

Minutes of Council Meeting

held on

Tuesday 27 September 2022, 5.30PM

in the Council Chamber, 83 Mandurah Terrace Mandurah

PRESENT:

MAYOR	R WILLIAMS	
COUNCILLOR	J GREEN	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	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	EXECUTIVE MANAGER GOVERNANCE SERVICES
MRS	A DENBOER	ACTING MINUTE OFFICER

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

The Mayor declared the meeting open at 5.35pm.

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

Leave of Absence

Councillor B Pond

Apologies

Councillor C Di Prinzio
Councillor P Rogers

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.1/9/22 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 D Schumacher

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 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: 10/0

7. PUBLIC QUESTION TIME

Nil.

8. PUBLIC STATEMENT TIME

Nil.

9. LEAVE OF ABSENCE REQUESTS

G.2/9/22 LEAVE OF ABSENCE: COUNCILLOR D PEMBER – 25 OCTOBER 2022 - 30 NOVEMBER 2022

MOTION

**Moved: Councillor D Wilkins
Seconded: Councillor A Zilani**

That leave of absence be granted to Councillor D Pember from 25 October 2022 – 30 November 2022.

CARRIED: 10/0

10. PETITIONS

Nil.

11. PRESENTATIONS

Nil.

12. DEPUTATIONS

Nil.

13. CONFIRMATION OF MINUTES

G.3/9/22 CONFIRMATION OF COUNCIL MINUTES: TUESDAY 23 AUGUST 2022

MOTION

Moved: Councillor A Kearns

Seconded: Councillor C Knight

That the Minutes of Council Meeting held on Tuesday 23 August 2022 be confirmed.

CARRIED: 10/0

14. ANNOUNCEMENTS BY THE PRESIDING MEMBER

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

- 14.1 Councillor C Knight, Natural Resource Management and Coastal Conference and WOTSO Official Opening
- 14.2 Councillor R Burns, Alcoa Peel Business Excellence Awards Finalists Announcement Event
- 14.3 Councillor D Schumacher, Mandurah & Peel Pipe Band Competition and Military Brotherhood Legacy Charity Ride
- 14.4 Councillor D Wilkins, John Tokin College Annual Arts Exhibition and Showcase
- 14.5 Local Legend, Ian Macpherson

15. DECLARATION OF INTERESTS

- 15.1 Councillor C Knight declared a financial interest in Minute G.7/9/22 - Financial Report July 2022 because she is the Chairperson at Peel Harvey Catchment

Council. Councillor Knight declared the interest and will vacate the Chamber during debate.

15.2 Councillor R Burns declared an impartiality interest in Minute G.7/9/22 – Financial Report July 2022 as he is a past member of the Halls Head Cricket Club and currently two of his family members are club members. Councillor Burns declared the interest and will remain in the Chamber for the debate and voting.

15.3 Councillor A Kearns declared an impartiality interest in Minute G.21/9/22 - Restart Mandurah Invest Now – Expression of Interest Proposal because she is a personal friend of the business owner referred to in the report. Councillor Kearns declared the interest and will remain in the Chamber for the debate and voting.

15.4 Councillor C Knight declared a financial interest in Minute G.14/9/22 - Continuation of Funding for Lake Clifton Stewardship Program because she is the Chairperson at Peel Harvey Catchment Council. Councillor Knight declared the interest and will vacate the Chamber during debate and voting.

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 A Zilani), the recommendations of the Audit and Risk Committee meeting of Tuesday 5 September 2022.

G.4/9/22 CULTURE JOURNEY UPDATE 2022 (AR.2/9/22)

Summary

In May 2022 a review of the City of Mandurah's (the City) organisational culture was conducted by the People and Culture Team. The purpose of this paper is to:

- Inform the Audit and Risk Committee of the 2022 results of the City's Organisational Culture survey and the priority areas identified from the outcomes.

- Update the Audit and Risk Committee on the actions taken to address the City's Culture priorities.
- Provide information on preparation for the 2023 Engagement survey.
- Meet our commitment to provide a six-monthly culture update to the Audit and Risk Committee.

Committee Recommendation

That the Audit and Risk Committee recommend that Council note the results of the 2022 Culture Survey.

Council Resolution

MOTION

Moved: Councillor C Knight

Seconded: Councillor A Zilani

That the Audit and Risk Committee recommend that Council note the results of the 2022 Culture Survey.

CARRIED: 10/0
(This item was adopted en bloc)

**G.5/9/22 CONFIDENTIAL REPORT: OFFICE OF THE AUDITOR GENERAL –
INFORMATION SYSTEMS AUDIT (AR.4/9/22)**

Committee Recommendation

That the Audit and Risk Committee recommend that Council note the comparison of the status of the City's systems with the findings of the Auditor General's report on Information Systems Audit Report 2022 – Local Government Entities, as detailed in Confidential Attachment 1.1.

Council Resolution

MOTION

Moved: Councillor C Knight

Seconded: Councillor A Zilani

That the Audit and Risk Committee recommend that Council note the comparison of the status of the City's systems with the findings of the Auditor General's report on Information Systems Audit Report 2022 – Local Government Entities, as detailed in Confidential Attachment 1.1.

CARRIED: 10/0
(This item was adopted en bloc)

**G.6/9/22 CONFIDENTIAL REPORT: WORK HEALTH AND SAFETY (WHS) 2021-
2022 ANNUAL REVIEW (AR.5/9/22)**

Committee Recommendation

That the Audit & Risk Committee recommend that Council:

1. Notes the City's WHS performance for the 2021/22 financial year.
2. Notes the progress of implementation of the 3-Year Strategic WHS Plan as detailed in Confidential Attachment 2.1.
3. Notes the 3 Year WHS Corporate Strategic Plan on a Page July 2022 – June 2025 as detailed in Confidential Attachment 2.2.

Council Resolution

MOTION

Moved: Councillor C Knight

Seconded: Councillor A Zilani

That the Audit & Risk Committee recommend that Council:

1. **Notes the City's WHS performance for the 2021/22 financial year.**
2. **Notes the progress of implementation of the 3-Year Strategic WHS Plan as detailed in Confidential Attachment 2.1.**
3. **Notes the 3 Year WHS Corporate Strategic Plan on a Page July 2022 – June 2025 as detailed in Confidential Attachment 2.2.**

CARRIED: 10/0
(This item was adopted en bloc)

19. REPORTS

Due to a financial interest in the item Councillor C Knight left the Chambers at 5.54pm

G.7/9/22 FINANCIAL REPORT JULY 2022 (REPORT 1)

Summary

The Financial Report for July 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 July 2022 as detailed in Attachment 1.1 of the report.

- 2 Receives the Schedule of Accounts for the following amounts as detailed in Attachment 1.3 of the report:

Total Municipal Fund	\$	8,523,174.61
Total Trust Fund	\$	0.00
	\$	<u>8,523,174.61</u>

- 3 Approves the following budget variations for 2022/23 annual budget:

- 3.1 Unbudgeted operating expenditure of \$35,000* for Peel Harvey Catchment Council business case for a 10-year waterways restoration program.

- To be funded from CEO corporate project budget.

- 3.2 Increase in capital expenditure of \$25,000* for Peelwood Cricket Nets

- To be funded from

Diadem Place Fencing	\$9,000*
Philante Street Carpark Fencing	\$7,000*
Karinga Foreshore Car Park Fencing	\$6,000*
Dawesville Channel South Fencing	\$3,000*

- 3.3 Unbudgeted operating expenditure of \$4,000* for Environmental Services Education projects

- To be funded from Ocean Road Primary School operating contribution \$4,000*

- 3.4 Increase in capital expenditure of \$194,248* for Plant and Machinery budget

- To be funded from DFES vehicle replacement program.

- 3.5 Unbudgeted capital expenditure of \$140,075 for Changing Places – Eastern Foreshore

- To be funded from Department of Communities capital grant \$140,075*

Council Resolution

MOTION

Moved: Councillor D Schumacher

Seconded: Councillor D Pember

That Council

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

- 2 Receives the Schedule of Accounts for the following amounts as detailed in Attachment 1.3 of the report:

Total Municipal Fund	\$	8,523,174.61
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	\$	<u>8,523,174.61</u>

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- 3.1 Unbudgeted operating expenditure of \$35,000* for Peel Harvey Catchment Council business case for a 10-year waterways restoration program.

- To be funded from CEO corporate project budget.

- 3.2 Increase in capital expenditure of \$25,000* for Peelwood Cricket Nets**
- To be funded from

Diadem Place Fencing	\$9,000*
Philante Street Carpark Fencing	\$7,000*
Karinga Foreshore Car Park Fencing	\$6,000*
Dawesville Channel South Fencing	\$3,000*
- 3.3 Unbudgeted operating expenditure of \$4,000* for Environmental Services Education projects**
- To be funded from Ocean Road Primary School operating contribution \$4,000*
- 3.4 Increase in capital expenditure of \$194,248* for Plant and Machinery budget**
- To be funded from DFES vehicle replacement program.
- 3.5 Unbudgeted capital expenditure of \$140,075 for Changing Places – Eastern Foreshore**
- To be funded from Department of Communities capital grant \$140,075*

CARRIED WITH ABSOLUTE MAJORITY: 9/0

Councillor C Knight returned to Chamber at 6.02pm

G.8/9/22 FINANCIAL REPORT AUGUST 2022 (REPORT 2)

Summary

The Financial Report for August 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 August 2022 as detailed in Attachment 2.1 of the report.
- 2 Receives the Schedule of Accounts for the following amounts as detailed in Attachment 2.3 of the report:

Total Municipal Fund	\$ 7,351,145.94
Total Trust Fund	\$ 0.00
	\$ 7,351,145.94
- 3 Approves the following budget variations for 2022/23 annual budget:
 - 3.1 Unbudgeted capital expenditure of \$18,960* for MARC Court Netting
 - To be funded from MARC – Facility Maintenance operating budget 18,960*

- 4 Approves the following budget variations for operating projects that were scheduled in the 2021/22 year to be carried forward to the 2022/23 year:
 - 4.1 Unbudgeted capital expenditure in 2022/23 of \$7,460* for Ayrton St POS Carpark.
 - 4.2 Additional operating expenditure in 2022/23 of \$59,250* for Administration – Director of Place & Community – Consultants.
 - 4.3 Increase the estimated closing deficit at 30 June 2023 from \$472,710, as part of the Council adopted 2022/23 budget, to \$539,420.
 - To be funded from the 2021/22 actual closing surplus at 30 June 2022, once finalised.
- 5 Approves the following adjustments for the 2022/23 operating projects:
 - 5.1 Decrease in operating expenditure of \$31,460* for Emergency Management
 - 5.2 Decrease in operating expenditure of \$205,000* for Economic Development
 - To be funded from a decrease in the transfer out from reserve \$236,460*
- 6 Approves the following adjustments for the 2022/23 capital projects as per the 2021/22 Carryover Reconciliation, detailed in Attachment 2.3:
 - 6.1 Decrease in capital expenditure of \$391,348*
 - 6.2 Decrease in capital grant revenue \$64,336*
 - 6.3 Decrease in unutilised loans \$163,828*
 - 6.4 Decrease in transfer from various reserves \$163,184*

Council Resolution

MOTION

Moved: Councillor J Green
Seconded: Councillor P Jackson

That Council

- 1 **Receives the Financial Report for August 2022 as detailed in Attachment 2.1 of the report.**
- 2 **Receives the Schedule of Accounts for the following amounts as detailed in Attachment 2.3 of the report:**

Total Municipal Fund	\$ 7,351,145.94
Total Trust Fund	<u>\$ 0.00</u>
	<u>\$ 7,351,145.94</u>
- 3 **Approves the following budget variations for 2022/23 annual budget:**
 - 3.1 **Unbudgeted capital expenditure of \$18,960* for MARC Court Netting**
 - **To be funded from MARC – Facility Maintenance operating budget 18,960***
- 4 **Approves the following budget variations for operating projects that were scheduled in the 2021/22 year to be carried forward to the 2022/23 year:**

- 4.1 Unbudgeted capital expenditure in 2022/23 of \$7,460* for Ayrton St POS Carpark.
 - 4.2 Additional operating expenditure in 2022/23 of \$59,250* for Administration – Director of Place & Community – Consultants.
 - 4.3 Increase the estimated closing deficit at 30 June 2023 from \$472,710, as part of the Council adopted 2022/23 budget, to \$539,420.
 - To be funded from the 2021/22 actual closing surplus at 30 June 2022, once finalised.
- 5 Approves the following adjustments for the 2022/23 operating projects:
- 5.1 Decrease in operating expenditure of \$31,460* for Emergency Management
 - 5.2 Decrease in operating expenditure of \$205,000* for Economic Development
 - To be funded from a decrease in the transfer out from reserve \$236,460*
- 6 Approves the following adjustments for the 2022/23 capital projects as per the 2021/22 Carryover Reconciliation, detailed in Attachment 2.3:
- 6.1 Decrease in capital expenditure of \$391,348*
 - 6.2 Decrease in capital grant revenue \$64,336*
 - 6.3 Decrease in unutilised loans \$163,828*
 - 6.4 Decrease in transfer from various reserves \$163,184*

CARRIED WITH ABSOLUTE MAJORITY: 10/0

G.9/9/22 2022 WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION ANNUAL GENERAL MEETING VOTING GUIDANCE (REPORT 3)

Summary

The Western Australian Local Government Association (WALGA) will hold its 2022 Annual General Meeting (AGM) at Crown Perth, on Monday 3 October 2022 as part of the 2022 WA Local Government Convention and Trade Exhibition.

Notice of the AGM, Procedural Information and Submission of Motions has been received. The WALGA Annual General Meeting has been released and there are 11 items for consideration that the delegates have to vote on. Council is requested to provide guidance to the delegates, in relation to whether Council supports or does not support the proposed motions.

Officer Recommendation

That Council Approve the voting delegates to vote the following way for the motions outlined in part three, Consideration of Executive and Members Motions, of the WA Local Government Association Annual General Meeting:

- 3.1 Road Traffic Issues – support
- 3.2 Car Parking and Traffic Congestion Around Schools – support
- 3.3 Proposals for Regional Road Maintenance Contracts with Main Roads WA – not support

- 3.4 Northern Australia Beef Roads Program – support
- 3.5 3D House Printing Compliance – support
- 3.6 South West Native Title Settlement – support
- 3.7 Land Offset Compensation to Local Governments – support
- 3.8 Review of the Rating Methodology used by the Valuer-General - support
- 3.9 WA Local Government Rating Model - not support
- 3.10 Reform of the Cat Act 2011 – support
- 3.11 WALGA Best Practice Governance Review – Principles – support

Council Resolution

MOTION

Moved: Councillor C Knight
Seconded: Councillor D Wilkins

That Council approve the voting delegates to vote the following way for the motions outlined in part three, Consideration of Executive and Members Motions, of the WA Local Government Association Annual General Meeting:

- 3.1 Road Traffic Issues – support
- 3.2 Car Parking and Traffic Congestion Around Schools – support
- 3.3 Proposals for Regional Road Maintenance Contracts with Main Roads WA – not support
- 3.4 Northern Australia Beef Roads Program – support
- 3.5 3D House Printing Compliance – support
- 3.6 South West Native Title Settlement – support
- 3.7 Land Offset Compensation to Local Governments – support
- 3.8 Review of the Rating Methodology used by the Valuer-General - support
- 3.9 WA Local Government Rating Model - not support
- 3.10 Reform of the Cat Act 2011 – support
- 3.11 WALGA Best Practice Governance Review – Principles – support

CARRIED: 10/0

G.10/9/22 ADVERTISING AND DISPOSAL OF JETTY LICENCE (REPORT 4)

Summary

The City of Mandurah (the City) sought Expressions of Interest (EOIs) inviting tourism operators to enter into a commercial licence with the City to use a portion of the Mandjar Bay jetties within the Eastern Foreshore Precinct.

Following evaluation of the EOIs, Council is now requested to approve the advertising of, and if no submissions received, the disposal via a licence for two berths on Jetty A Number 1277 and two berths on Jetty B 1305. Council is recommended to support a term of five years, with a one option of five years, at an annual rent of \$4,200 per annum (12 L/Metres berth) and \$5,250 per annum (15 L/Metres berth) (excluding GST).

The tourism operators seeking to enter into a commercial licence are as follows:

- Sea West WA Pty Ltd trading as Mandurah Cruises (Jetty No.1277, A1 and A2)
- Soulmate Enterprises Pty Ltd trading as Soulmate Charters (Jetty No. 1305, B1)
- Mandurah Boat Tours Pty Ltd trading as Pirate Ship Mandurah (Jetty No. 1305, B2)

Officer Recommendation

That Council:

1. Approves the advertising and, if no submissions received during the advertising period, the disposal of Mandjar Bay Jetty Number 1277 (berths A1 15m and A2 15m) with Sea West WA Pty Ltd trading as Mandurah Cruises, with the following conditions:
 - 1.1 A tenure period of five years, with one five year option of renewal (5 + 5 years).
 - 1.2 Commencement date upon completion of s3.58 LGA advertising process
 - 1.3 Rent being set at \$10,500 per annum (excluding GST).
 - 1.4 Annual CPI to apply for the term of the agreement.
 - 1.5 Market valuation at the end of the first term.
2. Approves the advertising and, if no submissions received during the advertising period, the disposal of Mandjar Bay Jetty Number 1305 (berth B1 15m) with Soulmate Enterprises Pty Ltd trading as Soulmate Charters, with the following conditions:
 - 2.1 A tenure period of five years, with one five year option of renewal (5 + 5 years).
 - 2.2 Commencement date upon completion of s3.58 LGA advertising process
 - 2.3 Rent being set at \$5,250 per annum (excluding GST).
 - 2.4 Annual CPI to apply for the term of the agreement.
 - 2.5 Market valuation at the end of the first term.
3. Approves the advertising and, if no submissions received during the advertising period, the disposal of Mandjar Bay Jetty Number 1305 (berth B2 15m) with Mandurah Boat Tours Pty Ltd trading as Pirate Ship Mandurah, with the following conditions:
 - 3.1 A tenure period of five years, with one five year option of renewal (5 + 5 years).
 - 3.2 Commencement date upon completion of s3.58 LGA advertising process
 - 3.3 Rent being set at \$5,250 per annum (excluding GST).
 - 3.4 Annual CPI to apply for the term of the agreement.
 - 3.5 Market valuation at the end of the first term.
5. Approves the market valuation dated 26 November 2020 of \$4,200 per annum (excluding GST) being 12 linear metres and 15 linear metres valued at \$5,250 (excluding GST) per annum as being a true indication of value.
6. Authorises the Chief Executive Officer to finalise the conditions of the licence agreement.

Council Resolution**MOTION**

Moved: Councillor R Burns
Seconded: Councillor D Schumacher

That Council:

1. **Approves the advertising and, if no submissions received during the advertising period, the disposal of Mandjar Bay Jetty Number 1277 (berths A1 15m and A2 15m) with Sea West WA Pty Ltd trading as Mandurah Cruises, with the following conditions:**

- 1.1 A tenure period of five years, with one five year option of renewal (5 + 5 years).
 - 1.2 Commencement date upon completion of s3.58 LGA advertising process
 - 1.3 Rent being set at \$10,500 per annum (excluding GST).
 - 1.4 Annual CPI to apply for the term of the agreement.
 - 1.5 Market valuation at the end of the first term.
2. Approves the advertising and, if no submissions received during the advertising period, the disposal of Mandjar Bay Jetty Number 1305 (berth B1 15m) with Soulmate Enterprises Pty Ltd trading as Soulmate Charters, with the following conditions:
- 2.1 A tenure period of five years, with one five year option of renewal (5 + 5 years).
 - 2.2 Commencement date upon completion of s3.58 LGA advertising process
 - 2.3 Rent being set at \$5,250 per annum (excluding GST).
 - 2.4 Annual CPI to apply for the term of the agreement.
 - 2.5 Market valuation at the end of the first term.
3. Approves the advertising and, if no submissions received during the advertising period, the disposal of Mandjar Bay Jetty Number 1305 (berth B2 15m) with Mandurah Boat Tours Pty Ltd trading as Pirate Ship Mandurah, with the following conditions:
- 3.1 A tenure period of five years, with one five year option of renewal (5 + 5 years).
 - 3.2 Commencement date upon completion of s3.58 LGA advertising process
 - 3.3 Rent being set at \$5,250 per annum (excluding GST).
 - 3.4 Annual CPI to apply for the term of the agreement.
 - 3.5 Market valuation at the end of the first term.
5. Approves the market valuation dated 26 November 2020 of \$4,200 per annum (excluding GST) being 12 linear metres and 15 linear metres valued at \$5,250 (excluding GST) per annum as being a true indication of value.
6. Authorises the Chief Executive Officer to finalise the conditions of the licence agreement.

CARRIED: 10/0

G.11/9/22 APPOINTMENT OF COMMUNITY REPRESENTATIVES TO ACCESS AND INCLUSION ADVISORY GROUP (REPORT 5)

Summary

The City of Mandurah's Access and Inclusion Advisory Group (AIAG) comprises a membership of two Elected Members, ten community members, four organisational members and supporting officers with no voting rights. In March 2022, two community member positions became vacant due to resignations. At its meeting in June 2022, the AIAG confirmed their support to fill the two vacancies for the remaining term ending on 21 October 2023. On 16 August 2022, an additional community member resigned from the AIAG due to relocating to a regional area without access to reliable telecommunication. On 13 September another community member resigned from the

AIAG due to a personal family matter. The AIAG currently has four community member vacancies.

Nominations for the vacancies were promoted widely, including the City of Mandurah's social media, promotion of a City branded flyer directly to service providers, schools and community groups and via the Inclusive Mandurah and Mandurah, Cockburn, Kwinana, Rockingham Access and Inclusion networks.

After advertising, nine nominations were received. Council is requested to review the nomination information in the confidential attachment which outlines relevant experiences and includes recommendations to appoint four new community member representatives to the AIAG.

Officer Recommendation

That Council:

1. Approves the appointment of four new community member representatives to the Mandurah Access and Inclusion Advisory Group, as detailed in Confidential Attachment 5.2, for the remainder of the current term, expiring on 21 October 2023.

Council Resolution

MOTION

Moved: Councillor J Green
Seconded: Councillor D Pember

That Council approves the appointment of four new community member representatives to the Mandurah Access and Inclusion Advisory Group, as detailed in Confidential Attachment 5.2, for the remainder of the current term, expiring on 21 October 2023.

CARRIED: 10/0

G.12/9/22 PROPERTY STRATEGY - GUIDING PRINCIPLES (REPORT 6)

Summary

The City is currently reviewing its Property Strategy and Land Holding Portfolio with the objective of optimising its freehold land assets and determine their highest and best use for social, environmental or financial outcomes.

To achieve the most appropriate land-use value for the City's freehold land, seven (7) guiding principles have been developed for inclusion in the Property Strategy to ensure a consistent approach to decision making for the acquisition, management and disposal of the City's freehold land assets.

The seven Guiding Principles are outlined below:

1. All Social and Community assets should be located on Crown Land, with no new assets to be developed on freehold land, where possible.
2. All land identified for Community and Social purposes, Public Open Space or Critical Infrastructure and which are considered to have no alternate function into the future may be transferred to the State (Crown), directly or through a land exchange arrangement.
3. Properties which are delivering the highest yield and best use or which are expected to do so in future, should be held and maintained.
4. All freehold land identified for City Growth or Investment purposes should be development ready.
5. Properties which do not offer the potential for highest and best use (social, environmental or financial benefits), and which do not create either a funding stream or land exchange opportunity should be scheduled for disposal.
6. In principle, the City is not a property developer (excluding simple subdivisions and amalgamations), however clearly defined joint venture opportunities will be considered. The City's preference is ground lease or sale.
7. Land acquisitions should be considered by the City where a justified need has been demonstrated through strategic planning and where the acquisition of the land is required to meet a strategic objective.

Council is requested to adopt the Property Strategy Guiding Principles as a guide to the decision making for the land-use, management and disposal of freehold land assets and note that the final Property Strategy will be presented for adoption by Council at its November 2022 meeting.

Officer Recommendation

That Council:

1. Adopts the seven Guiding Principles of the Property Strategy as outlined in this report, as a guide to the decision making for the land-use, management and disposal of freehold land assets.
2. Notes that officers will present the final Property Strategy based on the Guiding Principles for Council adoption in November 2022.

Amended Officer Recommendation

That Council:

1. Adopts the seven Guiding Principles of the Property Strategy as outlined below, as a guide to the decision making for the land-use, management and disposal of freehold land assets:
 1. All Social and Community assets should be located on Crown Land, with no new assets to be developed on freehold land, where possible.
 2. All land identified for Community and Social purposes, Public Open Space or Critical Infrastructure and which are considered to have no alternate function into

the future may be transferred to the State (Crown), directly or through a land exchange arrangement.

3. Properties which are delivering the highest yield and best use or which are expected to do so in future, should be held and maintained.
 4. All freehold land identified for City Growth or Investment purposes should be development ready.
 5. Properties which do not offer the potential for highest and best use (social, environmental, financial or cultural benefits), and which do not create either a funding stream or land exchange opportunity should be scheduled for disposal.
 6. In principle, the City is not a property developer (excluding simple subdivisions and amalgamations), however clearly defined joint venture opportunities will be considered. The City's preference is ground lease or sale.
 7. Land acquisitions should be considered by the City where a justified need has been demonstrated through strategic planning and where the acquisition of the land is required to meet a strategic objective.
2. Notes that officers will present the final Property Strategy based on the Guiding Principles for Council consideration in November 2022.

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

Council Resolution

MOTION

Moved: Councillor C Knight
Seconded: Councillor D Schumacher

That Council:

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

5. **Properties which do not offer the potential for highest and best use (social, environmental, financial or cultural benefits), and which do not create either a funding stream or land exchange opportunity should be scheduled for disposal.**
 6. **In principle, the City is not a property developer (excluding simple subdivisions and amalgamations), however clearly defined joint venture opportunities will be considered. The City's preference is ground lease or sale.**
 7. **Land acquisitions should be considered by the City where a justified need has been demonstrated through strategic planning and where the acquisition of the land is required to meet a strategic objective.**
2. **Notes that officers will present the final Property Strategy based on the Guiding Principles for Council consideration in November 2022.**

CARRIED: 10/0

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

G.13/9/22 CHANGE OF AGENDA ORDER

MOTION

Moved: Mayor R Williams
Seconded: Councillor C Knight

That Council move Report 7 Restate Mandurah Invest Now – Expression of Interest Proposal to follow Report 10 to allow discussion of the Confidential Attachment relating to this report.

CARRIED: 10/0

Due to a financial interest in the item Councillor C Knight left the Chambers at 6.10pm

G.14/9/22 CONTINUATION OF FUNDING FOR LAKE CLIFTON STEWARDSHIP PROGRAM (REPORT 8)

Summary

Lake Clifton is one of the most valuable environmental assets within the City of Mandurah and the broader Peel region. In 2017, the City entered into a funding agreement with the Peel Harvey Catchment Council to establish a private property stewardship program for the Lake Clifton catchment. Peel Harvey Catchment Council is now seeking an extension of existing funding arrangements from the City, for a further five-year period, to support continued delivery of the Lake Clifton Stewardship Program.

It is recommended that:

1. Renews its commitment to fund the Lake Clifton Catchment – Private Conservation Stewardship Program, providing \$50,000 per annum to the Peel Harvey Catchment Council for a further two years commencing in 2022/23 to 2023/24.
2. Subject to the achievement of the agreed deliverables, commits to fund the Lake Clifton Catchment Private Conservation Stewardship Program, providing \$50,000 per annum to the Peel Harvey Catchment Council for a further three years from 2024/25 to 2026/27.
3. Authorises the Chief Executive Officer to enter into a funding agreement with the Peel Harvey Catchment Council to outline the terms and conditions under which the above referred contribution will be made.

Officer Recommendation

That Council:

1. Renews its commitment to fund the Lake Clifton Catchment – Private Conservation Stewardship Program, providing \$50,000 per annum to the Peel Harvey Catchment Council for a further two years commencing in 2022/23 to 2023/24.
2. Subject to the achievement of the deliverables outlined in Attachment 8.2, commits to fund the Lake Clifton Catchment Private Conservation Stewardship Program, providing \$50,000 per annum to the Peel Harvey Catchment Council for a further three years from 2024/25 to 2026/27.
3. Authorises the Chief Executive Officer to enter into a funding agreement with the Peel Harvey Catchment Council to outline the terms and conditions under which the above referred contribution will be made.

Amended Officer Recommendation

That Council defer the Continuation of Funding for Lake Clifton Stewardship Program report until the 22 November 2022 Ordinary Council Meeting to allow Peel Harvey Catchment Council time to respond to questions relating to the program.

Council Resolution

MOTION

Moved: Councillor R Burns

Seconded: Mayor R Williams

That Council defer the Continuation of Funding for Lake Clifton Stewardship Program report until the 22 November 2022 Ordinary Council Meeting to allow Peel Harvey Catchment Council time to respond to questions relating to the program.

CARRIED: 9/0

Comment: Item deferred to enable the City to undertake consultation with Peel Harvey Catchment Council.

Councillor C Knight returned to Chambers at 6.13pm

**G.15/9/22 MAJOR LAND TRANSACTION CINEMA COMPLEX BUSINESS CASE
(REPORT 9)**Summary

The City of Mandurah (the City) is proposing to enter into a new lease arrangement with Reading Cinemas Pty Ltd trading as Reading Cinemas (Reading Cinemas). Reading Cinemas has requested to enter into a new lease agreement for a Portion of Lot 4265 on Plan 42132, (No. 7) James Service Place, Mandurah, for a 10 year term, with a further option of 10 years. The annual rent will be \$730,000 per annum (excluding GST), with annual CPI rates together with market rent reviews as prescribed in the lease.

Due to the total value of the land transaction being more than the prescribed amount of \$10 million, the transaction is deemed a 'Major Land Transaction' in accordance with the *Local Government Act 1995* (the Act). A 'Major Land Transaction' requires the preparation of a business case to meet the requirement under section 3.58 and Section 5.59 of the Act including the requirement to undertake community consultation.

Council is now requested to endorse the Cinema Complex Business Case (Major Land Transaction) (*Attachment 9.1*) for the purposes of satisfying the requirements under section 3.58 and 3.59 of the Act.

Officer Recommendation

That Council:

1. Approve the Cinema Complex Business Case (Major Land Transaction) as per *Attachment 9.1* in accordance with section 3.58 and 3.59 of the *Local Government Act 1995* and provide Statewide public notice in accordance with section 3.59(4) which includes the following details:
 - (i) Disposal of a Portion of Lot 4265 on Plan 42132, (No. 7) James Service Place, Mandurah to Reading Cinemas Pty Ltd (trading as Reading Cinemas);
 - (ii) A tenure period of ten years, with a ten year option of renewal (10 + 10);
 - (iii) Rent being set at \$730,000 per annum (excluding GST), based on the market rent valuation carried out on 29 July 2022; and
 - (iv) The rent will increase in accordance with an agreed formula contained in the lease reflecting CPI or at the nominated anniversary dates, a market review undertaken by an independent Valuer.
2. Note that a further report will be presented to Council on 22 November 2022.
3. Approve the variation to the current lease between the City of Mandurah and Reading Cinemas Pty Ltd trading as Reading Cinemas for the purposes of including a holding over clause, to enable the continuation of the lease, whilst the Major Land Transaction is being undertaken.

Amended Officer Recommendation

That Council:

1. Approve the Cinema Complex Business Case (Major Land Transaction) as per *Attachment 9.1* in accordance with section 3.58 and 3.59 of the *Local Government Act*

1995 and provide Statewide public notice in accordance with section 3.59(4) which includes the following details:

(i) Disposal of a Portion of Lot 4265 on Plan 42132, (No. 7) James Service Place, Mandurah to Reading Cinemas Pty Ltd (trading as Reading Cinemas);

(ii) A tenure period of ten years, with a ten year option of renewal (10 + 10);

(iii) Rent being set at \$730,000 per annum (excluding GST), based on the market rent valuation carried out on 29 July 2022; and

(iv) The rent will increase in accordance with an agreed formula contained in the lease reflecting CPI or at the nominated anniversary dates, a market review undertaken by an independent Valuer.

2. Note that a further report will be presented to Council on 22 November 2022.

Council Resolution

MOTION

Moved: Councillor D Schumacher

Seconded: Mayor R Williams

That Council:

1. **Approve the Cinema Complex Business Case (Major Land Transaction) as per Attachment 9.1 in accordance with section 3.58 and 3.59 of the *Local Government Act 1995* and provide Statewide public notice in accordance with section 3.59(4) which includes the following details:**

(i) Disposal of a Portion of Lot 4265 on Plan 42132, (No. 7) James Service Place, Mandurah to Reading Cinemas Pty Ltd (trading as Reading Cinemas);

(ii) A tenure period of ten years, with a ten year option of renewal (10 + 10);

(iii) Rent being set at \$730,000 per annum (excluding GST), based on the market rent valuation carried out on 29 July 2022; and

(iv) The rent will increase in accordance with an agreed formula contained in the lease reflecting CPI or at the nominated anniversary dates, a market review undertaken by an independent Valuer.

2. **Note that a further report will be presented to Council on 22 November 2022.**

CARRIED: 10/0

Comment: The Officer recommendation was amended to remove recommendation point three due to the current lease already having a holding over clause included.

G.16/9/22

REVIEW OF WARDS, BOUNDARIES AND COUNCILLOR REPRESENTATION LEVELS 2022 (REPORT 10)

Summary

Under section 2.2 of the *Local Government Act 1995* (the Act), the City of Mandurah (City) is required to review its wards from time to time and at least every eight years. The current ward system and its boundaries were last reviewed in 2014.

Since 1992, the City has had four wards with 12 Councillors. The last ward review, conducted in 2014, resulted in no changes to the ward system or councillor representation levels. The structure of the City of Mandurah Council currently consists of a Mayor, who is popularly elected by the City's electors and 12 Councillors elected from four Wards, with three councillors representing each Ward.

Prior to conducting the review, the City must provide at least six weeks local public notice that a review will be carried out. The purpose of the local public notice is to inform the community of the proposed review and invite comments and submissions which will inform the review process.

Council is requested to approve the commencement of a review into wards, boundaries and councillor representation with the release of the Review of Wards, Boundaries and Councillor Representation Levels Discussion Paper (refer *Attachment 10.1*) for the required six-week public notice period to allow for public comments and submissions.

Officer Recommendation

That Council:

1. Resolves to undertake a Ward and Representation Review.
2. Endorses the Review of Ward Boundaries and Representation Discussion Paper as per Attachment 10.1 for the purposes of seeking public submissions.
3. Gives local public notice of its intention to consider a review of wards and representation and invites submissions as required under Clause 7(1) of Schedule 2.2 of the *Local Government Act 1995*.
4. Considers all submissions received through the methods set out in the local public notice during the public submission period and will be presented to Council for consideration by December 2022.

Council Resolution

MOTION

Moved: Councillor D Schumacher

Seconded: Councillor R Burns

That Council:

1. Resolves to undertake a Ward and Representation Review.
2. Endorses the Review of Ward Boundaries and Representation Discussion Paper as per Attachment 10.1 for the purposes of seeking public submissions.
3. Gives local public notice of its intention to consider a review of wards and representation and invites submissions as required under Clause 7(1) of Schedule 2.2 of the *Local Government Act 1995*.
4. Considers all submissions received through the methods set out in the local public notice during the public submission period and will be presented to Council for consideration by December 2022.

CARRIED: 10/0

G.17/9/22 CLOSED DOORS

MOTION

Moved: Mayor R Williams

Seconded: Councillor C Knight

That the meeting proceeds with closed doors at 6.17pm in accordance with Section 5.32(2)(e) of the *Local Government Act 1995*, to allow for the confidential discussion of an item.

Carried: 10/0

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

THE MEETING PROCEEDED WITH CLOSED DOORS AT 6.17 PM

G.18/9/22 SUSPEND STANDING ORDERS

Moved: Mayor R Williams

Seconded: Councillor C Knight

Council to suspend standing orders to allow for additional discussion of the item.

CARRIED: 10/0

G.19/9/22 RESUME STANDING ORDERS

Moved: Councillor D Schumacher

Seconded: Councillor C Knight

Council to resume standing orders.

CARRIED: 10/0

G.20/9/22 OPEN DOORS

Moved: Councillor D Schumacher

Seconded: Councillor C Knight

That the meeting proceeds with open doors at 6.34pm.

CARRIED: 10/0

THE MEETING PROCEEDED WITH OPEN DOORS AT 6.34 PM

G.21/9/22 RESTART MANDURAH INVEST NOW – EXPRESSION OF INTEREST PROPOSAL (REPORT 7)

Summary

At a Special Council Meeting in May 2020, Council endorsed the City's response to the COVID-19 pandemic agreeing to transfer \$5 million from reserves for the purpose of a Restart Mandurah Funding Program, to fund a range of economic and sense of place initiatives in response to the state of emergency.

