and Services – Exempt Procurement**
Category	Corporate Management
Delegator	Council
Express power to delegate	Local Government Act 1995: s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	Part 4 of the Local Government (Functions and General) Regulations 1996: r.11(2) When tenders have to be publicly invited (*exemptions*)
Function	1.Authority to undertake tender exempt procurement r.11(2). 2.Authority to, because of the unique nature of the goods or services or for any other reason it is unlikely that there is more than one supplier, determine to contract directly with a suitable supplier r.11(2)(f)
Delegates	Chief Executive Officer
Conditions	1. The power and duties of the CEO under regulation 11(2)(f) and regulation 11(2)(ja) cannot be subdelegated. 2. Tender exempt procurement under r.11(2)(f) may only be approved where a record is retained that evidences: i. a detailed specification; ii. the outcomes of market testing of the specification; iii. the reasons why market testing has not met the requirements of the specification; and iv. rationale for why the supply is unique and cannot be sourced through other suppliers. 3. Tender exempt procurement under r.11(2)(ja) may only be approved where: i. a detailed specification; ii. the outcomes of market testing of the specification; iii. the reasons why market testing has not met the requirements of the specification; and iv. rationale for why the supply is unique and cannot be sourced through other suppliers.
Statutory framework	*Local Government Act 1995* s. 3.57 *Local Government (Functions and General) Regulations 1996* Division 2
Policy	POL-CPM 02 Procurement POL-CPM 01 Regional Price Preference
Date adopted	TBC
Adoption references	TBC

Council Properties

Delegation	**DA CNP 02 Disposing of Property**
Category	Council Properties
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation by local government s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government Act 1995:* s. 3.58 Disposing of property under this section. s. 3.18(1) Disposing of property, not covered by s. 3.58, in order to perform the necessary functions under the *Local Government Act 1995*.
Function	1. Authority to determine the method of disposal and dispose of property to: a) the highest bidder at public auction s.3.58(2)(a); or b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender s.3.58(2)(b). 2. Authority to dispose of property by private treaty only in accordance with section 3.58(3) and prior to the disposal, to consider any submissions received following the giving of public notice s.3.58(3).
Delegates	Chief Executive Officer
Conditions	**Disposal of the land (lease and licence)** The following conditions relate to the disposition of land by lease or licence: 1. Approve and determine the appropriate method to dispose of property in accordance with s3.58 of the *Local Government Act 1995*. 2. This delegation must be exercised in accordance with all relevant Council or CEO policies, and procedures. 3. Disposal of land is limited to: • Matters specified in the Annual Budget or in any other case, requires a specific resolution of Council; and • Disposal of land is limited to a maximum value of $150,000 (including options); and • Satisfies the conditions below:

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Lease & Licence –Not for Profits Entities;

- The term and options to extend the term does not exceed a total of 5 years;
- Cannot exceed the lease period that the City holds the head lease, if applicable;
- No breach of the current agreement has occurred; and
- The conditions of the lease or licence is consistent with standard leasing practices of the City.

Licence - Commercial Entities

- The licence term is less than 3 years;
- Cannot exceed the licence period that the City holds the head licence for, if applicable;
- Rent aligns with current independent market valuation carried out no more than 2 years from the proposed licence commencement date; and
- The licence conditions are consistent with standard licencing practices of the City.

Note: This only applies to licences for commercial entities. All leases for commercial entities must be approved by Council.

with the City.

Assignment of Lease/licence

- The assignee continues to meet all terms and conditions of the current lease/licence;
- No extension nor variation of the lease/licence is available;
- Relevant checks are conducted confirming the new business has no bankruptcy listed against the directors, or any court action pending;
- The lease is currently not in breach.

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- The lease is currently not in breach.

Sublease/Sublicence (where the City is the sublessor)

- The head lessee/licence remains fully responsible for terms and conditions of head lease/licence,
- The purpose of the sublease/sublicence is consistent with purpose or similar purpose of the head lease/licence; and lease; and
- Term of sublease does not exceed head lease/licence.

	Disposition other than land The following conditions relate to the disposition of property (other than land) may be undertaken: • Where the market value of the property is determined as being less than $20,000 (F&G r.30(3) excluding disposal); or • its market value is less than $20 000; or the entire consideration received by the local government for the disposition is used to purchase other property, and where the total consideration for the other property is not more, or worth more, than $75 000; and • Council has resolved to dispose of property via Council resolution or in the Adopted Budget; and In any case, be undertaken to ensure that the best value return is achieved however, where the property is determined as having a nil market value then, as a minimum, the disposal must ensure environmentally responsible disposal.
Statutory framework	*Local Government Act 1995:* s.3.58 Disposing of Property s3.18 General Functions *Local Government (Functions and General) Regulations 1966:* r. 30 Disposing of property exempt from s. 3.58
Date adopted	9 July 2021
Adoption references	TBC

Emergency Services

Delegation	**DA-EMS 01 Bush Fires Act 1954 - Variations to Burning Times**
Category	Emergency Services
Delegator	Council
Express power to delegate	*Bush Fires Act 1954:* s. 17(10) and s. 18(5C) Delegation from local government to Mayor and Chief Bush Fire Control Officer
Express power or duty delegated	*Bush Fires Act 1954:* s. 17(7) and (8) Variation to prohibited burning times s. 18(5) and (5C) Variation to restricted burning times
Function	To carry out the powers and duties of the *Bush Fires Act 1954* with respect to variations of the restricted or prohibited burning times.
Delegates	Mayor and the Chief Bush Fire Control Officer, jointly.
Conditions	Delegates must request that the Executive Manager Development and Compliance and Coordinator Ranger Services reports quarterly on any recommendations relevant to this delegation.
Statutory framework	*Bush Fires Act 1954:* s.48 Delegated power cannot be subdelegated s. 17 and s. 18 How variation made
Policy	Nil
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-EMS 02 Bush Fires Act 1954 - General**
Category	Emergency Services
Delegator	Council
Express power to delegate	*Bush Fires Act 1954:* s. 48 Delegation by local government to CEO
Express power or duty delegated	All powers and duties of the local government under the *Bush Fires Act 1954* and the *Bush Fires Regulations 1954*, except as set out in the conditions of this delegation.
Function	Undertake the performance of any of the functions under the Bush Fires Act 1954, including but not limited to: 1. Insuring certain persons for injury caused while engaged in normal brigade activities. 2. Appointing bush fire control officers. 3. Issuing directions to a bush fire control officer to burn bush on, or at the margins of, streets, roads, and ways, under the care, control and management of the City of Mandurah. 4. Placing further restrictions on the burning of garden refuse.
Delegates	Chief Executive Officer
Conditions	This delegation excludes any powers or duties under the *Bush Fires Act 1954* that require a resolution by Council including the power to make local laws under section 62. This delegation must be exercised in accordance with any relevant Council Policy, that may be in force from time to time.
Statutory framework	*Bush Fires Act 1954* *Bush Fires Regulations 1954* *Bush Fires (Infringement) Regulations 1978*
Policy	POL-EMS 01 Bush Fire Prevention and Control Policy
Date adopted	TBC
Adoption references	TBC

Delegation **Category**	**DA-EMS 03 Bush Fires Act 1954 - Prosecution** Emergency Services
Delegator	Council
Express power to delegate	*Bush Fires Act 1954:* s 59(3) Prosecution of offences
Express power or duty delegated	*Bush Fires Act 1954:* s 59 Prosecution of offences s 59A(2), (3) and (5) Alternative Procedure – infringement notices
Function	Undertake the performance of any of the functions under s59 and certain functions under s59A of the *Bush Fires Act 1954* including but not limited to: • Institute proceedings under the Act. • Issue infringement notices under the Act. • Withdraw infringement notices under the Act.
Delegates	Chief Executive Officer Coordinator Ranger Services Director Business Services Executive Manager, Development and Compliance Ranger Senior Ranger
Conditions	Chief Executive Officer Executive Manager, Development and Compliance Coordinator Ranger Services Senior Ranger Director Business Services Ranger Director Business Services, Executive Manager Development and Compliance and Coordinator Ranger Services are authorised for the purposes of s59 and s59A(5) only. Senior Ranger and Ranger are authorised for the purposes of s59(3) and s59A(2) only with the written approval of the Chief Executive Officer.
Express power to subdelegate	N/A
Statutory framework **Date adopted**	*Bush Fires Act 1954* *Bush Fires Regulations 1954* TBC
Adoption references	TBC

External Delegations

Delegation	**External Delegation Noise Management**
Category	External Delegations
Delegator	External Agency
Express power or duty delegated	The CEO of the Department of Environment Regulation, on the 12 December 2013, determined to delegate the powers and duties under the *Environmental Protection (Noise) Regulations 1997* relating to: • waste collection and other works • bellringing or amplified calls to worship • community activities • motor sport venues • shooting venues • calibration results • sporting, cultural and entertainment events; to the CEO of the local government.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	Section 20 of the *Environmental Protection Act 1986* Regulations 14A, 14B, 15(3)(c)(vi), 16, 23(b), Part 2 Division 3, Part 2 Division 4, Part 2 Division 7 of the *Environmental Protection (Noise) Regulations 1997*
Date adopted	12 December 2013
Adoption references	Delegation No 112

Delegation	**External Delegation Noise Management Plans - Construction Sites**
Category	External Delegations
Delegator	External Agency
Express power to delegate	Chief Executive Officer of the Department of Water and Environmental Regulation
Express power or duty delegated	*Environmental Protection (Noise) Regulations 1997* r. 13 Construction sites
Function	The CEO of the Department of Environment Regulation, on the 1 May 2014, determined to delegate the powers and duties under the *Environmental Protection (Noise) Regulations 1997* relating to: • noise management plans under r. 13 of the *Environmental Protection (Noise) Regulations 1997*
Delegates	Chief Executive Officer Coordinator Health Services Executive Manager, Development and Compliance
Conditions	Nil
Express power to subdelegate	N/A
Statutory framework	Section 20 of the *Environmental Protection Act 1986* Regulation 12 of the *Environmental Protection (Noise) Regulations 1997* Govt Gazette - Delegation No 119 - 16 May 2014
Policy	Nil
Date adopted	TBC
Adoption references	TBC

Delegation	**External Delegation Certificates of Approval - Strata Titles Act 1985**
Category	External Delegations
Delegator	External Agency
Express power to delegate	*Planning and Development Act 2005:* s 16
Express power or duty delegated	*Strata Titles Act 1985:* s. 15 Certificates Schedule 1: 1. Applications made under section 15 of the *Strata Titles Act 1985* Power to determine applications for the issuing of a certificate of approval under section 15 of the *Strata Titles Act 1985* except those applications that – a) Propose the creation of a vacant lot; b) Propose vacant air stratas in multi-tiered strata scheme developments; c) Propose the creation or postponement of a leasehold scheme; d) In the opinion of the WAPC as notified to the relevant local government in writing, or in the opinion of the relevant local government as notified to the WAPC in writing, relate to: i. a type of development; and/or ii. land within an area, which is of state or regional significance, or in respect of which the WAPC has determined is otherwise in the public interest for the WAPC to determine the application.
Function	On 20 January 2021, under section 16 of the *Planning and Development Act 2005*, the WAPC resolved to delegate to local governments, and to members and officers of those local governments, its powers and functions under section 15 of the *Strata Titles Act 1985* as set out in clause 1 of Schedule 1, within their respective districts, subject to the conditions set out in clause 3 of Schedule 1.
Delegates	City Planner Coordinator Building and Compliance Coordinator Statutory Planning
Conditions	A local government that exercises the power referred to in clause 1 is to provide WAPC with data on all applications determined under this Instrument of Delegation at the conclusion of each financial year in the format prescribed by the WAPC.
Statutory framework	*Strata Titles Act 1985*
Record keeping	A local government that exercises the power referred to in clause 1 is to provide WAPC with data on all applications determined under this Instrument of Delegation at the conclusion of each financial year in the format prescribed by the WAPC.
Date adopted	TBC
Adoption references	TBC

Financial Management

Delegation	**DA-FCM 02 Payments from Municipal Fund or Trust Fund**
Category	Financial Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to the CEO
Express power or duty delegated	*Local Government Act 1995:* s.6.10(d) Financial management regulations *Local Government (Financial Management) Regulations 1996:* r.12(1)(a) Payments from municipal fund or trust fund
Function	To make payments from the Municipal Fund or the Trust Fund in accordance with Regulation 12 of the *Local Government (Financial Management) Regulations 1996*.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	Regulation 12 of the *Local Government (Financial Management) Regulations 1996* *Sections 5.42, 5.44 and 6.10(d) of the Local Government Act 1995*
Policy	Nil
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-FCM 03 Investment of Funds**
Category	Financial Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation by local government
Express power or duty delegated	*Local Government Act 1995:* s. 6.14 Power to invest
Function	Invest funds in accordance with Section 6.14 of the *Local Government Act 1995* and the policies and guidelines established from time to time by Council.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Local Government Act 1995:* s. 6.14
Policy	POL-FCM 02 - Finance Investment
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-FCM 04 Non-Rateable Status for Land**
Category	Financial Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local Government Act 1995:* s. 6.76(4) and (5) Grounds of objections
Function	To consider an objection to a rate record and either allow or disallow it, wholly or in part, providing the decision and reasons for the decision in a notice promptly served upon the person to whom made the objection. To extend the time for a person to make an objection to a rate record.
Delegates	Chief Executive Officer
Conditions	Where the delegation is exercised in respect of a new application for land used in accordance with section 6.26(2)(g), non- rateable status may only be granted where the annual value of general rates does not exceed $20,000. Where the delegation is exercised in respect of a renewal of non-rateable status, there are no conditions or financial limits imposed on the delegate.
Statutory framework	*Local Government Act 1995:* s. 6.26 Rateable Land s. 6.76 Grounds of objections
Policy	Nil
Date adopted	26 May 2021
Date adopted	26 May 2021

Delegation	**DA-FCM 06 Defer, Grant Concessions for, or Waive Fees or Write off Debts**
Category	Financial Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local Government Act 1995:* s. 6.12 Power to defer, grant concessions, waive or write off debts
Function	Defer, waive or grant concessions in relation to fees, or write off debts in relation to the following matters: • Abandoned Vehicles • Food Premises • Impounded Animals • Impounded/Seized Trolleys and Signs • Hire Fees for Community Halls, Pavilions, Public Open Space, Sports Flood Lighting and other hire fees including serviced recreation facilities and libraries. • Planning, Health and Building Service and Application Fees • General Debts
Delegates	Chief Executive Officer
Conditions	This delegation is subject to section 6.12(2) of the *Local Government Act 1995*, which specifies that a local government cannot grant a waiver or concession for a rates or service charges. The suspension of interest of rates may only be waived for a maximum term of 12 months and in accordance with Council and CEO policies, and procedures. A waiver, write off, deferment or concession given under this delegation may only be granted to a maximum value of $100,000 per occurrence, except where the decision is due to an administrative error having been made by the City of Mandurah.
Statutory Framework	Local Government Act 1995: s. 6.12 Local Government (Financial Management) Regulations 1996: 19AA cannot waive or grant concession in relation to amounts owed under the Local Government (Administration) Regulations 1996, r. 34AE.
Policy	POL-FCM 08 Collection of Overdue Debts
Date Adopted	TBC
Date references	TBC

Delegation	**DA-FCM 07 Payment Arrangements for Unpaid Rates and Service Charges and Other Debtors**
Category	Financial Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local Government Act 1995:* s6.49. Agreement as to payment of rates and service charges
Function	Accept an alternative payment of a rate or service charge or other debtor due and payable by a person, in accordance with an agreement made with the person.
Delegates	Chief Executive Officer
Conditions	The conditions are in accordance with the relevant and current Council Policies and work procedures.
Statutory framework	*Local Government Act 1995*
Policy	POL-FCM 08 Collection of Overdue Debts
Date adopted	TBC
Adoption references	TBC

Governance

Delegation	**DA-GVN 06 Revoking Suspension of Decisions under Objection**
Category	Governance
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s5.42 Delegation of some powers and duties to CEO
Express power or duty delegated **Function**	*Local Government Act 1995:* s 9.9(1)(b) Decision not to suspend the effect of a decision the subject of an objection under Part 9 of the Act To decide that the effect of a decision the subject of an objection should not be suspended.
Delegates **Conditions**	Chief Executive Officer The CEO can only exercise this power if they consider that: (a) there are urgent reasons why the effect of the decision should not be suspended; or (b) suspension of the effect of the decision is reasonably likely to endanger the safety of any person, cause damage to property, or to create a serious public nuisance.
Statutory framework	*Local Government Act 1995*, Part 9 Objections
Date adopted	25 May 2021
Adoption references	Council Minute G.6/5/21 - 25 May 2021

Land Use and Planning

Delegation	**DA-LUP 01 Private Works on, over or under Public Places**
Category	Land Use and Planning
Delegator	Council
Express power to delegate	Local Government Act 1995: s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	Local Government (Uniform Local Provisions) Regulations 1996: Regulation 17 (3) and (5) Private works on, over, or under public places – Sch.9.1 cl.
Function	1. grant permission or refuse permission to construct a specified thing on, over, or under a specified public thoroughfare or public place that is local government property r.17(3). 2. impose conditions on permission including those prescribed in r.17(5) and (6)
Delegates	Chief Executive Officer
Conditions	1.Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*. 2. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from or entered into a legal agreement with, each owner of adjoining or adjacent property which may be impacted by the proposed private works. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good the public place at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity. iv. Where appropriate, a dilapidation survey may be requested.
Statutory framework	Local Government (Uniform Local Provisions) Regulations 1996 – prescribe applicable statutory procedures
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-LUP 02 Public Thoroughfare – Dangerous Excavations**
Category	Land Use and Planning
Delegator	Council
Express power to delegate	Local Government Act 1995: s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	Local Government (Uniform Local Provisions) Regulations 1996: r.11(1), (4), (6) & (8) Dangerous excavation in or near public thoroughfare – Sch.9.1 cl.6
Function	1. determine if an excavation in or on land adjoining a public thoroughfare is dangerous and take action to fill it in or fence it or request the owner / occupier in writing to fill in or securely fence the excavation r.11(1). 2. determine to give permission or refuse to give permission to make or make and leave an excavation in a public thoroughfare or land adjoining a public thoroughfare r.11(4). 3. impose conditions on granting permission r.11(6). 4. renew a permission granted or vary at any time, any condition imposed on a permission granted r.11(8).
Delegates	Chief Executive Officer
Conditions	1. Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*. 2. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from or entered into a legal agreement with, each owner of adjoining or adjacent property which may be impacted by the proposed works. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good the public assets at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.
Statutory framework	Determination of Bond Value and Conditions - refer to CEO Delegation 1.3.3 – Determine and Manage Conditions on Permission for Dangerous Excavations on or on land adjoining Public Thoroughfares *Local Government (Uniform Local Provisions) Regulations 1996* – prescribe applicable statutory procedures Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the *Local Government Act 1995*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-LUP 03 Obstruction of Footpaths and Thoroughfares**
Category	Land Use and Planning
Delegator	Council
Express power to delegate	Local Government Act 1995: s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government (Uniform Local Provisions) Regulations 1996*: r.5(2) Interfering with, or taking from, local government land r.6 Obstruction of public thoroughfare by things placed and left - Sch. 9.1 cl. 3(1)(a) r.7A Obstruction of public thoroughfare by fallen things – Sch.9.1 cl.3(1)(b) r.7 Encroaching on public thoroughfare – Sch.9.1. cl.3(2)
Function	1. Authority to determine, by written notice served on a person who is carrying out plastering, painting or decorating operations (the work) over or near a footpath on land that is local government property, to require the person to cover the footpath during the period specified in the notice so as to: a. prevent damage to the footpath; or b. prevent inconvenience to the public or danger from falling materials r.5(2). 2. Authority to provide permission including imposing appropriate conditions or to refuse to provide permission, for a person to place on a specified part of a public thoroughfare one or more specified things that may obstruct the public thoroughfare r.6(2) and (4). 3. Authority to renew permission to obstruct a thoroughfare and to vary any condition imposed on the permission effective at the time written notice is given to the person to whom permission is granted [ULP r.6(6)]. 4. Authority to require an owner or occupier of land to remove any thing that has fallen from the land or from anything on the land, which is obstructing a public thoroughfare r.7A. 5. Authority to require an owner occupier of land to remove any part of a structure, tree or plant that is encroaching, without lawful authority on a public thoroughfare r.7.
Delegates	Chief Executive Officer
Conditions	1. Actions under this Delegation must comply with procedural requirements detailed in *the Local Government (Uniform Local Provisions) Regulations 1996*. 2. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from each owner of adjoining or adjacent property which may be impacted by the proposed obstruction. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good public assets damaged by the obstruction at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.