In October 2020, Council approved the Restart Mandurah Now - Industry and Business Incentive Scheme, which was to be majority funded from the Restart Mandurah Fund (with the Activate Now funding stream remaining funded from the City Centre operating budget).

The Restart Mandurah Now – Industry and Business Incentive Scheme includes 3 streams:

1. Ready Now – Business Capability Fund
2. Grow Now and Invest Now – Investment Attraction Program
3. Activate Now – City Centre Business Incentive Program

This report seeks Council approval for an Expression of Interest Proposal submitted under the Invest Now Investment Attraction Program received 31 May 2022.

Officer Recommendation

That Council approve a grant to _____ for the amount of \$35,246.36 for this Invest Now Expression of Interest Proposal, in line with the assessment contained in the Confidential Attachment 7.1.

Council Resolution

MOTION

Moved: Mayor R Williams
Seconded: Councillor R Burns

That Council:

- 1. Not approve the application for the Invest Now Grant.**
- 2. Request a review of the Business Grants Programme to be presented to Council by December 2022**

CARRIED: 10/0

Comment: Council declined to approve the Invest Now Grant and acknowledged the success and welcomed the business into Mandurah. The grant program was designed at a particular

time while the economy was adversely impacted by COVID-19 and it is now appropriate to review the grant program.

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

Nil.

23. CONFIDENTIAL ITEMS

Nil.

24. CLOSE OF MEETING

There being no further business, the Mayor declared the meeting closed at 6.41pm.

CONFIRMED (MAYOR)

Attachments to Council Minutes:

27 September 2022 Council Reports

5 September 2022 Audit and Risk Committee Reports

Additional Information

COUNCIL MEETING: 27 SEPTEMBER 2022

REPORT 6 PROPERTY STRATEGY GUIDING PRINCIPLES

Additional information regarding the Guiding Principles of the Property Strategy.

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

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

MEAG comments:

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

Addressed in the amended council recommendation below.

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

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

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

That Council:

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

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

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

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

COUNCIL MEETING: 27 SEPTEMBER 2022

REPORT 8 CONTINUATION OF FUNDING FOR LAKE CLIFTON STEWARDSHIP PROGRAM

Additional information regarding the Officer Recommendation for this item.

City officers were asked by Councillor Burns to provide additional information that was relevant to Council making a decision on the funding of the Lake Clifton Stewardship Program. City officers are unable to provide a response prior to the Ordinary Council Meeting on 27 September 2022, as the additional information requested requires a response from the Peel Harvey Catchment Council. The current Officer Recommendation is:

That Council:

1. Renews its commitment to fund the Lake Clifton Catchment – Private Conservation Stewardship Program, providing \$50,000 per annum to the Peel Harvey Catchment Council for a further two years commencing in 2022/23 to 2023/24.

2. Subject to the achievement of the deliverables outlined in Attachment 8.2, commits to fund the Lake Clifton Catchment Private Conservation Stewardship Program, providing \$50,000 per annum to the Peel Harvey Catchment Council for a further three years from 2024/25 to 2026/27.

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

It is recommended that this item be deferred and considered by Council at the 22 November 2022 Ordinary Council Meeting. This should provide sufficient time for Peel Harvey Catchment Council to respond to the questions that have been asked.

The Officer Amended Recommendation is:

That Council defer the Continuation of Funding for Lake Clifton Stewardship Program report until the 22 November 2022 Ordinary Council Meeting to allow Peel Harvey Catchment Council time to respond to questions relating to the program.

COUNCIL MEETING: 27 SEPTEMBER 2022

REPORT 9 MAJOR LAND TRANSACTION CINEMA COMPLEX BUSINESS CASE

Additional information regarding the Officer Recommendation for this item.

The City officers were advised that there was no holding over clause in the current lease. After a review of the current lease it was identified that there was a holding over clause. As a result, there is no requirement for Council to approve recommendation point 3 of the Officer Recommendation which stated:

3. Approve the variation to the current lease between the City of Mandurah and Reading Cinemas Pty Ltd trading as Reading Cinemas for the purposes of including a holding over clause, to enable the continuation of the lease, whilst the Major Land Transaction is being undertaken.

The Officer Recommendation has been amended to remove recommendation point 3. No other changes have been made.

Officer Amended Recommendation is:

That Council:

- 1. Approve the Cinema Complex Business Case (Major Land Transaction) as per Attachment 9.1 in accordance with section 3.58 and 3.59 of the Local Government Act 1995 and provide Statewide public notice in accordance with section 3.59(4) which includes the following details:**

(i) Disposal of a Portion of Lot 4265 on Plan 42132, (No. 7) James Service Place, Mandurah to Reading Cinemas Pty Ltd (trading as Reading Cinemas);

(ii) A tenure period of ten years, with a ten year option of renewal (10 + 10);

(iii) Rent being set at \$730,000 per annum (excluding GST), based on the market rent valuation carried out on 29 July 2022; and

(iv) The rent will increase in accordance with an agreed formula contained in the lease reflecting CPI or at the nominated anniversary dates, a market review undertaken by an independent Valuer.

- 2. Note that a further report will be presented to Council on 22 November 2022.**

Comment: The Officer recommendation was amended to remove recommendation point three due to the current lease already having a holding over clause included.

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 27 September 2022 at 5.30pm

MARK R NEWMAN
Chief Executive Officer
16 September 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. 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.

7. 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.

8. LEAVE OF ABSENCE REQUESTS

9. PETITIONS

10. PRESENTATIONS

11. 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.

12. CONFIRMATION OF MINUTES

13.1 Ordinary Council Meeting: 23 August 2022

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

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

16. BUSINESS LEFT OVER FROM PREVIOUS MEETING**17. RECOMMENDATIONS OF COMMITTEES**

18.1 Adoption of Recommendations of the Audit and Risk Committee Meeting: 5 September 2022

<i>Minute</i>	<i>Item</i>	<i>Page No</i>	<i>Interests Declared / Additional Information</i>
AR.2/9/22	Culture Journey Update 2022	4-9	Confidential Attachment
AR.4/9/22	Confidential Item: OAG – Information Systems Audit	Confidential Page 3-12	
AR.5/9/22	Confidential Item: WHS 2021-2022 Annual Review Audit	Confidential Page 13-28	

18. REPORTS

No.	Item	Page No	Note
1	Financial Report July 2022	10-42	Absolute Majority Required
2	Financial Report August 2022	43-75	Absolute Majority Required
3	2022 WALGA AGM Voting Guidance	76-89	
4	Advertising and Disposal of Jetty Licence	90-93	
5	Appointment of Community Representatives to access and Inclusion Advisory Group	94-100	Confidential Attachment
6	Property Strategy – Guiding Principles	101-106	
7	Restart Mandurah Invest Now Grant – Expression of Interest Proposal	107-111	Confidential Attachment
8	Continuation of Funding for Lake Clifton Stewardship Program	112-121	
9	Major Land Transaction Cinema Complex Business Case	122-133	
10	Review of Wards, Boundaries and Councillor Representation Levels 2022	134-136	

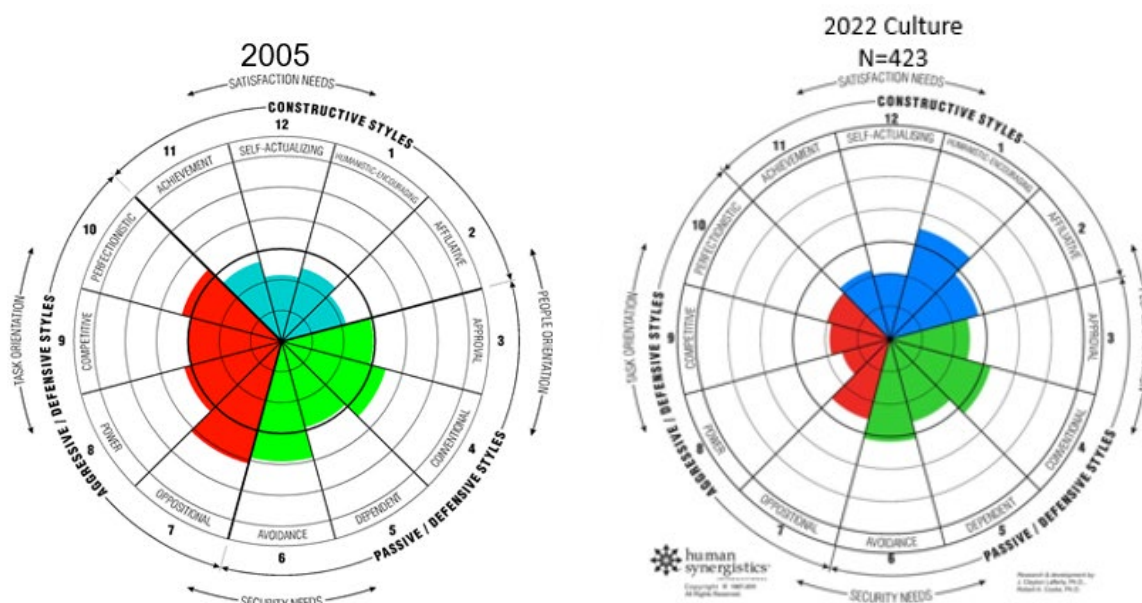
19. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**20. NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING****21. LATE AND URGENT BUSINESS ITEMS****22. CONFIDENTIAL ITEMS****23. CLOSE OF MEETING**

As previously reported, results to date have been:

- Significant improvement with respect to two of the four constructive styles, namely Affiliative and Humanistic Encouraging. This was externally recognised when the City received the Human Synergistics Culture Transformation Award in 2007 and the Human Synergistics Sustainability Award in both 2009 and 2012.
- The City has seen inconsistent results for the remaining two constructive styles: Achievement and Self-Actualising. The goal remains to continue to improve these styles for the next Culture Survey currently scheduled for mid-2024.

The Culture Survey results are represented by a circumplex which measures constructive blue results, aggressive defensive red results and passive defensive green results. A highly constructive culture is represented as predominantly blue with aggressive and passive results ideally below the median. Figure 2 shows the journey from 2005 to 2022.

Figure 2: The City of Mandurah circumplex



As noted in the December 2021 report the City’s actions in relation to culture and engagement were:

- A review of the culture framework;
- Reward and recognition;
- Career progression;
- Training; and
- Leadership.

The December report also referred to the Employee Engagement survey results from July 2021. It was noted in December 2021 that the overall engagement and employee experience results had dropped to 76% compared to 84% overall engagement score of 2019.

Comment

The City launched the 2022 Culture Survey on 16 May 2022 and the survey remained open for 3 weeks. A total of 423 responses were received, representing 64% of the City’s employees. Of the 64%, 22% selected “prefer not to respond” in relation to the demographic questions. Response rates by Directorate were as follows in Figure 3.

Figure 3: Culture survey response rates by directorate

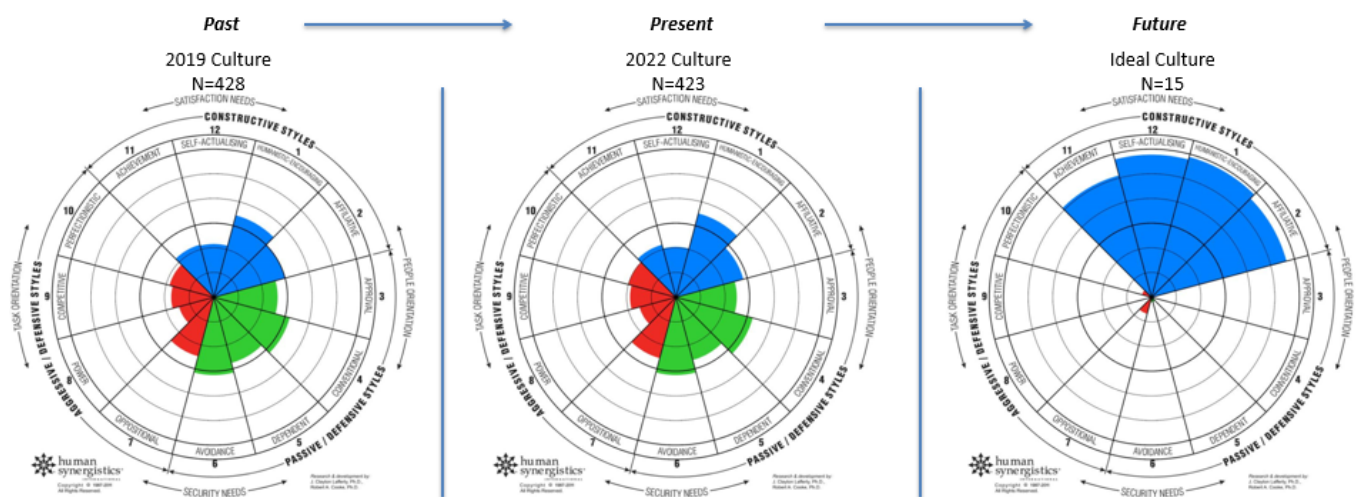
Built & Natural Environment	45%
Business Services	66%
Place & Community	42%
Strategy & Economic Development	72%

The variation in response rates reflects a number of factors. These include the higher proportion of casuals and part-time workers in the Place and Community directorate, and limited opportunities to complete the online survey for the outdoor workforce. These factors notwithstanding, reasons for low response rates are being actively explored across the organisation during the debrief sessions to identify areas and causes of potential disengagement.

The outcome of the Culture survey remained very similar to the outcome in 2019. Human Synergistics advised the City that this is a positive outcome; many organisations re-testing in a post-COVID environment are seeing an overall regression of the constructive styles. The progress from 2019 to 2022 is shown in Figure 4.

Figure 4. City of Mandurah Culture Circumplex

2019 OCI (Past) results are profiled below along with Current OCI (Present) results along with the Ideal (Future) for comparison purposes.



As identified above, the pattern of the circumplex for 2022 is extremely similar to that in 2019, but with quite significant differences to the idealised culture of the organisation (computed from a random sample of 15 respondents to the survey). The overall focus is on our people and it is positive to see the passive / aggressive styles either below or almost below the 50th percentile indicator. The circumplexes for different tiers of the organisation are set out in appendix A.

Survey responses also provide insight to the causal factors behind the City of Mandurah’s culture scores. An overview of these is set out in Figure 5, which shows the percentage difference between the City of Mandurah’s scores and the average for other organisations completing the Human Synergistics Survey.

Figure 5: Cultural causal factors

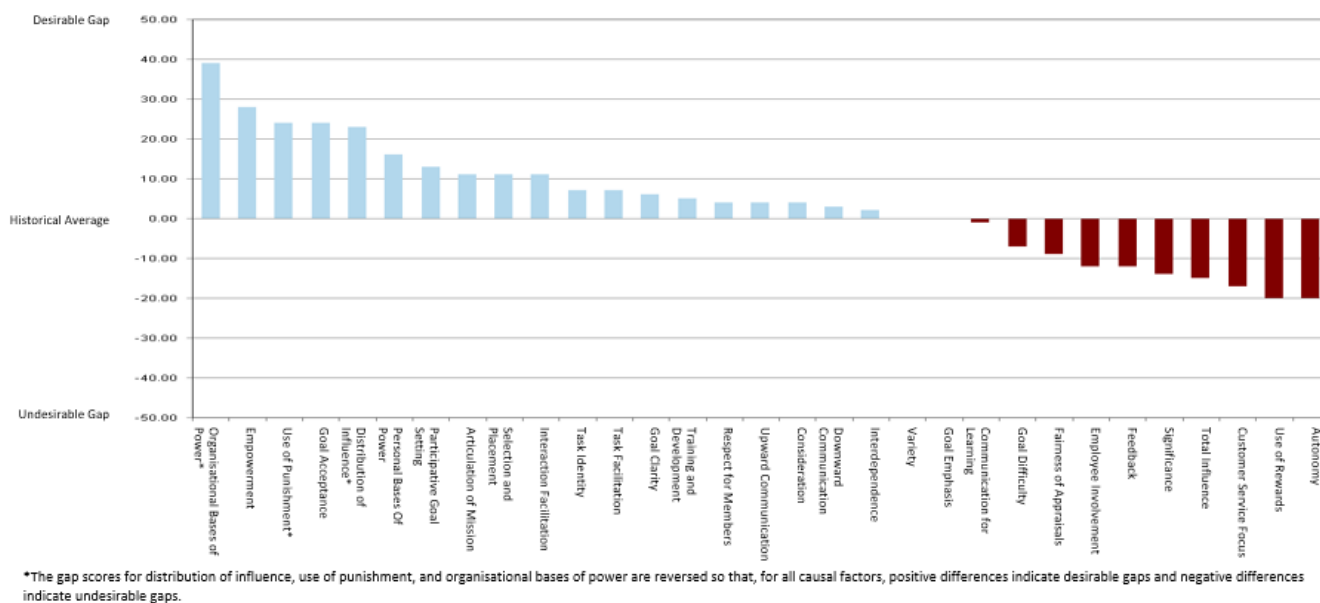


Figure five indicates the staff assessments of levels of *Autonomy* (to what degree is it my responsibility to decide how my job gets done) and the *Use of Rewards* (how likely it is that your supervisor will notice and reward good work) are the two most prominent negative causal factors. Overall, there has been a slight improvement in the causal factors and the negative gap scores since 2019.

The percentage gap in *Autonomy* has gone down from 25 to 20 while *Use of Rewards* has gone up from 18 to 20. *Significance* has improved from 23 to 13. Comparative results also indicate that there have been net improvements in the 2022 result.

There has been some inconsistency in relation to Directorate results with some areas maintaining or improving culture outcomes, whilst others have seen some regression. Feedback indicates that organisational changes and challenges of the last two years have contributed. Changes in the structure of the organisation has also made it difficult to draw robust conclusions from year on year comparison data. Additional feedback will be obtained in order to develop structured action plans.

The City needs to continue the journey of improving the overall organisational culture to ensure our employee’s experience a positive working environment. Some initiatives that have previously been identified remain a key focus in order to ensure they become embedded and positively impact the culture and engagement moving forward. Those initiatives include:

1. Culture Action Plans - The people and culture team are collecting feedback during the de-briefing sessions to support managers and ELT develop the appropriate cultural actions plans, and monitoring framework to address concerns that are raised.
2. A City of Mandurah Reward and Recognition Program – The Reward and Recognition Program was approved by the Executive Leadership Team (ELT) in November 2021 and as such was in the early stages of being implemented across the City at the time of the Culture survey. Nominations are now presented to ELT on a quarterly basis, with 1 winner for each of the City’s values. Winners are then announced at the subsequent CEO brief.
3. Career Progression and Talent – The second roll-out of the City’s talent moderation process is nearing completion, with the City of Mandurah Management Team (CoMMT) identifying a number of highly talented employees. Those employees will be considered for professional development and potential acting opportunities to enhance their skills and knowledge across the City.

4. Training Framework and Learning Management – The City is continuing to centralise aspects of the Training Budget and the Performance and Culture Team are developing a Learning Framework and Learning Management System that will provide more targeted training and development aligned to our Business Excellence approach.
5. Leadership Development – A planned approach to Leadership Development was commenced at the beginning of 2021, with a number of workshops conducted for Executive, Managers, Coordinators and Supervisors. This commenced in February 2021 with offsite executive development sessions held for the ELT and Executive Managers. The City has also completed a number of internal leadership development workshops (ELEVATE) for Supervisors and Coordinators. The next phase of this program is currently in development.
6. Workforce Plan – The City is currently updating the Workforce Plan, which will align all of the above initiatives and provide a structured approach to implementation over the operating period. The workforce plan will be presented to the Audit and Risk Committee in early 2023. The key focus areas include:
 - Culture
 - Systems
 - Organisation
 - Leadership
 - People
 - Strategy
 - Plan
7. Monitor Culture and Reporting – Annual surveys, reporting to Audit and Risk Committee, Culture improvement suggestions, KPI's for culture action plan to all Directors, Managers and Coordinators.

Consultation

N/A

Statutory Environment

N/A

Policy Implications

N/A

Financial Implications

N/A

Risk Analysis

- Organisational culture is noted as a key strategic risk with the City's Strategic risk framework. Analysis shows a strong correlation between an organisation's culture, motivation engagement, teamwork, quality and compliance, flexibility and success of its people. Failure to maintain a good culture undermines the City's ability to deliver its objectives.
- The City's risk appetite threshold for culture risk is "moderate"
- Key risk from the culture survey is the risk of inaction or perceived inaction among staff.

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 advocate for the needs of our community.
- Provide professional customer service, and engage our community in the decision making process.
- Build and retain a skilled, agile, motivated and healthy workforce.
- Ensure the City has the capacity and capability to deliver quality services and facilities through accountable and transparent business practices.
- Ensure that our actions maintain a sustainable balance between economic growth, the environment and social values.

Conclusion

The City's culture scores have remained relatively stable between 2019 and 2022 which, according to feedback from Human Synergistics, should be considered a positive performance given the events of the last two years.

However, the results indicate variations in culture across the organisation and have identified areas for improvement. City staff are working with the People and Culture team to develop Cultural action plans to improve results where needed.

City officers will continue to report the findings of the respective Culture and Engagement surveys conducted across the City to the Audit and Risk committee.

Confidential Attachment 1.1: City of Mandurah Cultural Circumplexes

Officer Recommendation

That the Audit and Risk Committee recommend that Council note the results of the 2022 Culture Survey.

Committee Recommendation

That the Audit and Risk Committee recommend that Council note the results of the 2022 Culture Survey.

1	SUBJECT: Financial Report July 2022 DIRECTOR: Business Services MEETING: Council Meeting MEETING DATE: 27 September 2022
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Summary

The Financial Report for July 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.6/6/22 28/06/2022 Adoption of Annual Budget 2022/23

Background

Nil

Comment

Financial Summary

The financial report for July 2022 shows an actual surplus for this period of \$107.7 million. The reason the first six months of any financial year has a large surplus is because over 80% of the total revenue has been recognised (from raising of rates and other grants and fees), however most of the City's expenditure occurs evenly over the 12 months. This results in a timing variance and the actual surplus reduces as the financial year progresses.

The opening surplus is currently \$11.2 million. The opening surplus will be reduced once all invoices have been received and the end of year adjustments have been made for the 2021/2022 financial year. The actual opening surplus as at 30 June 2022 will not be finalised until December 2022 and therefore over the next few months, the actual opening surplus will reduce until such time as the Audit Report and the 2021/22 Annual Financial Statements are adopted by Council. The reduction in the actual opening surplus is due to adjustments being made in accordance with the Accounting Standards.

A summary of the financial position for July 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)	600	600	11,232	10,632	1772%
Revenue					
Revenue from operating activities	124,190	104,036	103,522	(514)	0%
Capital revenue, grants and Contribution	15,099	1,258	115	(1,143)	-91%
	139,289	105,294	103,637	(1,657)	
Expenditure					
Operating Expenditure	(145,088)	(11,170)	(8,953)	2,217	-20%
Capital Expenditure	(42,913)	(4,627)	(1,996)	2,631	-57%
	(188,001)	(15,797)	(10,949)	4,848	

Non-cash amounts excluded from operating activities	30,535	2,603	2,598	(5)	0%
Non-cash amounts excluded from investing activities	(5,341)	-	1,725	1,725	0%
Other Capital Movements	22,444	(367)	(571)	(204)	55%
Closing Funding Surplus / (Deficit)	(473)	92,334	107,673	15,339	17%

Key Capital Projects

The following table highlights the status of the City's key capital projects for the 2022/2023 financial year:

Project	2022/23 Actuals Incl. CMT \$'000s	2022/23 Annual Budget \$'000s	On Time / On Budget	Comment
Western Foreshore Recreation Precinct	781	3,468	<p><i>Project original date of completion was March 2022, the revised project completion date is September 2022.</i></p> <p><i>Project remains within the budget allocated.</i></p>	<p><i>Project status:</i></p> <p>Installation of main play tower is complete.</p> <p>The Play Space and surrounds are expected to be substantially complete by the end of July with an opening date to be confirmed.</p>

Eastern Foreshore South Precinct	302	3,470	<p><i>Completed</i></p> <p><i>Project original completion date was January 2022, the revised project completion date is August 2022.</i></p> <p><i>Project remains within the budget allocated.</i></p>	<p><i>Project status:</i></p> <p><u>Estuary Pool</u></p> <p>The Estuary Pool was opened to the public on 24 December 2021.</p> <p>A kick rail around the pool is expected to be installed in late August/September.</p> <p><u>Eastern Foreshore South – Reserve Area</u></p> <p>Carpark reconfiguration and paving is complete. The concrete seating wall and soft landscaping works have commenced.</p> <p>Works to the southern end of the eastern foreshore area are due to be substantially complete in late July 2022.</p> <p>Procurement for the design and construction of a new toilet block has commenced with construction expected to be completed by June 2023.</p>
RC Pinjarra Road Stage 4	34	1,534	<p><i>Project stage 4 completion date is June 2023.</i></p>	<p><i>Project status:</i></p> <p>Reconstruction of the section between Randell Street and Forrest Street is programmed to commence in late 2022.</p>
RC Peel Street Stage 3	98	1,528	<p><i>Project stage 3 completion date is June 2023</i></p>	<p><i>Project status:</i></p> <p>Utility service relocations to be completed by June 2023. Completion of roadworks programmed for 2023-2024, subject to funding.</p>
MARC Roof Repairs	7	2,370	<p><i>Project completion date is subject to the alternative procurement process.</i></p>	<p><i>Project status:</i></p> <p>No tenders received. Alternative procurement process progressing.</p>

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.

2022/23 Budget Variations

Peel Harvey Catchment Council Contribution

The Peel Harvey Catchment Council (PHCC) has requested that Council approve a contribution of \$35,000 to \$50,000 to assist in the development of a business case for a 10-year waterways restoration program which is proposed to provide long term operational funding to enable PHCC to deliver on ground management and rehabilitative works required to improve the health of the Peel Harvey estuary and waterways. In 2020, PHCC provided an overview of the key activities that need to be undertaken to arrest the decline of our waterways over a 10-year period with broad estimates of annual costs of each of the activities. The summary also provided an initial economic evaluation of the Peel-Harvey Waterways, estimated at more than \$3.35 billion per annum.

Since this summary document was developed in 2020, the Department of Water and Environmental Regulation has published the Bindjareb Djilba (Peel-Harvey Estuary) Protection Plan (December 2020) and is in the process of drafting the Gabi Warlang Bidi Water Quality Improvement Plan for the Peel-Harvey estuary system. Both of these documents describe actions that are aimed at improving the water quality of the Peel-Harvey Estuary and connected waterways that are consistent with the actions proposed in PHCCs document.

PHCC has made a request for the City to contribute funds to assist in the development of a business case. The Business Case will provide more detail on, and prioritisation of the ten Actions (a-j) identified in Attachment 1.2, informed by the Bindjareb Djilba Protection Plan and the Water Quality Improvement Plan and through consultation with other stakeholders. It will also provide a more robust and accurate estimate of the costs and funding required to undertake the higher priority actions.

The Peel Development Commission has committed a contribution of \$50,000 to undertake an economic evaluation of the waterways to add robustness to the figures stated in the attached document, which will

provide context around the value for money in relation to funding required to implement the actions that will be outlined in the business case.

City officers are requesting that Council approve the allocation of \$35,000 as a contribution towards the business case. It is proposed that \$35,000 will be transferred from the Chief Executive Officer's project budget to the Environmental Services corporate project budget.

Peelwood Cricket Nets

Capital project Peelwood Cricket Nets Replacement requires additional funds for the project to be delivered due to the rise in cost of materials and the clubs request to extend the fencing to three bays for safety reasons. An additional \$25,000 in funding is required, taking the total project budget to \$62,545. The quote includes a stronger rubber matting which will help combat vandalism to the matting.

It is proposed that the additional funds come from the fencing replacement projects scheduled in 2022/23, as a result of some of the preliminary work already completed for these projects last year. The \$25,000 is requested to be allocated from:

Diadem Place Fencing	\$9,000
Philante Street Carpark Fencing	\$7,000
Karinga Foreshore Car Park Fencing	\$6,000
Dawesville Channel South Fencing	\$3,000

Ocean Road Primary School Tree Planting Grant Program

Ocean Road Primary School approached the City about partnering with them to deliver some mature tree planting as part of a school grant program for the Queen's Jubilee. The school could apply for up to \$15,000 through the grant program, and initially applied for and expended \$10,600 within the school grounds. By partnering with the City and proposing to have additional mature trees planted amongst the existing tree lines along the south-west corner of the Ocean Road Shared-use Oval, to provide adequate shade for students during recess and lunch, they were able to request an additional \$4,000 through the grant program.

The City will be completing the work and purchasing the additional mature trees on behalf of the school; therefore, it is recommended that additional operating revenue and expenditure of \$4,000 be approved by Council for the Environmental Services cost centre to leverage the full extent of this contribution.

Department of Fire & Emergency Services (DFES) Replacement Trailer and Boat

As part of a DFES grant the City has received a new State Emergency Services trailer worth \$18,896 and boat worth \$175,352.

It is requested that Council approve the increase in capital expenditure of \$194,248 for Plant and Machinery and the increase in capital revenue for the same amount for the contribution.

Changing Places – Eastern Foreshore Grant

The City has been successful in obtaining of \$140,075 capital grant from the Department of Communities to construct a Changing Places facility at Mandurah's Eastern Foreshore. The facility must be built in accordance with the Changing Places Design Specifications 2020 and the City is also required to ensure that the Changing Places facility is accredited and listed on the Changing Places website and the National Toilet Map.

A Changing Places facility provides suitable facilities for people who cannot use standard toilets. These public toilets include an adult sized changed table, ceiling hoist, a peninsular toilet, privacy screen and additional circulation space to meet the needs of people with complex disabilities and their carer's.

The inclusion of this type of facility at the Eastern Foreshore will provide people with disability visiting or using this area of Mandurah, more inclusive facilities, opportunities to stay longer, and will enable them to better engage with the city centre and surrounds.

It is requested that Council approve the unbudgeted capital expenditure of \$140,075 for the new capital project, Changing Places – Eastern Foreshore, and the increase in capital revenue for the same amount for the grant.

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 **Peel Harvey Catchment Council (PHCC) Business Case**
Attachment 1.3 **Schedule of Accounts (electronic only)**

RECOMMENDATION

That Council

- 1 Receives the Financial Report for July 2022 as detailed in Attachment 1.1 of the report.
- 2 Receives the Schedule of Accounts for the following amounts as detailed in Attachment 1.3 of the report:

Total Municipal Fund	\$	8,523,174.61
Total Trust Fund	\$	0.00
	\$	<u>8,523,174.61</u>
- 3 Approves the following budget variations for 2022/23 annual budget:
 - 3.1 Unbudgeted operating expenditure of \$35,000* for Peel Harvey Catchment Council business case for a 10-year waterways restoration program.
 - To be funded from CEO corporate project budget.
 - 3.2 Increase in capital expenditure of \$25,000* for Peelwood Cricket Nets
 - To be funded from

Diadem Place Fencing	\$9,000*
Philante Street Carpark Fencing	\$7,000*
Karinga Foreshore Car Park Fencing	\$6,000*
Dawesville Channel South Fencing	\$3,000*
 - 3.3 Unbudgeted operating expenditure of \$4,000* for Environmental Services Education projects
 - To be funded from Ocean Road Primary School operating contribution \$4,000*
 - 3.4 Increase in capital expenditure of \$194,248* for Plant and Machinery budget
 - To be funded from DFES vehicle replacement program.
 - 3.5 Unbudgeted capital expenditure of \$140,075 for Changing Places – Eastern Foreshore
 - To be funded from Department of Communities capital grant \$140,075*

***ABSOLUTE MAJORITY REQUIRED**

Monthly Financial Report

July 2022



City of Mandurah July 2022

\$472.7K

Estimated Deficit at 30 June 2023 with proposed budget amendments

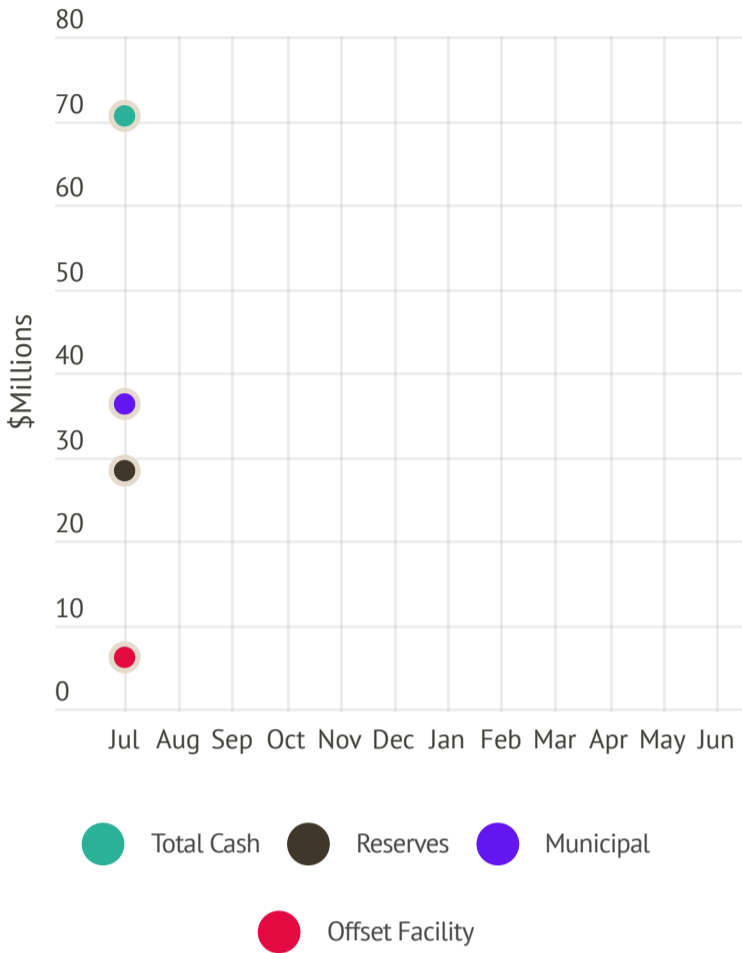
\$107.67 million

Year to Date Actual Surplus

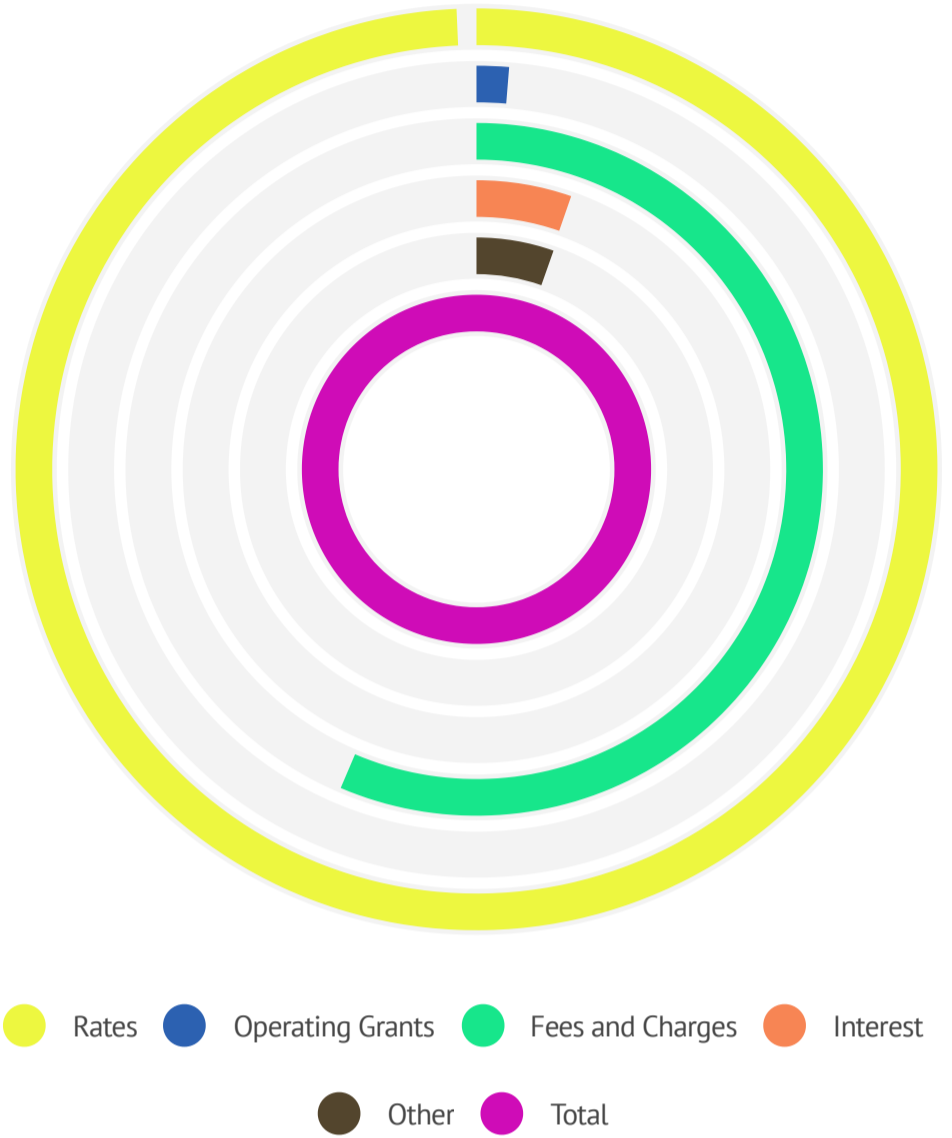
Summary

- Actual Rates Raised \$86.5M
- Actual Rates Received \$13.9M (15.7% collected)
- Actual Operating Revenue \$103.5M
- Actual Capital Revenue \$93K
- Actual Operating Expenditure \$9.0M
- Actual Capital Expenditure \$2.0M
- Actual Proceeds from Sale of Assets \$22K

Investments



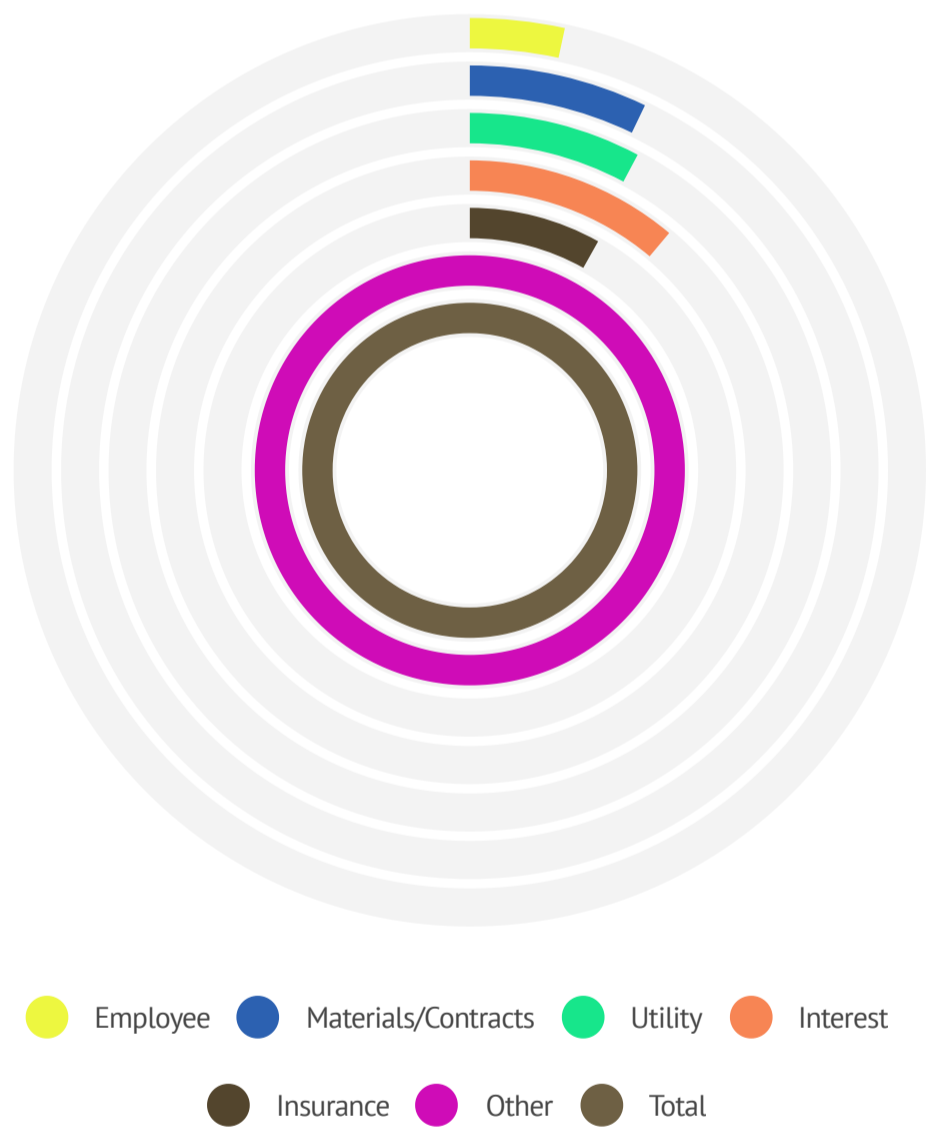
Year to Date Revenue Actuals Compared to Current Budget



Loans

- Actual Principal Outstanding \$23.5M
- Actual Principal Repayments Made \$338K
- Actual Interest Paid \$57K
- Actual New Loans Drawdown \$0M
- Amount of Interest Saved from Loan Offset Facility \$2.5K

Year to Date Expenditure Actuals Compared to Current Budget



Rates Outstanding

- 27 Properties with >\$10K outstanding
- 187 Properties \$3K to \$10K outstanding
- 0 Properties commenced legal action in 22/23
- \$2.12M Rates Exemptions

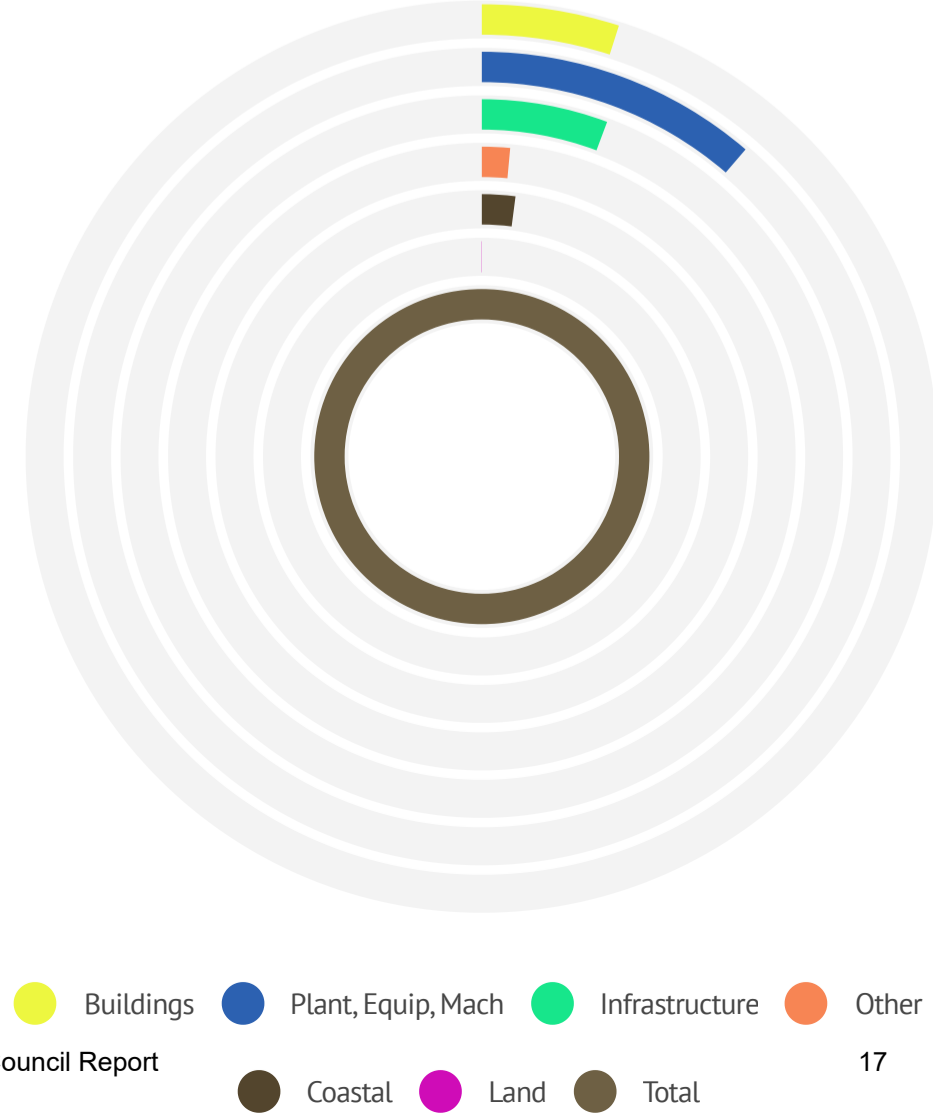
Sundry Debtors Outstanding

- 543 current accounts due (\$1.95M)
- 194 accounts overdue i.e >30 days (\$285K)

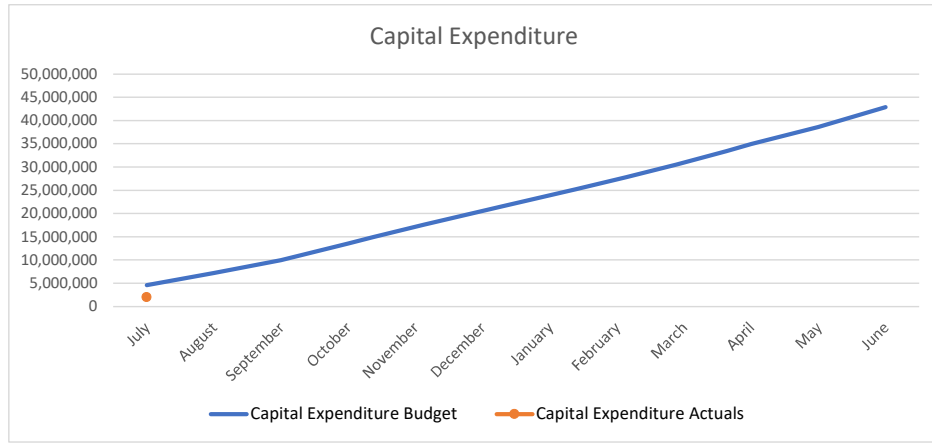
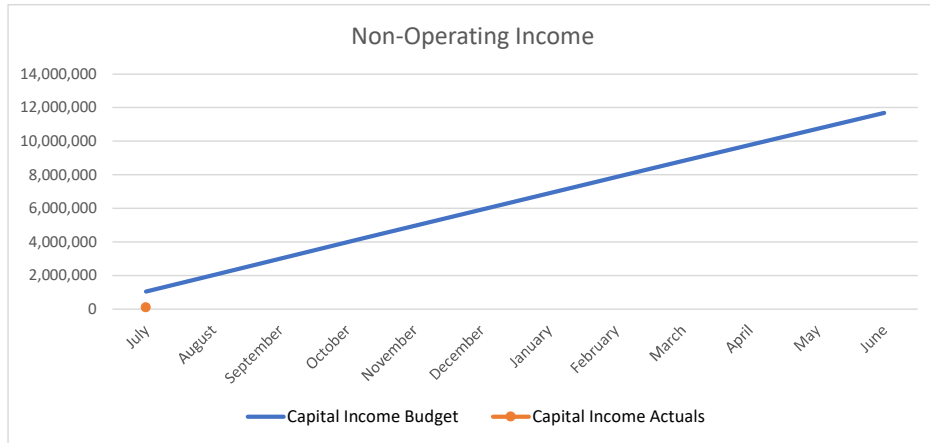
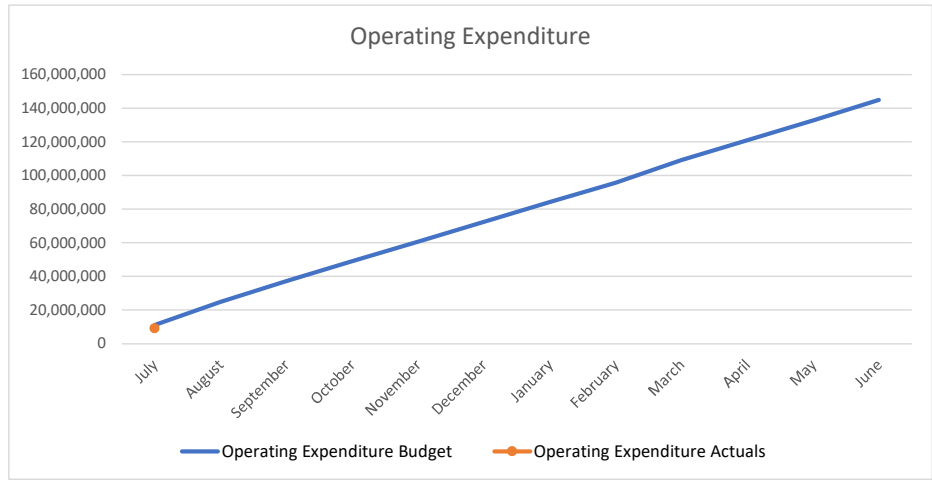
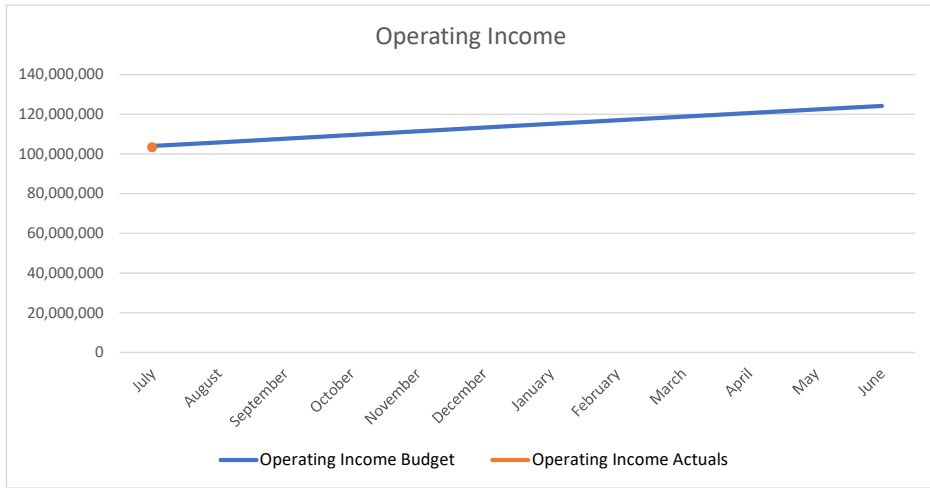
Budget Proposed Amendments

- Additional operating expenditure for Peel Harvey Catchment Council funded from CEO Corporate Projects for \$35K
- Additional capital expenditure for Peelwood Cricket Nets \$25K
- Additional capital expenditure for Plant & Machinery budget \$194K
- Unbudgeted capital expenditure for Changing Places - Eastern Foreshore project \$140K
- Unbudgeted operating expenditure for Environmental Services Education projects \$4K

Year to Date Capital Actuals Compared to Current Budget



- 3 Tenders awarded during the month through CEO delegation
- 1 Council Meeting received for the 22/23 year 27 September 2022



CITY OF MANDURAH
MONTHLY FINANCIAL REPORT
For the Period Ended 31 July 2022

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**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 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)		600,000	600,000	11,231,818			
Revenue from operating activities							
Rates		87,148,305	86,573,940	86,543,902	(30,038)	(0.03%)	
Operating grants, subsidies and contributions		4,994,860	409,474	64,314	(345,160)	(84.29%)	▼
Fees and charges		29,770,724	16,873,578	16,792,330	(81,248)	(0.48%)	
Interest earnings		1,480,000	123,333	78,607	(44,726)	(36.26%)	▼
Other revenue		796,103	55,509	42,882	(12,627)	(22.75%)	▼
		124,189,992	104,035,834	103,522,035	(513,799)	-0.49%	
Expenditure from operating activities							
Employee costs		(50,250,312)	(2,813,075)	(1,692,304)	1,120,771	39.84%	▲
Materials and contracts		(57,220,151)	(5,115,765)	(4,074,380)	1,041,385	20.36%	▲
Utility charges		(4,561,221)	(380,101)	(354,848)	25,253	6.64%	
Depreciation on non-current assets		(30,575,421)	(2,603,456)	(2,598,602)	4,854	0.19%	
Interest expenses		(1,222,929)	(152,365)	(135,951)	16,414	10.77%	▲
Insurance expenses		(1,257,846)	(104,820)	(102,282)	2,538	2.42%	
Other expenditure		-	-	(858)	(858)	100.00%	▼
Loss on disposal of assets	1(a) & 4	-	-	6,248	6,248	100.00%	▲
		(145,087,880)	(11,169,582)	(8,952,977)	2,216,605	19.85%	
Non-cash amounts excluded from operating activities	1(a)	30,535,421	2,603,456	2,598,300	(5,156)	(0.20%)	
Amount attributable to operating activities		9,637,533	95,469,708	97,167,358	1,697,650	(1.78%)	
Investing activities							
Non-operating grants, subsidies and contributions	10	11,693,766	974,481	93,008	(881,473)	(90.46%)	▼
Proceeds from disposal of assets	4	3,405,703	283,809	22,072	(261,737)	(92.22%)	▼
Payments for property, plant and equipment	6	(42,912,649)	(4,627,061)	(1,995,648)	2,631,413	56.87%	▲
Amount attributable to investing activities		(27,813,179)	(3,368,772)	(1,880,568)	1,488,204	44.18%	
Non-cash amounts excluded from investing activities	1(b)	(5,341,456)	-	1,725,103	1,725,103	100.00%	
Amount attributable to investing activities		(33,154,635)	(3,368,772)	(155,465)	3,213,307	95.39%	
Financing Activities							
Proceeds from new debentures	7	6,407,463	-	-	0	0.00%	
Unspent Loans Utilised		3,247,526	-	-	0	0.00%	
Repayment of debentures	7	(4,365,891)	(363,824)	(338,306)	25,518	7.01%	
Payment of lease liability		(588,199)	(147,050)	(103,217)	43,833	29.81%	▲
Proceeds from new interest earning liability		1,109,469	277,367	-	(277,367)	(100.00%)	▼
Principal elements of interest earning liability		(551,075)	(137,769)	(129,548)	8,221	5.97%	
Proceeds from community loans		50,271	4,189	333	(3,856)	(92.04%)	▼
Advances of community loans		-	-	-	0	0.00%	
Transfer from reserves	8	19,860,671	-	-	0	0.00%	
Transfer to reserves	8	(2,725,843)	-	-	0	0.00%	
Amount attributable to financing activities		22,444,392	(367,086)	(570,738)	(203,651)	(55.48%)	
Closing Funding Surplus / (Deficit)	1(d)	(472,710)	92,333,849	107,672,973	15,339,124	16.61%	

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.

(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.

Notes	Annual Budget	YTD Budget (a)	YTD Actual (b)
Non-cash items excluded from operating activities			
	\$	\$	\$
Adjustments to operating activities			
Movement in liabilities associated with restricted cash	(40,000)	-	-
Movement in pensioner deferred rates (non-current)	-	-	(14,599)
Movement in employee benefit provisions (non-current)	-	-	20,545
Add: Loss on asset disposals	4	-	(6,248)
Add: Loss on asset write offs	-	-	0
Add: Depreciation on assets	30,575,421	2,603,456	2,598,602
Total non-cash items excluded from operating activities	30,535,421	2,603,456	2,598,300

(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	(5,341,456)	-	1,725,103
Total non-cash amounts excluded from investing activities	(5,341,456)	-	1,725,103

(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 2022	Budget Closing 30 Jun 2023	Year to Date 31 Jul 2022
Adjustments to net current assets			
Less: Reserves - restricted cash	(24,888,945)	(31,689,865)	(44,767,915)
Less: Unspent loans	(207,137)	(295,779)	(2,197,471)
Less: Other receivables	(80,000)	-	(49,937)
Less: Prepaid Rates	-	-	-
Less: Clearing accounts	-	-	14,518
Add: Borrowings	7	9,826,754	4,158,994
Add: Other liabilities	3,417,743	1,115,424	7,722,795
Add: Lease liability	759,243	-	1,482
Add: Provisions - employee	5,216,724	4,206,636	4,037,784
Add: Loan Facility offset	-	-	6,000,000
Total adjustments to net current assets	(5,955,618)	(22,504,590)	(25,211,159)

(d) Net current assets used in the Statement of Financial Activity

Current assets				
Cash and cash equivalents	2	23,842,754	45,819,542	64,529,619
Rates receivables	3	2,480,445	2,365,697	74,687,411
Receivables	3	4,341,798	3,257,820	30,312,132
Other current assets		549,233	1,488,370	1,778,953
Less: Current liabilities				
Payables		(9,848,897)	(17,503,876)	(17,845,926)
Borrowings	7	(5,105,388)	(4,158,994)	(4,027,585)
Interest earning liabilities		-	16,848	(404,678)
Unspent non-operating grant, subsidies and contributions liability		(1,065,909)	-	(7,318,117)
Lease liabilities		(759,243)	(421,216)	(1,482)
Provisions		(8,396,241)	(8,832,311)	(8,826,195)
Less: Total adjustments to net current assets	1(c)	(5,955,618)	(22,504,590)	(25,211,159)
Closing Funding Surplus / (Deficit)		82,934	(472,710)	107,672,973

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.

	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	17,597,476	Variable		Westpac	AA-	NA	NA	
	17,597,476							
Municipal Investments								
Muni 10 - 9652-46197	29,829	0.20%	60	ANZ	AA-	1/10/2021	1/10/2022	365
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	3,014,806	1.60%	11,847	NAB	AA-	31/05/2022	29/08/2022	90
Muni 42 - 98-829-1441	6,023,671	0.80%	23,671	NAB	AA-	23/03/2022	19/09/2022	180
MNS 31 - 582058	155,628	0.95%	494	Westpac	AA-	30/06/2022	29/07/2022	29
MNS 60 - 582007	6,389,614	1.05%	5,938	Westpac	AA-	30/06/2022	29/07/2022	29
	18,621,685							
Reserve Investments								
Reserve 42 - 36-976-7906	3,054,900	3.00%	44,537	NAB	AA-	22/06/2022	19/12/2022	180
Reserve 44 - 70-586-3025	3,025,591	2.30%	17,251	NAB	AA-	28/06/2022	27/09/2022	91
Reserve 45 - 70-568-6989	3,019,113	0.89%	13,266	NAB	AA-	30/03/2022	27/09/2022	181
Reserve 47 - B33713404.106	4,037,942	2.86%	28,276	CBA	AA-	20/07/2022	18/10/2022	90
Reserve 48 - B33713404.106	6,042,904	1.45%	42,904	CBA	AA-	21/04/2022	18/10/2022	180
RNS 31 - 581565	5,883,034	0.95%	5,000	Westpac	AA-	30/06/2022	29/07/2022	29
RNS 60 - 581573	3,246,975	1.05%	3,017	Westpac	AA-	30/06/2022	29/07/2022	29
	28,310,458							
Total Municipal and Reserve Funds	64,529,619		204,398					

Interest revenue

Investment Interest Accrued	204,398
Investment Interest Matured	(151,649)
Rates Interest	25,858
	78,607

Interest Earned

\$78,607

	Amount	Interest rate on loans	Interest Saved	YTD Interest Saved
Loan Offset Facility				
Westpac	6,000,000	2.57%	2,484	2,484

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
\$70.53 M	\$42.22 M

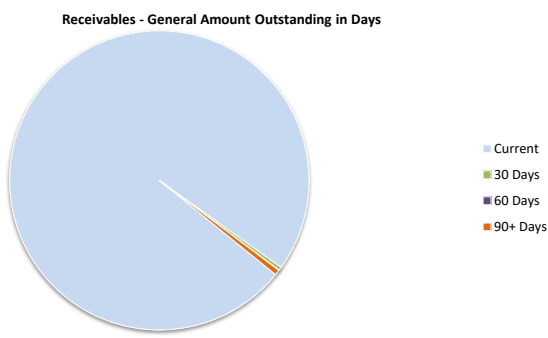
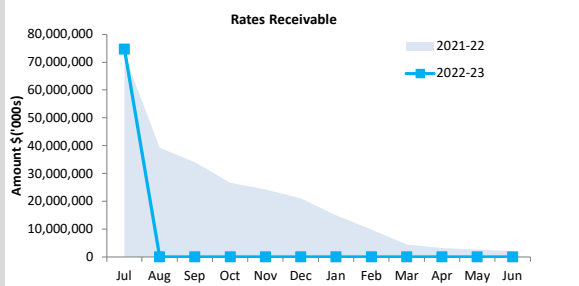
Rates Receivable	30-Jun-22	31-Jul-21	31 Jul 22
	\$		\$
Opening Arrears Previous Years	3,093,324	3,093,324	2,028,200
Rates levied	82,607,155	82,144,135	86,543,902
Less - Collections to date	(83,672,279)	(12,455,002)	(13,884,691)
Equals Current Outstanding	2,028,200	72,782,457	74,687,411
Net Rates Collectable	2,028,200	72,782,457	74,687,411
% Collected	97.6%	14.6%	15.7%

Receivables - General	31-Jul-21	Current	30 Days	60 Days	90+ Days	31 Jul 22
	\$	\$	\$	\$	\$	\$
Balance per Trial Balance						
Sundry receivable	1,307,220	1,704,627	86,145	10,386	171,216	1,972,375
Recreation Centres	35,936	167,009				167,009
Mandurah Ocean Marina	0	80,347	17,481			97,828
GST receivable	343,761	514,885				514,885
Allowance for impairment of receivables	(139,014)	(158,610)				(158,610)
Infringements	1,052,751	894,562				894,562
Pensioners rates and ESL deferred	7,458,606	7,687,392				7,687,392
Other Receivables	17,644,985	19,136,692				19,136,692
Total Receivables General Outstanding	27,704,245	30,026,903	103,626	10,386	171,216	30,312,132
Percentage		99.1%	0.3%	0%	0.6%	

	31 Jul 21	31 Jul 22
- No. of Legal Proceedings Commenced for the financial year	1	0
- No. of properties > \$10,000 outstanding	31	27
- No. of properties between \$3,000 and \$10,000 outstanding	218	187
- Value of Rates Concession	69,766	68,587
- Value of Rates Exemptions	2,027,889	2,117,724

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.



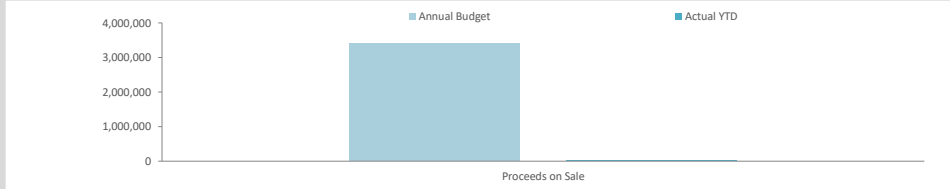
Debtors Due
\$30,312,132
Over 30 Days
1%
Over 90 Days
1%

Collected	Rates Due
15.7%	\$74,687,411

Asset	Asset ID	Asset Owner	Budget		YTD Actual			
			Net Book Value	Proceeds	Net Book Value	Proceeds	Profit	(Loss)
			\$	\$	\$	\$	\$	\$
Land								
Land			2,000,000	2,000,000	0	0	0	0
Infrastructure Assets								
Light Passenger Vehicles - Replacement								
Toyota Rav4 MH8428A	C00918	Infrastructure Management	11,096	11,096	0	0	0	0
Toyota Rav4 MH8442A	C06018	Development Compliance	14,891	14,891	0	0	0	0
Toyota Rav4 MH8976A	C06218	Infrastructure Management	13,088	13,088	0	0	0	0
Subaru Outback MH4947B	C03418	Strategic Planning	21,773	21,773	0	0	0	0
Toyota Rav4 MH9326A	C06818	Community Capacity Building	15,593	15,593	0	0	0	0
Honda HR-V MH8513A	C00619	CityParks	14,853	14,853	0	0	0	0
Toyota Prius MH9886A	C07019	Youth Development	12,400	12,400	0	0	0	0
Subaru XV MH8534A	C07519	Design and Development	15,460	15,460	0	0	0	0
Light Commercial Vehicles - Replacement								
Holden Trailblazer MH8622A	C05018	Development Compliance	13,708	13,708	0	0	0	0
Holden Colorado MH8957A	U03518	Rangers	21,003	21,003	0	0	0	0
Holden Colorado MH8958A	U04018	CityWorks	16,547	16,547	0	0	0	0
Isuzu D'MAX MH7872A	U04218	Marina	19,990	19,990	0	0	0	0
Ford Ranger MH7913A	U07518	CityWorks	21,365	21,365	0	0	0	0
Isuzu D'MAX MH7534A	U07618	Marina	17,094	17,094	0	0	0	0
Ford Ranger MH8305A	U04318	CityWorks	21,848	21,848	0	0	0	0
Ford Ranger MH8349A	U01918	CityWorks	17,927	17,927	0	0	0	0
Nissan Navara MH9384A	U06818	CityBuild	16,826	16,826	0	0	0	0
Mitsubishi Triton MH8327A	U07918	Festival and Events	16,871	16,871	0	0	0	0
Holden Colorado MH9619A	U01218	Rangers	19,425	19,425	0	0	0	0
Isuzu D'MAX MH9172A	U01319	ICT	18,445	18,445	0	0	0	0
Ford Ranger MH0438B	U08019	CityParks	24,359	24,359	0	0	0	0
Holden Colorado MH1036B	U02819	Rangers	15,438	15,438	0	0	0	0
Holden Trailblazer MH0176B	C07819	CityFleet	17,087	17,087	0	0	0	0
Trucks & Buses Replacements								
Hino FG1628 5	T006	Built & Natural Environment	44,376	44,376	0	0	0	0
Hino 500-FG1628-HIAB-88	T026	Built & Natural Environment	48,954	48,954	0	0	0	0
Nissan PK16 28	T002	Built & Natural Environment	44,443	44,443	0	0	0	0
Hino 300-716-KEVREK-1000	T005	Built & Natural Environment	35,985	35,985	0	0	0	0
Hino 300-716-KEVREK-1500	T007	Built & Natural Environment	35,985	35,985	0	0	0	0
Trailers								
Parks & Mowers								
Kubota Outfront Mower 60 F369	M03018	Parks South	10,853	10,853	0	0	0	0
Kubota Outfront Mower 72 F369	M03618	Parks North	10,853	10,853	0	0	0	0
Kubota Outfront Mower 72 F369	M02118	Parks Central	10,853	10,853	0	0	0	0
John Deere Outfront Mower 60I	M02717	Parks Assets	13,044	13,044	0	0	0	0
Kubota Outfront Mower 72	M01419	Parks Assets	18,113	18,113	0	0	0	0
Kubota Outfront Mower 60 F369	M03119	Parks Central	12,253	12,253	0	0	0	0
Toro Zero Turn 72	M02219	Parks South	20,094	20,094	0	0	0	0
Toro Zero Turn 72	M01119	Parks Central	20,094	20,094	0	0	0	0
Toro Zero Turn 72	M00419	Parks South	20,795	20,795	0	0	0	0
Minor Equipment >\$5000								
Construction Vehicles - Replacement								
KOMATSU WHEEL LOADER	G004	Built & Natural Environment	109,579	109,579	0	0	0	0
Plant disposals carried over from 2021/22 budget:								
Light Passenger Vehicles - Replacement								
Mazda CX-5 MH3806A	C04016	Place & Communities - RECREATION SERVICES	16,150	16,150	0	0	0	0
SUBARU-OUTBACK MH6704A	C02518	People & Communities - GENERAL MANAGER MPAC	15,765	15,765	0	0	0	0
TOYOTA-RAV4 MH7382A	C03818	Built & Natural - DESIGN & DEVELOPMENT SERVICES	12,326	12,326	0	0	0	0
MAZDA-CX-5 MH7550A	C04318	Built & Natural - CIVIL MAINTENANCE	15,478	15,478	0	0	0	0
MITSUBISHI-LS OUTLANDER MH5475A	C04717	Built & Natural - ENGINEERING COORDINATOR	12,500	12,500	0	0	0	0
MAZDA-CX-5 MH8253A	C07618	Business Services - RANGER SERVICES COORDINATOR	15,400	15,400	0	0	0	0
Toyota Prado MH7056A	C01117	Mayor's Office	24,367	24,367	0	0	0	0
HYUNDAI-SANTE MH7641A	FEC01718 - C01718	Built & Natural - DESIGN & DEVELOPMENT SERVICES	15,836	15,836	0	0	0	0
Light Commercial Vehicles - Replacement								
FORD-RANGER MH7859A	U00417	Built & Natural -CITYWORKS	20,353	20,353	0	0	0	0
FORD-RANGER MH8377A	U01018	Built & Natural -CITYWORKS	12,451	12,451	0	0	0	0
HOLDEN-COLORADO MH6352A	U02317	Built & Natural -CITYBUILD	16,569	16,569	0	0	0	0
FORD-RANGER MH8056A	U02418	Built & Natural -SURVEYING SERVICES	19,329	19,329	0	0	0	0
HOLDEN-COLORADO MH6112A	U03117	Built & Natural -CITYBUILD	18,228	18,228	0	0	0	0
FORD-RANGER MH7543A	U03417	Built & Natural -TRAFFIC MANAGMENT	20,507	20,507	0	0	0	0
HYUNDAI-ILOAD MH6241A	U03617	Built & Natural -PARKS MAINTENANCE - RETIC	18,607	18,607	0	0	0	0
HOLDEN-COLORADO MH6110A	U06717	Built & Natural -CITYBUILD	18,228	18,228	0	0	0	0
HYUNDAI-ILOAD MH6169A	U07117	Built & Natural -CITYBUILD	20,157	20,157	0	0	0	0
FORD-RANGER MH4982A	U07417	Built & Natural -CITYWORKS	16,048	16,048	0	0	0	0
HOLDEN-COLORADO MH9283A	U07818	Built & Natural -RANGERS	22,036	22,036	0	0	0	0
TOYOTA-HILUX MH6817A	U03817	Built & Natural -CITYBUILD	17,486	17,486	0	0	0	0
ISUZU-D'MAX MH5394A	U05717	Business Services -ENVIRONMENTAL HEALTH COORDINATOR	18,815	18,815	0	0	0	0
Mazda CX-5 MH5068A	C05517	Asset Management	0	0	15,824	22,072	6,248	0
Trucks & Buses Replacements								
Trailers								
Wastech Semi Trailer	V05020-	Built & Natural	35,327	35,327	0	0	0	0
Wastech Semi Trailer	V05120-	Built & Natural	35,327	35,327	0	0	0	0
Parks & Mowers								
TORO - ZERO TURN 60" SD DECK	M00117	Built & Natural -PARKS CENTRAL	12,000	12,000	0	0	0	0
TORO - ZERO TURN 72" RD DECK	M01817	Built & Natural -PARKS SOUTHERN	7,643	7,643	0	0	0	0

Asset	Asset ID	Asset Owner	Budget		YTD Actual			
			Net Book Value	Proceeds	Net Book Value	Proceeds	Profit	(Loss)
Minor Equipment >\$5000								
PUMPS AUSTRALIA-HPM WATER CLEANER HOT AND COLD	P61517	Built & Natural -CITYBUILD	2,500	2,500	0	0	0	0
PUMPS AUSTRALIA-HPM WATER CLEANER HOT AND COLD	P61617	Built & Natural -CITYBUILD	2,500	2,500	0	0	0	0
HAKO-CITYMASTER	P61817	Built & Natural -CIVIL MAINTENANCE	25,000	25,000	0	0	0	0
Construction Vehicles - Replacement								
KOMATSU - WHEEL LOADER	G005	Built & Natural -WORKS CONSTRUCTION	65,410	65,410	0	0	0	0
			3,405,703	3,405,703	15,824	22,072	6,248	0

KEY INFORMATION



Proceeds on Sale		
Annual Budget	YTD Actual	%
\$3,405,703	\$22,072	1%

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 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

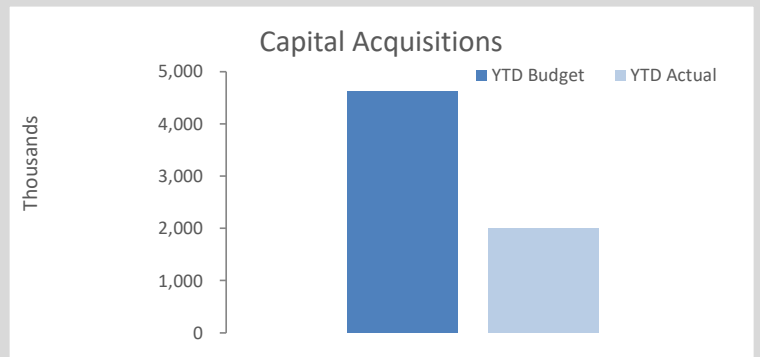
Tender code	Tender Description	Company Awarded to	Contract Term	Contract Amount
T02-2022	CCTV Maintenance and Installation Services	Spyker Business Solutions	period of one year with two one-year option periods	\$255,000 over term of contract (period of one year with two one-year option periods) for maintenance with additional approved capital projects.
RFQ03-2022	Provision of Leasing Services - Network Refresh	Dell Financial Services Pty Ltd	60 months	445,793
T04-2022	Underground Asset Location and Utility Services Detection	Cable Locates Pty Ltd	Two Years with one three year option period	\$987,000 (5 years)

Capital Acquisitions	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	YTD Actual Variance
	\$		\$	\$	\$
Buildings	2,855,325	7,852,361	800,836	384,858	(415,978)
Equipment	95,853	123,026	32,363	13,889	(18,474)
Machinery	3,495,770	5,411,896	1,145,118	-	(1,145,118)
Infrastructure - Roads	10,939,402	12,937,782	1,117,358	800,364	(316,994)
Bridges	370,137	603,546	97,921	38,542	(59,379)
Parks	4,721,351	12,694,389	1,085,227	523,257	(561,970)
Drainage	756,649	1,118,798	175,181	198,180	22,999
Coastal & Estuary	375,698	828,782	57,453	16,989	(40,463)
Other Infrastructure	275,634	1,342,068	115,605	19,569	(96,036)
Capital Expenditure Totals	23,885,819	42,912,649	4,627,061	1,995,648	(2,631,413)
Capital Acquisitions Funded By:					
	\$		\$	\$	\$
City of Mandurah Contribution	11,268,603	11,218,603	3,467,743	1,880,568	(1,587,174)
Capital grants and contributions	5,262,383	11,693,766	1,042,177	93,008	(949,169)
Borrowings	4,159,000	9,654,989	-	-	-
Other (Disposals & C/Fwd)	853,359	1,405,703	117,142	22,072	(95,070)
Cash Backed Reserves					
Building Reserve	-	474,833	-	-	-
Asset Management Reserve	890,474	5,035,779	-	-	-
Cultural Centre Reserve	-	213,495	-	-	-
Sustainability Reserve	77,000	196,000	-	-	-
Sanitation Reserve	1,275,000	1,730,178	-	-	-
City Centre Land Acquisition Reserve	100,000	100,000	-	0	0
Plant Reserve	-	1,189,302	-	-	-
Capital Funding Total	23,885,819	42,912,649	4,627,061	1,995,648	(2,631,413)

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.