Statutory framework	*Local Government (Uniform Local Provisions) Regulations 1996* Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the *Local Government Act 1995* *Local Government Property and Public Places Local Law 2016*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-LUP 04 Crossing – Construction, Repair and Removal**
Category	Land Use and Planning
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government (Uniform Local Provisions) Regulations 1996*: r.12(1) Crossing from public thoroughfare to private land or private thoroughfare – Sch.9.1 cl.7(2) r.13(1) Requirement to construct or repair crossing – Sch.9.1 cl.7(3)
Function	1. Authority to approve or refuse to approve, applications for the construction of a crossing giving access from a public thoroughfare to land or private thoroughfare serving land - r12(1). 2. Authority to determine the specifications for construction of crossings to the satisfaction of the Local Government - r12(1)(a). 3. Authority to give notice to an owner or occupier of land requiring the person to construct or repair a crossing - r.13(1). 4. Authority to initiate works to construct a crossing where the person fails to comply with a notice requiring them to construct or repair the crossing and recover 50% of the cost of doing so as a debt due from the person - r.13(2).
Delegates	Chief Executive Officer
Conditions	Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*
Statutory framework	*Local Government Act 1995* *Local Government (Uniform Local Provisions) Regulations 1996* *Local Government Property and Public Places Local Law 2016*
Date adopted	TBC
Adoption references	TBC

Laws and Enforcement

Delegation	**DA-LWE 01 Prosecutions/Recovery of Unpaid Rates, Service Charges, Fees and Charges**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO *Building Act 2011:* s. 127(6A)
Express power or duty delegated	*Local Government Act 1995:* s. 6.56 and 6.64 Rates and Service Charges Unpaid *City of Mandurah Local Laws* *Building Act 2011:* s. 133
Function	Serve a notice, or undertake legal proceedings or prosecutions for any breach, offence or claim for which it is the duty of the local government to enforce in relation to: • unpaid rates or service charges, or other fees and charges under the *Local Government Act 1995* and associated Regulations; • the *Building Act 2011*, and • Councils Local Laws, Lodge or remove a caveat in relation to land for which rates and service charges are unpaid. Delegates will use best endeavours to resolve specific issues through mediation and other means. Legal proceedings will only be initiated where necessary to resolve each specific matter dependant on the nature of the breach, offence or claim.
Delegates	Chief Executive Officer
Conditions	1. If in the opinion of the CEO or a subdelegated officer, the situation warrants it, the initiation of the prosecution will be referred to Council for approval. 2. For legal proceedings relating to recovery of rates or services charges unpaid, the conditions are in accordance with the Council Policy.
Statutory framework	*Local Government Act 1995*
Policy	POL-FCM 08 Collection of Overdue Debts
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-LWE 02 Directions in Relation to Development Matters**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Local government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Planning and Development Act 2005:* s. 214 (2), (3) and (5) Illegal development, responsible authority's powers
Function	To issue a direction to a person contravening section 214 of the *Planning and Development Act 2005*.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Planning and Development Act 2005*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-LWE 06 Disposal of Impounded Goods/Vehicles**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Local government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local government Act 1995:* s. 3.46 Goods may be held until costs paid s. 3.47 Confiscated or uncollected goods, disposal of s. 3.40A (4) Abandoned vehicle wreck may be taken 3.48 Impounding expenses, recovery of
Function	1. Authority to sell or otherwise dispose of impounded goods that have not been collected within the period specified in section 3.47(2b) of the date a notice is given under sections 3.42(1)(b) or 3.44. 2. Authority declare an impounded vehicle an abandoned vehicle wreck in accordance with the provision of section 3.40A. 3. Authority to sell or otherwise dispose of any vehicle that has not been collected within two (2) months of a notice having been given under section 3.40(3) or 7 days of a declaration being made that a vehicle is an abandoned wreck. 4. Authority to refuse to allow impounded goods to be collected until the costs of removing, impounding and keeping them have been paid to the local government. 5. Authority to recover expenses incurred from removing, impounding, and disposing of confiscated or uncollected goods in accordance with section 3.48.
Delegates	Chief Executive Officer
Conditions	Money received under 3.47(5) must be credited to the City of Mandurah Municipal Fund.
Statutory framework	*Local Government Act 1995*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-LWE 07 Authorised Officers / Persons**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO *Building Act 2011:* s. 127(1) Delegation by local government
Express power or duty delegated	*Local Government (Miscellaneous Provisions) Act 1960:* s. 449 Appoint Pound Keeper and Ranger *Building Act 2011:* s. 96(3) Designate authorised person *Building Regulations 2012:* r. 70 (1) and (2) Appoint authorised officer and approved officer
Function	Appointing persons/officers or classes of persons/officers as authorised for the purpose of fulfilling prescribed functions under the *Local Government (Miscellaneous Provisions) Act 1960, Building Act 2011* and *Building Regulations 2012*.
Delegates	Chief Executive Officer
Conditions	The power to appoint authorised persons, under all legislation referred to in this delegation, cannot be sub delegated.
Statutory framework	*Building Regulations 2012:* r. 70. Only certain people may be appointed as authorised officer or approved officer – see regulation.
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-LWE 09 Graffiti Vandalism**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Graffiti Vandalism Act 2016:* s. 16 Delegation by local government s. 17 Delegation by CEO of local government
Express power or duty delegated	*Graffiti Vandalism Act 2016:* s. 18 Notice requiring removal of graffiti s. 19 Additional powers when notice is given s. 24 (1)(b) Decision that notice should not be suspended s. 25 local government graffiti powers on land not local government property s. 28 Notice of entry
Function	To carry out the powers or discharge of any of the duties of the *Graffiti Vandalism Act 2016* including but not limited to: 1. Issuing notices requiring removal of graffiti. 2. Recover costs for removal of graffiti. 3. Removal of graffiti on land not local government property. 4. Issuing notices of an intended entry onto private land as requested by Council.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Graffiti Vandalism Act 2016*
Policy	POL-CNP 02 Graffiti Vandalism
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-LWE 10 Disposal of Sick or Injured Impounded Animals**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Local government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO s. 5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local government Act 1995:* s. 3.47A Sick or injured animals, disposal of s 3.48 Impounding expenses, recovery of
Function	1. Authority to determine when an impounded animal is ill or injured, that treating is not practicable, and to humanely destroy the animal and dispose of the carcass (s3.47A(1)) 2. Authority to recover expenses incurred from removing, impounding, and disposing of confiscated or uncollected goods in accordance with section 3.48.
Delegates	Chief Executive Officer
Conditions **Express power to subdelegate**	Delegation may only be used where the Delegate's reasonable efforts to identify and contact an owner have failed. *Local government Act 1995:* s. 5.44 CEO may delegate powers and duties to employees
Subdelegates	Coordinator Ranger Services Director Business Services Executive Manager, Development and Compliance
Statutory Framework	*Local Government Act 1995*
Date Adopted	TBC
Adoption references	TBC

Local Laws

Delegation	**DA-LOC 01 Trading Permits**
Category	Local Laws
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to the CEO
Express power or duty delegated	*Local Government Property and Public Places Local Law 2016:* All powers and duties under Part 12 – Permits, in relation to Trading Permits
Function	1. To determine a Trading Permit application; or 2. Cancel, suspend or vary an approved Permit;
Delegates	Chief Executive Officer
Conditions	In accordance with the relevant Council Local Law and associated policy or guidelines.
Statutory framework	*Local Government Property and Public Places Local Law 2016*
Policy	Trading Permit Guidelines
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-LOC 02 Alfresco Dining Permits**
Category	Local Laws
Delegator	Council
Express power to delegate	*Local government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local Government Property and Public Places Local Law:* All powers and duties of the local government under Part 11 and Part 12 in relation to Alfresco Dining Permits.
Function	To approve or refuse alfresco dining permits.
Delegates	Chief Executive Officer
Conditions	In accordance with the relevant provisions of the City's local laws and any associated policy or guidelines that support the assessment of alfresco permits.
Statutory framework	*Local Government Act 1995* *Local Government Property and Public Places Local Law*
Date adopted	TBC
Adoption reference	TBC

Delegation	**DA LOC 03 City of Mandurah Local Laws – Administration**
Category	Local Laws
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to the CEO
Express power or duty delegated	*Local Government Act 1995* Section 3.18 – Performing executive functions under: *City of Mandurah Environment and Nuisance Local Law 2010* *City of Mandurah Cat Local Law 2019* *City of Mandurah Dog Local Law 2010* *City of Mandurah Health Local Law 1996* *City of Mandurah Local Government Property and Public Places Local Law 2016* *City of Mandurah Bush Fire Brigades Local Law 2010* *City of Mandurah Cemeteries Local Law 2010* *City of Mandurah Fencing Local Law 2015* *Jetties Waterways and Marina Local Law 2010* *Parking and Parking Facilities Local Law 2015* *Waste Management Local Law 2010* *City of Mandurah Blasting, Quarry and Excavations Consolidated Local Low* *City of Mandurah Enforcement of Local Laws Consolidated Local Law* *City of Mandurah Objections and Appeals and Miscellaneous Consolidated Local Law* *City of Mandurah Buildings Consolidated Local Law*
Function	Authority to: 1. Administer and enforce the City's Local Laws and to do all other things that are necessary or convenient to be done for, or in connection with, performing the functions of the local government under the City's Local Laws and the authority to subdelegate this function. 2. Appoint authorised officers to perform functions under the City's Local Laws
Delegates	Chief Executive Officer
Conditions	The delegation may only be exercised in accordance with the relevant Council Local Law and associated policy or guidelines in force at the time
Express power to subdelegate	*Local Government Act 1995:* s. 5.44 Delegation by CEO
Statutory framework	*Local Government Act 1995:*
Date adopted	TBC
Adoption references	TBC

Planning and Development

Delegation	**DA-PAD 01 Development Applications for Single Houses**
Category	Planning and Development
Delegator	Council
Express power to delegate	*Local Planning Scheme No 12* Clause 82 of the 'Deemed Provisions' (Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*)
Express power or duty delegated	All powers and duties of the local government under Part 7, 8 and 9 of the Deemed Provisions and State Planning Policy 7.3 (Residential Design Codes Volume 1) ('R-Codes') in respect to Single Houses (*) **Note: includes the erection or extension to a single house, including all the matters outlined in items 6 and 7 in the Table found in Schedule 2 clause 61(1) of the Deemed Provisions and items 6A and 7A in Schedule A and clause 61(1) of Local Planning Scheme No 12 which includes an ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool.*
Function	To undertake the functions including consultation and determination of development applications as required for applications for development approval for single houses, which includes the assessment of proposals against the 'design principles' of the Residential Design Codes as described in the relevant provisions of the R-Codes.
Delegates	Chief Executive Officer
Conditions	1. In making an exercise of judgement under the relevant provisions of the R-Codes, the assessment is to be reviewed by the R-Code Review Group, consisting of no less than 2 of the following officers the: • Director Business Services; • Executive Manager Development and Compliance; • City Planner, • Coordinator Statutory Planning and Lands or a Senior Planner, and • Coordinator Building and Compliance or a Senior Building Surveyor. 2. Where consultation has been undertaken under the relevant provisions of the R-Codes, any person who has made a submission objecting to the application being notified in writing of the City's intention to approve the application and be provided with a further 7 days in which to provide further comment
Statutory framework	*Local Planning Scheme No 12*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-PAD 02 Development Application (excluding Single Houses)**
Category	Planning and Development
Delegator	Council
Express power to delegate	*Local Planning Scheme No 12* Clause 82 of the 'Deemed Provisions' Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*
Express power or duty delegated	All powers and duties of the local government under the *Local Planning Scheme No 12*, necessary to fulfil the Functions as set out below.
Function	To undertake the functions, including consultation, and to determine development applications as required for applications for development approval.
Delegates	Chief Executive Officer
Conditions	This delegation is subject to the following conditions: 1. where an application is required to be advertised, due to the proposed development seeking to vary the development standards required under Local Planning Scheme No 12, a structure plan, a precinct structure plan, local development plan or local planning policy, and no submission(s) have been received objecting the proposal in relation to relevant matters except for proposals for Grouped or Multiple Dwelling. 2. where consultation has been undertaken for Grouped or Multiple Dwelling, any person who has made a submission objecting to the application being notified in writing of the City's intention to approve the application and be provided with a further 7 days in which to provide further comment 3. all applications that require discretionary provisions of a Local Planning Scheme No 12, a structure plan, precinct structure plan, local development plan or local planning policy to be applied are to be reviewed by a Planning Review Group consisting of at least 2 of the following: • Director Business Services; • Executive Manager Development and Compliance; • City Planner; • Coordinator Statutory Planning and Lands; Senior Planner.
Statutory framework	*Planning and Development (Local Planning Schemes) Regulations 2015* *Local Planning Scheme No 12*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-PAD 03 Structure Plans**
Category	Planning and Development
Delegator	Council
Express power to delegate	*Operative Local Planning Scheme* Clause 82 of the 'Deemed Provisions' (Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*)
Express power or duty delegated	All the powers and duties of the local government under Part 4 (Structure Plans) of the Deemed Provisions
Function	1. To prepare a Structure Plan; 2. Where an application is made for a Structure Plan determine that the information provided is in accordance with clause 17 of the Deemed Provisions and is satisfactory for the purposes of advertising; 3. Determine that an amendment to a Structure Plan is of a minor nature and does not require advertising in accordance with clause 29 of the Deemed Provisions; 4. Provide the Local Government Report to the Western Australian Planning Commission for amendments to an approved Structure Plan for: (a) administrative or clarification purposes; or (b) where additional details are required by the approved Structure Plan; or (c) where the amendments do not alter the overall intent and design of the approved Structure Plan; or (d) where amendments are advertised and no relevant submissions are received during the advertising process, unless otherwise 'called in' by two or more Elected Members; in accordance with clause 20 of the Deemed Provisions.
Delegates	Chief Executive Officer
Conditions	Elected Members must be provided with an update.
Statutory framework	*Planning and Development (Local Planning Schemes) Regulations 2015:* Schedule 2 (Deemed Provisions for Local Planning Schemes) - Part 4 and Part 5
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-PAD 04 Local Development Plans**
Category	Planning and Development
Delegator	Council
Express power to delegate	*Operative Local Planning Scheme* Clause 82 of the' Deemed Provisions' (Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*)
Express power or duty delegated	All powers and duties of the local government under Part 6 of the Deemed Provisions (Local Development Plans).
Function	1. To prepare Local Development Plans, where appropriate. 2. Where an application is made, determine that the information provided is satisfactory for the purposes of advertising in accordance with clause 49 of the Deemed Provisions; 3. Where an application is made, determine that a Local Development Plan does not require advertising in accordance with clause 50(3) of the Deemed Provisions; 4. Where an application is made, determine to approve, modify or refuse the Local Development Plan in accordance with clause 52 of the Deemed Provisions subject to where the plan has been advertised, no submissions have been received on relevant matters that can be considered in making a determination on a Local Development Plan; 5. To extend the period of approval for a Local Development Plan in accordance with clause 57 (3) of the Deemed Provisions; 6. Determine that an amendment is of a minor nature and does not require advertising in accordance with clauses 59(4) of the Deemed Provisions. 7. To extend the period of approval of the Local Development Plan in accordance with clause 59(5) of the Deemed Provisions.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Planning and Development)Local Planning Schemes) Regulations 2015:* Schedule 2 (Deemed Provisions for Local Planning Schemes) Part 6
Date adopted	TBC
Adoption references	TBC

Public Health

Delegation	**DA-PBH 03 Food Act 2008**
Category	Public Health
Delegator	Council
Express power to delegate	*Food Act 2008:* s. 118 Functions of enforcement agencies and delegations
Express power or duty delegated	*Food Act 2008:* s. 65 Prohibition Orders s. 66 Certificate of clearance to be given in certain circumstances s. 67 Request for re-inspection s. 110 Registration of food businesses s. 112 Variation of conditions or cancellation of registration of food business
Function	1. Issue prohibition orders. 2. Clear and remove a prohibition order. 3. Provide written notification not to issue a certificate of clearance. 4. Grant, apply conditions, refuse, vary or cancel registration of a food business.
Delegates	Coordinator Health Services Executive Manager, Development and Compliance
Conditions	Nil.
Statutory framework	*Food Act 2008*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-PBH 04 Food Act 2008 - Appointments**
Category	Public Health
Delegator	Council
Express power to delegate	*Food Act 2008:* s. 118 Functions of enforcement agencies and delegation
Express power or duty delegated	*Food Act 2008:* s. 122 Appointment of authorised officers s. 126(2), (6) and (7) Infringement notices
Function	1. Appoint authorised officers. 2. Appoint designated officers to issue infringement notices. 3. Appoint designated officers to extend payment period for infringement notices or withdraw infringement notices.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Food Act 2008*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-PBH 10 Public Health Act 2016 - Functions of an Enforcement Agency**
Category	Public Health
Delegator	Council
Express power to delegate	*Public Health Act 2016:* s. 21 Enforcement agency may delegate
Express power or duty delegated	*Public Health Act 2016:* s. 24 Designation of Authorised Officers s. 280 Commencing proceedings
Function	To exercise the powers or duties conferred or imposed on a local government, as an enforcement agency, under the *Public Health Act 2016*, relating to: 1. Designating Authorised Officers; 2. Commencing legal proceedings
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Public Health Act 2016* s. 21 Limits delegations to either CEO or an authorised officer Division 4 – Authorised Officers
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-PBH 11 Public Health Act 2016 - Reports by Enforcement Agency**
Category	Public Health
Delegator	Council
Express power to delegate	*Public Health Act 2016:* s. 21 Enforcement agency may delegate
Express power or duty delegated	*Public Health Act 2016:* s. 22 Reports by and about enforcement agencies
Function	To exercise the powers or duties conferred or imposed on a local government, as an enforcement agency, under the *Public Health Act 2016*, relating to: 1. Preparing and providing to the Chief Health Officer, the local government's report on the performance of its functions, or a report detailing any proceedings for an offence under the Act.
Delegates	Coordinator Health Services Executive Manager, Development and Compliance
Conditions	Nil.
Statutory framework	*Public Health Act 2016:* s. 21 Limits delegations to either CEO or an authorised officer
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-PBH-12 Health (Asbestos) Regulations - Enforcement**
Category	Public Health
Delegator	Council
Express power to delegate	*Health (Asbestos) Regulations 1992:* r 15D(7)
Express power or duty delegated	*Health (Asbestos) Regulations 1992:* r 15D(5)
Function	Appoint authorised officers and approved officers.
Delegates	Chief Executive Officer
Conditions	The power to appoint authorised officers and approved officers cannot be sub-delegated.
Statutory framework	*Health (Asbestos) Regulations 1992*
Date adopted	25 May 2021
Adoption references	Council Minute G.6/5/21 - 25 May 2021

Traffic and Transport

Delegation	**DA-TFT 01 Parking Administration**
Category	Traffic and Transport
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 local government may delegate some powers and duties to the CEO
Express power or duty delegated	*City of Mandurah Parking and Parking Facilities Local Law 2015:* cl. 3.1 Determination of parking bays and parking stations cl. 4.3 Event parking
Function	1. To constitute, determine or vary parking bays, parking stations and parking areas, including the introduction of parking restrictions, including but not limited to: • No Parking; • No Stopping; • Loading Zones; • Accessible parking; • Authorised only parking; • Revoke a parking permit. 2. To authorise temporary variations to parking to facilitate events or other required use of a carparking area.
Delegates	Chief Executive Officer
Conditions	• This delegation does not include: o the introduction or varying of metered zones; and o the introduction of permanent timed parking restrictions in excess of 10 bays. • Delegates must maintain an appropriate register to record all parking restrictions implemented as well as the standard delegated authority reporting which will be made available to Elected Members.
Statutory framework	*Local Government Act 1995* *City of Mandurah Parking and Parking Facilities Local Law 2015*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-TFT 02 Closing of Certain Thoroughfares to Vehicles**
Category	Traffic and Transport
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 local government may delegate some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government Act 1995:* s. 3.50 Closing certain thoroughfares to vehicles s. 3.50A Partial closure of thoroughfare for repairs or maintenance s. 3.51 Affected owners to be notified of certain proposals
Function	1. To close any thoroughfare that the City manages for the passage of vehicles, wholly or partially, for a period **not exceeding** four (4) weeks; 2. To close any thoroughfare that the City manages for the passage of vehicles, wholly or partially, for a period **exceeding** four (4) weeks. 3. To revoke an order to close a thoroughfare; 4. To partially and temporarily close a thoroughfare without public notice for repairs or maintenance, where it is unlikely to have a significant adverse effect on users of the thoroughfare; 5. To notify affected owners and give public notice that allows reasonable time for submissions to be made and consider any submissions made before determining to fix or alter the level or alignment of a thoroughfare or draining water from a thoroughfare to private land.
Delegates	Chief Executive Officer
Conditions	In respect of Function 1) above: Where practicable to do so, any proposal to close a thoroughfare should be advertised in advance of the closure. Where a thoroughfare is closed without advance public notice, local public notice of the closure is to occur as soon as practicable. In respect of Function 2) above: Prior to a decision being made to close a thoroughfare, local public notice of the intentions and reasons for the closure should be undertaken. In addition, consideration of any submissions received should take place.
Statutory framework	*Local Government Act 1995* s. 3.50 – 3.51 set out the procedure and legislative requirements which must be followed when closing thoroughfares.
Date adopted	TBC
Adoption references	TBC

New Delegations

Delegation	**DA-LWE 10 Disposal of Sick or Injured Impounded Animals**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Local government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO s. 5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local government Act 1995:* s. 3.47A Sick or injured animals, disposal of s 3.48 Impounding expenses, recovery of
Function	1. Authority to determine when an impounded animal is ill or injured, that treating is not practicable, and to humanely destroy the animal and dispose of the carcass (s3.47A(1)) 2. Authority to recover expenses incurred from removing, impounding, and disposing of confiscated or uncollected goods in accordance with section 3.48.
Delegates	Chief Executive Officer
Conditions	Delegation may only be used where the Delegate's reasonable efforts to identify and contact an owner have failed.
Express power to subdelegate	*Local government Act 1995:* s. 5.44 CEO may delegate powers and duties to employees
Subdelegates	Coordinator Ranger Services Director Business Services Executive Manager, Development and Compliance
Statutory Framework	*Local Government Act 1995*
Date Adopted	TBC
Adoption references	TBC

Delegation	**DA-CPM 05 Varying Contracts and Exercising Contract Extension Options**
Category	Corporate Management
Delegator	Council
Express power to delegate	Local Government Act 1995: s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	Part 4 of the Local Government (Functions and General) Regulations 1996: r.11(2)(j) Exercising contract extension options r.21A Varying a contract for the supply of goods or services
Function	1. Authority to exercise a contract extension option that was included in the original tender specification and contract in accordance with r.11(2)(j). 2.Authority to vary a tendered contract, after it has been entered into in accordance with r. 21A
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Local Government Act 1995* s. 3.57 *Local Government (Functions and General) Regulations 1996* Division 2
Policy	POL-CPM 02 Procurement POL-CPM 01 Regional Price Preference
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-CPM 06 Tenders for Goods and Services – Exempt Procurement**
Category	Corporate Management
Delegator	Council
Express power to delegate	Local Government Act 1995: s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	Part 4 of the Local Government (Functions and General) Regulations 1996: r.11(2) When tenders have to be publicly invited (*exemptions*)
Function	1.Authority to undertake tender exempt procurement r.11(2). 2.Authority to, because of the unique nature of the goods or services or for any other reason it is unlikely that there is more than one supplier, determine to contract directly with a suitable supplier r.11(2)(f)
Delegates	Chief Executive Officer
Conditions	1. The power and duties of the CEO under regulation 11(2)(f) and regulation 11(2)(ja) cannot be subdelegated. 2. Tender exempt procurement under r.11(2)(f) may only be approved where a record is retained that evidences: i. a detailed specification; ii. the outcomes of market testing of the specification; iii. the reasons why market testing has not met the requirements of the specification; and iv. rationale for why the supply is unique and cannot be sourced through other suppliers. 3. Tender exempt procurement under r.11(2)(ja) may only be approved where: i. a detailed specification; ii. the outcomes of market testing of the specification; iii. the reasons why market testing has not met the requirements of the specification; and iv. rationale for why the supply is unique and cannot be sourced through other suppliers.
Statutory framework	*Local Government Act 1995* s. 3.57 *Local Government (Functions and General) Regulations 1996* Division 2
Policy	POL-CPM 02 Procurement POL-CPM 01 Regional Price Preference
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-LUP 01 Private Works on, over or under Public Places**
Category	Land Use and Planning
Delegator	Council
Express power to delegate	Local Government Act 1995: s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	Local Government (Uniform Local Provisions) Regulations 1996: Regulation 17 (3) and (5) Private works on, over, or under public places – Sch.9.1 cl.
Function	1. grant permission or refuse permission to construct a specified thing on, over, or under a specified public thoroughfare or public place that is local government property r.17(3). 2. impose conditions on permission including those prescribed in r.17(5) and (6)
Delegates	Chief Executive Officer
Conditions	1.Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*. 2. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from or entered into a legal agreement with, each owner of adjoining or adjacent property which may be impacted by the proposed private works. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good the public place at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity. iv. Where appropriate, a dilapidation survey may be requested.
Statutory framework	Local Government (Uniform Local Provisions) Regulations 1996 – prescribe applicable statutory procedures
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-LUP 02 Public Thoroughfare – Dangerous Excavations**
Category	Land Use and Planning
Delegator	Council
Express power to delegate	Local Government Act 1995: s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	Local Government (Uniform Local Provisions) Regulations 1996: r.11(1), (4), (6) & (8) Dangerous excavation in or near public thoroughfare – Sch 9.1 cl.6
Function	1. determine if an excavation in or on land adjoining a public thoroughfare is dangerous and take action to fill it in or fence it or request the owner / occupier in writing to fill in or securely fence the excavation r.11(1). 2. determine to give permission or refuse to give permission to make or make and leave an excavation in a public thoroughfare or land adjoining a public thoroughfare r.11(4). 3. impose conditions on granting permission r.11(6). 4. renew a permission granted or vary at any time, any condition imposed on a permission granted r.11(8).
Delegates	Chief Executive Officer
Conditions	1. Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*. 2. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from or entered into a legal agreement with, each owner of adjoining or adjacent property which may be impacted by the proposed works. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good the public assets at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.
Statutory framework	Determination of Bond Value and Conditions - refer to CEO Delegation 1.3.3 – Determine and Manage Conditions on Permission for Dangerous Excavations on or on land adjoining Public Thoroughfares *Local Government (Uniform Local Provisions) Regulations 1996* – prescribe applicable statutory procedures Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the *Local Government Act 1995*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-LUP 03 Obstruction of Footpaths and Thoroughfares**
Category	Land Use and Planning
Delegator	Council
Express power to delegate	Local Government Act 1995: s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government (Uniform Local Provisions) Regulations 1996*: r.5(2) Interfering with, or taking from, local government land r.6 Obstruction of public thoroughfare by things placed and left - Sch. 9.1 cl. 3(1)(a) r.7A Obstruction of public thoroughfare by fallen things – Sch.9.1 cl.3(1)(b) r.7 Encroaching on public thoroughfare – Sch.9.1. cl.3(2)
Function	. Authority to determine, by written notice served on a person who is carrying out plastering, painting or decorating operations (the work) over or near a footpath on land that is local government property, to require the person to cover the footpath during the period specified in the notice so as to: a. prevent damage to the footpath; or b. prevent inconvenience to the public or danger from falling materials r.5(2). 2. Authority to provide permission including imposing appropriate conditions or to refuse to provide permission, for a person to place on a specified part of a public thoroughfare one or more specified things that may obstruct the public thoroughfare r.6(2) and (4). 3. Authority to renew permission to obstruct a thoroughfare and to vary any condition imposed on the permission effective at the time written notice is given to the person to whom permission is granted [ULP r.6(6)]. 4. Authority to require an owner or occupier of land to remove any thing that has fallen from the land or from anything on the land, which is obstructing a public thoroughfare r.7A. 5. Authority to require an owner occupier of land to remove any part of a structure, tree or plant that is encroaching, without lawful authority on a public thoroughfare r.7.
Delegates	Chief Executive Officer
Conditions	1. Actions under this Delegation must comply with procedural requirements detailed in *the Local Government (Uniform Local Provisions) Regulations 1996*. 2. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from each owner of adjoining or adjacent property which may be impacted by the proposed obstruction. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good public assets damaged by the obstruction at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.

Statutory framework	*Local Government (Uniform Local Provisions) Regulations 1996* Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the *Local Government Act 1995* *Local Government Property and Public Places Local Law 2016*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-LUP 04 Crossing – Construction, Repair and Removal**
Category	Land Use and Planning
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government (Uniform Local Provisions) Regulations 1996*: r.12(1) Crossing from public thoroughfare to private land or private thoroughfare – Sch.9.1 cl.7(2) r.13(1) Requirement to construct or repair crossing – Sch.9.1 cl.7(3)
Function	1. Authority to approve or refuse to approve, applications for the construction of a crossing giving access from a public thoroughfare to land or private thoroughfare serving land - r12(1). 2. Authority to determine the specifications for construction of crossings to the satisfaction of the Local Government - r12(1)(a). 3. Authority to give notice to an owner or occupier of land requiring the person to construct or repair a crossing - r.13(1). 4. Authority to initiate works to construct a crossing where the person fails to comply with a notice requiring them to construct or repair the crossing and recover 50% of the cost of doing so as a debt due from the person - r.13(2).
Delegates	Chief Executive Officer
Conditions	Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*
Statutory framework	*Local Government Act 1995* *Local Government (Uniform Local Provisions) Regulations 1996* *Local Government Property and Public Places Local Law 2016*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA LOC 03 City of Mandurah Local Laws – Administration**
Category	Local Laws
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to the CEO
Express power or duty delegated	*Local Government Act 1995* Section 3.18 – Performing executive functions under: *City of Mandurah Environment and Nuisance Local Law 2010* *City of Mandurah Cat Local Law 2019* *City of Mandurah Dog Local Law 2010* *City of Mandurah Health Local Law 1996* *City of Mandurah Local Government Property and Public Places Local Law 2016* *City of Mandurah Bush Fire Brigades Local Law 2010* *City of Mandurah Cemeteries Local Law 2010* *City of Mandurah Fencing Local Law 2015* *Jetties Waterways and Marina Local Law 2010* *Parking and Parking Facilities Local Law 2015* *Waste Management Local Law 2010* *City of Mandurah Blasting, Quarry and Excavations Consolidated Local Low* *City of Mandurah Enforcement of Local Laws Consolidated Local Law* *City of Mandurah Objections and Appeals and Miscellaneous Consolidated Local Law* *City of Mandurah Buildings Consolidated Local Law*
Function	Authority to: 1. Administer and enforce the City's Local Laws and to do all other things that are necessary or convenient to be done for, or in connection with, performing the functions of the local government under the City's Local Laws and the authority to subdelegate this function. 2. Appoint authorised officers to perform functions under the City's Local Laws
Delegates	Chief Executive Officer
Conditions	The delegation may only be exercised in accordance with the relevant Council Local Law and associated policy or guidelines in force at the time
Express power to subdelegate	*Local Government Act 1995:* s. 5.44 Delegation by CEO
Statutory framework	*Local Government Act 1995:*
Date adopted	TBC
Adoption references	TBC

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DELEGATIONS

Building Controls

Delegation	**DA-BUI 01 Building and Demolition Permits**
Category	Building Controls
Delegator	Council
Express power to delegate	*Building Act 2011:* s. 127(1) & (3) Delegation by local government
Express power or duty delegated	*Building Act 2011:* s. 17 Uncertified applications to be considered by building surveyor s. 18 Further information s. 20 Grant of building permit s. 21 Grant of demolition permit s. 22 Further grounds for not granting an application s. 23 Time for deciding application for building or demolition permit s. 24 Notice of decision not to grant building or demolition permit s. 27 Conditions imposed by permit authority s. 88 Finishes of walls close to boundaries *Building Regulations 2012:* r. 23 Application to extend time during which a permit has effect (s.32(3)) r. 24 Extension of time during which permit has effect (s.32(3)) r. 26 Approval of new responsible person (s.35(c))
Function	To effectively deal with applications for Building and Demolition Permits as provided by: 1. Part 2, Divisions 1-4 and Part 6 Division 4 of the *Building Act 2011*; and 2. Part 3 of the *Building Regulations 2012*.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Building Act 2011* (Date of effect: 2 April 2012) *Building Regulations 2012* *Building and Construction Industry Training Levy Act 1990* *Building Services (Complaint Resolution and Administration) Act 2011* *Heritage of Western Australia Act 1990*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-BUI 02 Occupancy Permits and Building Approval Certificates**
Category	Building Controls
Delegator	Council
Express power to delegate	*Building Act 2011:* s. 127(1) & (3) Delegation by local government
Express power or duty delegated	*Building Act 2011:* s. 55 Further Information s. 58 Grant of occupancy permit, building ~~/~~ approval certificate s. 59 Time for granting occupancy permit or building ~~/~~ approval certificate s. 60 Notice of decision not to grant occupancy permit~~-~~ or grant building ~~/~~ approval certificate s. 62 Conditions imposed by permit authority s. 65 Extension of period of duration *Building Regulations 2012:* r. 40 Extension of period of duration of time limited occupancy permit or building~~/~~ approval certificate (s.65)
Function	To effectively deal with applications for Occupancy ~~Certificate~~ Permit and Building Approval Certificate as required under Part ~~4~~3, Division ~~3~~4 of the *Building Act 2011* and Regulation 40 of the *Building Regulations 2012*
Delegates	Chief Executive Officer
Conditions	~~Sub-delegates are only permitted to undertake this~~ delegation~~functions if they hold the appropriate Building Surveyor Qualification and Registration with the. WA Building Commission~~. Nil
Statutory framework	*Building Act 2011* (Date of effect: 2 April 2012*)* *Building Regulations 2012* *Building and Construction Industry Training Levy Act 1990* *Building Services (Complaint Resolution and Administration) Act 2011* *Heritage of Western Australia Act 1990*
Policy	Nil
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-BUI 03 Building Orders**
Category	Building Controls
Delegator	Council
Express power to delegate	*Building Act 2011:* s. 127(1) and (3) Delegation by local government
Express power or duty delegated	*Building Act 2011:* s. 88 Finishes of walls close to boundaries s. 110 Building Orders s. 111 Notice of proposed building order other than building order (emergency) s. 114 Service of building order s. 117 Revocation of building order s. 118 Permit authority may give effect to building order if non-compliance
Function	1. Effectively deal with building orders pursuant to Part 8, Division 5 of the *Building Act 2011* in relation to: • Building work • Demolition work • An existing building or incidental structure • Dangerous and neglected buildings 2. Specify the way an outward facing side of a close wall must be finished pursuant to section 88 of the *Building Act 2011*.
Delegates	Chief Executive Officer
Conditions	~~. Building Orders may be referred to the Council where it is considered appropriate.~~ 1. Council to be notified of Building Orders when it is considered appropriate.~~-~~
Statutory framework	*Building Act 2011* (Date of effect: 2 April 2012) *Building Regulations 2012* *Building and Construction Industry Training Levy Act 1990* *Building Services (Complaint Resolution and Administration) Act 2011* *Heritage of Western Australia Act 1990*
Policy	Nil
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-BUI 04 Smoke Alarms - Alternative Solutions**
Category	Building Controls
Delegator	Council
Express power to delegate	*Building Act 2011:* s. 127(1) & (3) Delegation by local government
Express power or duty delegated	*Building Regulations 2012:* r. 55 Terms used (alternative building solution approval) r. 61 Local government approval of battery powered smoke alarms
Function	1. To approve alternative building solutions which meet the performance requirements of the Building Code relating to fire detection and early warning. 2. To approve or refuse to approve a battery powered smoke alarm and to determine the form of an application for such approval.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Building Act 2011* (Date of effect: 2 April 2012) *Building Regulations 2012* *Building and Construction Industry Training Levy Act 1990* *Building Services (Complaint Resolution and Administration) Act 2011* *Heritage of Western Australia Act 1990*
Policy	N/A
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-BUI 05 Private Swimming Pool Safety Barriers**
Category	Building Controls
Delegator	Council
Express power to delegate	*Building Act 2011:* s. 127(1) & (3) -Delegation by local government
Express power or duty delegated	*Building Regulations 2012:* r. 51(2), (3), (5) Approvals by permit authority
Function	1. To approve requirements alternative to a fence, wall, gate or other component included in the barrier, if satisfied that the alternative requirements will restrict access by young children to the swimming pool as effectively as if there were compliance with Australian Standard (AS) 1926.1. 2. To approve a door for the purpose of compliance with AS 1926.1, where a fence or barrier would cause significant problem of a structural nature or a significant problem of any other nature the cause of which is not in the control of the owner/occupier, or the pool is totally enclosed by a building or in the opinion of the City a fence or barrier between the building and pool would create a significant access problem for a person with a disability. 3. To approve a performance solution to a Building Code pool barrier requirement if satisfied that the performance solution complies with the relevant performance requirement.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Building Act 2011* (Date of effect: 2 April 2012) *Building Regulations 2012* *Building and Construction Industry Training Levy Act 1990* *Building Services (Complaint Resolution and Administration) Act 2011* *Heritage of Western Australia Act 1990*
Date adopted	TBC
Adoption references	TBC

Community Services

Delegation	**DA-CMS 03 Cat Act 2011**
Category	Community Services
Delegator	Council
Express power to delegate **Express power or duty delegated**	*Cat Act 2011:* s. 44 Delegation by local government *Cat Act 2011:* s. 13 Notice to be given of certain decisions under Part 2, Division 1, Subdivision 2 s. 26 Cat cControl nNotice may be given to cat owner s. 37 Approval to breed cats s. 38 Cancellation of approval to breed cats s. 40 Notice to be given of certain decisions made under Part 3, Division 4, Subdivision 2 s. 64 Extension of time s. 65 Withdrawal of notice *Cat Regulations 2012:* Schedule 3, cl. 1(4) Reduce or Waive Fees *Cat (Uniform Local Provisions) Regulations 2013:* r. 8 Application to keep additional number of cats r. 9 Grant or Refuse application to keep additional number of cats
Function **Delegate**	To carry out the powers or discharge of any of the duties of Council pursuant to the *Cat Act 2011*, *Cat Regulations 2012* and the *Cat (Uniform Local Provisions) Regulations 2013* including but not limited to: 1. Providing notice of decisions relating to the refusal to grant or renew the registration of a cat, or cancel the registration of a cat. 2. Granting approval to breed cats. 3. Cancelling the approval to breed cats. 4. Providing notice of decisions relating to the refusal to approve, renew the approval or cancel the approval of a person to breed cats. 5. Extending the period a modified penalty is to be paid. 6. Withdrawing an infringement notice. 7. Reducing or waiving the registration fees in respect or any individual cat or any class of cat within the district. 8. Granting or refusing an application to keep additional number of cats. Chief Executive Officer
Conditions	1. Functions under sections 63 s, 64 or s 65 of the Act cannot be sub-delegated. to an authorised person (s.45(6)) 2. Delegation does not permit any of the delegates to perform the following functions: • Making of Local Laws (section 79); or Governor approval to make local laws outside district (section 80)