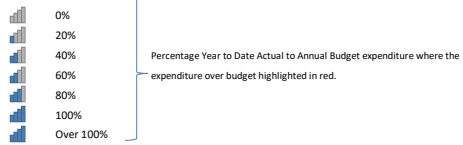
KEY INFORMATION



Acquisitions	Annual Budget	YTD Actual	% Spent
	\$42.91 M	\$2. M	5%
Capital Grant	Annual Budget	YTD Actual	% Received
	\$11.69 M	\$.09 M	1%

Capital Expenditure Total

Level of Completion Indicators



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	0	0	0	0	0	
Buildings						
750686 22-23 Enhancements to Reserve Changerooms	56,316	56,316	6,316	6,316	50,000	Design only.
750687 22-23 LED Buildings Plan	77,418	77,418	418	418	77,000	Ongoing program 2022/23.
750688 22-23 MPAC Internal Refurb	122,858	122,858	22,858	22,858	100,000	Design only.
750689 Works & Services Building Refurb	218,644	218,644	18,644	18,644	200,000	Construction to commence Q3/4.
750690 Install walls and roof to the Camera Deck at Rushton Main	25,350	25,350	5,350	5,350	20,000	Construction to commence Q3/4.
750691 Install of Emergency Door - Shower Service	52,423	52,423	4,423	4,423	48,000	Construction to commence Q4.
750692 Upgrade to the Bortolo Pavilion Kitchen	13,263	13,263	3,263	3,263	10,000	Design only.
750693 Minor Improvements to Lakelands Community House	24,423	24,423	4,423	4,423	20,000	Construction commenced Q1.
750694 Tims Thicket Waste Facility - Decommissioning	150,000	150,000	0	0	150,000	Design only.
750695 WMC - Upgrade Fire Fighting Infrastructure	150,000	150,000	0	0	150,000	Construction to commence Q3.
750696 MPAC - External Steelwork	95,426	95,426	10,426	10,426	85,000	Construction to commence Q1.
750697 Minor Improvements to Sutton Hall	57,098	57,098	7,098	9,198	47,900	Construction to commence Q2.
750699 Admin. Building Foyer - Front Door Reveals Replacement	8,006	8,006	2,506	2,506	5,500	Construction to commence Q3.
750700 Administration Building - Foyer Upgrade	238,435	238,435	18,435	18,435	220,000	Construction to commence Q3.
750701 Billy Dower Flooring	60,637	60,637	8,637	8,637	52,000	Construction to commence Q2.
750702 Civic Building Roof Renewal	89,535	89,535	14,535	14,535	75,000	Construction to commence Q3.
750703 Dudley Park Bowling Club - Dance Floor Ceiling Replacement	34,528	34,528	4,528	4,528	30,000	Construction to commence Q3.
750704 Mandurah Bridge Club - Air Conditioner	56,203	56,203	1,203	1,203	55,000	Construction to commence Q2.
750705 Mandurah Community House (MFHS & Pottery House) Roof Renewal	35,213	35,213	5,213	5,213	30,000	Construction to commence Q3.
750706 Mandurah Community Museum Roof & Gutters	179,326	179,326	14,326	14,326	165,000	Construction to commence Q2.
750707 MARC - Creche Blind Replacement	53,053	53,053	3,053	3,053	50,000	Construction to commence Q2.
750708 MARC Sauna Expansion & Refurbishment	48,742	48,742	8,742	8,742	40,000	Construction to commence Q4.
750710 PBSLSC - External Steelwork Painting	25,314	25,314	314	314	25,000	Construction to commence Q2/3.
750711 Mandurah Tennis Club	34,423	34,423	4,423	4,423	30,000	Construction to commence Q3.
750712 Refurbishment of Billy Dower Youth Centre	57,372	57,372	7,372	7,372	50,000	Construction to commence Q3.
750713 Port Bouvard Surf Life Saving Club Floor	16,158	16,158	3,158	3,158	13,000	Construction to commence Q2.
750714 Rushton Park North Pavilion Roof (inc Verandah Redesign)	58,847	58,847	8,847	8,847	50,000	Design only.
750715 Rushton Park Stadium - External Painting Walls and Steelwork	35,209	35,209	209	209	35,000	Construction to commence Q2.
750718 Verandah on the air pistol shed at Port Bouvard Pistol Club	25,365	25,365	5,365	5,365	20,000	Construction to commence Q3.
750719 22-23 Reserve Meter Replacement Program	50,418	50,418	418	418	50,000	Ongoing program 2022/23.
750720 22-23 Site Main Switchboard Program	50,418	50,418	418	418	50,000	Ongoing program 2022/23.
750649 Falcon Family Centre - External Works	58,401	58,401	8,401	8,401	50,000	Scope of work to be confirmed.
750655 MARC Leisure Pool Acoustics	218,435	218,435	18,435	18,435	200,000	Works to be undertaken in conjunction with MARC Roof Repairs project.
750722 Admin Building - CEO Area Refurbishment	82,065	82,065	27,899	17,065	65,000	Construction to commence August.
750725 Other Buildings Renewal	296,000	246,000	0	0	246,000	Ongoing program 2022/23.
750647 Dawesville Community Centre	0	692,899	57,742	0	692,899	Design only.
750657 MPAC Internal Refurb	0	328,800	54,800	0	328,800	Construction to commence Q2.
750660 WMC Tipping Shed	0	230,698	19,225	0	230,698	Construction to commence Q4.
750661 Works & Services Building Refurb	0	186,400	15,533	0	186,400	Construction to commence Q3/4.
750671 Mandurah Library Re Roofing Project	0	165,365	27,561	0	165,365	Construction to commence July.
750673 Mewburn Ablution Refurbishment	0	170,450	28,408	0	170,450	Construction to commence Q2.
400030 Owen Avenue Ablution	0	144,090	24,015	96,747	47,344	Construction 90% complete.
750623 Administration Building - Foyer Security	0	22,758	3,793	0	22,758	Construction 80% complete.
750633 Stage 2 of Upgrades to Peelwood Reserve	0	253,343	42,224	46,384	206,959	Construction 40% complete.
750643 Falcon Family Centre Upgrade	0	71,796	11,966	0	71,796	Scope of work to be confirmed.
750679 Solar Plan 2021/22	0	119,000	19,833	0	119,000	Construction to commence Q3.
750678 ManPAC RVIF Lighting	0	238,495	39,749	0	238,495	Construction to commence Q3.
750675 Council Meeting	0	2,369,943	19,456	8,813	2,361,130	Refer to Financial Report, Key Capital Projects table.

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
750684 Southern Operations Ramp	0	20,000	3,333	0	20,000	Construction to commence Q1/2.
750685 Visitors Centre Transit Station	0	15,000	2,500	0	15,000	Scope of work to be confirmed.
750721 Rushton Park Main - Staircase Remedial Work	0	18,000	3,000	0	18,000	Construction complete. Finances to be finalised.
Bridges						
880014 Cambria Island Abutment Walls Repair	370,137	370,137	78,471	20,137	350,000	Design only.
880012 Lakelands-Madora Bay Pedestrian Bridge	0	233,409	19,451	18,405	215,004	Durability report options being assessed.
		0	0	0	0	
Parks						
700518 Eastport Foreshore Upgrade	164,384	164,384	13,186	13,186	151,198	Construction to commence Q2.
700519 South East Dawesville - Boundary Fence	79,115	79,115	4,115	4,115	75,000	Construction to commence Q2.
700520 Bortolo Reserve Soccer Goals	11,199	11,199	1,199	1,199	10,000	Construction to commence Q3/4.
700521 Lakes Lawn Cemetery - Plinths and Irrigation Upgrade	56,791	56,791	23,457	6,791	50,000	Construction to commence Q1.
700522 Capital Replacement Cost of Artesian Pump Assets	53,106	53,106	3,106	5,626	47,480	Construction to commence Q4.
700523 Kangaroo Paw Park	443,109	443,109	23,109	23,109	420,000	Construction to commence Q2/3.
700524 Relocate Hard Wicket on Northern Oval at Lakelands Park	26,926	26,926	1,926	1,926	25,000	Construction to commence Q3.
700525 Westbury Way Offset Bird Waterer	27,389	27,389	1,389	1,393	25,996	Completed.
700526 Seascapes Village Shade Structure	56,002	56,002	6,002	6,002	50,000	Construction to commence Q3.
700529 Observation Deck, Watersun Drive	39,831	39,831	2,831	2,831	37,000	Construction to commence Q3.
700527 Mandurah Ocean Marina Bocce Court Upgrade	22,256	22,256	2,256	2,256	20,000	Construction to commence Q2/3.
700530 Falcon Bay Stage 5 of 5	423,334	423,334	23,334	23,334	400,000	Construction to commence Q4.
700531 2022-23 Falcon Reserve Activation Plan - Implementation	53,149	53,149	13,149	13,149	40,000	Construction to commence Q3.
700532 Merlin Street Activation Plan - Implementation	56,593	56,593	6,593	6,593	50,000	Design only.
700533 2022-23 South Harbour Paving Upgrades	160,482	160,482	3,082	3,082	157,400	Construction to commence Q2.
700534 Riverside Boardwalk	121,643	121,643	18,143	18,143	103,500	Construction to commence Q3.
700535 St Ives Boardwalk	119,402	119,402	18,352	18,352	101,050	Construction to commence Q3.
700536 Seascapes boardwalk, steps lookout node	326,639	326,639	23,727	23,727	302,912	Construction to commence Q3.
700537 Duverney Park - track renewal	104,981	104,981	4,981	4,981	100,000	Construction to commence Q2.
700538 Orion Street Beach Access Fencing	21,147	21,147	7,547	747	20,400	Construction to commence Q1.
700539 Lakes Lawn Cemetery - Stage 2 Fencing	33,592	33,592	13,592	3,592	30,000	Construction to commence Q1.
700540 Diadem Place Fencing	17,650	17,650	6,740	1,284	16,366	Budget Variation source for Peelwood Cricket Nets project (\$9k). Construction to commence Q1.
700541 Philante Street Carpark Fencing	10,711	10,711	4,178	911	9,800	Budget Variation source for Peelwood Cricket Nets project (\$7k). Construction to commence Q1.
700542 Karinga Foreshore Car Park Fencing	10,411	10,411	4,078	911	9,500	Budget Variation source for Peelwood Cricket Nets project (\$6k). Construction to commence Q1.
700543 Dawesville Channel South Fencing	12,232	12,232	5,165	1,632	10,600	Budget Variation source for Peelwood Cricket Nets project (\$3k). Construction to commence Q1.
700544 Central Irrigation Management System	96,317	96,317	6,317	6,317	90,000	Construction to commence Q4.
700545 Suncrest Meander Playground	41,489	41,489	6,489	6,489	35,000	Construction to commence Q3.
700546 Bruce Cresswell Reserve Playground	46,289	46,289	6,489	6,489	39,800	Construction to commence Q3.
700547 Tickner Reserve Playground	41,489	41,489	6,489	6,489	35,000	Construction to commence Q3.
700548 Karri Karri Pass Playground	46,593	46,593	6,593	6,593	40,000	Construction to commence Q3.
700549 Bortolo Reserve Playground	39,489	39,489	6,489	6,489	33,000	Construction to commence Q3.
700550 Signage new	45,689	45,689	5,689	5,689	40,000	Ongoing program 2022/23.
700551 Signage renewal	45,689	45,689	5,689	5,689	40,000	Ongoing program 2022/23.
700552 Quarry Park Softfall Replacement	106,703	106,703	1,703	1,703	105,000	Construction to commence Q2.
700553 Signature Circle (Edgbaston Road) Softfall Replacement	31,926	31,926	1,926	1,926	30,000	Construction to commence Q2.
700554 Floribunda Park Softfall Replacement	28,889	28,889	1,389	1,389	27,500	Construction to commence Q2.
700555 Lilac Park Softfall Replacement	12,889	12,889	1,389	1,389	11,500	Construction to commence Q2.
700556 Seascapes Village Softfall Replacement	16,389	16,389	1,389	1,389	15,000	Construction to commence Q2.
700557 Caterpillar Park Softfall Replacement	31,389	31,389	1,389	1,389	30,000	Construction to commence Q2.
700558 Osprey Waters Softfall Replacement	19,351	19,351	851	851	18,500	Construction to commence Q2.
700559 Greenhouse Park Softfall Replacement	10,851	10,851	851	851	10,000	Construction to commence Q2.
700561 Upgrade of Playing Surface on Field 1 Peelwood Reserve	409,247	409,247	9,247	9,247	400,000	Construction to commence Q4.
700562 Basketball Court Suncrest Meander	65,584	65,584	5,584	5,584	60,000	Construction to commence Q2.
700563 Shelters Florida Foreshore	19,856	19,856	3,856	3,856	16,000	Construction to commence Q3.
700564 Estuary Road Foreshore - shelter	25,106	25,106	3,106	3,106	22,000	Construction to commence Q2.
700565 Duverney Park - drinking fountain	11,449	11,449	4,782	1,449	10,000	Construction to commence Q1.
700566 Bruce Cresswell Reserve Stage 1 of 2	334,750	334,750	8,297	8,297	326,453	Construction to commence Q3.
700567 Peelwood Reserve Cricket Nets	37,545	37,545	14,518	3,005	34,540	Budget Variation requested for \$25k increase due to increased scope. Construction to commence Q1.
700568 Path Connection Bridgewater	46,593	46,593	6,593	6,593	40,000	Construction to commence Q3.
700494 Pleasant Grove Foreshore	80,559	80,559	12,559	12,559	68,000	Construction to commence Q2.
700515 Mandurah Netball Feasibility Study - CSRF	38,219	38,219	19,885	8,219	70,000	Feasibility study in progress.
700516 Yalgorup National Park	448,940	478,940	23,940	23,940	455,000	Consultant work underway.
700440 Major Public Artworks	90,000	90,000	0	0	90,000	Ongoing program 2022/23.
700478 Meadow Springs Golf Course Fence	0	40,000	6,667	0	40,000	Construction to commence Q1/2.
700480 Central Irrigation Management System Renewal	0	90,000	0	0	90,000	Construction to commence Q4.
700481 Bin Enclosures for Eastern/Western foreshore	0	50,000	8,333	0	50,000	Construction to commence Q1.
700485 Bortolo Park Drainage Basin	0	50,000	8,333	14	49,986	Construction to commence Q1.
700495 Kangaroo Paw Park	0	38,558	3,213	6,560	31,998	Construction to commence Q3/4.
700498 Tickner Reserve Final Stage	0	75,486	12,286	4,210	63,199	Construction 80% 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
700443 Falcon Bay Upgrade - Stage 4 of 5	0	18,117	3,019	0	18,117	Construction 95% complete.
700444 Novara Foreshore Stage 4	0	14,832	2,472	0	14,832	Construction to commence Q1.
700462 Madora Bay Beach	0	100,000	0	0	100,000	Construction to commence Q3.
700511 Mandurah Parks - Shade Sails	0	56,443	9,407	0	56,443	Construction 80% complete.
700514 Bortolo Fire Track Water Infrastructure	0	100,000	16,667	0	100,000	Construction to commence Q2
Roads						
501130 City Centre Streetscape Upgrades	120,023	120,023	20,023	20,023	100,000	Design only.
501131 Dawesville Channel SE Foreshore Upgrade	173,107	173,107	23,107	23,107	150,000	Design only.
501134 MARC Carpark Additional & Formalise Overflow Carpark	74,792	74,792	14,792	14,792	60,000	Construction to commence Q4.
501135 Resurface of the Driveway to the Mandurah Tennis Club	31,794	31,794	9,794	9,794	22,000	Construction to commence Q2/3.
501136 Senior Citizens Carpark	117,826	117,826	17,826	17,826	100,000	Construction to commence Q4.
501137 Torcello Mews Canal PAW Renewal	134,058	134,058	2,058	2,058	132,000	Construction to commence Q2.
501138 Upgrade Luminaries to LED's at the PBSRC	11,861	11,861	0	0	11,861	Construction complete. Finances to be finalised.
501139 WMC - Upgrade Recycling Area Stage 1	500,000	500,000	0	0	500,000	Construction to commence Q3.
501132 Installation of Flood Lighting at Mandurah Tennis Club	178,228	178,228	31,037	17,656	160,572	Construction to commence Q1/2.
501141 SL Car Park lighting replacement	100,523	100,523	523	523	100,000	Ongoing program 2022/23.
501142 SL Light pole replacement	120,523	120,523	523	523	120,000	Ongoing program 2022/23.
501143 SL Marina Pole Canal light poles	79,482	79,482	11,482	11,482	68,000	Ongoing program 2022/23.
501144 SL Parks and Reserves	90,523	90,523	523	523	90,000	Ongoing program 2022/23.
501145 RC Pinjarra Road Stage 4	1,533,896	1,533,896	33,896	33,896	1,500,000	Refer to Financial Report, Key Capital Projects table.
501146 RR Mariners Cove/Hudson Drives Roundabout	421,615	421,615	21,615	67,846	353,769	Construction to commence Q1.
501148 RR Olive Road	421,615	421,615	21,615	21,615	400,000	Construction to commence Q3.
501150 RR Harlem Place	301,170	301,170	21,170	21,170	280,000	Construction to commence Q1/2.
501151 RR Ocean Road/Dandaragan Drive	170,000	170,000	0	0	170,000	Construction to commence Q2/3.
501152 RS Flavia Street, Falcon	64,839	64,839	4,839	4,839	60,000	Construction to commence Q2/3.
501153 RS Flinders Street, Falcon	59,944	59,944	4,944	4,944	55,000	Construction to commence Q2/3.
501154 RS Baloo Crescent, Falcon	233,195	233,195	23,195	23,195	210,000	Construction to commence Q2/3.
501155 RS Kyrean Street, Falcon	33,059	33,059	2,059	2,059	31,000	Construction to commence Q2/3.
501156 RS Cesia Lane, Falcon	15,059	15,059	2,059	2,059	13,000	Construction to commence Q2/3.
501157 RS Burna Street, Falcon	29,059	29,059	2,059	2,059	27,000	Construction to commence Q2/3.
501158 RS Ivanhoe Crescent, Falcon	141,334	141,334	6,334	6,334	135,000	Construction to commence Q2/3.
501159 RS Yeedong Road, Falcon	54,754	54,754	2,754	2,754	52,000	Construction to commence Q2/3.
501160 RS Dewar Street, Wannanup	84,363	84,363	6,363	6,363	78,000	Construction to commence Q2/3.
501161 RS Cathryn Street, Halls Head	88,944	88,944	4,944	4,944	84,000	Construction to commence Q2/3.
501162 RS Hill Street, Halls Head	252,485	252,485	17,485	17,485	235,000	Construction to commence Q2/3.
501163 RS Amar Close, Herron	22,059	22,059	2,059	2,059	20,000	Construction to commence Q2/3.
501164 RS Caledonia Close, Herron	22,468	22,468	1,468	1,468	21,000	Construction to commence Q2/3.
501165 RS Clifton Downs Road, Herron	34,059	34,059	2,059	2,059	32,000	Construction to commence Q2/3.
501166 RS Dunkeld Drive, Herron	29,559	29,559	2,059	2,059	27,500	Construction to commence Q2/3.
501167 RS Hexham Close, Herron	40,184	40,184	11,184	11,184	29,000	Construction to commence Q2/3.
501168 RS Raywood Road, Bouvard	42,559	42,559	2,059	2,059	40,500	Construction to commence Q2/3.
501169 RS Stock Road, Parklands	52,859	52,859	2,859	2,859	50,000	Construction to commence Q2/3.
501113 SP Halls Head PSP	820,835	820,835	154,169	20,835	800,000	Construction to commence Q2/3.
501171 SP Lanyon Street Stage 2	51,726	51,726	17,559	11,034	40,691	Construction to commence Q1/2.
501172 SP Lewis Street	35,614	35,614	14,781	10,614	25,000	Construction to commence Q1/2.
501173 Missing Links	37,477	37,477	9,143	3,477	34,000	Ongoing program 2022/23.
501174 SP Baloo Crescent	115,617	115,617	29,817	12,657	102,960	Construction to commence Q1/2.
501175 22-23 TM Discretionary Traffic Management	166,079	166,079	48,765	25,302	140,776	Ongoing program 2022/23.
501176 Baloo Crescent/Yeedong Road Intersection	44,866	44,866	11,532	4,866	40,000	Construction to commence Q1/2.
501177 Halls Head Parade Car Park Stage 2a	73,148	73,148	23,148	13,148	60,000	Construction to commence Q1.
501178 Merlin Street Reserve Southern Car Park	92,057	92,057	92,057	13,611	78,446	Construction to commence Q3/4.
501179 22-23 SF Street Furniture New Program	53,581	53,581	7,748	3,581	50,000	Ongoing program 2022/23.
501180 22-23 SL Street Lighting New Program	74,684	74,684	10,148	4,281	70,403	Ongoing program 2022/23.
501127 Falcon Reserve Activation Plan - Stage 3	428,252	428,252	28,252	28,252	400,000	Construction to commence Q4.
501089 RC Peel Street Stage 3	1,528,100	1,528,100	28,100	28,100	1,500,000	Refer to Financial Report, Key Capital Projects table.
501116 SP Pleasant Grove POS	52,289	52,289	10,789	10,789	41,500	Construction to commence Q3.
501181 TM Estuary Road Delineation	37,814	37,814	14,754	10,142	27,672	Construction to commence Q1/2.
501182 SL Old Coast Road/McLarty Road/Leeward Road Ent	48,903	48,903	2,295	2,295	46,608	Construction to commence Q4.
501183 SL Lakes Road/Murdoch Drive	103,224	103,224	14,433	14,433	88,791	Construction to commence Q4.
501129 Trails Project	997,321	997,321	22,321	22,321	975,000	Consultant work underway.
501184 Other Road Renewals	296,000	296,000	0	0	296,000	Ongoing program 2022/23.
501090 RC Pinjarra Road Stage 3	0	528,352	88,059	130,855	397,497	Refer to Financial Report, Key Capital Projects table.
501091 SL Street Lighting New Program	0	98,263	8,189	0	98,263	Ongoing program 2021/22.
501115 SP Biara Court PAW Renewal	0	64,855	5,405	0	64,855	Construction to commence Q1/2.
501124 Emulsion tank with bunding	0	45,000	0	0	45,000	Acquisition to be completed in 2022-23.
501101 Halls Head Beach Car Park Stage 2	0	121,561	10,130	40,458	81,103	Construction 95% complete.
501116 Halls Head Beach Car Park Stage 2	0	660,679	55,059	55,059	605,620	Construction to recommence Q1.

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
501084 Peel Street - Power Relocation	0	479,671	79,945	0	479,671	Construction to commence Q2.
501123 Ayrton St POS Carpark	0	0	0	19,219	(19,219)	Final works were scheduled for 29/06/2022, however were cancelled due to weather. Project is required to be carried over to 2022/23 with budget to be adjusted as part of EOFY Actuals Budget Adjustments.
501083 RR Mandurah Terrace	0	0	0	6,481	(6,481)	2021/22 Inventory transactions processed in 2022/23. Correction journal to be processed in August 2022.
Drainage						
600188 Install Drainage in Bin Storage Area	13,993	13,993	3,993	3,993	10,000	Construction to commence Q2.
600189 DR 130 Mandurah Terrace	41,227	41,227	16,227	16,227	25,000	Construction to commence Q4.
600190 DR 30 George Street Drainage Improvement	62,872	62,872	15,872	15,872	47,000	Construction to commence Q3.
600191 DR Baloo Crescent Drainage Upgrade	198,813	198,813	23,313	23,313	175,500	Construction to commence Q2.
600192 DR Cervantes Drive	36,499	36,499	15,977	15,977	20,522	Construction to commence Q3.
600193 DR Colonial Court Drainage Upgrade - Stage 1	221,108	221,108	17,108	17,108	204,000	Construction to commence Q3.
600194 Discretionary Drainage Projects	43,028	43,028	7,278	4,028	39,000	Ongoing program 2022/23.
600195 DR Hopetoun Bend Drainage Upgrade	68,150	68,150	15,150	15,150	53,000	Construction to commence Q3.
600196 DR Loton Road/Ashley Terrace Intersection Stage 1	70,960	70,960	12,960	12,960	58,000	Construction to commence Q2.
600183 Halls Head Pde Beach Central CP Stage 2	0	112,571	18,762	72,888	39,684	Construction 95% complete.
600184 DR Mathew Street, Falcon	0	156,656	13,055	0	156,656	Construction to commence Q1/2.
600186 DR Yeedong Road, Falcon - Stage 2	0	92,921	15,487	665	92,256	Construction to commence Q1/2.
Coastal & Estuary						
910071 Mandjar Bay Lower Landing Jetty Replacement Stage 1	67,261	67,261	2,261	2,261	65,000	Construction to commence Q3.
910075 Birchley Road Boat Ramp Jetty	80,328	80,328	5,328	5,328	75,000	Construction to commence Q3.
910076 Dawesville Foreshore Reserve (Leura Street) Rock Protection	86,165	86,165	2,465	2,465	83,700	Construction to commence Q3.
910077 Dawesville Foreshore Reserve (Avon Court) Rock Protection	99,611	99,611	2,611	2,611	97,000	Construction to commence Q3.
910078 Hall Park (Leighton Place) Rock Protection	42,333	42,333	1,744	1,744	40,589	Construction to commence Q3.
910108 South Harbour Paving Upgrade Stage 3 to 6	0	63,435	10,573	2,580	60,855	Construction 95% complete.
910109 Cambria Island Abutment Walls Repair	0	389,649	32,471	0	389,649	Design only.
Equipment						
820188 MARC Replacement Pool Inflatable	12,506	12,506	5,839	2,506	10,000	Acquisition to be completed Q1.
820189 MARC Stadium Court 3 Scoreboard Replacement	12,506	12,506	5,839	2,506	10,000	Acquisition to be completed Q1.
820191 Senior Citizens Stage Curtain	15,585	15,585	7,252	3,085	12,500	Acquisition to be completed Q1/2.
820190 22-23 Furniture & Equipment	55,257	55,257	5,793	5,793	49,464	Balance of ongoing program from 2021/22.
820185 All Terrain Wheelchair	0	8,500	1,417	0	8,500	Acquisition to be completed Q2.
820186 Sand Cleaning Machine	0	18,673	6,224	0	18,673	Acquisition to be completed Q1.
Plant & Machinery						
770001 Replacement Light Passenger Vehicles	256,000	551,827	45,986	0	551,827	Ongoing program 2022/23.
770002 Replacement Light Commercial Vehicles	606,230	1,112,200	92,683	0	1,112,200	Ongoing program 2022/23.
770005 New - Light Passenger Vehicles	0	40,000	3,333	0	40,000	Ongoing program 2022/23.
770006 Trucks and Buses	780,000	780,000	65,000	0	780,000	Ongoing program 2022/23.
770007 Trailers	346,040	611,942	50,995	0	611,942	Ongoing program 2022/23.
770008 Construction Vehicles	282,000	564,648	47,054	0	564,648	Ongoing program 2022/23.
770009 Parks and Mowers	362,000	432,599	36,050	0	432,599	Ongoing program 2022/23.
770010 New - Heavy Vehicles Plant and Equipment	680,000	770,865	770,865	0	770,865	Ongoing program 2022/23.
770011 Miscellaneous Equipment	6,000	330,315	27,526	0	330,315	Ongoing program 2022/23.
770012 New - Vehicle and Small Plant Program	27,500	27,500	2,292	0	27,500	Ongoing program 2022/23.
770018 New - Light Commercial Vehicles	0	40,000	3,333	0	40,000	Ongoing program 2022/23.
770020 Tim's Thicket Weighbridge	150,000	150,000	0	0	150,000	Construction to commence Q3.
Other Infrastructure						
930039 CSRRF Program - Small Grants	106,065	106,065	0	0	106,065	To date funding has been allocated to Upgrade luminaries to LED's at PBSRC (\$11,861) and Installation of Flood Lighting at Mandurah Tennis Club (\$32,074).
930040 22-23 Christmas Decorations Program	169,569	169,569	44,569	19,569	150,000	Ongoing program 2022/23.
930035 Restart Mandurah - Other	0	852,434	71,036	0	852,434	Remaining balance of Restart Mandurah funds.
930038 MARC Geothermal Pump & VSD	0	214,000	0	0	214,000	Construction to commence Q2.
700053 Lakelands DOS Sports Specific Infrastructure	0	332,398	27,700	9,791	322,608	Diamond 2 under construction.
700055 Eastern Foreshore South Precinct	0	3,469,580	289,132	45,822	3,423,758	Refer to Financial Report, Key Capital Projects table.
700056 Western Foreshore Recreation Precinct	0	3,467,624	288,969	123,738	3,343,886	Refer to Financial Report, Key Capital Projects table.
Grand Total	23,885,819	42,912,649	4,627,061	1,995,648	40,917,000	

Repayments - Borrowings

Information on Borrowings Particulars	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments		
	1 July 2022	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Law, order, public safety									
Bortolo Fire Track Water Infrastructure		0	40,000	0	0	0	40,000	0	
Community amenities									
Compactor Waste Trailers and Dolly [336]	123,407	0	0	4,947	59345	118,460	63885	279	3367
Waste Water Reuse [349]	100,257	0	0	1,935	22475	98,322	77632	200	3145
Halls Head Ablution Block [350]	66,864	0	0	1,290	14978	65,574	51783	133	2098
Halls Head Recycled Water 2019/20	164,810	0	0	1,424	17864	163,387	145028	452	5416
Ablutions 2020/21	0	0	0	0	21265	0	228735	0	0
Ablutions 2021/22	250,051	0	0	1,520	0	248,531	0	801	8411
Recreation and culture									
Rushton Park Redevelopment [318(ii)]	147,980	0	0	7,599	90350	140,381	58,812	347	3661
Meadow Springs Recreation Facility [318(iii)]	111,159	0	0	5,708	68838	105,451	42,210	261	2789
Mandurah Football & Sporting Club [324]	1,703	0	0	1,703	1701	0	0	0	5
Mandurah Rugby Club [325]	158	0	0	158	148	0	0	(0)	0
Bowling Club Relocation [326]	13	0	0	-	-	13	0	0	0
Ablutions - Netball Centre [329(i)]	4	0	0	4	-	0	0	(4)	0
Parks Construction [329(v)]	4	0	0	4	-	0	0	(4)	0
Halls Head Bowling Club upgrade [331]	235,855	0	0	3,151	35791	232,704	199,730	471	7673
Parks - Falcon Bay Reserve [333(i)]	22,699	0	0	2,041	22669	20,658	0	48	400
MARC Redevelopment [338]	431,781	0	0	13,257	158725	418,525	272,846	1,019	12575
MARC Redevelopment Stage 1 [340]	334,858	0	0	6,898	80362	327,960	254,226	668	10430
MARC Redevelopment Stage 2 [341]	823,803	0	0	18,172	208805	805,631	614,366	1,352	25483
Eastern Foreshore Wall [344]	541,704	0	0	11,562	134904	530,142	406,548	1,080	16800
MARC Stage 2 [345]	806,207	0	0	16,579	193127	789,629	612,473	1,608	25117
Falcon Bay Seawall [351]	167,937	0	0	3,234	37557	164,703	130,139	335	5271
MARC Solar Plan [353]	132,135	0	0	1,739	19733	130,397	112,210	264	4303
Novara Foreshore Development [355]	264,429	0	0	3,450	39459	260,978	224,592	556	8613
Falcon Bay Foreshore Upgrades [356]	264,225	0	0	3,478	39466	260,747	224,385	528	8606
Mandjar Square Development [358]	328,933	0	0	4,350	49368	324,583	279,299	657	10716
Lakelands DOS [360]	1,713,179	0	0	25,038	281019	1,688,142	1,430,886	3,000	55437
Mandjar Square Stage 3 and 4	367,421	0	0	3,562	86589	363,859	221,671	1,008	23091
Falcon Seawall	708,669	0	0	7,196	42827	701,474	710,844	1,944	12013
Novara Foreshore Stage 3	148,124	0	0	1,422	17089	146,703	129,170	406	4847
Smart Street Mall Upgrade 2019/20	401,335	0	0	3,961	45040	397,375	351126	1,101	13148
Falcon Bay Foreshore Stage 3 of 4	247,218	0	0	2,135	26795	245,083	217,551	679	8125
Mandjar Square Final Stage	247,205	0	0	2,135	26795	245,070	217,538	679	8125
Falcon Skate Park Upgrade	96,801	0	0	949	10796	95,852	84,761	266	3172
Westbury Way North side POS Stage 3	164,825	0	0	1,424	17863	163,401	145,043	452	5417
Eastern/ Western Foreshore 2020/21	1,031,140	0	0	8,309	96793	1,022,831	923,037	2,189	34151
Smart Street Mall 2020/21	1,004,804	0	0	7,094	93163	997,710	901,520	2,221	33329
Novara Foreshore Stage 4	91,576	0	0	673	8435	90,902	82,172	247	3037
Bortolo Reserve - Shared Use Parking and Fire Track Facility	274,702	0	0	2,020	25330	272,682	246,491	741	9110
Falcon Bay Upgrade - Stage 4 of 5	256,387	0	0	1,885	23633	254,502	230,066	691	8503
Enclosed Dog Park	18,466	0	0	135	1704	18,331	16,559	50	612
South Harbour Paving Upgrade Stage 2	45,794	0	0	337	4218	45,457	41,086	123	1518
Falcon Skate Park Upgrade 2020/21	69,102	0	0	508	6373	68,595	61,995	186	2291
Eastern/ Western Foreshore 2021/22	1,534,700	0	0	9,833	130452	1,524,867	1,403,935	4,203	51624
Smart Street Mall 2021/22	630,568	0	0	3,771	53609	626,797	576,830	2,020	21211
Enclosed Dog Park 2021/22	179,886	0	0	1,105	15297	178,781	164,552	576	6051
Novara Foreshore Stage 4 2021/22	230,047	0	0	1,401	19562	228,646	210,438	737	7738
Falcon Bay Upgrade - Stage 4 of 5 2021/22	71,455	0	0	463	6081	70,992	65,359	229	2403
Parks and Reserves Upgrades 2021/22	495,101	0	0	2,970	42098	492,131	452,902	1,586	16654
Mandurah Library Re Roofing Project	115,023	0	0	721	9787	114,303	105,213	368	3869
Falcon Reserve Activation Plan Stage 3	0	0	400,000	0	34014	0	365,986	0	13458
Pleasant Grove Foreshore	0	0	59,000	0	5023	0	53,977	0	1985
Kangaroo Paw Park	0	0	400,000	0	34014	0	365,986	0	13458
Falcon Bay Stage 5 of 5	0	0	350,000	0	29756	0	320,244	0	11776
2022/23 South Harbour Upgrades	0	0	150,000	0	12761	0	137,239	0	5047
Upgrade of Playing Surface Peelwood Parade	0	0	350,000	0	29756	0	320,244	0	11776
Bruce Creswell Reserve	0	0	300,000	0	25511	0	274,489	0	10093
Seascapes Boardwalk	0	0	200,000	0	17007	0	182,993	0	6729
Mandurah Community Museum Roof and Gutters	0	0	150,000	0	12761	0	137,239	0	5047
Stage 2 of Upgrades to Peelwood Reserve	0	0	70,000	0	0	0	0	0	0
Smart Street Mall Upgrade	0	0	267,396	0	0	0	0	0	0
Eastern Foreshore South Precinct	0	0	94,683	0	0	0	0	0	0
Western Foreshore Recreation Precinct	0	0	800,000	0	0	0	0	0	0
Transport									
Drainage [318(iv)]	36,821	0	0	1,891	21512	34,931	16,602	86	872
Road Construction [318(v)]	369,604	0	0	18,980	232329	350,624	133,359	867	9414
Road Construction [329(ii)]	9	0	0	9	0	0	0	(9)	0
Drainage Construction [329(iii)]	3	0	0	3	0	0	0	(3)	0
Peelwood Oval - Parking [329(iv)]	1	0	0	1	0	0	0	(1)	0
Path Construction [329(vi)]	1	0	0	1	0	0	0	(1)	0
Street Lighting [329(viii)]	1	0	0	1	0	0	0	(1)	0
Road Construction [333(ii)]	103,407	0	0	9,299	103271	94,107	0	221	1822
New Pedestrian Bridge Construction [335]	243,718	0	0	10,008	120092	233,710	123,290	550	6604
New Road Construction [339]	313,715	0	0	9,428	113063	304,287	200,409	740	9169
New Road Construction [342]	425,086	0	0	8,914	103930	416,172	320,960	848	13214
WMC Tims Thicket [343]	67,049	0	0	1,331	15484	65,718	51,461	134	2096

Repayments - Borrowings

Information on Borrowings Particulars	1 July 2022	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Road Construction [346]	263,877	0	0	5,094	59172	258,783	204,336	527	8280
MARC Carpark [347]	200,493	0	0	3,870	44949	196,623	155,258	400	6291
MPAC Forecourt [348]	83,566	0	0	1,612	18726	81,954	64,715	167	2622
Mandurah Marina [352]	132,128	0	0	1,739	19733	130,390	112,203	264	4303
MARC Carpark [354]	198,193	0	0	2,608	29593	195,585	168,318	396	6455
Mandurah Foreshore Boardwalk Renewal [357]	296,245	0	0	3,914	44419	292,331	251,604	592	9653
New Road Construction [359]	864,540	0	0	12,538	142058	852,002	721,781	1,631	27970
Smoke Bush Retreat Footpath [361]	66,065	0	0	870	9873	65,195	56,090	132	2151
New Boardwalks 18/19	369,640	0	0	3,556	42735	366,085	322,592	1,014	12105
Coodanup Drive - Road Rehabilitation	74,083	0	0	711	8544	73,372	64,602	203	2424
Pinjarra Road Carpark	148,124	0	0	1,422	17089	146,703	129,170	406	4847
New Road Construction 2018/19	1,172,269	0	0	12,467	142756	1,159,803	1,013,818	2,613	38204
New Road Construction 2019/20	703,305	0	0	7,286	81755	696,020	612,092	1,826	22981
South Harbour Upgrade 2019/20	189,552	0	0	1,637	20542	187,916	166804	520	6230
New Roads 2020/21	543,876	0	0	4,054	56675	539,822	481,409	1,466	17929
Carryover Roads 2020/21	500,102	0	0	2,964	42518	497,138	457,482	1,602	16822
Roads 2021/22	250,051	0	0	1,458	21265	248,593	228,735	801	8411
SP Halls Head PSP	0	0	200,000	0	17007	0	182,993	0	6729
Carparks 2021/22	165,673	0	0	1,020	14095	164,652	151,544	531	5573
RC Peel Street	0	0	500,000	0	42518	0	457,482	0	16822
Cambria Island Abutment Wall	58,989	0	0	389	5024	58,600	53,953	189	1984
Senior Citizens Carpark	0	0	100,000	0	8504	0	91,496	0	3364
Torcello Mews Canal PAW Renewal	0	0	100,000	0	8504	0	91,496	0	3364
MARC Carpark Additional and overflow	0	0	50,000	0	4258	0	45,742	0	1682
Halls Head Parade Car Park Stage 2a	0	0	50,000	0	4258	0	45,742	0	1682
RC Pinjarra Road Stage 4	0	0	500,000	0	42518	0	457,482	0	16822
Cambria Island Abutment Walls Repair	0	0	300,000	0	25511	0	274,489	0	10093
RC Pinjarra Road Stage 3	0	0	500,000	0	0	0	0	0	0
Halls Head Pde Beach Central CP Stage 2	0	0	135,361	0	0	0	0	0	0
Cambria Island Abutment Walls Repair	0	0	341,023	0	0	0	0	0	0
Economic services					0				0
Mandurah Ocean Marina Chalets Refurbishment	150,031	0	0	928	12761	149,102	137,239	481	5047
Other property and services					0				0
IT Communications Equipment [318(i)]	29,179	0	0	1,498	17210	27,681	12,827	68	697
IT Equipment [329(vii)]	1	0	0	1	0	0	0	(1)	0
Land Purchase [330]	3	0	0	3	0	0	0	0	0
Civic Building - Tuckey Room Extension	369,237	0	0	3,557	42761	365,681	321,815	1,013	12079
	23,853,143	0	6,407,463	338,306	4,365,891	23,514,837	23,569,427	57,030	906,534
Total	23,853,143	0	6,407,463	338,306	4,365,891	23,514,837	23,569,427	57,030	906,534
Current borrowings	4,365,891		6,407,463	338,306	4,365,891	4,027,585	4,365,891	57,030	906,534
Non-current borrowings	19,487,252					19,487,252	19,203,536		
	23,853,143					23,514,837	23,569,427		

All debenture repayments were financed by general purpose revenue.