Statutory framework	*Cat Act 2011* *Cat Regulations 2012* *Cat (Uniform Local Provisions) Regulations 2013* *Cat Act 2011:* s.79 – This delegation does not permit any of the delegates to perform the function of making local laws. s.80 – This delegation does not permit any of the delegates to perform the function of seeking the Governor's approval to make a local law under the Cat Act 2011 that applies outside its district.
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-CMS 04 Dog Act 1976**
Category	Community Services
Delegator	Council
Express power to delegate	*Dog Act 1976:* s. 10AA Delegation of local government powers and duties
Express power or duty delegated	*Dog Act 1976:* s. 10A Payments to veterinary surgeon – cost of sterilisation s. 11(1) Staff and services – dog management facility s. 15(4A) and (4B) Registration periods and fees s. 16(3) Registration procedure s. 17(4) and (6) Refusal ~~and~~ or c~~C~~ancellation of registration s. 17A Notice if no application for registration made s. 19 Refund of fee on cancellation s. 26 Keeping of dogs – Limitation as to numbers s. 27 Licensing of approved kennel establishments s. 29(11) Seized dogs -Power of disposal and sale s. 33E Individual dog may be declare~~d~~d~~s~~ to be~~a~~ dangerous dog (declared) s. 33F Owner to be notified of making a declaration - ~~C~~consider objections s. 33G(4) Seizure and destruction s. 33H Local government may revoke declaration to destroy~~s.~~ s. 33M Local government e~~E~~xpenses to be recoverable
Function	To carry out the powers or discharge of any of the duties of the *Dog Act 1976* including but not limited to: a. Making payments to registered veterinary surgeons towards the cost of sterilisation of a dog owned by an eligible person where the eligible person is the registered owner of the dog and is suffering financial hardship. b. Establishing and maintaining a dog management facility. c. Directing registration officers to refuse or cancel the registration of a dog for one or any of the following reasons; - The owner has been convicted, or has paid a modified penalty, within the previous 3 years in respect of 2 or more offences against the *Dog Act 1976*, the *Cat Act 2011* or the *Animal Welfare Act 2002*; or - The dog in question has been shown to the satisfaction of the local government to be destructive, unduly mischievous, or to be suffering from a contagious or infectious disease; or - The local government is not satisfied that the dog is, or will be, effectively confined in or at premises where the dog is, or will be, ordinarily kept; or - The dog is required to be micro-chipped but is not micro-chipped; or - The dog is a dangerous dog. d. Giving notice that a dog cannot be registered e. Discounting or waiving the registration fees for any individual dog or any class of dogs within the district under prescribed conditions. This option does not apply to dangerous dogs. f. Refunding proportionate registration fees of a dog that has had its registration cancelled. g. Making application to a Justice of the Peace for an order to seize a dog that has had its registration refused or cancelled. h. Determining an application to keep more than the prescribed 2 dogs over 3 months of age. i. Grant, refuse to grant or cancel a licence to operate an approved kennel establishment. j. Dispose of or sell dogs which are liable to be destroyed. k. Consider objections. l. Recover expenses. m. Declaring a dog dangerous as a result of its aggressive behaviour. n. Receiving a request from an owner to review a seizure and destruction notice of a dangerous dog. o. Revoking a declaration of a dangerous dog or proposal to destroy a dangerous dog.

Delegates	Chief Executive Officer
Conditions	1. The Chief Executive Officer (CEO) has authority to sub delegate all the powers and duties in this delegation to any person who the CEO determines is suitably capable of exercising the relevant powers and duties. 2. Proceeds from the sale of dogs sold under s. 29(11) are to be paid into the City of Mandurah Municipal Fund. -3. Under s. 11(1) the establishment of a dog management facility is limited to the CEO and must not delegated.
Statutory framework	*Dog Act 1976:* s. 10AA – The Council must give express authority to sub delegate any power under the Act s. 31 – This delegation does not permit the delegate to designate dog prohibited areas, dog exercise area, dog on leash area s. 49 – This delegation does not permit the delegate to perform the function of making local laws
Date adopted	TBC
Adoption references	TBC

Corporate Management

Delegation	**DA-CPM 02 Invite Expressions of Interests and Tenders**
Category	Corporate Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers and duties to CEO ~~-~~s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government Act 1995:* • s.3.57 Tenders for providing goods and services *Local Government (Functions and General) Regulations 1996:* Expressions of interest: r.21 Limiting who can tender, procedure for Tenders: r.11(1), (2) When tenders have to be publicly invited r.13 Requirements when local government invites tenders though not required to do so r.14 Publicly inviting tenders, requirements for excluding 14(5) ~~Part 4 of the *Local Government (Functions and General) Regulations 1996:*~~ ~~• Regulation 11(1) When tenders have to be publicly invited~~ ~~• Regulation 11(2) When tenders do not have to be publicly invited~~ ~~• Regulation 13 Determining to invite tenders where not required to do so~~ ~~• Regulation 14 Publicly inviting tenders, requirements for~~ ~~• Regulation 20(1) Variation of requirements before entry into contract~~ ~~•~~ ~~Regulation 21 Limiting who can tender, procedure for~~ ~~• Regulation 21A Varying a contract for the supply of goods or service~~
Function	Authority t~~T~~o: 1. Determine when to seek Expressions of Interest and to invite Expressions of Interest for the supply of goods or services r.21 2. Call tenders r.11(1). 3. Invite tenders although not required to do so r.13. 4. Determine in writing, before tenders are called, the criteria for acceptance of tenders r.14(2a). 5. Determine the information that is to be disclosed to those interested in submitting a tender r.14(4)(a). ~~1. Publicly invite tenders or seek Expressions of Interest for purchase of goods and services.~~ ~~2. Determine when tenders do not have to be publicly invited~~ ~~3. Determine to invite a tender where not required to do so.~~ ~~43. Determine in writing, the selection criteria for deciding which tender should be accepted.~~ ~~54. Determine minor variations before entering into a contract.~~

Delegates	Chief Executive Officer
Conditions	Tenders may only be called where there is an adopted budget for the proposed goods or services, with the exception being in the financial year prior to the adoption of a new Annual Budget where: i. the proposed goods or services are required to fulfil a routine contract related to the day to day operations of the City; or ii. a current supply contract expiry is imminent; and iii. the value of the proposed new contract has been included in the Long-Term Financial Plan; and iv. the tender specification includes a provision that the tender will only be awarded subject to the budget adoption by the Council. ~~The power and duties of the CEO under regulation 11(2)(f) cannot be subdelegated.~~ ~~2. Sole~~ Unique ~~supplier arrangements may only be approved where a record is retained that evidences:~~ ~~i. a detailed specification;~~ ~~ii. the outcomes of market testing of the specification;~~ ~~iii. the reasons why market testing has not met the requirements of the specification; and~~ ~~iv. rationale for why the supply is unique and cannot be sourced through other suppliers.~~
Statutory framework	*Local Government Act 1995* s. 3.57 *Local Government (Functions and General) Regulations 1996* Division 2
Policy	POL-CPM 02 Procurement POL-CPM 01 Regional Price Preference
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-CPM 04 Rejecting and Accepting Expressions of Interests and Tenders; Variation Before Contract**
Category	Corporate Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s.5.42 Delegation of some powers and duties to CEO s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	Part 4 of the Local Government (Functions and General) Regulations 1996: • Regulation 18 Rejecting and accepting tenders • Regulation 23 Rejecting and accepting expressions of interest to be an acceptable tenderer ~~r~~ Regulation 20(1), (2), (3) Variation of requirements before entry into contract
Function	1. To determine whether or not to reject tenders that do not comply with requirements as specified in the invitation to tender r.18(2). 2. To evaluate tenders, by written evaluation, and decide which is the most advantageous r.18(4). 3. To decline to accept any tender r.18(5). 4. To accept another tender where within 6-months of either accepting a tender, a contract has not been entered into OR the successful tenderer agrees to terminate the contract r.18(6) & (7). 5. To consider Expressions of Interest which have not been rejected and determine those capable of satisfactorily supplying the goods and services for listing as acceptable tenders r.23. ~~1.~~6. To determine whether variations in goods and services required are minor variations, and to negotiate with the successful tenderer to make minor variations before entering into a contract r.20(1) and (3). ~~To accept or decline to accept any tender.~~
Delegates	Chief Executive Officer
Conditions	1. The following functions are delegated to the CEO only and must not be sub delegated: ~~CEO is delegated to accept or decline to accept any tenders where the consideration is, or is expected to be, $3,000,000 (GST exclusive) or less.~~ • To evaluate tenders, by written evaluation, and decide which is the most advantageous. • To decline to accept any tender. • To accept another tender where within 6-months of either accepting a tender, a contract has not been entered into OR the successful tenderer agrees to terminate the contract. • To consider Expressions of Interest which have not been rejected and determine those capable of satisfactorily supplying the goods and services for listing as acceptable tenders. 2. CEO is delegated to accept or decline to accept any tenders where the consideration is, or is expected to be, $3,000,000 (GST exclusive) or less

	~~*2. Deleted (25 May 2021)*~~ ~~23. The powers and duties under this delegation must not be sub-delegated.~~ ~~34. This delegation must be exercised in accordance with any relevant and current Council or CEO Policies.~~
Statutory framework	*Local Government Act 1995* s. 3.57 *Local Government (Functions and General) Regulations 1996* Division 2
Policy	POL-CPM 02 Procurement POL-CPM 01 Regional Price Preference
Date adopted	TBC
Adoption references	TBC

Council Properties

Delegation	**DA CNP 02 Disposing of Property**
Category	Council Properties
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation by local government s.5.43 Limitations on delegations to the CEO
Express power or duty delegated	*Local Government Act 1995:* s. 3.58 Disposing of property under this section. s. 3.18(1) Disposing of property, not covered by s. 3.58, in order to perform the necessary functions under the *Local Government Act 1995*.
Function	~~To dispose of property by public auction or by private treaty, in accordance with section 3.58 or otherwise.~~ 1. Authority to determine the method of disposal and dispose of property to: a) the highest bidder at public auction s.3.58(2)(a); or b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender s.3.58(2)(b). 2. Authority to dispose of property by private treaty only in accordance with section 3.58(3) and prior to the disposal, to consider any submissions received following the giving of public notice s.3.58(3).
Delegates	Chief Executive Officer
Conditions	**Disposal of the land (lease and licence)** The following conditions relate to the disposition of land by lease or licence: 1. Approve and determine the appropriate method to dispose of property in accordance with s3.58 of the *Local Government Act 1995*. 2. This delegation must be exercised in accordance with all relevant Council or CEO policies, and procedures. ~~1.~~3. Disposal of land is limited to: • ~~The delegation may only be exercised in relation to:~~Matters specified in the Annual Budget or in any other case, requires a specific resolution of Council; and • Disposal of land is limited to a maximum value of $150,000 (including options); and • ~~Satisfies the conditions below:~~ • ~~a) a disposition, other than a lease or licence, valued under $250,000; or~~ • ~~b) a disposition that is a lease or licence, valued under $150,000 per year (including rental~~ • ~~payments only); or~~ • ~~c) A disposition which is provided for in the Annual Budget; or~~

- ~~d) A disposition which is authorised by Council resolution.~~
- ~~This delegation must be exercised in accordance with s. 3.58 of the Local Government Act 1995~~
- ~~and r. 30 and r. 31 of the Local Government (Functions and General) Regulations 1996.~~
-

~~This delegation must be exercised in accordance with all relevant Council or CEO policies, and procedures.~~

~~The exercise of this delegation in relation to land is permitted only in the following circumstances:~~

Lease & Licence –Not for Profits Entities

~~• The lease or licence is held by a Not for Profit organisation outlined in regulation 30(2)(b) of the *Local Government (Functions and General) Regulations 1996*;~~

- ~~•~~ The term and options to extend the term does not exceed a total of 5 years;
- Cannot exceed the lease period that the City holds the head lease, if applicable;
- ~~•~~ No breach of the current agreement has occurred; and
- ~~•~~ The conditions of the lease or licence is consistent with standard leasing practices of the City.

~~Lease &~~ Licence - Commercial Entities

- ~~•~~ The ~~lease or~~ licence term is less than 3~~2~~ years;
- Cannot exceed the licence period that the City holds the head licence for, if applicable;
- ~~•~~ Rent aligns with current independent market valuation carried out no more than 2 years from the proposed licence commencement date; and
- ~~•~~ The licence conditions are consistent with standard ~~leasing and~~ licencing practices of the City.

Note: This only applies to licences for commercial entities. All leases for commercial entities must be approved by Council.

with the City.

Assignment of Lease~~s~~/licence

- ~~•~~ The assignee continues to meet all terms and conditions of the current lease/licence;
- ~~•~~ No extension nor variation of the lease/licence is available;
- ~~•~~ Relevant checks are conducted confirming the new business has no bankruptcy listed
  against the directors, or any court action pending;
- ~~•~~ The lease is currently not in breach.

Assignment of Lease~~s~~/licence

- ~~•~~ The assignee continues to meet all terms and conditions of the current lease/licence;
- ~~•~~ No extension nor variation of the lease/licence is available;
- ~~•~~ Relevant checks are conducted confirming the new business has no bankruptcy listed
  against the directors, or any court action pending;
- ~~•~~ The lease is currently not in breach.

Sublease/Sublicence (where the City is the sublessor)

- ~~•~~ The head lessee/licence remains fully responsible for terms and conditions of head lease/licence,
- ~~•~~ The purpose of the sublease/sublicence is consistent with purpose or similar purpose of the head lease/licence; and
- lease; and
- ~~•~~ Term of sublease does not exceed head lease/licence.

	Disposition other than land The following conditions relate to the disposition of property (other than land) may be undertaken: • Where the market value of the property is determined as being less than $20,000 (F&G r.30(3) excluding disposal); or • its market value is less than $20 000; or the entire consideration received by the local government for the disposition is used to purchase other property, and where the total consideration for the other property is not more, or worth more, than $75 000; and • ~~Without~~Council has resolved to dispose of property via Council resolution or in the Adopted Budget ~~reference to Council for resolution~~; and In any case, be undertaken to ensure that the best value return is achieved however, where the property is determined as having a nil market value then, as a minimum, the disposal must ensure environmentally responsible disposal.
Statutory framework	*Local Government Act 1995:* s.3.58 Disposing of Property s3.18 General Functions *Local Government (Functions and General) Regulations 1966:* r. 30 Disposing of property exempt from s. 3.58
Date adopted	9 July 2021
Adoption references	TBC

Emergency Services

Delegation	**DA-EMS 01 Bush Fires Act 1954 - Variations to Burning Times**
Category	Emergency Services
Delegator	Council
Express power to delegate	*Bush Fires Act 1954:* s. 17(10) and s. 18(5C) Delegation from local government to Mayor and Chief Bush Fire Control Officer
Express power or duty delegated	*Bush Fires Act 1954:* s. 17(7) and (8) Variation to prohibited burning times s. 18(5) and (5C) Variation to restricted burning times
Function	To carry out the powers and duties of the *Bush Fires Act 1954* with respect to variations of the restricted or prohibited burning times.
Delegates	Mayor and the Chief Bush Fire Control Officer, jointly. ~~Mayor~~
Conditions	Delegates must request that the Executive Manager Development and Compliance and Coordinator Ranger Services reports quarterly on any recommendations relevant to this delegation.
Statutory framework	*Bush Fires Act 1954:* s.48 Delegated power cannot be subdelegated s. 17 and s. 18 How variation made
Policy	Nil
Date adopted	TBC
Adoption references	TBC

Delegation **Category**	**DA-EMS 03 Bush Fires Act 1954 - Prosecution** Emergency Services
Delegator	Council
Express power to delegate	*Bush Fires Act 1954:* s 59(3) Prosecution of offences
Express power or duty delegated	*Bush Fires Act 1954:* s 59 Prosecution of offences s 59A(2), (3) and (5) Alternative Procedure – infringement notices
Function	Undertake the performance of any of the functions under s59 and certain functions under s59A of the *Bush Fires Act 1954* including but not limited to: • Institute proceedings under the Act. • Issue infringement notices under the Act. • Withdraw infringement notices under the Act.
Delegates	Chief Executive Officer Coordinator Ranger Services Director Business Services Executive Manager, Development and Compliance Ranger Senior Ranger
Conditions	Chief Executive Officer Executive Manager, Development and Compliance Coordinator Ranger Services Senior Ranger Director Business Services Ranger Director Business Services, Executive Manager Development and Compliance and Coordinator Ranger Services are authorised for the purposes of s59 and s59A(5) only. Senior Ranger and Ranger are authorised for the purposes of s59(3) and s59A(2) only with the written approval of the Chief Executive Officer.
Express power to subdelegate	N/A
Statutory framework **Date adopted**	*Bush Fires Act 1954* *Bush Fires Regulations 1954* TBC
Adoption references	TBC

External Delegations

Delegation	**External Delegation Noise Management**
Category	External Delegations
Delegator	External Agency
Express power or duty delegated	The CEO of the Department of Environment Regulation, on the 12 December 2013, determined to delegate the powers and duties under the *Environmental Protection (Noise) Regulations 1997* relating to: • waste collection and other works • bellringing or amplified calls to worship • community activities • motor sport venues • shooting venues • calibration results • sporting, cultural and entertainment events; to the CEO of the local government.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	Section 20 of the *Environmental Protection Act 1986* Regulations 14A, 14B, 15(3)(c)(vi), 16, 23(b), Part 2 Division 3, Part 2 Division 4, Part 2 Division 7 of the *Environmental Protection (Noise) Regulations 1997*
Date adopted	12 December 2013
Adoption references	Delegation No 112

Delegation	**External Delegation Noise Management Plans - Construction Sites**
Category	External Delegations
Delegator	External Agency
Express power to delegate	Chief Executive Officer of the Department of Water and Environmental Regulation
Express power or duty delegated	*Environmental Protection (Noise) Regulations 1997* r. 13 Construction sites
Function	The CEO of the Department of Environment Regulation, on the 1 May 2014, determined to delegate the powers and duties under the *Environmental Protection (Noise) Regulations 1997* relating to: • noise management plans under r. 13 of the *Environmental Protection (Noise) Regulations 1997*
Delegates	Chief Executive Officer Coordinator Health Services Executive Manager, Development and Compliance
Conditions	Nil
Express power to subdelegate	N/A
Statutory framework	Section 20 of the *Environmental Protection Act 1986* Regulation 12 of the *Environmental Protection (Noise) Regulations 1997* Govt Gazette - Delegation No 119 - 16 May 2014
Policy	Nil
Date adopted	TBC
Adoption references	TBC

Delegation	**External Delegation Certificates of Approval - Strata Titles Act 1985**
Category	External Delegations
Delegator	External Agency
Express power to delegate	*Planning and Development Act 2005:* s 16
Express power or duty delegated	*Strata Titles Act 1985:* s. 15 Certificates Schedule 1: 1. Applications made under section 15 of the *Strata Titles Act 1985* Power to determine applications for the issuing of a certificate of approval under section 15 of the *Strata Titles Act 1985* except those applications that – a) Propose the creation of a vacant lot; b) Propose vacant air stratas in multi-tiered strata scheme developments; c) Propose the creation or postponement of a leasehold scheme; d) In the opinion of the WAPC as notified to the relevant local government in writing, or in the opinion of the relevant local government as notified to the WAPC in writing, relate to: i. a type of development; and/or ii. land within an area, which is of state or regional significance, or in respect of which the WAPC has determined is otherwise in the public interest for the WAPC to determine the application.
Function	On ~~19 March 2020~~20 January 2021, under section 16 of the *Planning and Development Act 2005*, the WAPC resolved to delegate to local governments, and to members and officers of those local governments, its powers and functions under section 15 of the *Strata Titles Act 1985* as set out in clause 1 of Schedule 1, within their respective districts, subject to the conditions set out in clause ~~2~~ 3 of Schedule 1.
Delegates	City Planner Coordinator Building and Compliance Coordinator Statutory Planning
Conditions	A local government that exercises the power referred to in clause 1 is to provide WAPC with data on all applications determined under this Instrument of Delegation at the conclusion of each financial year in the format prescribed by the WAPC.
Statutory framework	*Strata Titles Act 1985*
Record keeping	A local government that exercises the power referred to in clause 1 is to provide WAPC with data on all applications determined under this Instrument of Delegation at the conclusion of each financial year in the format prescribed by the WAPC.
Date adopted	TBC
Adoption references	TBC

Financial Management

Delegation	**DA-FCM 02 Payments from Municipal Fund or Trust Fund~~s~~**
Category	Financial Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to the CEO
Express power or duty delegated	*Local Government Act 1995:* s.6.10(d) Financial management regulations *Local Government (Financial Management) Regulations 1996:* r.12(1)(a) Payments from municipal fund or trust fund
Function	To make payments from the ~~Council's~~ Municipal Fund or the Trust Fund~~s~~ in accordance with Regulation 12 of the *Local Government (Financial Management) Regulations 1996*.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	Regulation 12 of the *Local Government (Financial Management) Regulations 1996* *Sections 5.42, 5.44 and 6.10(d) of the Local Government Act 1995*
Policy	Nil
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-FCM 04 Non-Rateable Status for Land**
Category	Financial Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local Government Act 1995:* s. 6.76(4) and (5) Grounds of objections
Function	To consider an objection to a rate record and either allow or disallow it, wholly or in part, providing the decision and reasons for the decision in a notice promptly served upon the person to whom made the objection. To extend the time for a person to make an objection to a rate record.
Delegates	Chief Executive Officer
Conditions	Where the delegation is exercised in respect of a new application for land used in accordance with section 6.26(2)(g), non- rateable status may only be granted where the annual value of general rates does not exceed $~~15~~20,000. Where the delegation is exercised in respect of a renewal of non-rateable status, there are no conditions or financial limits imposed on the delegate.
Statutory framework	*Local Government Act 1995:* s. 6.26 Rateable Land s. 6.76 Grounds of objections
Policy	Nil
Date adopted	26 May 2021
Date adopted	26 May 2021

Delegation	**DA-FCM 07 Payment Arrangements for Unpaid Rates and Service Charges and Other Debtors**
Category	Financial Management
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local Government Act 1995:* s6.49. Agreement as to payment of rates and service charges
Function	Accept an alternative payment of a rate or service charge or other debtor due and payable by a person, in accordance with an agreement made with the person.
Delegates	Chief Executive Officer
Conditions	~~1.~~ The conditions are in accordance with the relevant and current Council Policies and work procedures. ~~2. The Rates Supervisor can accept an alternative payment arrangement only for and where the unpaid rate or service charges are expected to be paid within the current financial year.~~ ~~3. Where the payment arrangement relates to debtors other than for rates and service charges, the repayment of the total debt cannot be for a period of greater than two years.~~
Statutory framework	*Local Government Act 1995*
Policy	POL-FCM 08 Collection of Overdue Debts
Date adopted	TBC
Adoption references	TBC

Governance

Delegation	**DA-GVN 06 Revoking Suspension of Decisions under Objection**
Category	Governance
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s5.42 Delegation of some powers and duties to CEO
Express power or duty delegated **Function**	*Local Government Act 1995:* s 9.9(1)(b) Decision not to suspend the effect of a decision the subject of an objection under Part 9 of the Act To decide that the effect of a decision the subject of an objection should not be suspended.
Delegates **Conditions**	Chief Executive Officer The CEO can only exercise this power if they consider that: (a) there are urgent reasons why the effect of the decision should not be suspended; or (b) suspension of the effect of the decision is reasonably likely to endanger the safety of any person, cause damage to property, or to create a serious public nuisance.
Statutory framework	*Local Government Act 1995*, Part 9 Objections
Date adopted	25 May 2021
Adoption references	Council Minute G.6/5/21 - 25 May 2021

Laws and Enforcement

Delegation	**DA-LWE 02 Directions in Relation to Development Matters**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Local government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Planning and Development Act 2005:* s. 214 (2), (3) and (5) Illegal development, responsible authority's powers
Function	To issue a direction to a person contravening ~~the relevant local Planning Scheme, pursuant to~~ section 214 of the *Planning and Development Act 2005*.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Planning and Development Act 2005*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-LWE 06 Disposal of Impounded Goods/Vehicles**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Local government Act 1995:* s. 5.42 Delegation of some powers and duties to CEO
Express power or duty delegated	*Local government Act 1995:* s. 3.46 Goods may be held until costs paid s. 3.47 Confiscated or uncollected goods, disposal of ~~s. 3.47A Sick or injured animal, disposal of~~ s. 3.40A (4) Abandoned vehicle wreck may be taken 3.48 Impounding expenses, recovery of
Function	1. ~~IMPOUNDED GOODS -~~Authority to s~~S~~ell or otherwise dispose of impounded goods that have not been collected within the period specified in section 3.47(2b) of the date a notice is given under sections 3.42(1)(b) or 3.44. ~~2. Dispose of sick or injured animal~~ 2~~3~~. ~~IMPOUNDED VEHICLES -~~ Authority d~~D~~eclare an impounded vehicle an abandoned vehicle wreck in accordance with the provision of section 3.40A. 3. Authority to s~~S~~ell or otherwise dispose of any vehicle that has not been collected within two (2) months of a notice having been given under section 3.40(3) or 7 days of a declaration being made that a vehicle is an abandoned wreck. 4. Authority to r~~4. R~~efuse to allow impounded goods to be collected until the costs of removing, impounding and keeping them have been paid to the local government. 5. Authority to recover expenses incurred from removing, impounding, and disposing of confiscated or uncollected goods in accordance with section 3.48.
Delegates	Chief Executive Officer
Conditions	Money received under 3.47(5) must be credited to the City of Mandurah Municipal Fund.
Statutory framework	*Local Government Act 1995*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-LWE 09 Graffiti Vandalism**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Graffiti Vandalism Act 2016:* s. 16 Delegation by local government s. 17 Delegation by CEO of local government
Express power or duty delegated	*Graffiti Vandalism Act 2016:* ~~s. 15 Application – person may be authorised~~ s. 18 Notice requiring removal of graffiti s. 19 Additional powers when notice is given s. 24 (1)(b) Decision that notice should not be suspended s. 25 local government graffiti powers on land not local government property s. 28 Notice of entry
Function	To carry out the powers or discharge of any of the duties of the *Graffiti Vandalism Act 2016* including but not limited to: 1. Issuing notices requiring removal of graffiti. 2. Recover costs for removal of graffiti. 3. Removal of graffiti on land not local government property. 4. Issuing notices of an intended entry onto private land as requested by Council. ~~5. Appointing Authorised Officers~~
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Graffiti Vandalism Act 2016*
Policy	POL-CNP 02 Graffiti Vandalism
Date adopted	TBC
Adoption references	TBC

Planning and Development

Delegation	**DA-PAD 01 Development Applications for Single Houses**
Category	Planning and Development
Delegator	Council
Express power to delegate	~~Operative~~ *Local Planning Scheme No 12* Clause 82 of the 'Deemed Provisions' (Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*)
Express power or duty delegated	All powers and duties of the local government under Part 7, 8 and 9 of the Deemed Provisions and State Planning Policy 7.3 (Residential Design Codes Volume 1) ('R-Codes') in respect to Single Houses (*) **Note: includes the erection or extension to a single house, including all the matters outlined in items 6 and 7 in the Table found in Schedule 2 clause 61(1) of the Deemed Provisions and items 6A and 7A in Schedule A and clause 61(1) of Local Planning Scheme No 12 which includes an ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool. ~~– as outlined in clause 61 (c) and (d) of the Deemed Provisions~~*
Function	To undertake the functions including consultation and determination of development applications as required for applications for development approval for single houses, which includes the assessment of proposals against the 'design principles' of the Residential Design Codes as described in the relevant provisions of the R-Codes.
Delegates	Chief Executive Officer
Conditions	1. In making an exercise of judgement under the relevant provisions of the R-Codes, the assessment is to be reviewed by the R-Code Review Group, consisting of no less than 2 of the following officers the: • Director Business Services; • Executive Manager Development and Compliance; • City Planner, • Coordinator Statutory Planning and Lands or a Senior Planner, and • Coordinator Building and Compliance or a Senior Building Surveyor. 2. Where consultation has been undertaken under the relevant provisions of the R-Codes, any person who has made a submission objecting to the application being notified in writing of the City's intention to approve the application and be provided with a further 7 days in which to provide further comment
Statutory framework	~~Operative~~ *Local Planning Scheme No 12*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-PAD 02 Development Application (excluding Single Houses)**
Category	Planning and Development
Delegator	Council
Express power to delegate	~~Operative~~ *Local Planning Scheme* No 12 Clause 82 of the 'Deemed Provisions' ~~(~~Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*~~)~~
Express power or duty delegated	All powers and duties of the local government under the ~~Operative~~ *Local Planning Scheme* No 12, necessary to fulfil the Functions as set out below.
Function	To undertake the functions, including consultation, and to determine development applications as required for applications for development approval.
Delegates	Chief Executive Officer
Conditions	This delegation is subject to the following conditions: 1. where an application is required to be advertised, due to the proposed development seeking to vary the development standards required under Local Planning Scheme No 12~~the relevant local planning scheme~~, a structure plan, ~~activity centre plan~~a precinct structure plan, local development plan or local planning policy, and no submission(s) have been received ~~on~~ objecting the proposal in relation to relevant matters except for proposals for Grouped or Multiple Dwelling. 2. where consultation has been undertaken for Grouped or Multiple Dwelling, any person who has made a submission objecting to the application being notified in writing of the City's intention to approve the application and be provided with a further 7 days in which to provide further comment 3. all applications that require discretionary provisions of a ~~local planning scheme~~Local Planning Scheme No 12, a structure plan, ~~activity centre plan~~precinct structure plan, local development plan or local planning policy to be applied are to be reviewed by a Planning Review Group consisting of at least 2 of the following: • Director Business Services; • Executive Manager Development and Compliance; • City Planner; • Coordinator Statutory Planning and Lands; Senior Planner.
Statutory framework	*Planning and Development (Local Planning Schemes) Regulations 2015* ~~Operative~~ *Local Planning Scheme No 12*
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-PAD 03 Structure Plans**
Category	Planning and Development
Delegator	Council
Express power to delegate	*Operative Local Planning Scheme* Clause 82 of the 'Deemed Provisions' (Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*)
Express power or duty delegated	All the powers and duties of the local government under Part 4 (Structure Plans) of the Deemed Provisions
Function	1. To prepare a Structure Plan; 2. Where an application is made for a Structure Plan determine that the information provided is in accordance with clause 17 of the Deemed Provisions and is satisfactory for the purposes of advertising~~: in accordance with clause 17 of the Deemed Provisions;~~ 3. Determine that an amendment to a Structure Plan is of a minor nature and does not require advertising in accordance with clause 29 of the Deemed Provisions; 4. Provide the Local Government Report to the Western Australian Planning Commission for amendments to an approved Structure Plan for: (a) administrative or clarification purposes; or (b) where additional details are required by the approved Structure Plan; or (c) where the amendments do not alter the overall intent and design of the approved Structure Plan; or (d) where amendments are advertised and no relevant submissions are received during the advertising process, unless otherwise 'called in' by two or more Elected Members; in accordance with clause 20 of the Deemed Provisions.
Delegates	Chief Executive Officer
Conditions	Elected Members must be provided with an update.
Statutory framework	*Planning and Development (Local Planning Schemes) Regulations 2015:* Schedule 2 (Deemed Provisions for Local Planning Schemes) - Part 4 and Part 5
Date adopted	TBC
Adoption references	TBC

Delegation	**DA-PAD 04 Local Development Plans**
Category	Planning and Development
Delegator	Council
Express power to delegate	*Operative Local Planning Scheme* Clause 82 of the' Deemed Provisions' (Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*)
Express power or duty delegated	All powers and duties of the local government under Part 6 of the Deemed Provisions (Local Development Plans).
Function	1. To prepare Local Development Plans, where appropriate. 2. Where an application is made, determine that the information provided is satisfactory for the purposes of advertising in accordance with clause 49 of the Deemed Provisions; 3. Where an application is made, determine that a Local Development Plan does not require advertising in accordance with clause 50(3) of the Deemed Provisions; 4. Where an application is made, determine to approve, modify or refuse the Local Development Plan in accordance with clause 52 of the Deemed Provisions subject to where the plan has been advertised, no submissions have been received on relevant matters that can be considered in making a determination on a Local Development Plan; 5. To extend the period of approval for a Local Development Plan in accordance with clause 57 (3) of the Deemed Provisions; 6. Determine that an amendment is of a minor nature and does not require advertising in accordance with clauses 59(4) of the Deemed Provisions. 7. To extend the period of approval of the Local Development Plan in accordance with clause 59(5) of the Deemed Provisions.
Delegates	Chief Executive Officer
Conditions	Nil.
Statutory framework	*Planning and Development)Local Planning Schemes) Regulations 2015:* Schedule 2 (Deemed Provisions for Local Planning Schemes) Part 6
Date adopted	TBC
Adoption references	TBC

Traffic and Transport

Delegation	**DA-TFT 01 Parking Administration**
Category	Traffic and Transport
Delegator	Council
Express power to delegate	*Local Government Act 1995:* s. 5.42 local government may delegate some powers and duties to the CEO
Express power or duty delegated	*City of Mandurah Parking and Parking Facilities Local Law 2015:* cl. 3.1 Determination of parking bays and parking stations cl. 4.3 Event parking
Function	1. To constitute, determine or vary parking bays, parking stations and parking areas, including the introduction of parking restrictions, including but not limited to: • No Parking; • No Stopping; • Loading Zones; • ~~Disabled~~ Accessible parking; • Authorised only parking; • Revoke a parking permit. 2. To authorise temporary variations to parking to facilitate events or other required use of a carparking area.
Delegates	Chief Executive Officer
Conditions	• This delegation does not include: o the introduction or varying of metered zones; and o the introduction of permanent timed parking restrictions in excess of 10 bays. ~~• Any parking restrictions imposed will be communicated to Elected Members via the weekly update.~~ • Delegates must maintain an appropriate register to record all parking restrictions implemented as well as the standard delegated authority reporting which will be made available to Elected Members.
Statutory framework	*Local Government Act 1995* *City of Mandurah Parking and Parking Facilities Local Law 2015*
Date adopted	TBC
Adoption references	TBC

Planning and Development

Delegation	**DA-PAD 05 Preparation and Endorsement of Responsible Authority Reports**
Category	Planning and Development
Delegator	Council
Express power to delegate	Operative Local Planning Scheme Clause 82 of the Deemed Provisions Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations
Express power or duty delegated	Planning and Development (Development Assessment Panels) Regulations 2011 : r12 Responsible Authority must report to DAP.
Function	To provide a Responsible Authority Report (RAR) to the Development Assessment
Delegates	Chief Executive Officer
Conditions	1. Officers are to provide an update to Elected members outlining the proposed development application 2. Within 4 days of receiving a copy of the Officers Responsible Authority Report, an Elected Member can request that the Responsible Authority Report be considered by Council. 3. A summary of the decision of the Development Assessment Panel will be
Statutory framework	*Planning and Development (Development Assessment Panels) Regulations 2011* *Planning and Development (Local Planning Schemes) Regulations 2015* *Operative Local Planning Scheme*
Date adopted	TBC
Adoption	TBC

Planning and Development Responsibilities Policy

POL-LUP 08

Objective

To outline the Planning and Development responsibilities that fall outside of Delegated Authority provisions and provide authorisation for certain officers to undertake these responsibilities on behalf of the City of Mandurah.

Rationale

The City of Mandurah (the City) has a number of responsibilities under the *Planning and Development Act 2005* (the Act), the *Planning and Development (Development Assessment Panels) Regulations 2011* (the Regulations) as well as other planning instruments. This policy provides direction as to how those various responsibilities will be managed by the City.

Statement

1. Subdivision Applications

All applications for subdivision are determined by the Western Australian Planning Commission (WAPC).

As part of WAPC considering a subdivision, the City will receive a referral and request for a written response to support (with or without conditions) or not support a subdivision application. Importantly, the WAPC is not bound by the City's comment in making its determination of the proposal.

Where an application~~s~~ is for 20 or more lots and not located within an area covered by an approved Structure Plan ~~or Activity Centre Pla~~n, the application will be referred to Council for consideration as part of the City's referral comments.

2. Clearance of Subdivision Conditions

When the WAPC approves a subdivision application it may do so subject to a number of conditions. Although the WAPC sets the conditions, it may require that the certain matters are approved by or meet the satisfaction of the City. If and when those conditions are met to the City's satisfaction, the City will provide clearance of the condition imposed by the WAPC.

3. Responsible Authority Reports

Under the Act and Regulations, the 'responsible authority' for certain development applications is a Development Assessment Panel (DAP), replacing the role of the local government under the local planning scheme.

~~If a development application is required to be referred to a DAP for determination, the City is required to provide the DAP with a Responsible Authority Report (RAR) to assist the DAP~~

~~Elected Members must be made aware of all DAP applications via the appropriate communications. If at least two Elected Members call in the application for review within 7 days of the communication, the RAR shall be referred to Council for consideration.~~

~~If Council wishes to provide information or make recommendations to the DAP, which are not already outlined in the RAR, they may do so by preparing a submission which will be presented to the DAP by the relevant planning officer, at the DAP meeting.~~

The following City process will apply:

1. Officers are to provide an update to Elected members outlining the proposed development application
2. Within 4 days of receiving a copy of the Officers Responsible Authority Report, an Elected Member can request that the Responsible Authority Report be considered by Council.
3. A summary of the decision of the Development Assessment Panel will be provided to Elected Members.

Note: If Council requests that the RAR report be considered by Council, if the decision is different to the City ~~O~~officers recommendation in the RAR report, it cannot alter the planning officer's professional opinion. Council's comments will be incorporated in the appropriate section of the responsible authority report to the DAP.

4. Management Orders relating to Crown Land

Under the *Land Administration Act 1997* and various other legislative instruments, the Minister for Lands may vest land with the City by way of a Management Order. In certain situations, consent from the City is required before a Management Order can be made. In such instances, the Manager Land Management may consent to such an order being made on behalf of the City, in circumstances where Council has already decided in principal, to the order being made.

5. Management Plans

A development approval granted by the City of Mandurah, the WAPC or a DAP, may be conditional on the subsequent approval of a Management Plan, or other development related Plan, by the City. The City may approve such Plans if they meet the requirements of the City.

~~Related Documents~~

~~These documents are mandatory and required to give effect to this policy: DA-PAD 05 Preparation and Endorsement of Responsible Authority Reports~~

Responsible Directorate: Business Services

Responsible Department: Statutory Planning

Reviewer: ~~Coordinator Statutory Planning~~ City Planner

Creation date and reference: Minute G.21/6/20, 23 June 2020

Last Review: N/A

Amendments			
Version #	**Council Approval Date, Reference**	**Date Document In force**	**Date Document Ceased**
1	New Policy – Minute G.21/6/20	23/06/2020	25/05/2021
2	Due to recent advice the City has returned to appointing a delegate for this matter. G.6/5/21	26/05/2021	
3	Updated to reflect remove of delegation for RARs to DAP Applications		

5	**SUBJECT:**	Strategic Community Plan 2020-2040 – Desktop Review
	DIRECTOR:	Director Strategy & Economic Development
	MEETING:	Council Meeting
	MEETING DATE:	24 May 2022

Summary

The City of Mandurah's Strategic Community Plan 2020-2040 (SCP) was adopted by Council in March 2020.