Unspent Borrowings

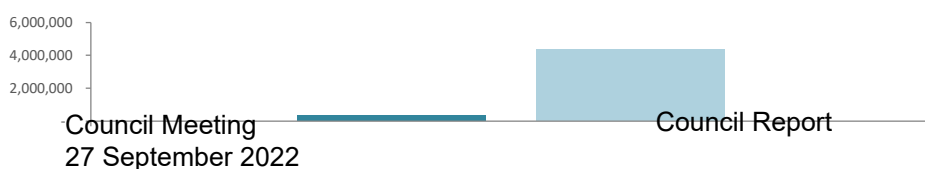
Particulars	Date Borrowed	Unspent Balance 30-06-2022	Borrowed During Year	Expended During Year	Unspent Balance 30/06/2023
		\$	\$	\$	\$
Brighton Lane/Plaza	30/06/2019	57,137		-	57,137
WMC Tims Thickett	30/06/2016	150,000		-	150,000
New Boardwalks 2018/19	30/06/2019	38,704		-	38,704
Pinjarra Road Carpark	30/06/2019	11		-	11
Halls Head Recycled Water	30/06/2020	29,927		-	29,927
Lakelands DOS	30/06/2019	352,398		(332,398)	20,000
Smart Street Mall	30/06/2021	393,283		(393,283)	0
Western Foreshore Upgrade	30/06/2021	674,505		(674,505)	0
Western Foreshore Upgrade	30/06/2022	1,534,387		(1,534,387)	0
Mandurah Library Re Roofing Project	30/06/2022	105,937		(105,937)	0
Mewburn Ablution Refurbishment	30/06/2022	41,567		(41,567)	0
Owen Avenue Ablution	30/06/2022	14,848		(14,848)	0
Kangaroo Paw Park	30/06/2022	33,383		(33,383)	0
Tickner Reserve Final Stage	30/06/2022	49,072		(49,072)	0
Falcon Bay Upgrade - Stage 4 of 5	30/06/2022	18,117		(18,117)	0
Halls Head Beach Car Park Stage 2	30/06/2022	50,577		(50,577)	0
Halls Head Pde Beach Central CP Stage 2	30/06/2022	-38,151		38,151	0
Cambria Island Abutment Walls Repair	30/06/2022	37,603		(37,603)	0
		3,543,305	0	(3,247,526)	295,779

The City has no unspent debenture funds as at 30th June 2020, nor is it expected to have unspent funds as at 30th June 2021.

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.

2022/23 Principal Repayments



Principal
\$338,306

Interest Expense
\$57,030

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 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	947,695	12,443	0	0	0	(474,833)	0	485,304	947,695
Parking	488,384	6,412	0	0	0	0	0	494,796	488,384
Asset Management	10,752,634	119,918	0	2,000,000	0	(5,042,779)	0	7,829,772	10,752,634
Cultural Centre	2,480	0	0	0	0	(213,495)	0	(211,015)	2,480
Property Acquisition	0	0	0	0	0	0	0	0	0
Sustainability	373,345	4,902	0	0	0	(196,000)	0	182,247	373,345
Waste Facilities Reserve Fund	4,419,449	41,850	0	0	0	(1,762,094)	0	2,699,205	4,419,449
Traffic Bridge	(114)	0	0	0	0	0	0	(114)	(114)
Interest Free Loans	325	0	0	0	0	0	0	325	325
CLAG	1,182	16	0	0	0	0	0	1,198	1,182
Mandurah Ocean Marina	180,577	2,371	0	0	0	0	0	182,948	180,577
Waterways	724,745	9,515	0	0	0	(63,377)	0	670,883	724,745
Port Mandurah Canals Stage 2 Maintenance	94,438	1,240	0	0	0	0	0	95,678	94,438
Mariners Cove Canals	86,065	1,130	0	0	0	0	0	87,195	86,065
Port Bouvard Canal Maintenance Contributions	270,874	3,556	0	0	0	0	0	274,430	270,874
Unspent Grants & Contributions	3,224,965	0	0	0	0	(7,719,669)	0	(4,494,704)	3,224,965
Long Service Leave	4,663,760	0	0	0	0	(905,791)	0	3,757,969	4,663,760
Bushland and Environmental Protection	1,301,700	17,090	0	200,000	0	0	0	1,518,790	1,301,700
Coastal Storm Contingency	262,219	3,443	0	0	0	0	0	265,662	262,219
Digital Futures	70,768	929	0	0	0	0	0	71,698	70,768
Decked Carparking	1,023,157	13,433	0	0	0	0	0	1,036,590	1,023,157
Specified Area Rates - Waterside Canals	113,938	1,496	0	0	0	(6,738)	0	108,696	113,938
Specified Area Rates - Port Mandurah Canals	144,978	1,903	0	64,900	0	(1,131)	0	210,650	144,978
Specified Area Rates - Mandurah Quay Canals	222,158	2,917	0	8,965	0	0	0	234,040	222,158
Specified Area Rates - Mandurah Ocean Marina	410,720	5,392	0	151,390	0	0	0	567,502	410,720
Specified Area Rate - Port Bouvard Canals	122,542	1,609	0	588	0	0	0	124,739	122,542
Specified Area Rate - Mariners Cove	5,201	69	0	0	0	(5,317)	0	(47)	5,201
Specified Area Rate - Eastport	36,288	476	0	0	0	(31)	0	36,733	36,288
Sportclubs Maintenance Levy	204,217	2,681	0	0	0	0	0	206,898	204,217
City Centre Land Acquisition Reserve	1,006,509	13,215	0	0	0	(100,000)	0	919,724	1,006,509
Lakelands Community Infrastructure Reserve	1,118,005	14,679	0	0	0	0	0	1,132,684	1,118,005
Plant Reserve	835,239	10,966	0	0	0	(1,189,302)	0	(343,097)	835,239
Workers Compensation Reserve	483,542	6,349	0	0	0	0	0	489,891	483,542
Restricted Cash Reserve	2,004,924	0	0	0	0	(2,180,114)	0	(175,190)	2,004,924
	35,596,909	300,000	0	2,425,843	0	(19,860,671)	0	18,462,081	35,596,909

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	1,903,527	0	1,903,527	0
Financial Assistance Grant - Local Roads	0	0	0	0	1,439,746	0	1,439,746	0
Law, order, public safety								
Southern Districts Bush Fire Brigade LGGS: DFES	0	0	0	0	32,928	0	32,928	6,437
SES LGGS: DFES	0	0	0	0	57,629	0	57,629	14,407
Bushfire Mitigation Activity Fund (MAF) Grants: DFES	0	0	0	0	65,000	0	65,000	0
Education and welfare								
Waterwise Verge Grant: Water Corp	0	0	0	0	10,000	0	10,000	0
Christmas Pageant: Lotterywest	0	0	0	0	10,000	0	10,000	0
Crabfest: Tourism WA	0	0	0	0	145,250	0	145,250	0
Every Club Funding 2022: DLGSC	40,000	0	0	40,000	0	0	40,000	0
Every Club Funding 2023: DLGSC	0	0	0	0	21,325	0	21,325	0
Wearable Art	0	0	0	0	41,500	0	41,500	0
Gnoonie Youth Football Cup: Healthway	0	0	0	0	1,500	0	1,500	0
CHRMAP: DPLH	0	0	0	0	0	0	37,500	0
	40,000	0	0	40,000	3,728,405	0	3,805,905	20,844
Operating Contributions								
Recreation and culture								
She Codes Workshop: PDC	5,000	0	0	5,000	0	5,000	5,000	0
	5,000	0	0	5,000	0	5,000	5,000	0
TOTALS	45,000	0	0	45,000	3,728,405	5,000	3,810,905	20,844

Provider	Unspent Non Operating Grants, Subsidies and Contributions Liability				Non Operating Grants, Subsidies and Contributions Revenue			
	Liability	Increase in Liability	Liability Reduction (As revenue)	Liability	Adopted Budget Revenue	Budget Variations	Annual Budget	YTD Revenue Actual (b)
	1-Jul			30-Jun	\$	\$	\$	\$
Non-Operating Grants and Subsidies								
Community amenities				0				
Changing Places - Eastern Foreshore	45,454	0	0	45,454	0	0	0	0
Recreation and culture								
Eastern Foreshore South Precinct: DoH	2,500,000	0	0	2,500,000	0	2,500,000	2,500,000	0
Eastern Foreshore South Precinct: RfR	786,904	0	(45,822)	741,082	0	786,904	786,904	45,822
Mandurah Parks - Shade Sails: DPIRD	56,443	0	0	56,443	0	56,443	56,443	0
MPAC Internal Refurb: DPIRD	155,716	0	0	155,716	0	155,716	155,716	0
22-23 MPAC Internal Refurb	0	0	0	0	50,000	0	50,000	0
Mandurah Netball Feasibility Study - CSRFF	11,200	0	0	11,200	0	11,200	11,200	0
Mandurah Netball Feasibility Study - Netball WA	4,545	0	0	4,545	0	4,545	4,545	0
Stage 2 of Upgrades to Peelwood Reserve	66,465	0	(46,384)	20,081	0	66,465	66,465	46,384
All Terrain Wheelchair	8,500	0	0	8,500	0	8,500	8,500	0
Dawesville Community Centre	0	1,000,000	0	1,000,000	0	673,052	673,052	0
Yalgorup National Park	300,000	0	0	300,000	225,000	0	225,000	0
Merlin Street Activation Plan - Implementation	150,000	0	0	150,000	0	0	0	0
MARC Roof Repairs	747,467	0	(803)	746,664	0	0	1,624,991	803
SP Halls Head PSP	0	0	0	0	400,000	0	400,000	0
Trails Project	175,000	0	0	175,000	900,000	0	900,000	0
Transport								
RC Peel Street Stage 3	400,000	0	0	400,000	1,000,000	0	1,000,000	0
Peel Street - Power Relocation	140,320	0	0	140,320	0	479,671	479,671	0
RC Pinjarra Road Stage 4	0	400,000	0	400,000	1,000,000	0	1,000,000	0
RR Mariners Cove/Hudson Drives Roundabout	0	0	0	0	300,000	0	300,000	0
RR Olive Road	0	0	0	0	300,000	0	300,000	0
RR Harlem Place	0	0	0	0	240,000	0	240,000	0
TM Estuary Road Delineation	0	7,379	0	7,379	18,448	0	18,448	0
SL Lakes Road/Murdoch Drive	0	23,678	0	23,678	59,194	0	59,194	0
SL Old Coast Road/McLarty Road/Leeward Road Ent	0	18,643	0	18,643	46,608	0	46,608	0
RS Baloo Crescent, Falcon	0	0	0	0	122,000	0	122,000	0
RS Ivanhoe Crescent, Falcon	0	122,000	0	122,000	100,000	0	100,000	0
RS Hill Street, Halls Head	0	100,000	0	100,000	146,411	0	146,411	0
Installation of Flood Lighting at Mandurah Tennis Club	0	146,411	0	146,411	53,524	0	53,524	0
	5,548,014	1,818,111	(93,008)	7,273,117	4,961,185	4,742,495	11,328,671	93,008
Non-Operating Contributions								
Recreation and culture								
PEET - Cash in Lieu Contribution	1,065,909	0	0	1,065,909	0	0	0	0
Eastport Foreshore Upgrade	0	0	0	0	151,198	0	151,198	0
Transport								
Dawesville Channel SE Foreshore Upgrade	0	0	0	0	150,000	0	150,000	0
Other property and services								
MARC Geothermal Pump & VSD	0	0	0	0	0	63,897	63,897	0
	1,065,909	0	0	1,065,909	301,198	63,897	365,095	0
Total Non-operating grants, subsidies and contributions	6,613,923	1,818,111	(93,008)	8,339,026	5,262,383	4,806,392	11,693,766	93,008

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 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)				(560,210)
100010-3780-1263-41400	Every Club Funding Operating Grant		Operating Revenue		40,000		(520,210)
	Contract Liability		Other	(40,000)			(560,210)
100010-5850-1263-41400	CHRMAP Operating Grant		Operating Revenue		37,500		(522,710)
	Unspent Grant Reserve		Other: Transfer Out of Reserve		39,099		(483,611)
	2021/22 Operating Carryover - Unspent Grants		Operating Expenses			(39,099)	(522,710)
	Restricted Cash Reserve		Other: Transfer Out of Reserve		2,050,114		1,527,404
	2021/22 Operating Carryovers		Operating Expenses			(2,050,114)	(522,710)
	Capital Works 2021/22 Carryovers		Capital Expenses			(19,076,830)	(19,599,540)
	Capital Works 2021/22 Carryovers		Other: Proceeds from Debentures		2,248,463		(17,351,077)
	Capital Works 2021/22 Carryovers		Other: Unutilised Loans		3,247,526		(14,103,551)
	Capital Works 2021/22 Carryovers		Other: Proceeds From Sale of Assets		552,344		(13,551,207)
	Capital Works 2021/22 Carryovers		Capital Revenue		6,431,383		(7,119,824)
	Capital Works 2021/22 Carryovers - various reserve reductions		Other: Transfer Out of Reserve		2,657,365		(4,462,459)
	Capital Works 2021/22 Carryovers		Other	(4,541,456)			(9,003,915)
	Capital Works 2021/22 Carryovers - Unspent Grant Reserve		Other: Transfer Out of Reserve		4,541,456		(4,462,459)
	Capital Works 2021/22 Carryovers - Restricted Cash Reserve		Other: Transfer Out of Reserve		3,939,749		(522,710)
100010-4530-1263-41450	Mandurah Libraries - Contributions - Operating (She Codes Workshop)		Operating Revenue		5,000		(517,710)
100010-4540-1343-61001	Falcon Library - Library Learning Projects (She Codes Workshop)		Operating Expenses			(5,000)	(522,710)
750725-6100-1045-61129	Other Buildings Renewal		Capital Expenses		50,000		(472,710)
				(4,581,456)	25,839,999	(21,171,043)	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 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)				(472,710)
100010-1000-1169-61001	CEO Corporate Projects		Operating Expenses		35,000		(437,710)
100010-4210-1169-61001	Environmental Services Corporate Projects		Operating Expenses			(35,000)	(472,710)
700540-6600-1045-61129	Diadem Place Fencing		Capital Expenses		9,000		(463,710)
700541-6600-1045-61129	Philante Street Carpark Fencing		Capital Expenses		7,000		(456,710)
700541-6600-1045-61129	Karinga Foreshore Car Park Fencing		Capital Expenses		6,000		(450,710)
700543-6600-1045-61129	Dawesville Channel South Fencing		Capital Expenses		3,000		(447,710)
700567-6600-1045-61129	Peelwood Cricket Nets		Capital Expenses			(25,000)	(472,710)
101870-4210-1263-61129	Environmental Education Project		Operating Expenses			(4,000)	(476,710)
100010-4210-1263-41450	Environmental Services Operating Contribution		Operating Revenue		4,000		(472,710)
770007-6300-1045-41403	DFES Capital Contribution		Capital Revenue		18,896		(453,814)
770011-6300-1045-41403	DFES Capital Contribution		Capital Revenue		175,352		(278,462)
770007-6300-1045-61001	Trailers		Capital Expenses			(18,896)	(297,358)
770011-6300-1045-61001	Miscellaneous Equipment		Capital Expenses			(175,352)	(472,710)
New-6100-1045-41403	Department of Communities Grant		Capital Revenue		140,075		(332,635)
New-6100-1045-61129	Changing Places - Eastern Foreshore Mandurah		Capital Expenses			(140,075)	(472,710)
				0	398,323	(398,323)	(472,710)

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 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 2022-23 year is 10.00%

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
	\$	%		
Revenue from operating activities				
Operating grants, subsidies and contributions	(345,160)	(84.29%)	▼ Timing	Variance primarily due to Financial Assistance Grants for Qtr. 1 not yet received.
Interest earnings	(44,726)	(36.26%)	▼ Timing	Variance primarily due to interest earnings on trust investments and rates not yet received, to be monitored as year progresses.
Other revenue	(12,627)	(22.75%)	▼ Timing	Variance primarily due to reimbursements not yet received, to be monitored as year progresses.
Expenditure from operating activities				
Employee costs	1,120,771	39.84%	▲ Timing	Variance due to vacant positions not yet filled. Will be monitored as the year progresses.
Materials and contracts	1,041,385	20.36%	▲ Timing	Variance due to operating projects which haven't commenced, to be monitored as year progresses.
Interest expenses	16,414	10.77%	▲ Timing	Favourable variance an indication of interest savings due to loan offset facility.
Other expenditure	(858)	100.00%	▼ Permanent	Variance due to small debt write off for Lease Fees in accordance with the Write-Off Debts Delegation (DA-FCM06).
Loss on disposal of assets	6,248	100.00%	▲ Permanent	This is a non-cash variance relating to disposal of assets and occurs due to accounting requirements. There is no impact on the budget. The variance will be adjusted at Budget Review. Refer to note 4 - asset disposals.
Investing Activities				
Non-operating Grants, Subsidies and Contributions	(881,473)	(90.46%)	▼ Timing	Capital grants are recognised in line with capital expenditure. Will be monitored throughout the remainder of the year.
Proceeds from Disposal of Assets	(261,737)	(92.22%)	▼ Timing	Will be monitored throughout the year. Refer to note 4.
Capital Acquisitions	2,631,413	56.87%	▲ Timing	Refer to note 6.
Financing Activities				
Payment of lease liability	43,833	29.81%	▲ Timing	Varying repayment terms on lease agreements. Will be monitored throughout the remainder of the year.
Proceeds from new interest earning liability	(277,367)	(100.00%)	▼ Timing	Proceeds not yet received from MAIA as dependent on timing of new lease take ups.
Proceeds from community loans	(3,856)	(92.04%)	▼ Timing	Varying repayment terms on loan agreements. Will be monitored throughout the remainder of the year.

Peel-Harvey Estuary



Issue

The Peel-Harvey Estuary, Rivers and waterways are in very poor health and research is showing that without a transformational approach to their management, further reduction in rainfall and streamflow will see the system collapse, taking with it an estimated \$3.35 billion of economic value to the Region. Actions identified for the management of the waterways in the Strategic Assessment for Perth and Peel and the pending Peel-Harvey Estuary Protection Plan, need to be implemented now, including legislative changes putting the restoration of the health of the system as a Regional priority.

Economic Value of the Peel-Harvey Waterways - \$3.35 billion + p.a.

Preserving the health of the Peel-Harvey waterways is central to local community values and will retain significant economic benefits currently supported through local tourism, commercial fisheries and recreational activities. The following values have been found to be reliant on the condition of the waterways:

- \$217 million in annual expenditure on recreational fishing activities
- \$40 million in annual expenditure on boat maintenance and operations in the Peel
- \$1.8 million in annual revenue generated through storing boats in PYS Marinas
- Between \$0.9 million and \$1.7 million in annual catch from commercial fishing
- \$318.2 million in annual tourism expenditure spent in Mandurah
- \$3.15 million derived from the value of 9 commercial fishing licenses

The total monetary value of ecosystem services derived from Peel-Harvey's coastal and inland wetland ecosystems was quantified in 2013 to be approximately \$3.35 billion (2007 prices)[1]. By comparison, the Peel's Gross Regional Product at the time was estimated at \$5.6 billion.

Estimates do not include real estate values which are estimated to drop in value by ~\$50,000 per property, should the system collapse again (2010, *Peel Estuary and Land Values Near Waterways, an Economic Valuation*)

^[1] Arkwright D, 2013, Peel Development Commission Occasional Paper 2.8: Valuing the Eco-System Services in the Peel Region.

Research Findings - ARC Linkage Project (2019)

- The estuary has **reduced flushing** due to declining river flows;
- Ecologically, the estuary is showing signs of trouble with condition reverting to pre-Dawesville Channel era (...highest macroalgal growths on record)
- Several '**trouble hot-spots**' have emerged across the estuary, especially poorly flushed areas
- The drying climate projected for 2050 is forecast to **reduce water flows to the estuary by ~50%**, exacerbating the current condition.
- **Nutrient reduction** has been identified as a potential strategy to help adapt to the drying climate.
- **Risk to fish stocks**, e.g. Black Bream (Murray River) have only reached maturity in 1 year since 2010.
- Allowing a '**business as usual**' approach to catchment management, as well as agricultural and urban development beyond that proposed in the SAPPR, **is forecast to intensify problems with hypoxia in the rivers and increase nutrient flows to the rivers and parts of the basins.**

Legislative Changes to protect the health of the Peel-Harvey:

- Reinstating the **Strategic Assessment for Perth and Peel** and implementation of priority actions
- **Governance Structure** to ensure coordination and collaboration of regional implementation across portfolios, with independent Chair and reporting progress against quantifiable targets;
- **Statutory protection via a designated Special Control Area** for the Peel-Harvey, removing exemptions from clearing, inappropriate stocking rates, point source pollution loopholes, enabling appropriate horticulture and agriculture, managing fertilizer application, enabling environmental flows;
- Review of **land use zones** impacting on river health (subregional structure plans) – e.g. introduction of rural conservation in key areas (adjacent to waterways).

On-Ground Works – \$11.42 million / year x 10 year intensive restoration works*

Implement the pending Peel-Harvey Water Quality Improvement Plan, and the Binjareb Boodja Landscapes 2025 (NRM Strategy), and the pending Estuary Protection Plan (DWER) including:

		\$ per annum
a	River Restoration (traditional rivercare – revegetation etc)	\$3,200,000
b	Fish restocking & habitat restoration	\$1,000,000
c	Soil Testing and Fertiliser application support	\$260,000
c	Soil Amendment & HT clay application	\$1,200,000
e	Drainage retrofits and restoration	\$875,000
f	Stormwater retrofits, bio-filters, constructed wetlands etc	\$2,600,000
g	Establish and maintain environmental flows	\$1,400,000 (from year 3)
h	Noongar Ranger Program	\$460,000
i	Monitoring and analyzing	\$280,000
j	Collaboration and Administrative	\$145,000

**funding amounts are broad estimates only and subject to detailed planning. PHCC is aware of the pending Estuary Protection Plan being prepared by the DWER, and would seek advice and castings consistent with this process*

Contact

Jane O'Malley, Chief Executive Officer (jane.omalley@peel-harvey.org.au)
(08) 63698800 or 0407988036

CONTACT: Jane O'Malley, Chief Executive Officer || 58 Sutton Street, Mandurah WA 6210 || www.peel-harvey.org.au || (08) 6369 8800

We acknowledge the Noongar people as Traditional Custodians of this land and pay our respects to all Elders past and present

2	SUBJECT: DIRECTOR: MEETING: MEETING DATE:	Financial Report August 2022 Business Services Council Meeting 27 September 2022
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Summary

The Financial Report for August 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.6/6/22 28/06/2022 Adoption of Annual Budget 2022/23

Background

Nil

Comment

Financial Summary

The financial report for August 2022 shows an actual surplus for this period of \$100.9 million. The reason the first six months of any financial year has a large surplus is because over 80% of the total revenue has been recognised (from raising of rates and other grants and fees), however most of the City's expenditure occurs evenly over the 12 months. This results in a timing variance and the actual surplus reduces as the financial year progresses.

The opening surplus is currently \$10.9 million. The opening surplus will be reduced once all invoices have been received and the end of year adjustments have been made for the 2021/2022 financial year. The actual opening surplus as at 30 June 2022 will not be finalised until November 2022 and therefore over the next few months, the actual opening surplus will reduce until such time as the Audit Report and the 2021/22 Annual Financial Statements are adopted by Council. The reduction in the actual opening surplus is due to adjustments being made in accordance with the Accounting Standards.

A summary of the financial position for August 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)	600	600	10,905	10,305	1717%
Revenue					
Revenue from operating activities	124,190	105,816	107,177	1,361	1%
Capital revenue, grants and Contribution	15,099	2,517	577	(1,940)	-77%
	139,289	108,332	107,753	(579)	
Expenditure					
Operating Expenditure	(145,088)	(24,902)	(20,578)	4,324	-17%

Capital Expenditure	(42,913)	(7,217)	(3,234)	3,982	-55%
	(188,001)	(32,119)	(23,812)	8,307	
Non-cash amounts excluded from operating activities	30,535	5,206	5,199	(7)	0%
Non-cash amounts excluded from investing activities	(5,341)	-	1,800	1,800	0%
Other Capital Movements	22,444	(731)	(924)	(193)	26%
Closing Funding Surplus / (Deficit)	(473)	81,289	100,922	19,633	24%

Key Capital Projects

The following table highlights the status of the City's key capital projects for the 2022/2023 financial year:

Project	2022/23 Actuals Incl. CMT \$'000s	2022/23 Annual Budget \$'000s	On Time / On Budget	Comment
Western Foreshore Recreation Precinct	910	3,468	<i>Original project completion date was March 2022, it was revised to September 2022 and now expected completion date is October 2022.</i> <i>Project remains within the budget allocated.</i>	<i>Project status:</i> Installation of main play tower is complete. The Play Space and surrounds are substantially complete with minor defects and finishing works being progressed. All works are expected to be complete in October. Opening date to be confirmed.

<p>Eastern Foreshore South Precinct</p>	<p>359</p>	<p>3,470</p>	<p><i>Completed</i></p> <p><i>Original project completion date was January 2022. The concrete and paving was expected to be completed in August 2022, however it is likely this will be completed by November 2022. The toilet block is expected to be completed by June 2023.</i></p> <p><i>Project remains within the budget allocated.</i></p>	<p><i>Project status:</i></p> <p><u>Estuary Pool</u> The Estuary Pool was opened to the public on 24 December 2021.</p> <p>A kick rail around the pool is expected to be completed in September.</p> <p><u>Eastern Foreshore South – Reserve Area</u> Carpark reconfiguration and paving is complete.</p> <p>The concrete seating wall and soft landscaping works are complete.</p> <p>Works to the southern end of the eastern foreshore area are substantially complete with minor defects and finishing works being progressed, these include:</p> <ul style="list-style-type: none"> • Kick rail around pool and nearby area; • Bollard supply and installation; • Furniture supply and installation; • Final commissioning of fire reels on the two new jetties; and • Mobility scooter charging station. <p>All the above works are expected to be completed by end of November 2022.</p> <p>Procurement for the design and construction of a new toilet block has commenced with construction expected to commence after Crab Fest (March 23) and completed by June 2023.</p>
<p>RC Pinjarra Road Stage 4</p>	<p>35</p>	<p>1,534</p>	<p><i>Project stage 4 completion date is June 2023.</i></p>	<p><i>Project status:</i></p> <p>Reconstruction of the section between Randell Street and Forrest Street is programmed to commence in late 2022.</p>

RC Peel Street Stage 3	574	1,528	<i>Project stage 3 completion date is June 2023.</i>	<i>Project status:</i> Utility service relocations to be completed by June 2023. Completion of roadworks programmed for 2023-2024, subject to funding.
MARC Roof Repairs	19	2,370	<i>Project completion date is subject to the alternative procurement process.</i>	<i>Project status:</i> No tenders received. Alternative procurement process progressing.

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 2.1.

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.

2022/23 Budget Variations

MARC Court Netting

The current protective netting surrounding the internal perimeter of court 4 of the multi-purpose courts at the MARC is approximately 20+ years old and has lost its elasticity. The netting is beyond repair and quotes have been obtained to replace and install new nets at an approximate cost of \$18,960. As these works are considered capital in nature, it is recommended that a new capital budget of \$18,960 be approved, to be funded by the MARC – Facility Management operating budget.

Additional Carryover Projects to 2022/23

It is recommended that Council approves budget variations to carry forward the following two projects that were scheduled to be delivered in 2021/22.

Ayrton Street Public Open Space (POS) Carpark - Capital

The Ayrton Street POS Carpark capital project was scheduled to have the final concrete works completed on the 29 June 2022; however, these works were cancelled due to adverse weather conditions. Instead, the works were completed in the first week of July, resulting in invoices for concreting and traffic management being received in the 2022/23 financial year. It is therefore recommended that the unspent capital budget of \$7,460 from 2021/22 be carried forward to 2022/23.

Place Enrichment Strategy – Operating

In 2021/22 the City of Mandurah began developing a Place Enrichment Strategy to enliven and strengthen neighbourhoods through a place-based, community development approach, which works to build local capacity and positive outcomes within, and with, the Mandurah community. It is anticipated that the Place Enrichment Strategy will bring value in many ways, enabling sound decision-making about finite City resources to be allocated most advantageously for maximum community benefit. It will also support transparency with outcomes being measured. A consultant was to be engaged to assist with the development of this strategy, however the scope of this project evolved, resulting in additional procurement requirements which delayed the appointment of a consultant. Approval is requested to utilise unspent funds totalling \$59,250 from the 2021/22 carried forward surplus to fund this project in 2022/23.

It is recommended that these additional budgets relating to Ayrton Street POS Carpark and Place Enrichment Strategy totalling \$66,710 be funded from the 2021/22 carried forward surplus. The closing deficit at 30 June 2023 was estimated to be \$472,710. With the inclusion of the projects listed above the closing deficit at 30 June 2023 is now estimated to be \$539,420. This will only be until the closing surplus at 30 June 2022 is confirmed in the City's 2021/22 Annual Financial Statements which is estimated to be issued in December 2022.

2021/22 Carryovers Reconciliation

Operating

In the June 2022 Financial Report, Council approved adjustments for the 2021/22 operating carryovers. A similar process to the capital carryover projects has been undertaken with a reconciliation being conducted to identify the movement between actuals as at 30/06/2022 and the year-end actuals, to correctly calculate what should have been carried forward for those projects into 2022/23.

The only operating carryover project requiring an adjustment due to a movement in actuals, is the Emergency Management project. Actuals as at 30/06/2022 increased by \$31,460, therefore it is recommended that the 2022/23 carryover budget be reduced by \$31,460 from \$105,876 to \$74,416. The transfer into reserve for this unspent budget will be adjusted as part of the 2021/22 year-end process, it is recommended that the transfer from reserve in 2022/23 be decreased by \$31,460 from \$105,876 to \$74,416 to align with the adjusted budget.

As detailed in Attachment 1.3 of the June 2022 Financial Report, \$205,000 was being carried over from the 2021/22 financial year to fund the Trails (\$75,000) and the Yalgorup National Parks (\$130,000) Economic Development – Corporate Projects, and these funds were being transferred to reserve in the 2021/22 financial year. As part of the resolution it was recommended that a budget amendment to the 2022/23 financial year be made to transfer the \$205,000 out of reserve and into the Economic Development – Corporate Projects operating expenditure account. However, Council already approved in the 2022/23 budget that these projects, which are capital in nature, be funded from reserve. Therefore, it

is recommended that Council approve the reversal of the approved budget variation for the 2022/23 budget that transfers out of reserve \$205,000 and increases the Economic Development – Corporate Projects operating budget. There is nil impact to the closing surplus and balances the reserve to reflect the correct project allocations.

Capital

In the June 2022 Financial Report, Council approved adjustments for 2021/22 capital works carryovers. The 2022/23 carryover budgets were based on actuals as at 30/06/2022, however since this date a reconciliation has been prepared based on the year-end actuals to correctly calculate what should have been carried forward to 2022/23. The adjustments are primarily due to invoices being received post 30 June 2022, with pre-30 June dates for works completed in 2021/22. These adjustments will result in capital budgets reducing by \$391,438 in the 2022/23 capital works program. A detailed list of the carryover projects requiring adjustment is shown on Attachment 2.2.

The \$391,498 decrease in 2022/23 capital expenditure for these carryover projects will result in the following adjustments to funding:

Decrease in grants	(\$ 64,336)
Decrease in unutilised loans	(\$163,828)
Decrease in transfer from reserves	<u>(\$163,184)</u>
Total Funding Adjustments	<u>(\$391,348)</u>

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 2.1*** ***Monthly Financial Report***
Attachment 2.2 ***2021/22 Capital Carryovers to 2022/23***
Attachment 2.3 ***Schedule of Accounts (electronic only)***

RECOMMENDATION

That Council

- 1** **Receives the Financial Report for August 2022 as detailed in Attachment 2.1 of the report.**
- 2** **Receives the Schedule of Accounts for the following amounts as detailed in Attachment 2.3 of the report:**

Total Municipal Fund	\$ 7,351,145.94
Total Trust Fund	\$ <u>0.00</u>
	\$ <u>7,351,145.94</u>
- 3** **Approves the following budget variations for 2022/23 annual budget:**
 - 3.1** **Unbudgeted capital expenditure of \$18,960* for MARC Court Netting**
 - **To be funded from MARC – Facility Maintenance operating budget 18,960***
- 4** **Approves the following budget variations for operating projects that were scheduled in the 2021/22 year to be carried forward to the 2022/23 year:**

- 4.1 Unbudgeted capital expenditure in 2022/23 of \$7,460* for Ayrton St POS Carpark.
 - 4.2 Additional operating expenditure in 2022/23 of \$59,250* for Administration – Director of Place & Community – Consultants.
 - 4.3 Increase the estimated closing deficit at 30 June 2023 from \$472,710, as part of the Council adopted 2022/23 budget, to \$539,420.
 - To be funded from the 2021/22 actual closing surplus at 30 June 2022, once finalised.
- 5 Approves the following adjustments for the 2022/23 operating projects:
- 5.1 Decrease in operating expenditure of \$31,460* for Emergency Management
 - 5.2 Decrease in operating expenditure of \$205,000* for Economic Development
 - To be funded from a decrease in the transfer out from reserve \$236,460*
- 6 Approves the following adjustments for the 2022/23 capital projects as per the 2021/22 Carryover Reconciliation, detailed in Attachment 2.3:
- 6.1 Decrease in capital expenditure of \$391,348*
 - 6.2 Decrease in capital grant revenue \$64,336*
 - 6.3 Decrease in unutilised loans \$163,828*
 - 6.4 Decrease in transfer from various reserves \$163,184*

****ABSOLUTE MAJORITY REQUIRED***

Monthly Financial Report

August 2022



City of Mandurah August 2022

\$539.4K ▲

Estimated Deficit at 30 June 2023 with proposed budget amendments

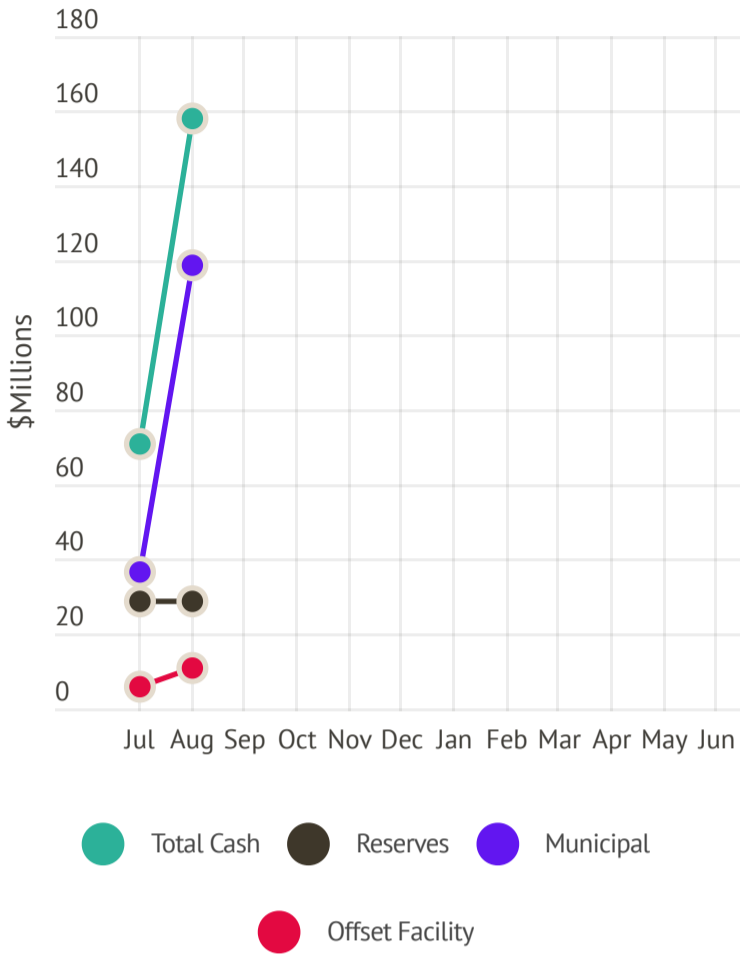
\$100.92 million ▼

Year to Date Actual Surplus

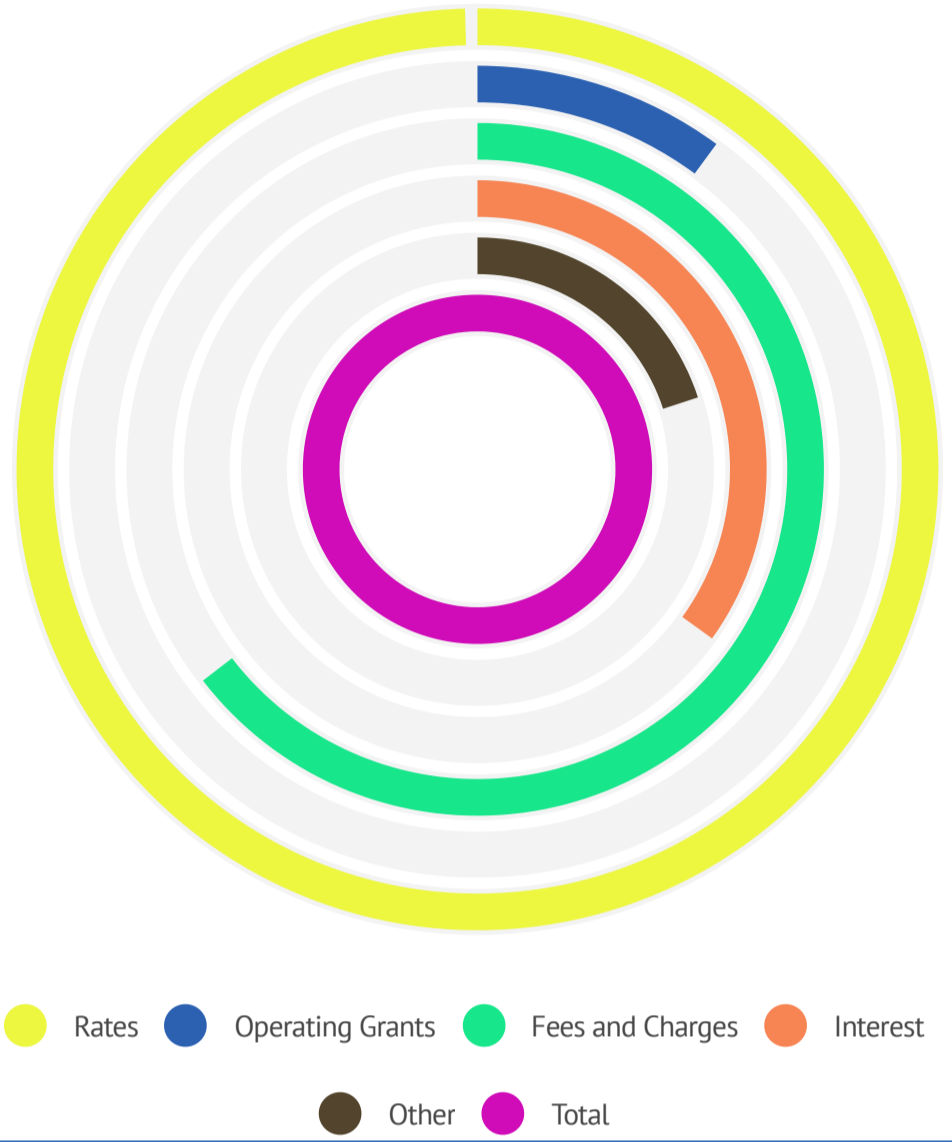
Summary

- Actual Rates Raised \$86.8M ▲
- Actual Rates Received \$48.6M (54.8% collected) ▲
- Actual Operating Revenue \$107.2M ▲
- Actual Capital Revenue \$443K ▲
- Actual Operating Expenditure \$20.58M ▲
- Actual Capital Expenditure \$3.2M ▲
- Actual Proceeds from Sale of Assets \$134K ▲

Investments



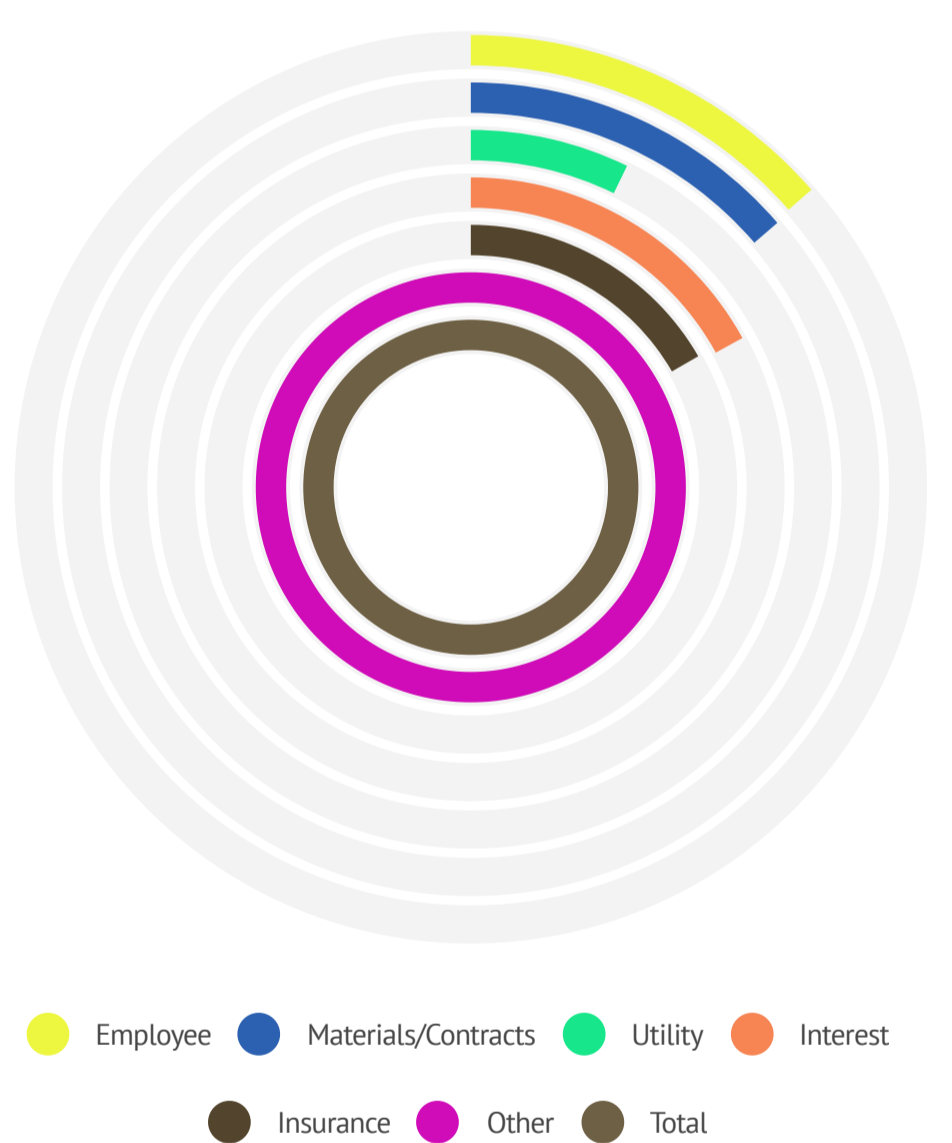
Year to Date Revenue Actuals Compared to Current Budget



Loans

- Actual Principal Outstanding \$23.2M ▲
- Actual Principal Repayments Made \$686K ▲
- Actual Interest Paid \$103K ▲
- Actual New Loans Drawdown \$0M —
- Amount of Interest Saved from Loan Offset Facility \$12.4K ▲

Year to Date Expenditure Actuals Compared to Current Budget



Rates Outstanding

- 26 Properties with >\$10K outstanding ▼
- 141 Properties \$3K to \$10K outstanding ▼
- 0 Properties commenced legal action in 22/23 —
- \$2.12M Rates Exemptions —

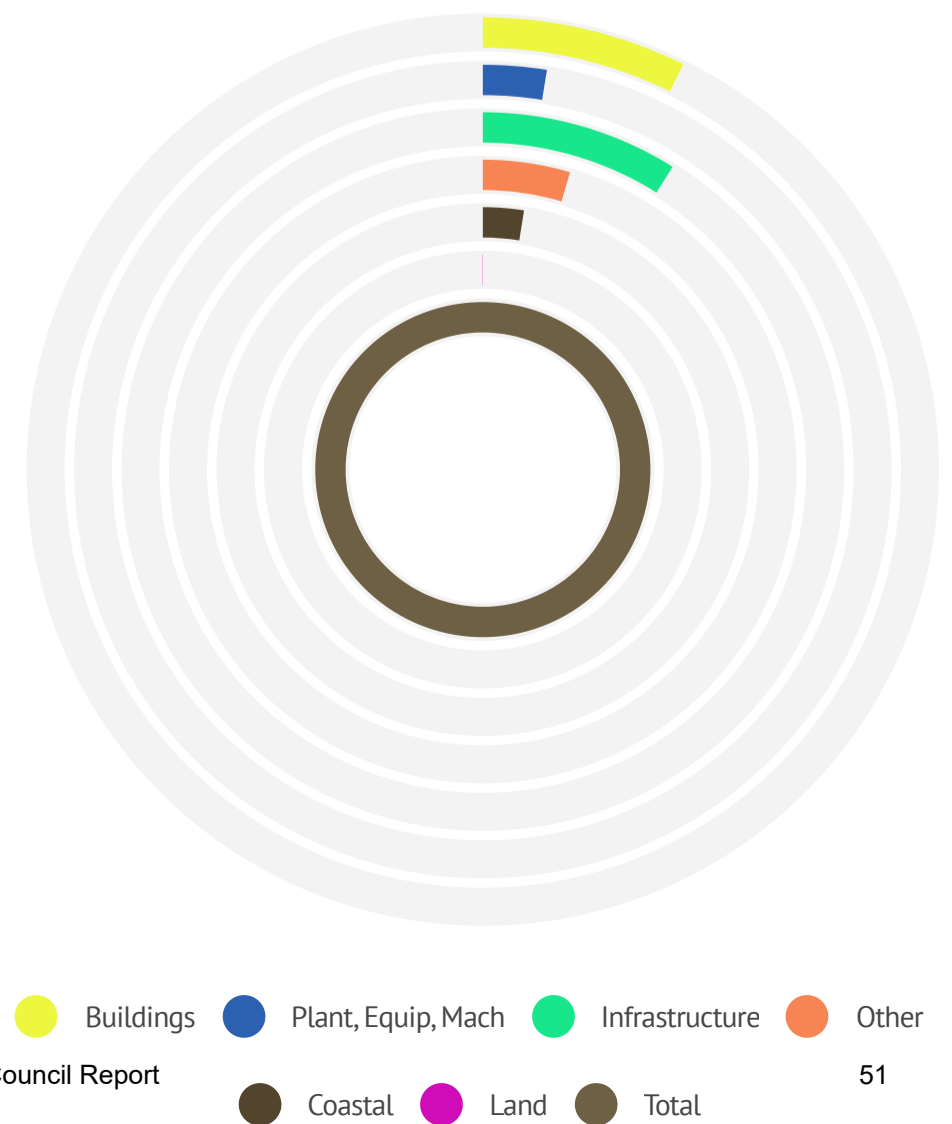
Sundry Debtors Outstanding

- 142 current accounts due (\$2.2M) ▼
- 411 accounts overdue i.e >30 days (\$376K) ▲

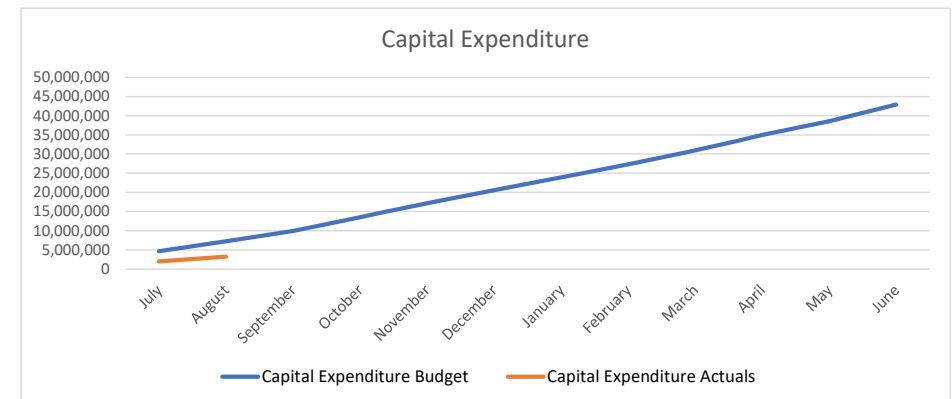
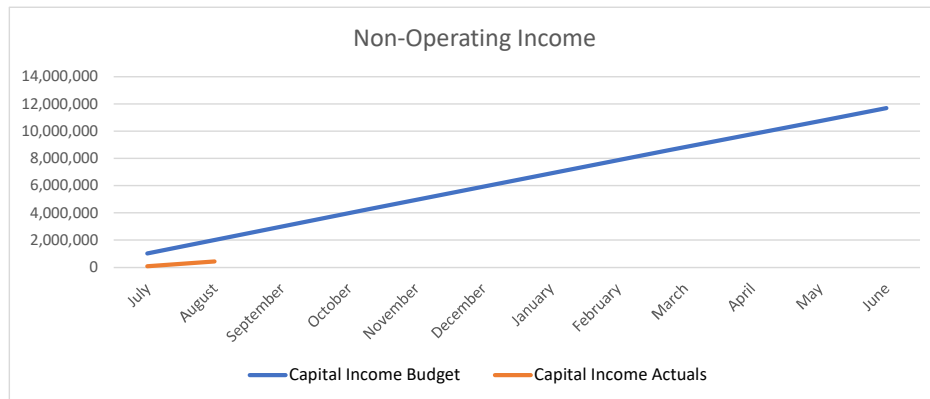
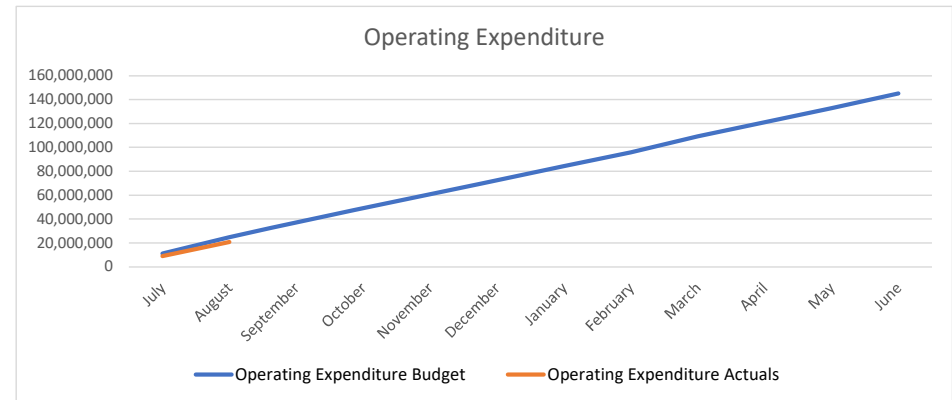
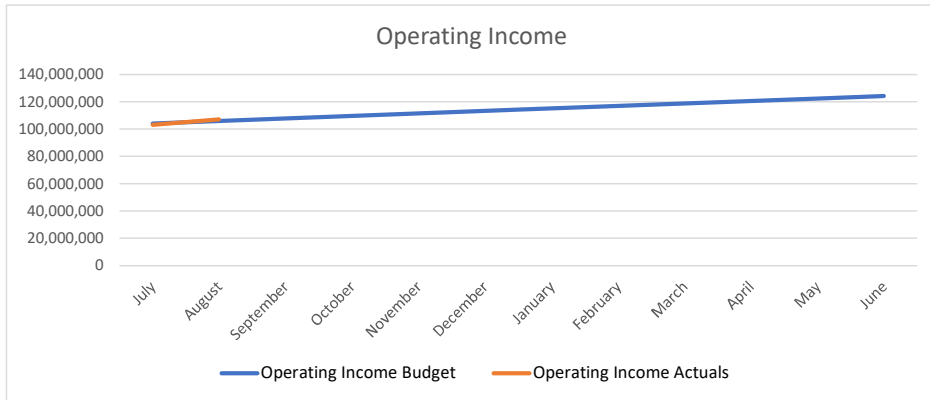
Budget Proposed Amendments

- Unbudgeted capital expenditure for MARC Court Netting funded from MARC - Facility Management operating budget \$19K
- Additional carryover projects to 2022/23 funded from carried forward surplus:
 - Capital - Ayrton St POS Carpark \$7.5K
 - Operating - Place Enrichment Strategy \$59K
- 2021 Carryover Reconciliation adjustments:
 - Operating - decrease in operating expenditure of 31K for Emergency Management and \$205K for Economic Development funded by a decrease from reserve \$236K
 - Capital - decrease in capital expenditure of \$391K funded by a decrease in capital grant revenue \$64K, unutilised loans \$164K and transfer from reserve \$163K

Year to Date Capital Actuals Compared to Current Budget



- 5 Tenders awarded during the month through CEO delegation ▲
- 5.7% Council Meetings received for the 22/23 year 27 September 2022 ▲



CITY OF MANDURAH
MONTHLY FINANCIAL REPORT
For the Period Ended 31 August 2022

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**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 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)		600,000	600,000	10,904,974			
Revenue from operating activities							
Rates		87,148,305	86,626,155	86,776,157	150,002	0.17%	
Operating grants, subsidies and contributions		4,994,860	823,947	503,712	(320,235)	(38.87%)	▼
Fees and charges		29,770,724	18,007,941	19,220,568	1,212,627	6.73%	
Interest earnings		1,480,000	246,667	517,179	270,512	109.67%	▲
Other revenue		796,103	111,017	159,028	48,011	43.25%	▲
		124,189,992	105,815,727	107,176,644	1,360,917	1.29%	
Expenditure from operating activities							
Employee costs		(50,250,312)	(8,711,894)	(6,817,272)	1,894,622	21.75%	▲
Materials and contracts		(57,220,151)	(9,785,105)	(7,820,338)	1,964,767	20.08%	▲
Utility charges		(4,561,221)	(760,203)	(328,351)	431,852	56.81%	▲
Depreciation on non-current assets		(30,575,421)	(5,206,398)	(5,197,703)	8,695	0.17%	
Interest expenses		(1,222,929)	(229,049)	(214,195)	14,854	6.49%	
Insurance expenses		(1,257,846)	(209,641)	(209,871)	(230)	(0.11%)	
Other expenditure		-	-	(7,224)	(7,224)	100.00%	▼
Loss on disposal of assets	1(a) & 4	-	-	17,075	17,075	100.00%	▲
		(145,087,880)	(24,902,290)	(20,577,879)	4,324,411	17.37%	
Non-cash amounts excluded from operating activities	1(a)	30,535,421	5,206,398	5,199,319	(7,079)	(0.14%)	
Amount attributable to operating activities		9,637,533	86,119,835	91,798,085	5,678,250	(6.59%)	
Investing activities							
Non-operating grants, subsidies and contributions	10	11,693,766	1,948,961	443,126	(1,505,835)	(77.26%)	▼
Proceeds from disposal of assets	4	3,405,703	567,617	133,648	(433,969)	(76.45%)	▼
Payments for property, plant and equipment	6	(42,912,649)	(7,216,544)	(3,234,115)	3,982,430	55.18%	▲
Amount attributable to investing activities		(27,813,179)	(4,699,966)	(2,657,341)	2,042,626	43.46%	
Non-cash amounts excluded from investing activities	1(b)	(5,341,456)	-	1,799,985	1,799,985	100.00%	
Amount attributable to investing activities		(33,154,635)	(4,699,966)	(857,356)	3,842,610	81.76%	
Financing Activities							
Proceeds from new debentures	7	6,407,463	-	-	0	0.00%	
Unspent Loans Utilised		3,247,526	-	-	0	0.00%	
Repayment of debentures	7	(4,365,891)	(727,649)	(686,125)	41,524	5.71%	
Payment of lease liability		(588,199)	(147,050)	(108,852)	38,198	25.98%	▲
Proceeds from new interest earning liability		1,109,469	277,367	-	(277,367)	(100.00%)	▼
Principal elements of interest earning liability		(551,075)	(137,769)	(129,548)	8,221	5.97%	
Proceeds from community loans		50,271	4,189	666	(3,523)	(84.10%)	▼
Advances of community loans		-	-	-	0	0.00%	
Transfer from reserves	8	19,860,671	-	-	0	0.00%	
Transfer to reserves	8	(2,725,843)	-	-	0	0.00%	
Amount attributable to financing activities		22,444,392	(730,911)	(923,859)	(192,948)	(26.40%)	
Closing Funding Surplus / (Deficit)	1(d)	(472,710)	81,288,958	100,921,844	19,632,886	24.15%	

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.

(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.

Notes	Annual Budget	YTD Budget (a)	YTD Actual (b)
Non-cash items excluded from operating activities			
	\$	\$	\$
Adjustments to operating activities			
Movement in liabilities associated with restricted cash	(40,000)	-	-
Movement in pensioner deferred rates (non-current)	-	-	(38,509)
Movement in employee benefit provisions (non-current)	-	-	57,200
Add: Loss on asset disposals	4	-	(17,075)
Add: Loss on asset write offs	-	-	0
Add: Depreciation on assets	30,575,421	5,206,398	5,197,703
Total non-cash items excluded from operating activities	30,535,421	5,206,398	5,199,319

(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	(5,341,456)	-	1,799,985
Total non-cash amounts excluded from investing activities	(5,341,456)	-	1,799,985

(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 2022	Budget Closing 30 Jun 2023	Year to Date 31 Aug 2022
Adjustments to net current assets			
Less: Reserves - restricted cash	(24,888,945)	(31,689,865)	(44,767,915)
Less: Unspent loans	(207,137)	(295,779)	(2,197,471)
Less: Other receivables	(80,000)	-	(49,604)
Less: Prepaid Rates	-	-	-
Add: Borrowings	7	9,826,754	4,158,994
Add: Other liabilities	3,417,743	1,115,424	7,835,287
Add: Lease liability	759,243	-	1,822
Add: Provisions - employee	5,216,724	4,206,636	3,991,436
Add: Loan Facility offset	-	-	11,000,000
Total adjustments to net current assets	(5,955,618)	(22,504,590)	(20,506,717)

(d) Net current assets used in the Statement of Financial Activity

Current assets				
Cash and cash equivalents	2	23,842,754	45,819,542	104,385,240
Rates receivables	3	2,480,445	2,365,697	40,169,399
Receivables	3	4,341,798	3,257,820	12,200,086
Other current assets		549,233	1,488,370	1,772,843
Less: Current liabilities				
Payables		(9,848,897)	(17,503,876)	(16,992,914)
Borrowings	7	(5,105,388)	(4,158,994)	(3,679,727)
Interest earning liabilities		-	16,848	(404,678)
Unspent non-operating grant, subsidies and contributions liability		(1,065,909)	-	(7,392,999)
Lease liabilities		(759,243)	(421,216)	(1,822)
Provisions		(8,396,241)	(8,832,311)	(8,626,866)
Less: Total adjustments to net current assets	1(c)	(5,955,618)	(22,504,590)	(20,506,717)
Closing Funding Surplus / (Deficit)		82,934	(472,710)	100,921,844

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.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2022

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	57,348,733	Variable		Westpac	AA-	NA	NA	
	57,348,733							
Municipal Investments								
Muni 10 - 9652-46197	29,829	0.20%	60	ANZ	AA-	1/10/2021	1/10/2022	365
Muni 40 - 24-879-6372	3,059,135	3.40%	50,998	NAB	AA-	29/08/2022	27/02/2023	182
Muni 41 - 24-055-4504	3,036,979	2.95%	22,173	NAB	AA-	29/08/2022	28/11/2022	91
Muni 42 - 98-829-1441	6,023,671	0.80%	23,671	NAB	AA-	23/03/2022	19/09/2022	180
Muni 43 August - 88-274-3411	3,021,316	2.85%	21,316	NAB	AA-	22/08/2022	21/11/2022	91
Muni 44 - 88-258-4975	3,021,316	2.85%	21,316	NAB	AA-	22/08/2022	21/11/2022	91
Muni 45 - 88-286-2250	3,030,082	3.05%	30,082	NAB	AA-	22/08/2022	20/12/2022	120
Muni 46 - B33713404.115	3,021,156	2.86%	21,156	CBA	AA-	24/08/2022	22/11/2022	90
Muni 47 - B33713404.114	3,021,156	2.86%	21,156	CBA	AA-	24/08/2022	22/11/2022	90
Muni 48 - B33713404.116	3,030,378	3.08%	30,378	CBA	AA-	24/08/2022	22/12/2022	120
Muni 49 - 97-760-7420	3,021,452	2.90%	21,452	NAB	AA-	25/08/2022	23/11/2022	90
Muni 50 - B33713404.117	3,021,230	2.87%	21,230	CBA	AA-	25/08/2022	23/11/2022	90
Muni 51 - B33713404.118	3,021,304	2.88%	21,304	CBA	AA-	26/08/2022	24/11/2022	90
Muni 52 - B33713404.120	3,021,304	2.88%	21,304	CBA	AA-	26/08/2022	24/11/2022	90
Muni 53 - B33713404.119	3,052,373	3.54%	52,373	CBA	AA-	26/08/2022	22/02/2023	180
Muni 54	3,021,822	2.95%	21,822	NAB	AA-	29/08/2022	27/11/2022	90
Muni 55 - B33713404.121	3,021,765	2.91%	21,765	CBA	AA-	29/08/2022	27/11/2022	90
Muni-56 - B33713404.122	3,031,128	3.13%	31,128	CBA	AA-	29/08/2022	28/12/2022	121
MNS 31 - 582058	155,929	1.95%	301	Westpac	AA-	29/07/2022	31/08/2022	33
MNS 60 - 582007	6,402,550	2.05%	12,937	Westpac	AA-	29/07/2022	31/08/2022	33
	61,065,879							
Reserve Investments								
Reserve 42 - 36-976-7906	3,054,900	3.00%	44,537	NAB	AA-	22/06/2022	19/12/2022	180
Reserve 44 - 70-586-3025	3,025,591	2.30%	17,251	NAB	AA-	28/06/2022	27/09/2022	91
Reserve 45 - 70-568-6989	3,019,113	0.89%	13,266	NAB	AA-	30/03/2022	27/09/2022	181
Reserve 47 - B33713404.106	4,037,942	2.86%	28,276	CBA	AA-	20/07/2022	18/10/2022	90
Reserve 48 - B33713404.106	6,042,904	1.45%	42,904	CBA	AA-	21/04/2022	18/10/2022	180
RNS 31 - 581565	5,894,413	1.95%	11,379	Westpac	AA-	29/07/2022	31/08/2022	33
RNS 60 - 581573	3,253,549	2.05%	6,574	Westpac	AA-	29/07/2022	31/08/2022	33
	28,328,411							
Total Municipal and Reserve Funds	146,743,024		632,111					

Interest revenue

Investment Interest Accrued	632,111
Investment Interest Matured	(480,371)
Rates Interest	365,439
	517,179

Interest Earned

\$517,179

Loan Offset Facility

	Amount	Interest rate on loans	Interest Saved	YTD Interest Saved
Westpac	11,000,000	2.66%	12,436	14,921

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
\$157.74 M	\$129.41 M

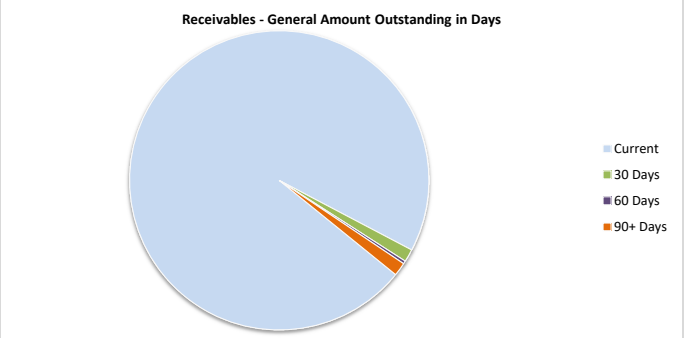
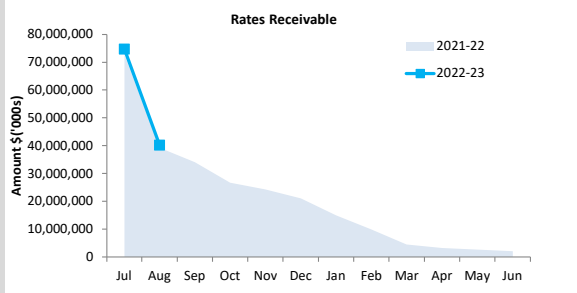
Rates Receivable	30-Jun-22	31-Aug-21	31 Aug 22
	\$		\$
Opening Arrears Previous Years	3,093,324	3,093,324	2,028,200
Rates levied	82,607,155	82,149,290	86,776,157
Less - Collections to date	(83,672,279)	(46,014,458)	(48,634,958)
Equals Current Outstanding	2,028,200	39,228,155	40,169,399
Net Rates Collectable	2,028,200	39,228,155	40,169,399
% Collected	97.6%	54%	54.8%

Receivables - General	31-Aug-21	Current	30 Days	60 Days	90+ Days	31 Aug 22
	\$	\$	\$	\$	\$	\$
Balance per Trial Balance						
Sundry receivable	476,185	758,760	165,366	37,528	173,215	1,134,869
Recreation Centres	120,892	191,572				191,572
Mandurah Ocean Marina	428,246	1,247,244				1,247,244
GST receivable	236,826	252,362				252,362
Allowance for impairment of receivables	0	(158,610)				(158,610)
Infringements	1,000,786	881,813				881,813
Pensioners rates and ESL deferred	5,784,342	4,499,089				4,499,089
Other Receivables	13,316,254	3,990,401				3,990,401
Total Receivables General Outstanding	21,363,531	11,662,630	165,366	37,528	173,215	12,038,739
Percentage		96.9%	1.4%	0.3%	1.4%	

	31 Aug 21	31 Aug 22
- No. of Legal Proceedings Commenced for the financial year	2	0
- No. of properties > \$10,000 outstanding	29	26
- No. of properties between \$3,000 and \$10,000 outstanding	191	141
- Value of Rates Concession	69,766	68,587
- Value of Rates Exemptions	2,027,889	2,117,724

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.