In line with the requirements of the WA State Government's Integrated Planning and Reporting Framework (IPRF), City officers have undertaken a review of the Strategic Community Plan 2020-2040, and as a result has proposed minor changes to the objectives, supporting strategies and measures of success identified within the Plan.

Council is requested to approve the proposed changes to the Strategic Community Plan 2020-2040, noting that these changes, once approved, will be updated in the online version of the Plan, therefore making it available to the public, and a full review of the SCP shall be undertaken in 2023/24.

Disclosure of Interest

N/A

Previous Relevant Documentation

• G.16/3/20	March 2020	Council approved the City of Mandurah Strategic Community Plan 2020-2040 for adoption and public release.
• G.31/12/19	December 2019	Council endorsed the Strategic Community Plan 2020-2040 to be made available for public comment.
• G.13/9/17	September 2017	Council approved the City of Mandurah Strategic Community Plan 2017-2037 for adoption and public release.
• G.56/6/17	June 2017	Council endorsed the Strategic Community Plan 2017-2037 to be made available for public comment.

Background

Under the Western Australian Government's Integrated Planning and Reporting Framework, all WA Councils are required to periodically review their Strategic Community Plans, with a desktop review every two years and a full review every four years.

The City of Mandurah's Strategic Community Plan 2020-2040 was adopted by Council in March 2020. A desktop review is therefore required to be undertaken by June 2022, with a full review by June 2024.

Comment

The City's Strategic Community Plan desktop review was undertaken between February and April 2022.

The review consisted of an initial review by ELT, detailed review by Managers and respective teams, and a final assessment by a working group prior to presenting back to ELT.

The review provided officers with an opportunity to examine the progress of the City's SCP implementation and assess if community outcomes identified during the Mandurah Matters campaign in 2018, were being delivered on, and what changes (if any) were required to be made to the City's Strategic Direction.

Questions asked during the review included;

1. Do the current objectives help achieve the identified community outcomes?
2. If not, how should the objectives be modified to ensure alignment?
3. How do we, as a City, contribute towards achieving these outcomes?
   Do we have appropriate strategies / plans in place? (e.g. Integrated Transport Strategy, Transform Mandurah etc)
4. What are we not doing, that would help achieve these outcomes?

As a result of the review, City officers have proposed minor changes to the objectives, supporting strategies and measures of success identified within the Plan, as set out in Attachment 5.1: Proposed changes to Strategic Community Plan 2020-2040.

Consultation

N/A

Statutory Environment

The Western Australian Government's Integrated Planning and Reporting Framework requires the Strategic Community Plan to be reviewed periodically – at a minimum, a desk-top review should be undertaken every two years with a full review and renewed long term visioning process conducted every four years.

Policy Implications

N/A

Financial Implications

The 20 Year Strategic Community Plan and 4-Year Corporate Business Plan inform and guide the City's decision-making processes, including the planning and implementation of its Long Term Financial Plan, and its Annual Budget.

Risk Analysis

Failure to undertake a desktop review two years from adoption of the Strategic Community Plan accounts to non-compliance.

Strategic Implications

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

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

Conclusion

Since the introduction of the State Government's Integrated Planning and Reporting Framework (IPRF) in 2010/11, local governments across Western Australian have been required to provide a significant degree of rigour to their long-term strategic planning.

In line with the requirements of the IPRF, the City continues to review/develop its 20 Year Strategic Community Plan. As a result of the 2-yearly review process City officers have proposed minor changes to the Strategic Community Plan 2020-2040, and these are now being presented to Council for approval.

NOTE:

- Refer ***Attachment 5.1: Proposed changes to the Strategic Community Plan 2020-2040***

RECOMMENDATION

That Council:

1. **Approves the proposed minor changes to the Strategic Community Plan 2020-2040 (Attachment 5.1);**

2. **Notes that a full review of the Strategic Community Plan will be undertaken by June 2024;**

3. **Notes that the revised City of Mandurah Strategic Community Plan 2020-2040 will be made publicly available on the City's website.**

ABSOLUTE MAJORITY REQUIRED

Attachment 1 : Proposed minor changes to Strategic Community Plan 2020-2040

Focus Area 1: Economic

Community Outcomes
- Supporting and empowering local businesses
- Creating local jobs and opportunities
- Fostering innovation and creativity in enterprise
- A diversity of employment, industries and enterprise
- Giving consideration to the impact of industry on the environment

Current Objectives	Proposed Objectives
1.1. Promote and foster business investment aimed at stimulating sustainable economic growth	1.1. Promote and foster investment aimed at stimulating sustainable economic growth
1.2. Facilitate and advocate for sustainable local job creation and industry diversification	1.2. Facilitate and advocate for sustainable local job creation, and industry growth and diversification
1.3. Actively partner and engage with business and industry to build Mandurah's entrepreneurial capacity and capability	1.3. Actively partner and engage with business and industry to support Mandurah's entrepreneurial capacity and capability
1.4. Advocate for and facilitate opportunities for improved pathways to education and learning outcomes in Mandurah	1.4. Advocate for and facilitate opportunities for improved education, training and skill development opportunities in Mandurah
1.5. Leverage partnerships with key stakeholders to achieve improved economic outcomes with due consideration to environmental impacts	1.5. Establish and leverage opportunities with key stakeholders to achieve sustainable economic outcomes with due consideration to environmental impacts

Current Measures of Success	Proposed Measures of Success
1. Net increase in the number of new businesses and industries in Mandurah	Leave as is
2. Mandurah's unemployment rate (improvement relative to WA and National unemployment rates)	Leave as is
3. Access to education and training opportunities Performance Index Score	3. Community Perceptions Survey Result (Access to education and training opportunities)
4. Access to employment opportunities Performance Index Score	4. Community Perceptions Survey Result (Access to employment opportunities)
5. Gross Regional Product	Leave as is
6. Percentage of population with University or other Tertiary Qualification (including trade certificates and qualifications)	6. Percentage of adult population with University or other Tertiary Qualification (including trade certificates and qualifications)
	Add: Growth in number of Employed persons (ANZSCO – occupation major group 1 and 2 - Managers and Professionals), as a share of total employment

Current Supporting Strategies	Proposed Supporting Strategies and Plans
• Mandurah and Murray: a Shared Economic Future	Leave as is
• Mandurah Foreshore Focus 2020 Vision	Delete
• Property Strategy	Leave as is
• Local & Inclusive Purchasing Strategy 2019 – 2029	Replace with Council Regional Price Preference Policy
• Events Strategy 2019 – 2023	Leave in; remove year of Plan
	Add: Transform Mandurah Economic Plan
	Add: City Centre Master Plan
	Add: Tourism Strategy

Focus Area 2: Social

Community Outcomes
- Engaging, enabling and promoting youth
- People feeling safe no matter where they are
- Hearing and embracing all voices
- Vibrant and welcoming places for all to share
- Protecting the natural environment as we create shared spaces

Current Objectives	Proposed Objectives
2.1. Facilitate safe neighbourhoods and lifestyles by influencing the built form through urban design	2.1. Promote safety within the community through urban design
2.2. Promote a positive identity and image of Mandurah and the contributions of its youth	2.2. Promote a positive identity and image of Mandurah based on its unique lifestyle offering
2.3. Facilitate opportunities that promote community led initiatives and build local capacity and capability	2.3. Facilitate opportunities that promote community led initiatives by building resiliance, local capacity and the contributions of young people
2.4. Promote and encourage community connectedness to create social interaction and a strong sense of security and belonging	2.4. Promote and encourage community connection to create social interaction and a strong sense of belonging
2.5. Provide a range of social, recreational and cultural experiences for our residents and visitors to enjoy and take pride in	Leave as is
2.6. Advocate for and facilitate the provision of diverse and environmentally sustainable places and spaces for people to enjoy an inclusive and active lifestyle	2.6. Provide diverse and sustainable places and spaces that enable people to lead an active lifestyle

Current Measures of Success	Proposed Measures of Success
1. Safety and security Performance Index Score	1. Community Perceptions Survey Result (Safety and security)
2. City of Mandurah as a place to live Performance Index Score	2. Community Perceptions Survey Result (City of Mandurah as a place to live)
3. Festivals, events, art and cultural activities Performance Index Score	3. Community Perceptions Survey Result (Festivals, events, art and cultural activities)
4. SEIFA Score	Leave as is
5. Median weekly household income	Leave as is
6. % of over 15 year olds doing voluntary work through an organisation or group	Leave as is

Current Supporting Strategies	Proposed Supporting Strategies and Plans
• Community Safety & Crime Prevention Strategy 2017-22	Leave in; remove year of Plan
• Social Infrastructure Plan 2013-2043 (Reviewed 2017)	Replace with Community Infrastructure Plan
• Mandurah Active Recreation Strategy 2015-2025	
• Skate and BMX Strategy 2021	Delete
• Local Recovery Plan 2019	Replace with Local Emergency Management Arrangements and move to Organisational Excellence
	Add: Mandurah Homelessness & Street Presence Strategy
	Add: Youth Strategy
	Add: Arts, Heritage & Culture Strategy

Focus Area 3: Health

Community Outcomes

- A compassionate, interconnected whole of health system
- Technology and infrastructure that aids in better health
- Readily available, highly accessible services and facilities
- Appropriate support for an ageing population
- An understanding of the importance of a protected natural environment in preventative health

Current Objectives	Proposed Objectives
3.1. Facilitate and partner with key service providers including State and Federal Government to ensure health outcomes are aligned with community needs and expectations	3.1. Facilitate and partner with key service providers to ensure health outcomes are aligned with community needs and expectations
3.2. Advocate for and facilitate the provision of a technologically advanced, quality health care system in Mandurah	3.2. Advocate for and facilitate the provision of a quality health care system in Mandurah
3.3. Provide and facilitate quality infrastructure that is accessible, and conducive to a healthy, active community	3.3. Provide and facilitate quality community infrastructure that is accessible, and conducive to a healthy, active community
3.4. Provide quality health and wellbeing programmes and services that target whole of life health from infants to seniors	3.4. Facilitate community health and wellbeing outcomes that target whole of life health from infants to seniors
3.5. Promote the importance of a healthy, active lifestyle and the role the natural environment plays in preventative health, within our community	3.5. Promote the importance of healthy choices, an active lifestyle and the role the natural environment plays in preventative health.

Current Measures of Success	Proposed Measures of Success
1. Access to health and community services Performance Index Score	1. Community Perceptions Survey Result (Access to health and community services)
2. Facilities, services and care available for seniors Performance Index Score	2. Community Perceptions Survey Result (Facilities, services and care available for seniors)
3. % of adults smoking (lower than or equal to WA rate)	3. Reduction in the % of Mandurah adults smoking
4. Risky/high risk drinking for long term harm (lower than or equal to WA rate)	4. Reduction in the % of Mandurah adults partaking in risky/high risk drinking for long term harm
5. % Insufficient physical activity (lower than or equal to WA rate)	5. % Insufficient physical activity by adults in Mandurah
6. % of obese adults (lower than or equal to WA rate)	6. % of obese adults in Mandurah
7. % of adults with current mental health problem (lower than or equal to WA rate)	7. % of adults with a current mental health problem in Mandurah

Current Supporting Strategies	Proposed Supporting Strategies and Plans
• Public Health Plan 2020-2023 (In draft)	Leave in; remove year of Plan
• Access and Inclusion Plan 2015-2020	Leave in; remove year of Plan
• Integrated Transport Strategy (Currently in draft)	Leave in; remove words in brackets
• Vulnerable Communities Plan 2018	Leave in; remove year of Plan
	Add: Advertising in Road Reserves Council Policy

Focus Area 4: Environment

Community Outcomes
- Nature having a voice at the table in all decisions
- A beautiful, clean, and sustainable environment for all
- Preserving and celebrating the waterways - our greatest asset
- Protecting the natural environment for generations to come
- Deep engagement and respect for the environment

Current Objectives	Proposed Objectives
4.1. Advocate for and partner with all levels of Government and other agencies to ensure environmental impacts are considered in all planning, strategy development and decision making	4.1. Advocate for and partner with key stakeholders to ensure environmental impacts are considered in all planning, strategy development and decision making
4.2. Protect and manage our local natural environment and ensure that our actions to manage land based assets don't adversely impact our waterways	4.2. Protect and manage our local natural environment ensuring our actions don't adversely impact our waterways
4.3. Create opportunities for our community to celebrate and preserve our local natural environment	4.3. Create opportunities for the community to promote our local natural environment
4.4. Educate our community on global environmental sustainability issues and demonstrate leadership in the field	4.4. Educate and provide leadership on environmental and climate change related issues
4.5. Partner and engage with our community to deliver environmental sustainability outcomes	Leave as is

Current Measures of Success	Proposed Measures of Success
1. Conservation and environmental management Performance Index Score	1. Community Perceptions Survey Result (Conservation and environmental management)
2. The management of coastal and estuary areas Performance Index Score	2. Community Perceptions Survey Result (The management of coastal and estuary areas)
3. Phosphorus load reduction in estuary	Leave as is
4. Growth in tree canopy coverage (%)	Leave as is
5. Average residential scheme water consumption per household (lower than or equal to WA rate)	5. Reduction in the City's Annual scheme water consumption
6. Average residential energy use per household (lower than or equal to WA rate)	6. Reduction in the City's Annual energy use

Current Supporting Strategies	Proposed Supporting Strategies and Plans
• Biodiversity Strategy 2018	Leave in; remove year of Plan
• Climate change adaptation strategy	Leave as is
• Environmental Planning Strategy - Clearing Permits and Environmental offset 2017	Leave in; remove year of Plan
• Bushfire Risk Management Plan 2019-2023	Leave in; remove year of Plan
	Add: Greening Mandurah Framework
	Add: Environmental Strategy
	Add: Solar Plan
	Add: Bushland buy back scheme
	Add: CHRMAP
	Add: Local Planning Strategy 12

Focus Area 5: Organisational Excellence

Community Outcomes
An organisation that:
- makes a difference through questioning, challenging and building resilience (COURAGE)
- engages the community through collaboration, understanding and inclusiveness (CONNECTED)
- embraces ideas and opportunities to shape an inspiring, diverse and dynamic community (INNOVATIVE)
- upholds and protects our community through honesty, fairness and empathy (INTEGRITY)
- delivers on its commitments to make a difference in our community (EXCELLENCE)

Current Objectives	Proposed Objectives
5.1. Demonstrate regional leadership and advocate for the needs of our community	Leave as is
5.2. Listen to and engage with our community in the decision making process	5.2. Provide professional customer service, and engage our community in the decision making process
5.3. Build and retain a skilled, agile, motivated and healthy workforce	Leave as is
5.4. 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	5.4. Ensure the City has the capacity and capability to deliver quality services and facilities through accountable and transparent business practices
5.5. Ensure that our actions maintain a sustainable balance between economic growth, the environment and social values	Leave as is

Current Measures of Success	Proposed Measures of Success
1. Debt Service Cover Ratio	Leave as is
2. Operating Surplus Ratio	Leave as is
3. How the community is consulted about local issues Performance Index Score	3. Community Perceptions Survey Result (How the community is consulted about local issues)
4. Council's leadership Performance Index Score	4. Community Perceptions Survey Result (Council's leadership Performance)
5. Customer service Performance Index Score	5. Community Perceptions Survey Result (Customer service)
6. The City has developed and communicated a clear vision for the area Performance Index	6. Community Perceptions Survey Result (The City has developed and communicated a clear vision for the area)
	Add: Asset Sustainability Ratio

Current Supporting Strategies	Proposed Supporting Strategies and Plans
• Strategic Community Plan 2020 - 2040	Leave in; remove year of Plan
• Corporate Business Plan 2020 - 2024	Leave in; remove year of Plan
• Long term financial plan	Leave as is
• Asset Management Strategy 2017 (Currently being reviewed)	Leave in; remove year of Plan and words in brackets
• Workforce Plan 2018-2022	Leave in; remove year of Plan
• Local Planning Strategy	Leave as is
• Customer Service Strategy 2017/20	Leave in; remove year of Plan
• Digital Strategy 2016-2020	Leave in; remove year of Plan
• Mobility Strategy 2016-2020	Leave in; remove year of Plan
• Reconciliation Action Plan 2019-2022	Leave in; remove year of Plan
• Community Engagement strategy 2017-2020	Leave in; remove year of Plan

• Local Emergency Management Plan 2019	Replace with Local Emergency Management Arrangements
	Add: Risk Management Framework
	Add: Codes of Conduct
	Add: Project Management Framework

6	**SUBJECT:**	Mandurah Strategic Waste Plan (2020–2025): Minor Amendments to Implementation Plan
	DIRECTOR:	Director Built and Natural Environment
	MEETING:	Council Meeting
	MEETING DATE:	24 May 2022

Summary

Council considered and endorsed the revised City's Strategic Waste Plan 2020 – 2025 (Waste Plan) at its meeting on 23 November 2021. Council also resolved to:

- Request that City officers develop a Waste Education and Community Engagement Strategy to guide the implementation of community programs and initiatives that support the City of Mandurah's Strategic Waste Plan targets;
- Request that City officers undertake a strategic review of the City of Mandurah's Waste Plan 2020 – 2025 within six months; and
- Establish a Waste Management Working Group to guide the development of the Waste Education and Community Engagement Strategy, and the review of the Waste Plan.

City officers have subsequently progressed the above actions and this report provides an update on the status and next steps related to each of these, and seeks Council's endorsement for minor amendments to the City's Waste Plan, as requested by the Department of Water and Environment Regulation (DWER). It is noted that the minor amendments sought align with the City's agreed direction under the existing Council endorsed Waste Plan.

Disclosure of Interest

N/A

Previous Relevant Documentation

G.13/2/21	23 February 2021	Council resolved to endorse the City's Strategic Waste Plan 2020 – 2025 (including the Department of Water and Environmental Regulation Waste Plan templates) for submission to DWER as an interim strategy.
G. 20/11/21	23 November 2021	Council resolved to endorse the amended City of Mandurah Strategic Waste Plan (2020 – 2025) (including the Department of Water and Environmental Regulation Waste Plan templates) for submission to DWER.
G. 11/12/21	14 December 2021	Council endorsed the Terms of Reference for the Waste Management Working Group and appointed the Mayor and 3 Elected members to this Group.

Background

The Waste Authority is an independent statutory tribunal created by the Minister for Environment to coordinate and implement the State Government's Waste Strategy. The most recent Strategy is the WA *Waste Strategy 2030* (published in 2019) with its vision that:

> *"Western Australia will become a sustainable, low-waste, circular economy in which human health and the environment are protected from the impacts of waste"*

The *Waste Strategy 2030* includes a headline strategy to" Implement *local government waste plans which align local government waste planning processes with the Waste Strategy"*.

City officers prepared a detailed Strategic Waste Plan (Waste Plan) that included the DWER waste templates as appendices to the Waste Plan. The Strategic Waste Plan was considered and endorsed by Council at its meeting on 23 February 2021, where it resolved the following:

"*That Council:*

1. *Endorses the City's Strategic Waste Plan 2020 – 2025 (including the Department of Water and Environmental Regulation Waste Plan templates) for submission to the Department of Water and Environmental Regulation as an interim strategy.*

2. *Advises the Department of Water and Environmental Regulation that it is the City of Mandurah intention to review the plan over the next six months, with particular emphasis on:*
   - *2.1 Community-led initiatives being explored for inclusion in the strategy, following engagement with Elected Members and the community*
   - *2.2 Mandurah Waste Alliance opportunities and strategies*
   - *2.3 Progress with the implementation of Waste to Energy project*
   - *2.4 A feasibility case being prepared and considered for the implementation of a FOGO system."*

The City's Waste Plan and associated waste templates were submitted to DWER on 31 March 2021, for its assessment and approval.