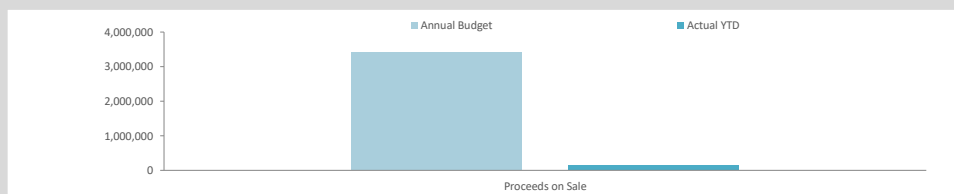
Debtors Due
\$12,038,739
Over 30 Days
3%
Over 90 Days
1%

Collected	Rates Due
54.8%	\$40,169,399

Asset	Asset ID	Asset Owner	Budget		YTD Actual			
			Net Book Value	Proceeds	Net Book Value	Proceeds	Profit	(Loss)
			\$	\$	\$	\$	\$	\$
Land								
Land			2,000,000	2,000,000	0	0	0	0
Infrastructure Assets								
Light Passenger Vehicles - Replacement								
Toyota Rav4 MH8428A	C00918	Infrastructure Management	11,096	11,096	0	0	0	0
Toyota Rav4 MH8442A	C06018	Development Compliance	14,891	14,891	0	0	0	0
Toyota Rav4 MH8976A	C06218	Infrastructure Management	13,088	13,088	0	0	0	0
Subaru Outback MH4947B	C03418	Strategic Planning	21,773	21,773	0	0	0	0
Toyota Rav4 MH9326A	C06818	Community Capacity Building	15,593	15,593	0	0	0	0
Honda HR-V MH8513A	C00619	CityParks	14,853	14,853	0	0	0	0
Toyota Prius MH9886A	C07019	Youth Development	12,400	12,400	0	0	0	0
Subaru XV MH8534A	C07519	Design and Development	15,460	15,460	0	0	0	0
Light Commercial Vehicles - Replacement								
Holden Trailblazer MH8622A	C05018	Development Compliance	13,708	13,708	0	0	0	0
Holden Colorado MH8957A	U03518	Rangers	21,003	21,003	0	0	0	0
Holden Colorado MH8958A	U04018	CityWorks	16,547	16,547	0	0	0	0
Isuzu D'MAX MH7872A	U04218	Marina	19,990	19,990	0	0	0	0
Ford Ranger MH7913A	U07518	CityWorks	21,365	21,365	0	0	0	0
Isuzu D'MAX MH7534A	U07618	Marina	17,094	17,094	0	0	0	0
Ford Ranger MH8305A	U04318	CityWorks	21,848	21,848	0	0	0	0
Ford Ranger MH8349A	U01918	CityWorks	17,927	17,927	0	0	0	0
Nissan Navara MH9384A	U06818	CityBuild	16,826	16,826	0	0	0	0
Mitsubishi Triton MH8327A	U07918	Festival and Events	16,871	16,871	0	0	0	0
Holden Colorado MH9619A	U01218	Rangers	19,425	19,425	0	0	0	0
Isuzu D'MAX MH9172A	U01319	ICT	18,445	18,445	0	0	0	0
Ford Ranger MH0438B	U08019	CityParks	24,359	24,359	0	0	0	0
Holden Colorado MH1036B	U02819	Rangers	15,438	15,438	0	0	0	0
Holden Trailblazer MH0176B	C07819	CityFleet	17,087	17,087	0	0	0	0
Trucks & Buses Replacements								
Hino FG1628 5	T006	Built & Natural Environment	44,376	44,376	0	0	0	0
Hino 500-FG1628-HIAB-88	T026	Built & Natural Environment	48,954	48,954	0	0	0	0
Nissan PK16 28	T002	Built & Natural Environment	44,443	44,443	0	0	0	0
Hino 300-716-KEVREK-1000	T005	Built & Natural Environment	35,985	35,985	0	0	0	0
Hino 300-716-KEVREK-1500	T007	Built & Natural Environment	35,985	35,985	0	0	0	0
Trailers								
Parks & Mowers								
Kubota Outfront Mower 60 F369	M03018	Parks South	10,853	10,853	0	0	0	0
Kubota Outfront Mower 72 F369	M03618	Parks North	10,853	10,853	0	0	0	0
Kubota Outfront Mower 72 F369	M02118	Parks Central	10,853	10,853	0	0	0	0
John Deere Outfront Mower 60I	M02717	Parks Assets	13,044	13,044	0	0	0	0
Kubota Outfront Mower 72	M01419	Parks Assets	18,113	18,113	0	0	0	0
Kubota Outfront Mower 60 F369	M03119	Parks Central	12,253	12,253	0	0	0	0
Toro Zero Turn 72	M02219	Parks South	20,094	20,094	0	0	0	0
Toro Zero Turn 72	M01119	Parks Central	20,094	20,094	0	0	0	0
Toro Zero Turn 72	M00419	Parks South	20,795	20,795	0	0	0	0
Minor Equipment >\$5000								
Construction Vehicles - Replacement								
KOMATSU WHEEL LOADER	G004	Built & Natural Environment	109,579	109,579	0	0	0	0
Plant disposals carried over from 2021/22 budget:								
Light Passenger Vehicles - Replacement								
Mazda CX-5 MH3806A	C04016	Place & Communities - RECREATION SERVICES	16,150	16,150	0	0	0	0
SUBARU-OUTBACK MH6704A	C02518	People & Communities - GENERAL MANAGER MPAC	15,765	15,765	0	0	0	0
TOYOTA-RAV4 MH7382A	C03818	Built & Natural - DESIGN & DEVELOPMENT SERVICES	12,326	12,326	0	0	0	0
MAZDA-CX-5 MH7550A	C04318	Built & Natural - CIVIL MAINTENANCE	15,478	15,478	0	0	0	0
MITSUBISHI-LS OUTLANDER MH5475A	C04717	Built & Natural - ENGINEERING COORDINATOR	12,500	12,500	0	0	0	0
MAZDA-CX-5 MH8253A	C07618	Business Services - RANGER SERVICES COORDINATOR	15,400	15,400	0	0	0	0
Toyota Prado MH7056A	C01117	Mayor's Office	24,367	24,367	0	0	0	0
HYUNDAI-SANTE MH7641A	FEC01718 - C01718	Built & Natural - DESIGN & DEVELOPMENT SERVICES	15,836	15,836	0	0	0	0
Light Commercial Vehicles - Replacement								
FORD-RANGER MH7859A	U00417	Built & Natural -CITYWORKS	20,353	20,353	0	0	0	0
FORD-RANGER MH8377A	U01018	Built & Natural -CITYWORKS	12,451	12,451	0	0	0	0
HOLDEN-COLORADO MH6352A	U02317	Built & Natural -CITYBUILD	16,569	16,569	17,753	27,313	9,560	0
FORD-RANGER MH8056A	U02418	Built & Natural -SURVEYING SERVICES	19,329	19,329	0	0	0	0
HOLDEN-COLORADO MH6112A	U03117	Built & Natural -CITYBUILD	18,228	18,228	0	0	0	0
FORD-RANGER MH7543A	U03417	Built & Natural -TRAFFIC MANAGMENT	20,507	20,507	0	0	0	0
HYUNDAI-ILOAD MH6241A	U03617	Built & Natural -PARKS MAINTENANCE - RETIC	18,607	18,607	0	0	0	0
HOLDEN-COLORADO MH6110A	U06717	Built & Natural -CITYBUILD	18,228	18,228	0	0	0	0
HYUNDAI-ILOAD MH6169A	U07117	Built & Natural -CITYBUILD	20,157	20,157	0	0	0	0
FORD-RANGER MH4982A	U07417	Built & Natural -CITYWORKS	16,048	16,048	0	0	0	0
HOLDEN-COLORADO MH9283A	U07818	Built & Natural -RANGERS	22,036	22,036	0	0	0	0
TOYOTA-HILUX MH6817A	U03817	Built & Natural -CITYBUILD	17,486	17,486	0	0	0	0
ISUZU-D'MAX MH5394A	U05717	Business Services -ENVIRONMENTAL HEALTH COORDINATOR	18,815	18,815	0	0	0	0
Mazda CX-5 MH5068A	C05517	Asset Management	0	0	15,824	22,072	6,248	0
Trucks & Buses Replacements								
Trailers								
Wastech Semi Trailer	V05020-	Built & Natural	35,327	35,327	0	0	0	0
Wastech Semi Trailer	V05120-	Built & Natural	35,327	35,327	0	0	0	0
Parks & Mowers								
TORO - ZERO TURN 60" SD DECK	M00117	Built & Natural -PARKS CENTRAL	12,000	12,000	0	0	0	0
TORO - ZERO TURN 72" RD DECK	M01817	Built & Natural -PARKS SOUTHERN	7,643	7,643	0	0	0	0

Asset	Asset ID	Asset Owner	Budget		YTD Actual			
			Net Book Value	Proceeds	Net Book Value	Proceeds	Profit	(Loss)
Minor Equipment >\$5000								
PUMPS AUSTRALIA-HPM WATER CLEANER HOT AND COLD	P61517	Built & Natural -CITYBUILD	2,500	2,500	0	0	0	0
PUMPS AUSTRALIA-HPM WATER CLEANER HOT AND COLD	P61617	Built & Natural -CITYBUILD	2,500	2,500	0	0	0	0
HAKO-CITYMASTER	P61817	Built & Natural -CIVIL MAINTENANCE	25,000	25,000	0	0	0	0
Construction Vehicles - Replacement								
KOMATSU - WHEEL LOADER	G005	Built & Natural -WORKS CONSTRUCTION	65,410	65,410	0	0	0	0
Plant disposals from 2021/22 budget:								
Light Commercial Vehicles - Replacement								
FORD RANGER PU MK11 - MH3964A	U02617	Business Services - Ranger Services		0	16,100	22,086	5,986	0
FORD RANGER PU MK11 - MH4447A	U06617	Business Services - Ranger Services		0	18,311	29,359	11,048	0
Construction Vehicles - Replacement								
BOMAG - MULTI-TYRE ROLLER BW24R	R002	Build & Natural - Civil Construction		0	48,584	32,818	0	(15,766)
			3,405,703	3,405,703	116,572	133,648	32,842	(15,766)

KEY INFORMATION



Proceeds on Sale		
Annual Budget	YTD Actual	%
\$3,405,703	\$133,648	4%

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 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

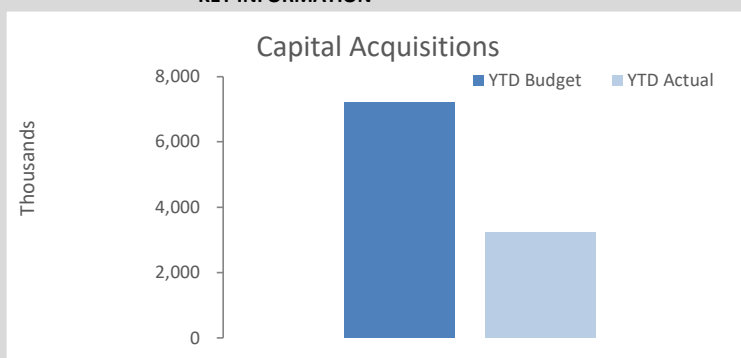
Tender code	Tender Description	Company Awarded to	Contract Term	Contract Amount
T01-2022	Provision of Banking Services	Commonwealth Bank of Australia	Period of five years with an option to extend for a further five years	\$1,897,110 over the term of the contract
RFQ15-2022	Mobile Voice and Data services	Telstra Corporation Limited	Period of two (2) years with a further one (1) year option period	\$490,542.48 over the term of the contract
T06-2022	Provision of Concrete works and associated works	Doswing Group Pty Ltd	Period of one year with an option to extend for a further two, one year option period	\$2,235,466.71 over the term of the contract
T12-2022	Provision of Maintenance Services for Pumps and Water Control Systems	Not awarded	n/a	n/a
T13-2022	T13-2022 Riverside Gardens Paddle Craft Launching Facility – Design and Construct	Not awarded	n/a	n/a

Capital Acquisitions	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	YTD Actual Variance
	\$		\$	\$	\$
Buildings	2,855,325	7,852,361	1,362,847	574,009	(788,838)
Equipment	95,853	123,026	50,838	32,871	(17,967)
Machinery	3,495,770	5,411,896	1,519,370	107,330	(1,412,040)
Infrastructure - Roads	10,939,402	12,937,782	1,732,791	1,384,208	(348,582)
Bridges	370,137	603,546	175,705	38,542	(137,163)
Parks	4,721,351	12,694,389	1,837,122	779,227	(1,057,896)
Drainage	756,649	1,118,798	225,734	236,180	10,446
Coastal & Estuary	375,698	828,782	100,496	20,834	(79,662)
Other Infrastructure	275,634	1,342,068	211,641	60,914	(150,727)
Capital Expenditure Totals	23,885,819	42,912,649	7,216,544	3,234,115	(3,982,430)
Capital Acquisitions Funded By:					
	\$		\$	\$	\$
City of Mandurah Contribution	11,268,603	11,218,603	4,961,804	2,657,341	(2,304,463)
Capital grants and contributions	5,262,383	11,693,766	2,020,457	443,126	(1,577,331)
Borrowings	4,159,000	9,654,989	-	-	-
Other (Disposals & C/Fwd)	853,359	1,405,703	234,284	133,648	(100,636)
Cash Backed Reserves					
Building Reserve	-	474,833	-	-	-
Asset Management Reserve	890,474	5,035,779	-	-	-
Cultural Centre Reserve	-	213,495	-	-	-
Sustainability Reserve	77,000	196,000	-	-	-
Sanitation Reserve	1,275,000	1,730,178	-	-	-
City Centre Land Acquisition Reserve	100,000	100,000	-	0	0
Plant Reserve	-	1,189,302	-	-	-
Capital Funding Total	23,885,819	42,912,649	7,216,544	3,234,115	(3,982,430)

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.

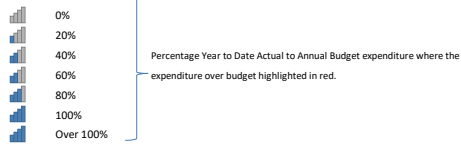
KEY INFORMATION



Acquisitions	Annual Budget	YTD Actual	% Spent
	\$42.91 M	\$3.23 M	8%
Capital Grant	Annual Budget	YTD Actual	% Received
	\$11.69 M	\$.44 M	4%

Capital Expenditure Total

Level of Completion Indicators



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	0	0	0	0	0	
Buildings						
750686 22-23 Enhancements to Reserve Changerooms	56,316	56,316	6,316	6,316	50,000	Design only.
750687 22-23 LED Buildings Plan	77,418	77,418	418	418	77,000	Ongoing program 2022/23.
750688 22-23 MPAC Internal Refurb	122,858	122,858	22,858	22,858	100,000	Design only.
750689 Works & Services Building Refurb	218,644	218,644	18,644	18,644	200,000	Construction to commence Q3/4.
750690 Install walls and roof to the Camera Deck at Rushton Main	25,350	25,350	5,350	5,350	20,000	Design only.
750691 Install of Emergency Door - Shower Service	52,423	52,423	4,423	4,423	48,000	Construction to commence Q4.
750692 Upgrade to the Bortolo Pavilion Kitchen	13,263	13,263	3,263	3,263	10,000	Design only.
750693 Minor Improvements to Lakelands Community House	24,423	24,423	4,423	4,423	20,000	Construction 75% complete.
750694 Tims Thicket Waste Facility - Decommissioning	150,000	150,000	0	0	150,000	Design only.
750695 WMC - Upgrade Fire Fighting Infrastructure	150,000	150,000	0	0	150,000	Construction to commence Q3.
750696 MPAC - External Steelwork	95,426	95,426	10,426	10,426	85,000	Scope of work to be confirmed.
750697 Minor Improvements to Sutton Hall	57,098	57,098	7,098	9,198	47,900	Construction to commence Q2.
750699 Admin. Building Foyer - Front Door Reveals Replacement	8,006	8,006	2,506	2,506	5,500	Construction to commence Q3.
750700 Administration Building - Foyer Upgrade	238,435	238,435	18,435	18,435	220,000	Construction to commence Q3.
750701 Billy Dower Flooring	60,637	60,637	8,637	8,637	52,000	Construction to commence Q2.
750702 Civic Building Roof Renewal	89,535	89,535	14,535	14,535	75,000	Construction to commence Q3.
750703 Dudley Park Bowling Club - Dance Floor Ceiling Replacement	34,528	34,528	4,528	4,528	30,000	Construction to commence Q3.
750704 Mandurah Bridge Club - Air Conditioner	56,203	56,203	1,203	1,203	55,000	Construction to commence Q2.
750705 Mandurah Community House (MFHS & Pottery House) Roof Renewal	35,213	35,213	5,213	5,213	30,000	Construction to commence Q3.
750706 Mandurah Community Museum Roof & Gutters	179,326	179,326	14,326	14,326	165,000	Construction to commence Q2.
750707 MARC - Creche Blind Replacement	53,053	53,053	3,053	3,053	50,000	Construction to commence Q2.
750708 MARC Sauna Expansion & Refurbishment	48,742	48,742	8,742	8,742	40,000	Construction to commence Q4.
750710 PBSLSC - External Steelwork Painting	25,314	25,314	314	314	25,000	Construction to commence Q2/3.
750711 Mandurah Tennis Club	34,423	34,423	4,423	4,423	30,000	Construction to commence Q3.
750712 Refurbishment of Billy Dower Youth Centre	57,372	57,372	7,372	7,372	50,000	Concept development only.
750713 Port Bouvard Surf Life Saving Club Floor	16,158	16,158	3,158	3,158	13,000	Construction to commence Q2.
750714 Rushton Park North Pavilion Roof (inc Verandah Redesign)	58,847	58,847	8,847	8,847	50,000	Design only.
750715 Rushton Park Stadium - External Painting Walls and Steelwork	35,209	35,209	209	209	35,000	Construction to commence Q2.
750718 Verandah on the air pistol shed at Port Bouvard Pistol Club	25,365	25,365	5,365	5,365	20,000	Construction to commence Q3.
750719 22-23 Reserve Meter Replacement Program	50,418	50,418	418	418	50,000	Ongoing program 2022/23.
750720 22-23 Site Main Switchboard Program	50,418	50,418	418	418	50,000	Ongoing program 2022/23.
750649 Falcon Family Centre - External Works	58,401	58,401	8,401	8,401	50,000	Scope of work to be confirmed.
750655 MARC Leisure Pool Acoustics	218,435	218,435	18,435	18,435	200,000	Works to be undertaken in conjunction with MARC Roof Repairs project.
750722 Admin Building - CEO Area Refurbishment	82,065	82,065	38,732	17,065	65,000	Construction 95% complete.
750725 Other Buildings Renewal	296,000	246,000	0	0	246,000	Ongoing program 2022/23.
750647 Dawesville Community Centre	0	692,899	115,483	4,445	688,454	Design only.
750657 MPAC Internal Refurb	0	328,800	109,600	1,500	327,300	Construction to commence Q2.
750660 WMC Tipping Shed	0	230,698	38,450	1,276	229,422	Construction to commence Q4.
750661 Works & Services Building Refurb	0	186,400	31,067	0	186,400	Construction to commence Q3/4.
750671 Mandurah Library Re Roofing Project	0	165,365	55,122	104,500	60,865	Construction complete. Finances to be finalised.
750673 Mewburn Ablution Refurbishment	0	170,450	56,817	0	170,450	Construction to commence Q3.
400030 Owen Avenue Ablution	0	144,090	48,030	96,747	47,344	Construction 95% complete.
750623 Administration Building - Foyer Security	0	22,758	7,586	0	22,758	Construction 80% complete.
750633 Stage 2 of Upgrades to Peelwood Reserve	0	253,343	84,448	102,569	150,774	Construction 50% complete.
750643 Falcon Family Centre Upgrade	0	71,796	23,932	0	71,796	Scope of work to be confirmed.
750679 Solar Plan 2021/22	0	119,000	39,667	0	119,000	Construction to commence Q3.
750678 ManPAC RVIF Lighting	0	238,495	79,498	0	238,495	Construction to commence Q3.
750646 Council Meeting	0	2,369,943	394,500	111,311	2,065,132	Refer to Financial Report, Key Capital Projects table.

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
750684 Southern Operations Ramp	0	20,000	6,667	0	20,000	Construction to commence Q2.
750685 Visitors Centre Transit Station	0	15,000	5,000	0	15,000	Scope of work to be confirmed.
750721 Rushton Park Main - Staircase Remedial Work	0	18,000	6,000	13,910	4,090	Complete.
Bridges						
880014 Cambria Island Abutment Walls Repair	370,137	370,137	136,804	20,137	350,000	Design only.
880012 Lakelands-Madora Bay Pedestrian Bridge	0	233,409	38,901	18,405	215,004	Durability report options being assessed.
		0	0	0	0	
Parks						
700518 Eastport Foreshore Upgrade	164,384	164,384	13,186	13,186	151,198	Construction to commence Q2.
700519 South East Dawesville - Boundary Fence	79,115	79,115	4,115	4,115	75,000	Construction to commence Q2.
700520 Bortolo Reserve Soccer Goals	11,199	11,199	1,199	1,199	10,000	Construction to commence Q4.
700521 Lakes Lawn Cemetery - Plinths and Irrigation Upgrade	56,791	56,791	40,124	6,791	50,000	Construction to commence Q1.
700522 Capital Replacement Cost of Artesian Pump Assets	53,106	53,106	3,106	5,626	47,480	Construction to commence Q4.
700523 Kangaroo Paw Park	443,109	443,109	23,109	23,109	420,000	Construction to commence Q2/3.
700524 Relocate Hard Wicket on Northern Oval at Lakelands Park	26,926	26,926	1,926	1,926	25,000	Construction to commence Q3.
700525 Westbury Way Offset Bird Waterer	27,389	27,389	1,389	16,609	10,780	Construction complete. Finances to be finalised.
700526 Seascapes Village Shade Structure	56,002	56,002	6,002	6,002	50,000	Construction to commence Q3.
700529 Observation Deck, Watersun Drive	39,831	39,831	2,831	2,831	37,000	Construction to commence Q3.
700527 Mandurah Ocean Marina Bocce Court Upgrade	22,256	22,256	2,256	2,256	20,000	Construction to commence Q2/3.
700530 Falcon Bay Stage 5 of 5	423,334	423,334	23,334	23,334	400,000	Construction to commence Q4.
700531 2022-23 Falcon Reserve Activation Plan - Implementation	53,149	53,149	13,149	13,149	40,000	Construction to commence Q3.
700532 Merlin Street Activation Plan - Implementation	56,593	56,593	6,593	6,593	50,000	Design only.
700533 2022-23 South Harbour Paving Upgrades	160,482	160,482	3,082	3,082	157,400	Construction to commence Q2.
700534 Riverside Boardwalk	121,643	121,643	18,143	18,143	103,500	Construction to commence Q3.
700535 St Ives Boardwalk	119,402	119,402	18,352	18,352	101,050	Construction to commence Q3.
700536 Seascapes boardwalk, steps lookout node	326,639	326,639	23,727	23,727	302,912	Construction to commence Q3.
700537 Duverney Park - track renewal	104,981	104,981	4,981	4,981	100,000	Construction to commence Q2.
700538 Orion Street Beach Access Fencing	21,147	21,147	14,347	747	20,400	Construction complete. Finances to be finalised.
700539 Lakes Lawn Cemetery - Stage 2 Fencing	33,592	33,592	23,592	3,592	30,000	Construction to commence Q2.
700540 Diadem Place Fencing	17,650	17,650	12,195	1,284	16,366	Construction to commence Q1.
700541 Philante Street Carpark Fencing	10,711	10,711	7,445	911	9,800	Construction complete. Finances to be finalised.
700542 Karinga Foreshore Car Park Fencing	10,411	10,411	7,245	911	9,500	Construction complete. Finances to be finalised.
700543 Dawesville Channel South Fencing	12,232	12,232	8,698	1,632	10,600	Construction to commence Q1.
700544 Central Irrigation Management System	96,317	96,317	6,317	6,317	90,000	Construction to commence Q4.
700545 Suncrest Meander Playground	41,489	41,489	6,489	6,489	35,000	Construction to commence Q3.
700546 Bruce Cresswell Reserve Playground	46,289	46,289	6,489	6,489	39,800	Construction to commence Q3.
700547 Tickner Reserve Playground	41,489	41,489	6,489	6,489	35,000	Construction to commence Q3.
700548 Karri Karri Pass Playground	46,593	46,593	6,593	6,593	40,000	Construction to commence Q3.
700549 Bortolo Reserve Playground	39,489	39,489	6,489	6,489	33,000	Construction to commence Q3.
700550 Signage new	45,689	45,689	5,689	5,689	40,000	Ongoing program 2022/23.
700551 Signage renewal	45,689	45,689	5,689	5,689	40,000	Ongoing program 2022/23.
700552 Quarry Park Softfall Replacement	106,703	106,703	1,703	1,703	105,000	Construction to commence Q2.
700553 Signature Circle (Edgbaston Road) Softfall Replacement	31,926	31,926	1,926	1,926	30,000	Construction to commence Q2.
700554 Floribunda Park Softfall Replacement	28,889	28,889	1,389	1,389	27,500	Construction to commence Q2.
700555 Lilac Park Softfall Replacement	12,889	12,889	1,389	1,389	11,500	Construction to commence Q2.
700556 Seascapes Village Softfall Replacement	16,389	16,389	1,389	1,389	15,000	Construction to commence Q2.
700557 Caterpillar Park Softfall Replacement	31,389	31,389	1,389	16,353	15,036	Complete.
700558 Osprey Waters Softfall Replacement	19,351	19,351	851	851	18,500	Construction to commence Q2.
700559 Greenhouse Park Softfall Replacement	10,851	10,851	851	851	10,000	Construction to commence Q2.
700561 Upgrade of Playing Surface on Field 1 Peelwood Reserve	409,247	409,247	9,247	9,247	400,000	Construction to commence Q4.
700562 Basketball Court Suncrest Meander	65,584	65,584	5,584	9,579	56,005	Construction 50% complete
700563 Shelters Florida Foreshore	19,856	19,856	3,856	3,856	16,000	Construction to commence Q3.
700564 Estuary Road Foreshore - shelter	25,106	25,106	3,106	3,106	22,000	Construction to commence Q2.
700565 Duverney Park - drinking fountain	11,449	11,449	8,115	1,449	10,000	Construction to commence Q2.
700566 Bruce Cresswell Reserve Stage 1 of 2	334,750	334,750	8,297	8,297	326,453	Construction to commence Q3.
700567 Peelwood Reserve Cricket Nets	37,545	37,545	26,032	3,005	34,540	Construction to commence Q1.
700568 Path Connection Bridgewater	46,593	46,593	6,593	6,593	40,000	Construction to commence Q3.
700494 Pleasant Grove Foreshore	80,559	80,559	12,559	12,559	68,000	Construction to commence Q3.
700515 Mandurah Netball Feasibility Study - CSRFF	38,219	38,219	31,552	8,219	70,000	Feasibility study in progress.
700516 Yalgorup National Park	448,940	478,940	23,940	23,940	455,000	Consultant work underway.
700440 Major Public Artworks	90,000	90,000	0	0	90,000	Ongoing program 2022/23.
700478 Meadow Springs Golf Course Fence	0	40,000	13,333	0	40,000	Construction to commence Q1/2.
700480 Central Irrigation Management System Renewal	0	90,000	0	0	90,000	Construction to commence Q4.
700481 Bin Enclosures for Eastern/Western foreshore	0	50,000	16,667	0	50,000	Construction to commence Q1.
700485 Bortolo Park Drainage Basin	0	50,000	16,667	14	49,986	Construction to commence Q3.
700495 Kangaroo Paw Park	0	38,558	6,426	6,560	31,998	Construction to commence Q3/4.
700498 Tickner Reserve Final Stage	0	75,486	25,000	17,900	50,486	Construction 80% 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
700443 Falcon Bay Upgrade - Stage 4 of 5	0	18,117	6,039	0	18,117	Construction 95% complete
700444 Novara Foreshore Stage 4	0	14,832	4,944	0	14,832	Construction 95% complete
700462 Madora Bay Beach	0	100,000	0	0	100,000	Construction to commence Q3.
700511 Mandurah Parks - Shade Sails	0	56,443	18,814	0	56,443	Construction 80% complete.
700514 Bortolo Fire Track Water Infrastructure	0	100,000	33,333	291	99,709	Construction to commence Q2
Roads						
501130 City Centre Streetscape Upgrades	120,023	120,023	20,023	20,023	100,000	Design only.
501131 Dawesville Channel SE Foreshore Upgrade	173,107	173,107	23,107	23,107	150,000	Design only.
501134 MARC Carpark Additional & Formalise Overflow Carpark	74,792	74,792	14,792	14,792	60,000	Construction to commence Q4.
501135 Resurface of the Driveway to the Mandurah Tennis Club	31,794	31,794	9,794	15,467	16,327	Construction to commence Q2/3.
501136 Senior Citizens Carpark	117,826	117,826	17,826	17,826	100,000	Construction to commence Q4.
501137 Torcello Mews Canal PAW Renewal	134,058	134,058	2,058	2,058	132,000	Construction to commence Q2.
501138 Upgrade Luminaries to LED's at the PBSRC	11,861	11,861	0	13,047	(1,186)	Complete.
501139 WMC - Upgrade Recycling Area Stage 1	500,000	500,000	0	0	500,000	Construction to commence Q3.
501132 Installation of Flood Lighting at Mandurah Tennis Club	178,228	178,228	44,418	17,656	160,572	Construction to commence Q3.
501141 SL Car Park lighting replacement	100,523	100,523	523	18,306	82,217	Ongoing program 2022/23.
501142 SL Light pole replacement	120,523	120,523	523	16,325	104,198	Ongoing program 2022/23.
501143 SL Marina Pole Canal light poles	79,482	79,482	11,482	11,482	68,000	Ongoing program 2022/23.
501144 SL Parks and Reserves	90,523	90,523	523	523	90,000	Ongoing program 2022/23.
501145 RC Pinjarra Road Stage 4	1,533,896	1,533,896	33,896	33,896	1,500,000	Refer to Financial Report, Key Capital Projects table.
501146 RR Mariners Cove/Hudson Drives Roundabout	421,615	421,615	154,948	190,400	231,215	Construction 50% complete.
501148 RR Olive Road	421,615	421,615	21,615	27,578	394,037	Construction to commence Q3.
501150 RR Harlem Place	301,170	301,170	21,170	21,170	280,000	Construction to commence Q1/2.
501151 RR Ocean Road/Dandaragan Drive	170,000	170,000	0	0	170,000	Construction to commence Q2/3.
501152 RS Flavia Street, Falcon	64,839	64,839	4,839	4,839	60,000	Construction to commence Q2/3.
501153 RS Flinders Street, Falcon	59,944	59,944	4,944	4,944	55,000	Construction to commence Q2/3.
501154 RS Baloo Crescent, Falcon	233,195	233,195	23,195	23,195	210,000	Construction to commence Q2/3.
501155 RS Kyrean Street, Falcon	33,059	33,059	2,059	2,059	31,000	Construction to commence Q2/3.
501156 RS Cesia Lane, Falcon	15,059	15,059	2,059	2,059	13,000	Construction to commence Q2/3.
501157 RS Burna Street, Falcon	29,059	29,059	2,059	2,059	27,000	Construction to commence Q2/3.
501158 RS Ivanhoe Crescent, Falcon	141,334	141,334	6,334	6,334	135,000	Construction to commence Q2/3.
501159 RS Yeedong Road, Falcon	54,754	54,754	2,754	2,754	52,000	Construction to commence Q2/3.
501160 RS Dewar Street, Wannanup	84,363	84,363	6,363	6,363	78,000	Construction to commence Q2/3.
501161 RS Cathryn Street, Halls Head	88,944	88,944	4,944	4,944	84,000	Construction to commence Q2/3.
501162 RS Hill Street, Halls Head	252,485	252,485	17,485	17,485	235,000	Construction to commence Q2/3.
501163 RS Amar Close, Herron	22,059	22,059	2,059	2,059	20,000	Construction to commence Q2/3.
501164 RS Caledonia Close, Herron	22,468	22,468	1,468	1,468	21,000	Construction to commence Q2/3.
501165 RS Clifton Downs Road, Herron	34,059	34,059	2,059	2,059	32,000	Construction to commence Q2/3.
501166 RS Dunkeld Drive, Herron	29,559	29,559	2,059	2,059	27,500	Construction to commence Q2/3.
501167 RS Hexham Close, Herron	40,184	40,184	11,184	11,184	29,000	Construction to commence Q2/3.
501168 RS Raywood Road, Bouvard	42,559	42,559	2,059	2,059	40,500	Construction to commence Q2/3.
501169 RS Stock Road, Parklands	52,859	52,859	2,859	2,859	50,000	Construction to commence Q2/3.
501113 SP Halls Head PSP	820,835	820,835	287,502	20,835	800,000	Construction to commence Q2/3.
501171 SP Lanyon Street Stage 2	51,726	51,726	24,392	11,034	40,691	Ongoing program 2022/23.
501172 SP Lewis Street	35,614	35,614	18,948	10,614	25,000	Ongoing program 2022/23.
501173 Missing Links	37,477	37,477	14,810	3,477	34,000	Ongoing program 2022/23.
501174 SP Baloo Crescent	115,617	115,617	46,977	12,657	102,960	Construction to commence Q1/2.
501175 22-23 TM Discretionary Traffic Management	166,079	166,079	72,228	30,269	135,809	Ongoing program 2022/23.
501176 Baloo Crescent/Yeedong Road Intersection	44,866	44,866	18,199	4,866	40,000	Construction to commence Q2/3.
501177 Halls Head Parade Car Park Stage 2a	73,148	73,148	33,148	46,534	26,614	Construction 25% complete.
501178 Merlin Street Reserve Southern Car Park	92,057	92,057	92,057	13,611	78,446	Construction to commence Q3/4.
501179 22-23 SF Street Furniture New Program	53,581	53,581	11,915	3,581	50,000	Ongoing program 2022/23.
501180 22-23 SL Street Lighting New Program	74,684	74,684	16,014	4,281	70,403	Ongoing program 2022/23.
501127 Falcon Reserve Activation Plan - Stage 3	428,252	428,252	28,252	31,951	396,301	Construction to commence Q3/4.
501089 RC Peel Street Stage 3	1,528,100	1,528,100	28,100	31,625	1,496,475	Refer to Financial Report, Key Capital Projects table.
501116 SP Pleasant Grove POS	52,289	52,289	10,789	10,789	41,500	Construction to commence Q3.
501181 TM Estuary Road Delineation	37,814	37,814	19,366	10,142	27,672	Construction to commence Q1/2.
501182 SL Old Coast Road/McLarty Road/Leeward Road Ent	48,903	48,903	2,295	2,295	46,608	Construction to commence Q4.
501183 SL Lakes Road/Murdoch Drive	103,224	103,224	14,433	14,433	88,791	Construction to commence Q4.
501129 Trails Project	997,321	997,321	22,321	22,321	975,000	Consultant work underway.
501184 Other Road Renewals	296,000	296,000	0	0	296,000	Ongoing program 2022/23.
501090 RC Pinjarra Road Stage 3	0	528,352	176,117	366,742	161,610	Refer to Financial Report, Key Capital Projects table.
501091 SL Street Lighting New Program	0	98,263	16,377	0	98,263	Ongoing program 2021/22.
501115 SP Biara Court PAW Renewal	0	64,855	10,809	0	64,855	Planning only.
501124 Emulsion tank with bunding	0	45,000	0	0	45,000	Acquisition to be completed in Q4.
501101 Halls Head Beach Car Park Stage 2	0	121,561	20,260	119,841	1,720	Construction 95% complete.
501106 Halls Head Beach Wall Upgrade	0	660,679	110,000	61,155	589,524	Construction to recommence Q1.