DWER officers wrote to the City in May 2021, requesting that the City's Waste Plan (in particular the 5-year Implementation Plan) be amended to include an action relevant to the City's waste to energy commitments.

City officers subsequently amended the Implementation Plan and Council considered and endorsed the amended Waste Plan, at its meeting on 23 November 2021, where it resolved the following:

"That Council:

1. *Endorse the amended City of Mandurah Strategic Waste Plan 2020 – 2025 (including the Department of Water and Environmental Regulation (DWER) Waste Plan templates) for submission to the DWER as an interim strategy, noting that an updated Strategic Waste Plan will be submitted to DWER within six months.*

2. *Request that City officers develop a Waste Education and Community Engagement Strategy to guide the implementation of community programs and initiatives that support the City of Mandurah's Strategic Waste Plan targets.*

3. *Request officers to undertake a strategic review of the City of Mandurah's Waste Plan 2020 – 2025 within six months of this report to consider the following:*

   - *3.1 Alignment with Waste Education and Community Engagement Strategy referred to in point two of this motion*
   - *3.2 Outcomes of the FOGO feasibility study referred to in section 14.2 of the Waste Plan.*
   - *3.3 Addressing misalignment between the City of Mandurah Strategic Waste Plan 2020 – 2025 and the WA State Waste Strategy 2030.*

4. *Establish a Waste Management working group to guide the development of the Waste Education and Community Engagement Strategy, and the review of the City of Mandurah's Waste Plan, and request officers to prepare a term of reference for this working group to be presented to Council at the December Council meeting."*

The present status of each of the above referred resolution items (Resolution Items) is outlined below.

Waste Management Working Group (resolution item 4)

- Council considered and approved the Terms of Reference and membership for the Waste Management Working Group (WMWG) at its meeting on 14 December 2021.
- The group membership includes the Mayor, Councillor Knight, Councillor Schumacher and Councillor Green, the Chief Executive Officer, the Director Business Services, the Director Built and Natural Environment, the Executive Manager Natural Environment and the Coordinator Waste Management.
- The WMWG has met twice, on 8 February 2022 and 29 April 2022, to review the City's Waste Plan and to progress the development of the Waste Education and Community Engagement Plan.

Waste Education and Community Engagement Plan (resolution item 3.1)

- The WMWG considered the proposed focus and content of the Waste Education and Community Engagement Plan (Waste Education Plan) at its meeting on 29 April 2022, and agreed that:
    - City officers will progress the development of the Waste Education Plan, which will include a community engagement process to take into account community feedback, and continue to engage the WMWG at key stages.
    - The Waste Education Plan will address the following key focus areas:
        - Waste education for schools/early learning, residents and businesses;
        - Waste collection services;
        - Waste to Energy;
        - Waste avoidance/minimisation;
        - Litter and illegal dumping; and
        - Single use plastics.

FOGO Feasibility Study (resolution item 3.2)

- The City, in conjunction with seven other local governments, have engaged the services of Talis Consultants to prepare a Feasibility Study on the introduction of a universal three bin food organics and garden organics (FOGO) service in the Perth and Peel region.
- The feasibility study will also address the financial and environmental impacts of a FOGO service.
- The final report by Talis Consultants is expected to be released in May 2022.

City's Waste Plan – Misalignment (resolution item 3.3)

- The City received correspondence from DWER on 23 December 2021, advising that DWER considered that there were key inconsistencies between the City's Waste Plan and the State Government Waste Strategy 2030, and that the Waste Plan could not be endorsed.
- DWER noted the following inconsistencies within the City's Waste Plan:
    - Delivery of waste from a two-bin system to a waste to energy facility (only residual waste can be delivered to a waste to energy plant);
    - The City's material recovery performance is below the targets stipulated within the Waste Strategy (non-residual waste sent to the energy plant is not considered as material recovery).
- The correspondence advised that DWER officers intend to convene a meeting with the City to discuss these inconsistencies and determine how the City proposes to fulfil its waste plan obligations under the WARR Act. To date DWER has not contacted the City to arrange this meeting, however, based on City officers' recent discussions with DWER it is expected that this meeting will be arranged shortly;
- The Mayor and CEO met with Hon. Reece Whitby MLA, Minister for Environment; Climate Change on 15 March 2022 to discuss the City's Waste Plan; and
- The City received further correspondence from DWER on 1 April 2022 seeking minor amendments to the City's 5-year Implementation Plan (an Appendix to the City's Strategic Waste Plan) so as to

meet DWER's statutory reporting requirements under the *Waste Avoidance and Resource Recovery Act.*

Comment

The following City officer comment is made with respect to the next steps with respect to the Resolution Items:

Waste Management Working Group (resolution item 4)

- The Waste Management Working Group will continue to meet to guide the development of the Waste Education and Community Engagement Strategy, and the corresponding review of the City's Waste Plan based on alignment with the Waste Education Plan and the outcomes of further correspondence with DWER.

Waste Education and Community Engagement Plan (resolution item 3.1)

- It is expected that the development of the Waste Education Plan will take 6 months and will be formally presented to Council in December 2022, for consideration and endorsement.

FOGO Feasibility Study (resolution item 3.2)

- Once the final FOGO Feasibility Study is available, City officers intend to work with the seven other local governments on the best way to present the findings to DWER and the State Government.

City's Waste Plan – Misalignment (resolution item 3.3)

DWER has requested the following minor amendments to the Implementation Plan under the City's Waste Plan:

- The date for all ongoing actions to be amended to 31 December 2026.
- The most significant change relates to action 2 (Waste to Energy). The City's original milestone for this action stated:

  "1. Delivery of the City's general waste to the Waste to Energy plant by September 2022 (commissioning purposes). Plant should be fully operational by February 2023.
  2. Review of City's Waste to Energy strategy in view of:
  a) Outcomes of FOGO feasibility study
  b) Waste levy review
  c) Contractual obligations with Avertas Energy
  d) Ability to source additional waste to meet contractual obligations."

  DWER have suggested minor amendments to Action 2 (Waste to Energy) so the milestones read as follows:

  "1. Delivery of the City's general waste to the Waste to Energy plant by 30 September 2022 (commissioning purposes). Plant should be fully operational by 28 February 2023.
  2. Continue delivery subject to City's Waste to Energy strategy review. Ongoing: 31 December 2026.
  3. Review of City's Waste to Energy strategy in view of:
  a) Outcomes of FOGO feasibility study
  b) Waste levy review
  c) Contractual obligations with Avertas Energy
  d) Ability to source additional waste to meet contractual obligations."

- Specific dates have been applied to all Timeframes and Milestones (i.e. 30 June 2022 in lieu of June 2022).
- Clarify and further information was sort to some of the risk and mitigation strategies within the Implementation Plan.
- Text changes to some items within the action column to meet the maximum text length of the Waste Data Online reporting tool.
- Amendments to some Milestone achievements to provide clarity as all Milestone actions require a completion date.

A copy of the Implementation Plan with all proposed changes is attached to this report (refer to Attachment 6.1). The DWER amendments have been highlighted in red and the amendments proposed by City officers have been highlighted in blue.

City officers have reviewed the amendments proposed by DWER to the City's Implementation Plan and consider that these are minor in nature and align to the City's agreed direction under the existing Council endorsed Waste Plan. City officers have provided informal feedback to DWER on these amendments with the acknowledgement that Council will formally consider these amendments at its meeting in May, and DWER will be formally advised of Council's position following the Council meeting.

The WMWG also reviewed the proposed changes at its meeting on 29 April 2022, where it agreed that the amendments would be referred to Council for consideration and endorsement.

Council is requested to consider and approve the proposed amendments to the 5-year Implementation Plan (included as Appendix 2 of the City's Strategic Waste Plan), and authorise City officers to formally advise DWER of Council's resolution.

Consultation

The Waste Management Working Group were consulted on the proposed amendments to the City's 5-year Implementation Plan.

Statutory Environment

The *Waste Avoidance and Resource Recovery Act 2007* (WARR Act) is the principal legislation for waste management in the State. The WARR Act establishes the role of local government entities to provide waste services in line with the waste hierarchy.

Policy Implications

Nil

Economic Implications

The proposed amendments to the Implementation Plan, as requested by DWER, are considered minor in nature and will have very limited financial impact on the City.

Risk Analysis

Support and endorsement of the City's Waste Plan 2020 – 2025 will ensure:

- The City works towards achieving the State's Waste Strategy targets
- Delivery of the City's waste initiatives
- Continuation of the City's waste collection services
- Improvements in waste education to the community
- Improvement in the delivery of City's waste services

Failure to prepare and submit a Waste Plan may result in the CEO of DWER preparing a Waste Plan on behalf of the City and all costs associated with its preparation may be recovered from the City as a debt to the Crown.

The CEO of DWER has extensive powers under the *Waste Avoidance and Resource Recovery Act 2007* with respect to waste plans.

Strategic Implications

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

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

Conclusion

The State Government Waste Avoidance and Resource Recovery Strategy 2030 (Waste Strategy) published in 2019 includes a headline strategy for all local governments in the Perth and Peel regions, and regional centres, to prepare a Waste Plan.

The purpose of the Waste Plan is for local government to demonstrate how their waste services will be managed to achieve consistency with the Waste Strategy 2030 and protect public health and the environment.

Council endorsed the City's Waste Plan on 23 February 2021, and considered and endorsed a revised Waste Plan on 23 November 2021.

DWER wrote to the City in April 2022 seeking further minor amendments to the City's 5-year Implementation Plan so as to meet DWER's statutory reporting requirements under the WARR Act.

The amendments are minor in nature, although they do provide some clarity to the Waste to Energy action within the Implementation Plan. In line with previous amendments to the Waste Plan, Council is requested to consider and endorse the revised Implementation Plan included in the City's Waste Plan. Also, to note the progression of the Waste Education Plan and that further revisions of the Waste Plan are expected as an outcome of the Waste Education Plan and the upcoming consultation with DWER.

NOTE:

- Refer ***Attachment 6.1 - Amended 5-year Implementation Plan (Appendix 2 of the City of Mandurah Strategic Waste Plan 2020 – 2025)***

RECOMMENDATION

That Council:

1. **Endorse the amended 5-year Implementation Plan (Appendix 2 of the City of Mandurah Strategic Waste Plan 2020 – 2025) for submission to the DWER;**

2. **Notes that the City's Waste Education and Community Engagement Plan is presently being developed and is expected to be formally presented to Council in December 2022 for consideration and endorsement; and**

3. **Notes that it is expected that further revisions will be necessary to the City's Waste Plan as an outcome of the development of the Waste Education and Community Engagement Plan, and the upcoming consultation with DWER officers.**

Action number	Waste Management Tool	Action (limit: 100 characters including		Timeframe for delivery/Anticipated		Milestones		Target		Cost of implementation incorporated into annual budget and Corporate Business Plan? Y/N - (if not, why?)	Aligns to Waste Strategy			Responsibility for implementation (branch, team or officer title, not the names of individual officers)	Identified risks and mitgation strategies	
		DWER proposed amendments in red text, if any	Local government feedback, if any	Timeframe for delivery/Anticipated completion date	Local government feedback, if any	DWER proposed amendments in red text, if any	Local government feedback, if any	DWER proposed amendments in red text, if any	Local government feedback, if any		Avoid	Recover	Protect		DWER proposed amendments in red text, if any	Local government feedback, if any
1	Waste services	Undertake a feasibility study on the introduction of an on-demand verge collection service		31 December 2023		1. Completion of feasibility study by 30 June 2023 2. Report to Council for endorsement by 31 December 2023		1. Feasibility study to be completed by June 2023 2. Report to Council by December 2023		N - Future operational budget	✓	✓		Waste Management		
2	Waste services	Commence delivery of the City's general waste (2 bin system) to the Avertas Energy Waste to Energy facility ~~by mid/late 2022~~		30 September 2022		1. Delivery of the City's general waste to the Waste to Energy plant by 30 September 2022 (commissioing purposes). Plant should be fully operational by 28 February 2023. 2. Continue delivery subject to City's Waste to Energy strategy review. Ongoing. 31 December 2026. 3. Review of City's Waste to Energy strategy in view of: a. Outcomes of FOGO feasibility study b. Waste Levy review c. Contractual obligations with Avertas Energy d. Ability to source additional waste to meet contractual obligations		1. Commence delivery of City's general waste to the Avertas Energy Waste to Energy plant by September 2022 (purposes of commissioing plant).		Y		✓		Waste Management		
3	Waste services	Undertake a feasibility study for introducing a three bin FOGO service, consistent with the Waste Strategy 2030 in the 2021/22 financial year		30 June 2022		1. Feasibility study to be completed by ~~early~~ 31 March 2022 2. Report to Council for endorsement by 30 June 2022		1. Feasibility study to be completed by ~~early~~March 2022. 2. Report to Council by June 2022		N - Future operational budget	✓	✓		Waste Management	Risks: Inability to provide efficient an effective waste management services to the Mandurah community, contractual arrangements with Avertas Energy (delivery of committed waste; cost of service to ratepayers, available markets to process FOGO; contamination rates; available space to store 3 bins), responsible handling of problematic wastes, potential damage to waste vehicles and infrastructure, increase in illegal dumping incidents. Mitigation: Actions identified in this Implementation Plan aim to mitigate these risks	
4	Waste services	Continue to undertake waste oil and battery kerbside recycling collections		Ongoing. 31 December 2026.		1. Continue to provide recycling service to Mandurah residents. Ongoing. 31 December 2026. 2. Review service annually. Ongoing. 31 December 2026.		Continue to provide service to Mandurah residents		Y		✓	✓	Waste Management		
5	Waste services	Review Waste Service Plans ~~(for each waste system)~~ under the Waste Alliance contract with Cleanaway annually and seek ~~Alliance~~ Board approval of any proposed amendments		Ongoing. 31 December 2026.		1. Service Plans to be reviewed in 28 February each year and any amendments to be referred to Waste Alliance Board for approval. Ongoing. 31 December 2026. 2. Waste management budget to be presented to the Waste Alliance Board in 31 March each year for consideration, adoption and referral to Council for approval. Ongoing. 31 December 2026.		1. Service Plans to be reviewed in February each year 2. Plan amendments to be approved by Waste Alliance Board in March each year 3. Waste management budget to be presented to Waste Alliance Board in March each year for consideration, adoption and referral to Council for approval		Y	✓	✓	✓	Waste Management		
6	Waste services	Maintain membership on Rivers Regional Council (or Regional Subsidiary if that occurs)		Ongoing. 31 December 2026.		Maintain membership on RRC (or Regional Subsidiary). Ongoing. 31 December 2026.		Maintain membership on RRC		Y	✓	✓	✓	Waste Management		
7	Waste services	Review the impact of the Containers for Change program on the City's waste services		30 June 2023		Review completed by 30 June 2023		Review completed by June 2023		Y		✓				
8	Waste services	Continue representation on relevant waste related committees and attend relevant waste conferences		Ongoing. 31 December 2026.		1. Maintain membership on WALGA Officers Advisory Group. Ongoing. 31 December 2026. 2. Maintain membership and representation on relevant waste related groups. Ongoing. 31 December 2026. 3. Attend State Waste conference or other applicable waste related conferences. Ongoing. 31 December 2026.		1. Maintain memberships 2. Represent City of Mandurah in committees and at conferences		Y	✓	✓	✓	Waste Management		
9	Waste infrastructure	Upgrade the green waste and general recycling storage areas at the Waste Management Centre ~~in accordance with the approved Concept Plan~~		30 June 2024		Works to be completed by 30 Jun 2024		Works to be completed by June 2024		N - To be sought in 2022/23 and 2023/24 capital budgets		✓	✓	Waste Management Infrastructure Management Operational Services		

10	Waste infrastructure	Develop a Master Plan for the future upgrade of the Waste Management Centre		31 December 2025		Master Plan to be prepared and approved by Council by 31 December 2025		Master Plan to be prepared and approved by Council by 2025		N - To be sought in future waste management budget		✓	✓	Waste Management Technical Services		
11	Waste infrastructure	Determine the feasibility of establishing a Recycling Tip Shop at the ~~front end of the~~ City's Waste Management Centre		30 June 2023		1. Business Plan to be completed by 31 December 2022 2. Report to Council by 30 June 2023		1. Finalise concept design of Recycling Tip shop by June 2022 2. Business Plan to be completed by Dec 2022 3. Report to Council by June 2023 seeking endorsement		N - To be sought in future waste management budget	✓	✓		Waste Management Business Services		
12	Waste infrastructure	Implement rehabilitation of the old inert cells at Tims Thicket Inert landfill in accordance with the Management Plan		31 July 2025		1. Completion of rehabilitation actions within plan ~~for 2022/23~~ by 30 June 2023 2. Completion of rehabilitation actions within plan ~~for 2024/25~~ by 30 June 2025		1. Completion of rehabilitation actions for 2022/23 2. Completion of rehabilitation actions for 2024/25		Y	✓	✓	✓	Waste Management		
13	Waste infrastructure	Purchase new compaction trailers for the transport of waste to the Waste to Energy facility in Kwinana		31 May 2022		1. RFT to be advertised in 31 January 2021 2. City to receive trailers by 31 May2022		1. Procurement finalised and trailers ordered by October 2021 2. City to receive trailers by May 2022		Y		✓		Waste Management Procurement - Tenders and Contracts City Fleet	Risks: Failure to provide adequate waste infrastructure to deal with the City's waste. Failure to maintain the City's waste facilities to best practice standards Mitigation: Actions outlines in this plan aim to mitigate these risks	
14	Waste infrastructure	Upgrade fire detection and fire fighting services at Waste Management Centre.		30 June 2023		~~1. Develop scope of works to upgrade fire fighting services at the facility ADD DATE OR REMOVE MILESTONE~~ ~~2. Procure and carry out upgrade works ADD DATE OR REMOVE MILESTONE~~ ~~3. Procure and install thermal cameras ADD DATE OR REMOVE MILESTONE~~ 1. Fire detection and fire fighting upgrades to be completed by 30 June 2023		Fire detection and fire fighting upgrades to be completed by June 2023		N - Proposed 2022/23 Capital Budget			✓	Waste Management		
15	Waste infrastructure	~~(This action is dependant upon Waste Levy Review and whether the levy is expanded to include the Peel Region)~~ Install weighbridge at the Tims Thicket Waste facility for inert landfill operations (dependant upon Waste Levy expansion into Peel Region)		30 June 2023		~~(This action is dependant upon Waste Levy Review and whether the levy is expanded to include the Peel Region)~~ 1. RFQ document to be advertised by 30 September 2022 2. Procurement finalised and order placed by 31 December 2022 3. Weighbridge installation by 30 June 2023		~~(This action is dependant upon Waste Levy Review and whether the levy is expanded to include the Peel Region)~~ 1. Procurement finalised and weighbridge ordered by Dec 2022 2. Weighbridge to be installed and operational by Jun 2023		N - Proposed 2022/23 Capital Budget	✓	✓		Waste Management		
16	Waste infrastructure	Determine the feasibility of establishing a green waste facility in the southern corridor of Mandurah		31 December 2024		1. Feasibility study to be completed by 30 June 2024 2. Report to Council by 31 December 2024		1. Feasibility study to be completed by June 2024 2. Report to Council by December 2024		N - Future operational budget		✓		Waste Management		
17	Policies and procurement	Review City of Mandurah Waste Management Local Laws 2010		30 June 2022		1. Local Law review to be completed by 31 March 2022 2. Report to Council seeking endorsement by 30 June 2022		Local Law reviewed and report presented to Council by June 2022		Y	✓			Waste Management Governance and Legal		
18	Policies and procurement	Review the gate fee structure at the City's waste facilities in light of the Waste to Energy facility becoming operational in 31 January 2022		30 June 2021		1. Prepare financial model by 28 Feb 2021. 2. Incorporate new fees into Council's draft 2021/22 Fee and Charges Schedule by 31 March 2021 3. Council to approve draft Fees and Charges Schedule by 30 June 2021		1. Incorporate new fees into Council's draft 2021/22 Fee and Charges Schedule by 31 March 2021. 2, Council to adopt draft 2021/22 Fee and Charges Schedule by 30 June 2021 (as part of budget deliberations)		y	✓			Waste Management Financial Services	Risks: Inability to influence or manage legislative changes. Failure to maintain financial sustainability of all waste service units Mitigation: Actions outlines in this plan aim to mitigate these risks.	
19	Policies and procurement	Prepare a Business Case for the use of a hydrogen powered waste collection vehicle		30 June 2024		Business Case to be completed by 30 June 2024		Business Case to be completed by Jun 2024		N - Future operational budget	✓	✓		Waste Management Environment Team		

20	Data	Improve data collection for illegal dumping		30 June 2022		1. One Council CRM system to be operational by ~~late~~ 31 December 2022 2. ~~Evaluate the best in field devices to capture the relevant illegal dumping information and how this can be linked back to the CRM.~~ 2. Data recording system to be in place for illegal dumping by ~~mid~~ 30 June 2022		Data recording system to be in place for illegal dumping by mid 2022		Y			✓	Waste Management Business Services	Risks: Lack of access to accurate data poses risks in terms of unknown impacts on the environment and inability to implement effective strategies Mitigation: Strategy is to continuously improve data collection systems, with particular emphasis around illegal dumping	
21	Data	Investigate deployment of appropriate technology to assist in the reduction of illegal dumping		~~2022/23~~ 31 December 22		Complete study/options by end of 31 December 22		Study to be completed by Dec 2022		N - Future waste management minor capital budget	✓	✓	✓	Waste Management Financial Services		
22	Data	Continue to conduct a compositional waste audit of the residential rubbish and recycling bins every 2 years		31 Aug 2023 31 Aug 2025		1. Waste audit to be undertaken in 30 April 2023 2. Audit results to be presented to Waste Alliance Board and Council by 31 Aug 2023 3. Waste audit to be undertaken in 30 April 2025 4. Audit results to be presented to Waste Alliance Board and Council by 31 Aug 2025		1. Audit results to be presented to Waste Alliance Board and Council by Aug 2023 2. Audit results to be presented to Waste Alliance Board and Council by Aug 2025		Y	✓	✓	✓	Waste Management		
23	Behaviour change programs and initiatives	Develop and implement a Waste Education and Community Engagement Strategy/Plan ~~to engage with and encourage waste minisation and sustainable waste behaviour~~		31 December 2022		1. Draft Waste Education Strategy and Plan by 31 August 2022 2. Stakeholder engagement completed by 31 October 2022 3. Report to Council seeking endorsement by 31 December 2022 4. Implement Waste Education and Community Engagement Plan by 31 January 2023		Waste Education Strategy and Plan adopted by Council by Dec 2022.		Y	✓	✓	✓	Waste Management Corporate Communications Environment Cleanaway Pty Ltd (waste contractor)		
24	Behaviour change programs and initiatives	Implement a community education program to increase awareness and encourage behaviour change around illegal dumping		31 December 2022		1. Draft illegal dumping communications plan by 30 June 2022 2. Implement plan actions by 31 December 2022		10% decrease in recorded illegal dumping incidents (2019/20 baseline)		Y	✓		✓	Waste Management Corporate Communications Ranger Services		
25	Behaviour change programs and initiatives	Continue to implement the City's bin tagging program		Ongoing. 31 December 2026.		1. Bin tagging program to continue on an ongoing basis to Mandurah residents. Ongoing. 31 December 2026. 2. Bin tagging results reported monthly to Operational Team meeting. Ongoing. 31 December 2026. 3. Results evaluated and communicated to residents. Ongoing. 31 December 2026.		1. Minimum of 250 properties per week assessed by REO 2. Contamination rate (as evaluated by bin tagging audits) to be lower than 6% by Dec 2024		Y	✓	✓		Waste Management Corporate Communications Cleanaway Pty Ltd (waste contractor)		
26	Behaviour change programs and initiatives	Develop an annual Waste and Recycle Guide for Mandurah residents		Ongoing. 31 December 2026.		1. New Waste and Recycle guide ~~reviewed and amended, and~~ made available to residents ~~for download~~ from City's website by 31 July each year. Ongoing. 31 December 2026. 2. Paper copies are made available upon request (posted out). Ongoing. 31 December 2026.		1. Annual Waste and Recycle available to residents by 31 July each year. 2. Paper copies are made available upon request (posted out)		Y	✓	✓		Waste Management Corporate Communications		
27	Behaviour change programs and initiatives	Review and enhance the waste management information on the City's website		Ongoing. 31 December 2026.		Waste management information on City's website reviewed and updated quarterly. Ongoing. 31 December 2026.		Website information reviewed and updated quarterly		Y	✓	✓		Waste Management Corporate Communications		
28	Behaviour change programs and initiatives	Review the benefits and costs of developing a Mandurah Waste App		~~2022/23~~ 30 June 2023		1. Report to City Executive Leadership Team on the development of a Waste App by end of 30 June 2022. 2. If approved, Waste app to be rolled out in 2022/23 by 30 June 2023		If approved, Waste app to be rolled out in 2022/23.		N - Future waste management budget	✓			Waste Management Corporate Communications		
29	Behaviour change programs and initiatives	Develop and implement a resident worm farming and composting subsidy scheme		30 June 2023		~~1. Develop subsidy scheme~~ ~~2. Seek City endorsement~~ ~~3. Implement communication campaign to inform residents~~ New subsidy scheme to be developed and approved by Director/ELT by 30 June 2023		New scheme to be developed and approved by Director/ELT by 30 June 2023		N - Future operational/project budget	✓	✓		Waste Management Corporate Communications Environment	Risks: Failure to engage with community on correct recycling behaviours could cause increased costs associated with processing, landfill Mitigation: An improved community understanding through ongoing education and behaviour change programs.	
30	Behaviour change programs and initiatives	Continue with the Primary School Waste Education Program		Ongoing. 31 December 2026.		1. Cleanaway to continue to deliver school incursion program to primary schools within Mandurah. Ongoing. 31 December 2026. 2. Publish annual report in Sept each year detailing program effectiveness. Ongoing. 31 December 2026. 3. Annually review program each year. Ongoing. 31 December 2026.		1. Minimum of 4 primary schools in Mandurah to be visited each term. 2. Annual report on education program to be presented and published in Sept each year		Y	✓	✓	✓	Waste Management Corporate Communications Cleanaway Pty Ltd (waste contractor)		

31	Behaviour change programs and initiatives	Encourage schools within the City to participate in the State Government's Waste Wise Schools Program		Ongoing. 31 December 2026.		Write to all schools within Mandurah that are currently not accredited under the Waste Wise program. Ongoing. 31 December 2026.		Schools participating in the Waste Wise program increase by 2 per annum over the term of this Plan (baseline is 13 schools as at Dec 2020)		Y	✓	✓	✓	Waste Management		
32	Behaviour change programs and initiatives	Install recycling hubs for problematic wastes ~~(ink cartridges, batteries, mobile phones, coffee pods, etc)~~ in major Council buildings to encourage recycling of these materials		31 December 2023		1. Develop and install hubs in the 4 designated locations by 31 December 2022 3. Prepare and initiate communication plan by 31 December 2022 4. Review effectiveness of hubs and evaluate if additional units shall be procured by 31 December 2023.		1. Procure and install 4 recycling hubs by Dec 2022. 2. Prepare and initiate communication plan 3. Review and evaluate effectiveness of units by Dec 23		Y	✓	✓	✓	Waste Management Corporate Communications		
33	Behaviour change programs and initiatives	Develop a City ~~wide Litter Strategy~~ Littering and Illegal Dumping Strategy/Plan		31 October 2023		1. Consult with Rangers and Compliance Section by 31 December 2022 2. Draft City of Mandurah Littering and Illegal Dumping Strategy/Plan by 30 June 2023 3. Seek Council endorsement of Littering and Illegal Dumping Strategy/PLan by 31 October 2023		1. Prepare Littering and Illegal Dumping Strategy/Plan by 30 June 2023 2. Council endorsement of Littering and Illegal Dumping Strategy/Plan by Oct 2023		N - Future operational budget			✓	Waste Management Ranger Services Compliance		
34	Policies and procurement	Prepare a Local Planning Policy that formalises a link between the Development Approval planning process and better waste management outcomes. ~~and seek Council adoption of the Policy~~		31 December 2023		1. Review WALGA Local Planning Policy Template by 30 April 2023 2. Review the City's current waste management guidelines for developments by 30 April 2023 3. Liaise with Statutory Planning Sections with regards to implementing Local Planning Policy by 31 December 2022 4. Draft Local Planning Policy to be completed by 30 Sept 2023 5. City and Council consideration of Local Planning Policy by 31 Dec 2023		City and Council consideration of the Local Planning Policy by Dec 2023		Y	✓	✓	✓	Waste Management Strategic Land Use Planning Statutory Planning	Risks: Ensuring waste management issues are effectively planned and managed through the development process. Mitigation: This action will effectively mitigate these risks	

7	**SUBJECT:**	Peel Harvey Catchment Council: Science Advisor Funding
	DIRECTOR:	Director Built and Natural Environment
	MEETING:	Council Meeting
	MEETING DATE:	24 May 2022

Summary

The Peel Harvey Catchment Council (PHCC) is seeking a renewed commitment for financial support from the City for the continued engagement of a Science Advisor role. Given the benefits offered, City officers recommend that Council:

1. Support the continued part funding for a Science Advisor by the Peel Harvey Catchment Council in the amount of $20,000 for four years, commencing 2022/23; and
2. Authorise the CEO to enter into a funding agreement with the Peel Harvey Catchment Council to outline the terms under which the above contribution will be made.

Disclosure of Interest

Nil

Previous Relevant Documentation

• GI. 15/2/11	15 February 2011	Council supported the part funding for a Science Advisor to be engaged by the Peel Harvey Catchment Council, in the amount of $10,000 per annum for 5 years, commencing 2011/2012.

Background

In 2010, the Peel Harvey Catchment Council (PHCC) commissioned the Science Strategy for the Peel-Harvey Estuary. A copy of the Science Strategy is available at https://peel-harvey.org.au/wp-content/uploads/2011/11/2010_Science_Strategy.pdf. (Peel Harvey Catchment Council-Resources-Citizen Science-Publications). The Science Strategy was designed to address emerging issues, detail risks that impact on the long-term health of the estuary and identify pathways for their resolution. One of the key recommendations of this strategy was for the PHCC to engage a Science Advisor responsible for delivering the following outcomes:

- The integration of science across the University, Government and broader community sectors and facilitation and co-ordination of a science strategy that addresses current and future risks for the Peel-Harvey Estuary, its catchment and its adjacent riverine and marine waters;
- Provides, with the co-operation of the Western Australian science community and advice from government agencies, reporting on the current and projected status of the ecosystem health of the Peel-Harvey Estuary and its adjacent riverine and marine waters, and on the performance of catchment management strategies;
- Helps establish priorities for research in the Peel-Harvey estuary, its adjacent riverine and marine waters and its catchment;
- Facilitates community liaison and communication on the outcomes of research relevant to the objectives of the PHCC;
- Facilitates co-investment and funding for monitoring, research and model development and evaluation; and
- Maximises the opportunity to build science capacity in the region using PhD programs, relationships with the university sector relevant to estuarine, catchment, riverine and nearshore marine adaptive research and Commonwealth and State funding programs.

Given that the outcomes from this role were expected to bring significant benefit to the Mandurah community, Council decided to make a financial contribution to the PHCC to assist in funding this role. Via a formal funding agreement, the City provided a contribution of $10,000 per annum for an initial five (5) year period, concluding in 2015/2016. At the conclusion of this period an additional $20,000 per annum over two years was also provided to the PHCC, approved through the annual budgetary process.

Between 2018/2019 to 2020/2021 the PHCC was successful in attracting State Government funding for the Science Advisor position with a change in focus to drive specific rehabilitation and water quality projects in partnership with state government departments.

During this period the Science Advisor position has brought significant value to the Peel Region, including the attraction and delivery and/or oversight of approximately $9.5M in projects listed below, including:

1. Wetlands and People: a community restoring the Ecological Character of the Peel-Yalgorup 482 Wetlands' ($5M) funded by the Australian Government between 2019 – 2023;
2. 'Connecting Corridors and Communities: Restoring the Serpentine River' ($1M) funded between 2018-2020 and 'Healing Bilya' ($850K), funded between 2021-2023. Both projects funded by the Alcoa Foundation;
3. 'Peel-Harvey Estuary Grants', Royalties for Regions Proj-1217-0508-2, ($750K), funded by the WA State Government between 2019-2021;
4. Saving Lake McLarty Phase 1: Addressing acidification, hydrology and habitats ($360K), funded by the State NRM Program between 2019-2022;
5. Peel Waterways Research Infrastructure Project ($500K), funded by the Royalties for Regions Regional Community Services Fund between 2021-2024; and
6. Healthy Estuaries WA ($904K), funded by the State Government through Royalties for Regions between 2021-2024.

Through delivery of these projects and other activities the Science Advisor has also:

- Stimulated scientific research to inform management of the waterways by establishing and maintaining networks and collaborative links with relevant researchers and research institutions, for example the ARC Linkage project 'Balancing estuarine and societal health in a changing environment';
- Formed and managed collaborative links with representatives from education, science and research institutes; local, state and Australian governments; non-government organisations; industry and community groups to effectively protect the Peel-Harvey waterways e.g. the Peel-Yalgorup Ramsar Technical Advisory Group;
- Provided expert advice to decision-makers to influence planning and policy decisions for a sustainable Peel-Harvey Estuary, including an impact of the Point Grey Marina Development and the Marine Stewardship Council certification of the Peel-Harvey Estuarine Fishery;
- Promoted and raised the profile of the values of the Peel waterways in national, state and local audiences through effective Science Communications e.g. Keynote address at the 2021 WA Wetlands Management Conference; and
- Provided a role model for careers in Science Technology Engineering and Mathematics, especially for local school children through conducting school excursions and as a foundation Steering Group Member of Peel Bright Minds, a Regional Hub of Inspiring Australia.

The Science Strategy for the Peel-Harvey Estuary articulated a need for a Science Advisor to be the integrator and coordinator of a more rigorous scientific approach to management of the estuary. The advisor role was pictured to be the community's independent science champion and deliver effective collaboration, implementation and advocacy for the protection of our estuarine health. The achievements of the Science Advisor outlined above demonstrate how effective this approach has been and the value for money that the City has received from its financial contribution to the role to date.

Comment

The PHCC is currently seeking support from relevant stakeholders to continue the engagement of the Science Advisor role for a further five years and has so far secured funding from the State Government to cover expenses incurred by the role for 2021/2022. The Peel Development Commission has sought to secure funding on behalf of the PHCC to engage the Science Advisor for an additional four years through a funding proposal to the Department of Primary Industries and Regional Development as a 2022/2023 State Budget Priority Initiative. If this bid is successful it would mean the PHCC would have secured funding for approximately 70% of the expected costs associated with engaging a Science Advisor.

In order to help fund the anticipated shortfall of approximately 30%, the PHCC has approached the City requesting that it renew its commitment to provide financial support to cover expenses attributed to the Science Advisor role. Accordingly, it is recommended that a formal funding agreement be established to facilitate a contribution from the City to the PHCC of $20,000 per annum from 2022/2023 to 2025/2026. This amount is consistent with previous contributions and are accounted for in the City's Long Term Financial Plan baseline.

In consultation with PHCC, City officers are recommending that the funding agreement include the following as deliverables by which the effectiveness of the Science Advisor role can be measured through annual reporting by PHCC with respect to the City's financial contribution:

- Successful delivery of active projects targeting improved ecological condition of the Peel Harvey estuary via funding previously attracted via the Science Advisor and including:
    - Wetlands and People: a community restoring the Ecological Character of the Peel-Yalgorup 482 Wetlands' ($5M) funded by the Australian Government between 2019 – 2023;
    - 'Healing Bilya' ($850K), funded by the Alcoa Foundation between 2021-2023;
    - Peel Waterways Research Infrastructure Project ($500K,), funded by the Royalties for Regions Regional Community Services Fund between 2021-2024; and
    - Healthy Estuaries WA ($904K), funded by the State Government through Royalties for Regions between 2021-2024.
- Attraction of a further $2M of funding for projects relating to improved ecological condition of the Peel Harvey estuary; and
- Participation in working groups for major projects that have potential to significantly impact the ecological condition of the Peel Harvey estuary, including:
    - Peel Harvey fisheries Marine Stewardship certification Risk Assessment;
    - Mandurah Traffic Bridge duplication;
    - Thrombolite Recovery Group; and
    - Peel-Yalgorup Ramsar Site Technical Advisory Group; Climate Change vulnerability assessments for the Ramsar Site 482.

It is noted that although water quality indicators will continue to be monitored for the duration of the funding agreement, due to the long-term nature of tangible improvements to the health of the estuary and associated waterways related to the Science Advisor role and related programmes, it is considered that the above referred measures are more appropriate to assess the effectiveness of the Science Advisor role in the short term.

Statutory Environment

N/A

Policy Implications

This proposed funding arrangement falls outside the scope of POL-RCS 04 Grants and Donations and is therefore being addressed separately via this report.

Financial Implications

Officers are recommending that the City provide a contribution to assist in funding the Science Advisor role to the extent of $20,000 per annum over a four (4) year term commencing in the 2022/2023 financial year and concluding in 2025/2026. This amount is accounted for in the City's Long Term Financial Plan baseline.

Risk Analysis

The health of the Peel-Harvey Estuary is fundamental to the successful mitigation of the City's strategic risk theme of Environmental and Health Risk. It is acknowledged that managing the health of the estuary is beyond the City's control. Providing support to a role such as the Science Advisor is considered to be an effective way to positively influence improvements in estuary health and hence successfully mitigate associated risks that will impact the Mandurah community.

Strategic Implications

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

Economic:
- Advocate for and facilitate opportunities for improved pathways to education and learning outcomes in Mandurah.
- Leverage partnerships with key stakeholders to achieve improved economic outcomes with due consideration to environmental impacts.

Social:
- Advocate for and facilitate the provision of diverse and environmentally sustainable places and spaces for people to enjoy an inclusive and active lifestyle.

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

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

Organisational Excellence:
- Ensure that our actions maintain a sustainable balance between economic growth, the environment and social values.

Conclusion

The Peel-Harvey Estuary is Mandurah's most important environmental asset. Much of Mandurah's amenity and economic prosperity is linked to the health of the estuary and associated waterways. While only the lower portion of the estuary's catchment lies within the City's municipal boundaries, land management practices across the entire catchment impact upon Mandurah.

The PHCC's Science Advisor role has brought about significant benefit to the region through improving coordination amongst stakeholders in relation to management of the Peel-Harvey Estuary and the broader catchment, attracting greater resourcing for projects designed to improve the health of the estuary and by

using science to communicate the importance of the estuary to the communities that reside in the catchment.

The PHCC is seeking a renewed commitment for financial support from the City so that the Science Advisor role will continue to provide these benefits to Mandurah and the broader region. City officers are recommending that a commitment be made to contribute $20,000 per annum for four years commencing in 2022/2023 and concluding in 2025/2026.

RECOMMENDATION

That Council:

1. **Supports the continued part funding for a Science Advisor by the Peel Harvey Catchment Council in the amount of $20,000 for four years, commencing 2022/2023 and concluding in 2025/2026; and**

2. **Authorises the Chief Executive Officer to enter into a funding agreement with the Peel Harvey Catchment Council to outline the terms under which the above contribution will be made.**