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
501084	Peel Street - Power Relocation	0	479,671	159,890	1,403	478,268	Construction to commence Q2.
501123	Ayrton St POS Carpark	0	0	0	21,275	(21,275)	Final works were scheduled for 29/06/2022, however were cancelled due to weather. Project is required to be carried over to 2022/23 with budget to be adjusted as part of August F/R.
Drainage							
600188	Install Drainage in Bin Storage Area	13,993	13,993	3,993	3,993	10,000	Construction to commence Q2.
600189	DR 130 Mandurah Terrace	41,227	41,227	16,227	16,227	25,000	Construction to commence Q4.
600190	DR 30 George Street Drainage Improvement	62,872	62,872	15,872	15,872	47,000	Construction to commence Q2.
600191	DR Baloo Crescent Drainage Upgrade	198,813	198,813	23,313	23,313	175,500	Construction to commence Q2.
600192	DR Cervantes Drive	36,499	36,499	15,977	15,977	20,522	Construction to commence Q3.
600193	DR Colonial Court Drainage Upgrade - Stage 1	221,108	221,108	17,108	17,108	204,000	Construction to commence Q3.
600194	Discretionary Drainage Projects	43,028	43,028	10,528	4,028	39,000	Ongoing program 2022/23.
600195	DR Hopetoun Bend Drainage Upgrade	68,150	68,150	15,150	15,150	53,000	Construction to commence Q3.
600196	DR Loton Road/Ashley Terrace Intersection Stage 1	70,960	70,960	12,960	12,960	58,000	Construction to commence Q2.
600183	Halls Head Pde Beach Central CP Stage 2	0	112,571	37,524	103,713	8,858	Construction 95% complete.
600184	DR Mathew Street, Falcon	0	156,656	26,109	5,310	151,346	Construction to commence Q1/2.
600186	DR Yeedong Road, Falcon - Stage 2	0	92,921	30,974	2,530	90,392	Construction to commence Q1/2.
Coastal & Estuary							
910071	Mandjar Bay Lower Landing Jetty Replacement Stage 1	67,261	67,261	2,261	2,261	65,000	Construction to commence Q3.
910075	Birchley Road Boat Ramp Jetty	80,328	80,328	5,328	5,328	75,000	Construction to commence Q3.
910076	Dawesville Foreshore Reserve (Leura Street) Rock Protection	86,165	86,165	2,465	2,465	83,700	Construction to commence Q3.
910077	Dawesville Foreshore Reserve (Avon Court) Rock Protection	99,611	99,611	2,611	2,611	97,000	Construction to commence Q3.
910078	Hall Park (Leighton Place) Rock Protection	42,333	42,333	1,744	1,744	40,589	Construction to commence Q3.
910108	South Harbour Paving Upgrade Stage 3 to 6	0	63,435	21,145	6,425	57,010	Construction complete. Finances to be finalised.
910109	Cambria Island Abutment Walls Repair	0	389,649	64,942	0	389,649	Design only.
Equipment							
820188	MARC Replacement Pool Inflatable	12,506	12,506	9,172	2,506	10,000	Acquisition to be completed Q1.
820189	MARC Stadium Court 3 Scoreboard Replacement	12,506	12,506	9,172	2,506	10,000	Acquisition to be completed Q1.
820191	Senior Citizens Stage Curtain	15,585	15,585	11,418	3,085	12,500	Acquisition to be completed Q1/2.
820190	22-23 Furniture & Equipment	55,257	55,257	5,793	5,793	49,464	Balance of ongoing program from 2021/22.
820185	All Terrain Wheelchair	0	8,500	2,833	0	8,500	Acquisition to be completed Q2.
820186	Sand Cleaning Machine	0	18,673	12,449	18,982	(309)	Acquisition to be completed Q1/2.
Plant & Machinery							
770001	Replacement Light Passenger Vehicles	256,000	551,827	91,971	65,652	486,175	Ongoing program 2022/23.
770002	Replacement Light Commercial Vehicles	606,230	1,112,200	185,367	35,224	1,076,976	Ongoing program 2022/23.
770005	New - Light Passenger Vehicles	0	40,000	6,667	0	40,000	Ongoing program 2022/23.
770006	Trucks and Buses	780,000	780,000	130,000	0	780,000	Ongoing program 2022/23.
770007	Trailers	346,040	611,942	101,990	0	611,942	Ongoing program 2022/23.
770008	Construction Vehicles	282,000	564,648	94,108	0	564,648	Ongoing program 2022/23.
770009	Parks and Mowers	362,000	432,599	72,100	0	432,599	Ongoing program 2022/23.
770010	New - Heavy Vehicles Plant and Equipment	680,000	770,865	770,865	0	770,865	Ongoing program 2022/23.
770011	Miscellaneous Equipment	6,000	330,315	55,053	6,455	323,860	Ongoing program 2022/23.
770012	New - Vehicle and Small Plant Program	27,500	27,500	4,583	0	27,500	Ongoing program 2022/23.
770018	New - Light Commercial Vehicles	0	40,000	6,667	0	40,000	Ongoing program 2022/23.
770020	Tim's Thicket Weighbridge	150,000	150,000	0	0	150,000	Construction to commence Q3.
Other Infrastructure							
930039	CSRF Program - Small Grants	106,065	106,065	0	0	106,065	To date funding has been allocated to Upgrade luminaries to LED's at PBSRC (\$11,861) and Installation of Flood Lighting at Mandurah Tennis Club (\$32,074).
930040	22-23 Christmas Decorations Program	169,569	169,569	69,569	19,569	150,000	Ongoing program 2022/23.
930035	Restart Mandurah - Other	0	852,434	142,072	0	852,434	Remaining balance of Restart Mandurah funds.
930038	MARC Geothermal Pump & VSD	0	214,000	0	41,345	172,655	Construction to commence Q3.
700053	Lakelands DOS Sports Specific Infrastructure	0	332,398	55,400	26,984	305,414	Diamond 2 under construction.
700055	Eastern Foreshore South Precinct	0	3,469,580	578,263	116,018	3,353,562	Refer to Financial Report, Key Capital Projects table.
700056	Western Foreshore Recreation Precinct	0	3,467,624	577,937	254,533	3,213,092	Refer to Financial Report, Key Capital Projects table.
Grand Total		23,885,819	42,912,649	7,216,544	3,234,115	39,678,534	

Repayments - Borrowings

Information on Borrowings Particulars	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments		
	1 July 2022	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Law, order, public safety									
Bortolo Fire Track Water Infrastructure		0	40,000	0	0	0	40,000	0	
Community amenities									
Compactor Waste Trailers and Dolly [336]	123,407	0	0	9,755	59345	113,652	63885	697	3367
Waste Water Reuse [349]	100,257	0	0	3,752	22475	96,505	77632	518	3145
Halls Head Ablution Block [350]	66,864	0	0	2,500	14978	64,363	51783	346	2098
Halls Head Recycled Water 2019/20	164,810	0	0	2,795	17864	162,016	145028	957	5416
Ablutions 2020/21	0	0	0	0	21265	0	228735	0	0
Ablutions 2021/22	250,051	0	0	2,944	0	247,107	0	1,698	8411
Recreation and culture									
Rushton Park Redevelopment [318(ii)]	147,980	0	0	15,362	90350	132,618	58,812	530	3661
Meadow Springs Recreation Facility [318(iii)]	111,159	0	0	11,540	68838	99,619	42,210	398	2789
Mandurah Football & Sporting Club [324]	1,703	0	0	1,703	1701	0	0	0	5
Mandurah Rugby Club [325]	158	0	0	158	148	0	0	(0)	0
Bowling Club Relocation [326]	13	0	0	-	-	13	0	(13)	0
Ablutions - Netball Centre [329(i)]	4	0	0	-	-	0	0	(4)	0
Parks Construction [329(v)]	4	0	0	-	-	0	0	(4)	0
Halls Head Bowling Club upgrade [331]	235,855	0	0	6,018	35791	229,837	199,730	1,226	7673
Parks - Falcon Bay Reserve [333(i)]	22,699	0	0	4,062	22669	18,637	0	118	400
MARC Redevelopment [338]	431,781	0	0	26,923	158725	404,859	272,846	1,627	12575
MARC Redevelopment Stage 1 [340]	334,858	0	0	13,403	80362	321,456	254,226	1,729	10430
MARC Redevelopment Stage 2 [341]	823,803	0	0	36,890	208805	786,913	614,366	2,158	25483
Eastern Foreshore Wall [344]	541,704	0	0	23,568	134904	518,136	406,548	1,716	16800
MARC Stage 2 [345]	806,207	0	0	33,829	193127	772,378	612,473	2,545	25117
Falcon Bay Seawall [351]	167,937	0	0	6,270	37557	161,667	130,139	868	5271
MARC Solar Plan [353]	132,135	0	0	3,319	19733	128,816	112,210	687	4303
Novara Foreshore Development [355]	264,429	0	0	6,579	39459	257,849	224,592	1,433	8613
Falcon Bay Foreshore Upgrades [356]	264,225	0	0	6,638	39466	257,587	224,385	1,374	8606
Mandjar Square Development [358]	328,933	0	0	8,304	49368	320,629	279,299	1,710	10716
Lakelands DOS [360]	1,713,179	0	0	51,953	281019	1,661,226	1,430,886	4,123	55437
Mandjar Square Stage 3 and 4	367,421	0	0	7,008	86589	360,413	221,671	2,132	23091
Falcon Seawall	708,669	0	0	15,617	42827	693,053	710,844	2,663	12013
Novara Foreshore Stage 3	148,124	0	0	2,796	17089	145,328	129,170	860	4847
Smart Street Mall Upgrade 2019/20	401,335	0	0	7,796	45040	393,540	351126	2,328	13148
Falcon Bay Foreshore Stage 3 of 4	247,218	0	0	4,192	26795	243,026	217,551	1,436	8125
Mandjar Square Final Stage	247,205	0	0	4,192	26795	243,013	217,538	1,436	8125
Falcon Skate Park Upgrade	96,801	0	0	1,868	10796	94,933	84,761	562	3172
Westbury Way North side POS Stage 3	164,825	0	0	2,795	17863	162,030	145,043	957	5417
Eastern/ Western Foreshore 2020/21	1,031,140	0	0	18,490	96793	1,012,650	923,037	2,506	34151
Smart Street Mall 2020/21	1,004,804	0	0	15,332	93163	989,472	901,520	3,298	33329
Novara Foreshore Stage 4	91,576	0	0	1,317	8435	90,258	82,172	523	3037
Bortolo Reserve - Shared Use Parking and Fire Track Facility	274,702	0	0	3,952	25330	270,749	246,491	1,568	9110
Falcon Bay Upgrade - Stage 4 of 5	256,387	0	0	3,689	23633	252,698	230,066	1,463	8503
Enclosed Dog Park	18,466	0	0	265	1704	18,202	16,559	105	612
South Harbour Paving Upgrade Stage 2	45,794	0	0	659	4218	45,135	41,086	261	1518
Falcon Skate Park Upgrade 2020/21	69,102	0	0	994	6373	68,109	61,995	394	2291
Eastern/ Western Foreshore 2021/22	1,534,700	0	0	22,868	130452	1,511,831	1,403,935	5,204	51624
Smart Street Mall 2021/22	630,568	0	0	8,726	53609	621,842	576,830	2,856	21211
Enclosed Dog Park 2021/22	179,886	0	0	2,140	15297	177,745	164,552	1,222	6051
Novara Foreshore Stage 4 2021/22	230,047	0	0	2,713	19562	227,333	210,438	1,563	7738
Falcon Bay Upgrade - Stage 4 of 5 2021/22	71,455	0	0	899	6081	70,556	65,359	485	2403
Parks and Reserves Upgrades 2021/22	495,101	0	0	6,891	42098	488,210	452,902	2,221	16654
Mandurah Library Re Roofing Project	115,023	0	0	1,397	9787	113,627	105,213	781	3869
Falcon Reserve Activation Plan Stage 3	0	0	400,000	0	34014	0	365,986	0	13458
Pleasant Grove Foreshore	0	0	59,000	0	5023	0	53,977	0	1985
Kangaroo Paw Park	0	0	400,000	0	34014	0	365,986	0	13458
Falcon Bay Stage 5 of 5	0	0	350,000	0	29756	0	320,244	0	11776
2022/23 South Harbour Upgrades	0	0	150,000	0	12761	0	137,239	0	5047
Upgrade of Playing Surface Peelwood Parade	0	0	350,000	0	29756	0	320,244	0	11776
Bruce Creswell Reserve	0	0	300,000	0	25511	0	274,489	0	10093
Seascapes Boardwalk	0	0	200,000	0	17007	0	182,993	0	6729
Mandurah Community Museum Roof and Gutters	0	0	150,000	0	12761	0	137,239	0	5047
Stage 2 of Upgrades to Peelwood Reserve	0	0	70,000	0	0	0	0	0	0
Smart Street Mall Upgrade	0	0	267,396	0	0	0	0	0	0
Eastern Foreshore South Precinct	0	0	94,683	0	0	0	0	0	0
Western Foreshore Recreation Precinct	0	0	800,000	0	0	0	0	0	0
Transport									
Drainage [318(iv)]	36,821	0	0	3,823	21512	32,999	16,602	132	872
Road Construction [318(v)]	369,604	0	0	38,369	232329	331,235	133,359	1,324	9414
Road Construction [329(ii)]	9	0	0	-	0	0	0	(9)	0
Drainage Construction [329(iii)]	3	0	0	-	0	0	0	(3)	0
Peelwood Oval - Parking [329(iv)]	1	0	0	-	0	0	0	(1)	0
Path Construction [329(vi)]	1	0	0	-	0	0	0	(1)	0
Street Lighting [329(viii)]	1	0	0	-	0	0	0	(1)	0
Road Construction [333(ii)]	103,407	0	0	18,502	103271	84,904	0	538	1822
New Pedestrian Bridge Construction [335]	243,718	0	0	19,741	120092	223,977	123,290	1,375	6604
New Road Construction [339]	313,715	0	0	18,486	113063	295,230	200,409	1,850	9169
New Road Construction [342]	425,086	0	0	18,139	103930	406,947	320,960	1,385	13214
WMC Tims Thicket [343]	67,049	0	0	2,584	15484	64,466	51,461	346	2096

Repayments - Borrowings

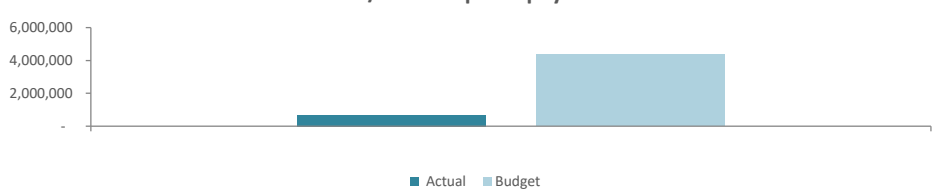
Information on Borrowings Particulars	1 July 2022	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Road Construction [346]	263,877	0	0	9,878	59172	254,000	204,336	1,364	8280
MARC Carpark [347]	200,493	0	0	7,503	44949	192,989	155,258	1,037	6291
MPAC Forecourt [348]	83,566	0	0	3,126	18726	80,440	64,715	432	2622
Mandurah Marina [352]	132,128	0	0	3,319	19733	128,809	112,203	687	4303
MARC Carpark [354]	198,193	0	0	4,978	29593	193,216	168,318	1,030	6455
Mandurah Foreshore Boardwalk Renewal [357]	296,245	0	0	7,472	44419	288,773	251,604	1,540	9653
New Road Construction [359]	864,540	0	0	25,145	142058	839,395	721,781	3,193	27970
Smoke Bush Retreat Footpath [361]	66,065	0	0	1,661	9873	64,404	56,090	343	2151
New Boardwalks 18/19	369,640	0	0	6,995	42735	362,645	322,592	2,145	12105
Coodanup Drive - Road Rehabilitation	74,083	0	0	1,398	8544	72,685	64,602	430	2424
Pinjarra Road Carpark	148,124	0	0	2,796	17089	145,328	129,170	860	4847
New Road Construction 2018/19	1,172,269	0	0	26,808	142756	1,145,462	1,013,818	3,352	38204
New Road Construction 2019/20	703,305	0	0	15,101	81755	688,204	612,092	3,123	22981
South Harbour Upgrade 2019/20	189,552	0	0	3,213	20542	186,339	166804	1,101	6230
New Roads 2020/21	543,876	0	0	9,118	56675	534,758	481,409	1,922	17929
Carryover Roads 2020/21	500,102	0	0	5,735	42518	494,367	457,482	3,397	16822
Roads 2021/22	250,051	0	0	2,819	21265	247,232	228,735	1,699	8411
SP Halls Head PSP	0	0	200,000	0	17007	0	182,993	0	6729
Carparks 2021/22	165,673	0	0	1,977	14095	163,696	151,544	1,125	5573
RC Peel Street	0	0	500,000	0	42518	0	457,482	0	16822
Cambria Island Abutment Wall	58,989	0	0	755	5024	58,234	53,953	401	1984
Senior Citizens Carpark	0	0	100,000	0	8504	0	91,496	0	3364
Torcello Mews Canal PAW Renewal	0	0	100,000	0	8504	0	91,496	0	3364
MARC Carpark Additional and overflow	0	0	50,000	0	4258	0	45,742	0	1682
Halls Head Parade Car Park Stage 2a	0	0	50,000	0	4258	0	45,742	0	1682
RC Pinjarra Road Stage 4	0	0	500,000	0	42518	0	457,482	0	16822
Cambria Island Abutment Walls Repair	0	0	300,000	0	25511	0	274,489	0	10093
RC Pinjarra Road Stage 3	0	0	500,000	0	0	0	0	0	0
Halls Head Pde Beach Central CP Stage 2	0	0	135,361	0	0	0	0	0	0
Cambria Island Abutment Walls Repair	0	0	341,023	0	0	0	0	0	0
Economic services			0		0				0
Mandurah Ocean Marina Chalets Refurbishment	150,031	0	0	1,799	12761	148,232	137,239	1,019	5047
Other property and services			0		0				0
IT Communications Equipment [318(i)]	29,179	0	0	3,029	17210	26,150	12,827	105	697
IT Equipment [329(vii)]	1	0	0	-	0	0	0	(1)	0
Land Purchase [330]	3	0	0	-	0	3	0	0	0
Civic Building - Tuckey Room Extension	369,237	0	0	6,997	42761	362,240	321,815	2,143	12079
	23,853,143	0	6,407,463	686,125	4,365,891	23,166,995	23,569,427	102,645	906,534
Total	23,853,143	0	6,407,463	686,125	4,365,891	23,166,995	23,569,427	102,645	906,534
Current borrowings	4,365,891		6,407,463	686,125	4,365,891	3,679,727	4,365,891	102,645	906,534
Non-current borrowings	19,487,252					19,487,268	19,203,536		
	23,853,143					23,166,995	23,569,427		

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.

2022/23 Principal Repayments



Principal
\$686,125

Interest Expense
\$102,645

Loans Due
\$23.17 M

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 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	947,695	12,443	0	0	0	(474,833)	0	485,304	947,695
Parking	488,384	6,412	0	0	0	0	0	494,796	488,384
Asset Management	10,752,634	119,918	0	2,000,000	0	(5,042,779)	0	7,829,772	10,752,634
Cultural Centre	2,480	0	0	0	0	(213,495)	0	(211,015)	2,480
Property Acquisition	0	0	0	0	0	0	0	0	0
Sustainability	373,345	4,902	0	0	0	(196,000)	0	182,247	373,345
Waste Facilities Reserve Fund	4,419,449	41,850	0	0	0	(1,762,094)	0	2,699,205	4,419,449
Traffic Bridge	(114)	0	0	0	0	0	0	(114)	(114)
Interest Free Loans	325	0	0	0	0	0	0	325	325
CLAG	1,182	16	0	0	0	0	0	1,198	1,182
Mandurah Ocean Marina	180,577	2,371	0	0	0	0	0	182,948	180,577
Waterways	724,745	9,515	0	0	0	(63,377)	0	670,883	724,745
Port Mandurah Canals Stage 2 Maintenance	94,438	1,240	0	0	0	0	0	95,678	94,438
Mariners Cove Canals	86,065	1,130	0	0	0	0	0	87,195	86,065
Port Bouvard Canal Maintenance Contributions	270,874	3,556	0	0	0	0	0	274,430	270,874
Unspent Grants & Contributions	3,224,965	0	0	0	0	(7,719,669)	0	(4,494,704)	3,224,965
Long Service Leave	4,663,760	0	0	0	0	(905,791)	0	3,757,969	4,663,760
Bushland and Environmental Protection	1,301,700	17,090	0	200,000	0	0	0	1,518,790	1,301,700
Coastal Storm Contingency	262,219	3,443	0	0	0	0	0	265,662	262,219
Digital Futures	70,768	929	0	0	0	0	0	71,698	70,768
Decked Carparking	1,023,157	13,433	0	0	0	0	0	1,036,590	1,023,157
Specified Area Rates - Waterside Canals	113,938	1,496	0	0	0	(6,738)	0	108,696	113,938
Specified Area Rates - Port Mandurah Canals	144,978	1,903	0	64,900	0	(1,131)	0	210,650	144,978
Specified Area Rates - Mandurah Quay Canals	222,158	2,917	0	8,965	0	0	0	234,040	222,158
Specified Area Rates - Mandurah Ocean Marina	410,720	5,392	0	151,390	0	0	0	567,502	410,720
Specified Area Rate - Port Bouvard Canals	122,542	1,609	0	588	0	0	0	124,739	122,542
Specified Area Rate - Mariners Cove	5,201	69	0	0	0	(5,317)	0	(47)	5,201
Specified Area Rate - Eastport	36,288	476	0	0	0	(31)	0	36,733	36,288
Sportclubs Maintenance Levy	204,217	2,681	0	0	0	0	0	206,898	204,217
City Centre Land Acquisition Reserve	1,006,509	13,215	0	0	0	(100,000)	0	919,724	1,006,509
Lakelands Community Infrastructure Reserve	1,118,005	14,679	0	0	0	0	0	1,132,684	1,118,005
Plant Reserve	835,239	10,966	0	0	0	(1,189,302)	0	(343,097)	835,239
Workers Compensation Reserve	483,542	6,349	0	0	0	0	0	489,891	483,542
Restricted Cash Reserve	2,004,924	0	0	0	0	(2,180,114)	0	(175,190)	2,004,924
	35,596,909	300,000	0	2,425,843	0	(19,860,671)	0	18,462,081	35,596,909

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	1,903,527	0	1,903,527	160,092
Financial Assistance Grant - Local Roads	0	0	0	0	1,439,746	0	1,439,746	82,377
Law, order, public safety								
Southern Districts Bush Fire Brigade LGGS: DFES	0	0	0	0	32,928	0	32,928	6,437
SES LGGS: DFES	0	0	0	0	57,629	0	57,629	14,407
Bushfire Mitigation Activity Fund (MAF) Grants: DFES	0	0	0	0	65,000	0	65,000	0
Education and welfare								
Waterwise Verge Grant: Water Corp	0	0	0	0	10,000	0	10,000	0
Christmas Pageant: Lotterywest	0	0	0	0	10,000	0	10,000	0
Crabfest: Tourism WA	0	0	0	0	145,250	0	145,250	0
Every Club Funding 2022: DLGSC	40,000	0	0	40,000	0	0	40,000	0
Every Club Funding 2023: DLGSC	0	0	0	0	21,325	0	21,325	0
Wearable Art	0	0	0	0	41,500	0	41,500	0
Gnoonie Youth Football Cup: Healthway	0	0	0	0	1,500	0	1,500	0
CHRMAP: DPLH	0	0	0	0	0	0	37,500	22,500
	40,000	0	0	40,000	3,728,405	0	3,805,905	285,813
Operating Contributions								
Recreation and culture								
She Codes Workshop: PDC	5,000	0	0	5,000	0	5,000	5,000	0
	5,000	0	0	5,000	0	5,000	5,000	0
TOTALS	45,000	0	0	45,000	3,728,405	5,000	3,810,905	285,813

Provider	Unspent Non Operating Grants, Subsidies and Contributions Liability				Non Operating Grants, Subsidies and Contributions Revenue			
	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								
Community amenities				0				
Changing Places - Eastern Foreshore	45,454	0	0	45,454	0	0	0	0
Recreation and culture								
Eastern Foreshore South Precinct: DoH	2,500,000	0	0	2,500,000	0	2,500,000	2,500,000	0
Eastern Foreshore South Precinct: RfR	786,904	0	(116,018)	670,886	0	786,904	786,904	116,018
Mandurah Parks - Shade Sails: DPIRD	56,443	0	0	56,443	0	56,443	56,443	0
MPAC Internal Refurb: DPIRD	155,716	0	(1,500)	154,216	0	155,716	155,716	1,500
22-23 MPAC Internal Refurb	0	0	0	0	50,000	0	50,000	0
Mandurah Netball Feasibility Study - CSRFF	11,200	0	0	11,200	0	11,200	11,200	0
Mandurah Netball Feasibility Study - Netball WA	4,545	0	0	4,545	0	4,545	4,545	0
Stage 2 of Upgrades to Peelwood Reserve	66,465	0	(66,465)	0	0	66,465	66,465	66,465
All Terrain Wheelchair	8,500	0	0	8,500	0	8,500	8,500	0
Dawesville Community Centre	0	1,000,000	0	1,000,000	0	673,052	673,052	0
Yalgorup National Park	300,000	0	0	300,000	225,000	0	225,000	0
Merlin Street Activation Plan - Implementation	150,000	0	0	150,000	0	0	0	0
MARC Roof Repairs	747,467	0	(8,137)	739,330	0	0	1,624,991	8,137
SP Halls Head PSP	0	25,000	0	25,000	400,000	0	400,000	0
Trails Project	175,000	0	0	175,000	900,000	0	900,000	0
Transport								
RC Peel Street Stage 3	400,000	0	(31,625)	368,375	1,000,000	0	1,000,000	31,625
Peel Street - Power Relocation	140,320	0	(1,403)	138,917	0	479,671	479,671	1,403
RC Pinjarra Road Stage 4	0	400,000	0	400,000	1,000,000	0	1,000,000	0
RR Mariners Cove/Hudson Drives Roundabout	0	200,000	(190,400)	9,600	300,000	0	300,000	190,400
RR Olive Road	0	200,000	(27,578)	172,422	300,000	0	300,000	27,578
RR Harlem Place	0	0	0	0	240,000	0	240,000	0
TM Estuary Road Delineation	0	7,379	0	7,379	18,448	0	18,448	0
SL Lakes Road/Murdoch Drive	0	23,678	0	23,678	59,194	0	59,194	0
SL Old Coast Road/McLarty Road/Leeward Road Ent	0	18,643	0	18,643	46,608	0	46,608	0
RS Baloo Crescent, Falcon	0	0	0	0	122,000	0	122,000	0
RS Ivanhoe Crescent, Falcon	0	122,000	0	122,000	100,000	0	100,000	0
RS Hill Street, Halls Head	0	100,000	0	100,000	146,411	0	146,411	0
Installation of Flood Lighting at Mandurah Tennis Club	0	146,411	0	146,411	53,524	0	53,524	0
	5,548,014	2,243,111	(443,126)	7,347,999	4,961,185	4,742,495	11,328,671	443,126
Non-Operating Contributions								
Recreation and culture								
PEET - Cash in Lieu Contribution	1,065,909	0	0	1,065,909	0	0	0	0
Eastport Foreshore Upgrade	0	0	0	0	151,198	0	151,198	0
Transport								
Dawesville Channel SE Foreshore Upgrade	0	0	0	0	150,000	0	150,000	0
Other property and services								
MARC Geothermal Pump & VSD	0	0	0	0	0	63,897	63,897	0
	1,065,909	0	0	1,065,909	301,198	63,897	365,095	0
Total Non-operating grants, subsidies and contributions	6,613,923	2,243,111	(443,126)	8,413,908	5,262,383	4,806,392	11,693,766	443,126

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 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)				(560,210)
100010-3780-1263-41400	Every Club Funding Operating Grant		Operating Revenue		40,000		(520,210)
	Contract Liability		Other	(40,000)			(560,210)
100010-5850-1263-41400	CHRMAP Operating Grant		Operating Revenue		37,500		(522,710)
	Unspent Grant Reserve		Other: Transfer Out of Reserve		39,099		(483,611)
	2021/22 Operating Carryover - Unspent Grants		Operating Expenses			(39,099)	(522,710)
	Restricted Cash Reserve		Other: Transfer Out of Reserve		2,050,114		1,527,404
	2021/22 Operating Carryovers		Operating Expenses			(2,050,114)	(522,710)
	Capital Works 2021/22 Carryovers		Capital Expenses			(19,076,830)	(19,599,540)
	Capital Works 2021/22 Carryovers		Other: Proceeds from Debentures		2,248,463		(17,351,077)
	Capital Works 2021/22 Carryovers		Other: Unutilised Loans		3,247,526		(14,103,551)
	Capital Works 2021/22 Carryovers		Other: Proceeds From Sale of Assets		552,344		(13,551,207)
	Capital Works 2021/22 Carryovers		Capital Revenue		6,431,383		(7,119,824)
	Capital Works 2021/22 Carryovers - various reserve reductions		Other: Transfer Out of Reserve		2,657,365		(4,462,459)
	Capital Works 2021/22 Carryovers		Other	(4,541,456)			(9,003,915)
	Capital Works 2021/22 Carryovers - Unspent Grant Reserve		Other: Transfer Out of Reserve		4,541,456		(4,462,459)
	Capital Works 2021/22 Carryovers - Restricted Cash Reserve		Other: Transfer Out of Reserve		3,939,749		(522,710)
100010-4530-1263-41450	Mandurah Libraries - Contributions - Operating (She Codes Workshop)		Operating Revenue		5,000		(517,710)
	Falcon Library - Library Learning Projects (She Codes Workshop)		Operating Expenses			(5,000)	(522,710)
100010-4540-1343-61001	Other Buildings Renewal		Capital Expenses		50,000		(472,710)
750725-6100-1045-61129	CEO Corporate Projects		Operating Expenses		35,000		(437,710)
100010-1000-1169-61001	Environmental Services Corporate Projects		Operating Expenses			(35,000)	(472,710)
700540-6600-1045-61129	Diadem Place Fencing		Capital Expenses		9,000		(463,710)
700541-6600-1045-61129	Philante Street Carpark Fencing		Capital Expenses		7,000		(456,710)
700541-6600-1045-61129	Karinga Foreshore Car Park Fencing		Capital Expenses		6,000		(450,710)
700543-6600-1045-61129	Dawesville Channel South Fencing		Capital Expenses		3,000		(447,710)
700567-6600-1045-61129	Peelwood Cricket Nets		Capital Expenses			(25,000)	(472,710)
101870-4210-1263-61129	Environmental Education Project		Operating Expenses			(4,000)	(476,710)
100010-4210-1263-41450	Environmental Services Operating Contribution		Operating Revenue		4,000		(472,710)
770007-6300-1045-41403	DFES Capital Contribution		Capital Revenue		18,896		(453,814)

Council Report

Council Meeting
27 September 2022

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 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
770011-6300-1045-41403	DFES Capital Contribution		Capital Revenue		175,352		(278,462)
770007-6300-1045-61001	Trailers		Capital Expenses			(18,896)	(297,358)
770011-6300-1045-61001	Miscellaneous Equipment		Capital Expenses			(175,352)	(472,710)
New-6100-1045-41403	Department of Communities Grant		Capital Revenue		140,075		(332,635)
New-6100-1045-61129	Changing Places - Eastern Foreshore Mandurah		Capital Expenses			(140,075)	(472,710)
				(4,581,456)	26,238,322	(21,569,366)	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 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)				(472,710)
			Operating Expenses		18,960		(453,750)
105000-5570-2150-61129	MARC - Facility Management		Capital Expenses			(18,960)	(472,710)
New-6700-1045-61129	MARC Basketball Netting		Capital Expenses			(7,460)	(480,170)
501123-6250-1045-xxxx	Ayrton St POS Carpark		Operating Expenses			(59,250)	(539,420)
100010-4000-1114-61129	Administration - Director of Place & Community - Consultants		Operating Expenses		31,460		(507,960)
162000-4410-1366-xxxx	Emergency Management		Operating Expenses		205,000		(302,960)
100010-1110-1045-61001	Administration - Economic Development		Other: Transfer Out of Reserve			(236,460)	(539,420)
	Restricted Cash Reserve		Capital Expenses		391,348		(148,072)
	Capital Works 2021/22 Carryovers Reconciliation		Capital Revenue			(64,336)	(212,408)
	Capital Works 2021/22 Carryovers Reconciliation		Other: Transfer Out of Reserve	64,336			(148,072)
	Capital Works 2021/22 Carryovers Reconciliation - Contract Liability		Other: Transfer Out of Reserve			(64,336)	(212,408)
	Capital Works 2021/22 Carryovers Reconciliation - Unspent Grants		Other: Unutilised Loans			(163,828)	(376,236)
	Capital Works 2021/22 Carryovers Reconciliation		Other: Transfer Out of Reserve			(163,184)	(539,420)
	Capital Works 2021/22 Carryovers Reconciliation						(539,420)
				64,336	646,768	(777,814)	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 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 2022-23 year is 10.00%

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
	\$	%		
Revenue from operating activities				
Operating grants, subsidies and contributions	(320,235)	(38.87%)	▼ Timing	Variance primarily due to monthly budget phasing of the Financial Assistance Grants.
Interest earnings	270,512	109.67%	▲ Timing	Favourable variance primarily due to rates instalment interest earnings, to be monitored as year progresses.
Other revenue	48,011	43.25%	▲ Timing	Variance primarily due to unbudgeted reimbursements received.
Expenditure from operating activities				
Employee costs	1,894,622	21.75%	▲ Timing	Variance due to vacant positions not yet filled, to be monitored as the year progresses.
Materials and contracts	1,964,767	20.08%	▲ Timing	Variance due to operating projects which haven't commenced, to be monitored as year progresses.
Utility charges	431,852	56.81%	▲ Timing	Variance due to utility invoices not yet received, to be monitored as year progresses.
Other expenditure	(7,224)	100.00%	▼ Permanent	Variance due to small debt write off for Lease Fees in accordance with the Write-Off Debts Delegation (DA-FCM06).
Loss on disposal of assets	17,075	100.00%	▲ Permanent	Favourable non-cash variance due to asset disposals. Refer to note 4 for the asset disposals.
Investing Activities				
Non-operating Grants, Subsidies and Contributions	(1,505,835)	(77.26%)	▼ Timing	Capital grants are recognised in line with capital expenditure. Will be monitored throughout the remainder of the year.
Proceeds from Disposal of Assets	(433,969)	(76.45%)	▼ Timing	Will be monitored throughout the year. Refer to note 4.
Capital Acquisitions	3,982,430	55.18%	▲ Timing	Refer to note 6.
Financing Activities				
Payment of lease liability	38,198	25.98%	▲ Timing	Varying repayment terms on lease agreements. Will be monitored throughout the remainder of the year.
Proceeds from new interest earning liability	(277,367)	(100.00%)	▼ Timing	Proceeds not yet received from MAIA as dependent on timing of new lease take ups.
Proceeds from community loans	(3,523)	(84.10%)	▼ Timing	Varying repayment terms on loan agreements. Will be monitored throughout the remainder of the year.

2021/22 Capital Carryovers to 2022/23

Asset type	Description	Current Budget 2021/22	Actuals as at 30/06/2022	Current Carryover Budget 2022/23	Proposed Adjustment	Adjusted 2022/23 Carryover Budget	Funding 2021/22 Current Budget		Funding 2021/22 Actuals		Funding 2022/23 Current Carryover Budget		Funding 2022/23 Proposed Carryover Budget		Muni Variance
							External Grants & Contributions	COM Funding (incl Proceeds, Loans & Reserves)	External Grants & Contributions	COM Funding (incl Sales, Loans & Reserves)	External Grants & Contributions	COM Funding (incl Sales, Loans & Reserves)	External Grants & Contributions	COM Funding (incl Sales, Loans & Reserves)	
Buildings	WMC Tipping Shed	30,793	106,276	230,698	(75,483)	155,215	-	30,793	-	106,276	-	230,698	-	155,215	-
Buildings	MARC Roof Repairs	130,057	136,979	2,369,943	(6,922)	2,363,021	130,057	-	136,979	-	1,624,991	744,952	1,618,069	744,952	-
Total Buildings		160,850	243,255	2,600,641	(82,405)	2,518,236	130,057	30,793	136,979	106,276	1,624,991	975,650	1,618,069	900,167	-
Bridges	Lakelands-Madora Bay Pedestrian Bridge	161,601	169,821	233,409	(8,220)	225,189	-	161,601	-	169,821	-	233,409	-	225,189	-
Total Bridges		161,601	169,821	233,409	(8,220)	225,189	-	161,601	-	169,821	-	233,409	-	225,189	-
Parks	Kangaroo Paw Park	16,617	26,927	38,558	(10,310)	28,248	-	16,617	-	26,927	-	38,558	-	28,248	-
Parks	Tickner Reserve Final Stage	150,928	151,244	75,486	(316)	75,170	-	150,928	-	151,244	-	75,486	-	75,170	-
Parks	Yalgorup National Park	-	1,895	30,000	(1,895)	28,105	-	-	-	1,895	-	30,000	-	28,105	-
Total Parks		167,546	180,067	144,044	(12,521)	131,522	-	167,546	-	180,067	-	144,044	-	131,522	-
Roads	RC Pinjarra Road Stage 3	1,025,375	1,041,502	528,352	(16,127)	512,225	1,000,000	25,375	1,000,000	41,502	-	528,352	-	512,225	-
Roads	Halls Head Beach Car Park Stage 2	83,742	98,996	121,561	(15,254)	106,307	-	83,742	-	98,996	-	121,561	-	106,307	-
Total Roads		1,109,117	1,140,498	649,913	(31,381)	618,532	1,000,000	109,117	1,000,000	140,498	-	649,913	-	618,532	-
Drainage	Halls Head Pde Beach Central CP Stage 2	122,790	126,621	112,571	(3,831)	108,740	-	122,790	-	126,621	-	112,571	-	108,740	-
Drainage	DR Yeedong Road, Falcon - Stage 2	109,332	119,627	92,921	(10,296)	82,626	105,184	4,148	105,184	14,443	-	92,921	-	82,626	-
Total Drainage		232,122	246,249	205,493	(14,127)	191,366	105,184	126,938	105,184	141,065	-	205,493	-	191,366	-
Coastal & Estuary	South Harbour Paving Upgrade Stage 3 to 6	44,309	91,641	63,435	(47,332)	16,103	-	44,309	-	91,641	-	63,435	-	16,103	-
Total Coastal & Estuary		44,309	91,641	63,435	(47,332)	16,103	-	44,309	-	91,641	-	63,435	-	16,103	-
Other	Eastern Foreshore South Precinct	2,557,217	2,614,631	3,469,580	(57,414)	3,412,166	2,557,217	-	2,614,631	-	3,286,904	182,676	3,229,490	182,676	-
Other	Western Foreshore Recreation Precinct	2,564,011	2,701,959	3,467,624	(137,948)	3,329,677	2,097,543	466,468	2,097,543	604,416	-	3,467,624	-	3,329,677	-
Total Waterfront Redevelopment		5,121,228	5,316,590	6,937,204	(195,362)	6,741,842	4,654,760	466,468	4,712,174	604,416	3,286,904	3,650,300	3,229,490	3,512,353	-
GRAND TOTAL		6,996,773	7,388,121	10,834,138	(391,348)	10,442,790	5,890,001	1,106,772	5,954,337	1,433,784	4,911,895	5,922,243	4,847,559	5,595,231	-

3	SUBJECT:	2022 Western Australian Local Government Association Annual General Meeting Voting Guidance
	DIRECTOR:	Chief Executive Officer
	MEETING:	Council
	MEETING DATE:	27 September 2022

Summary

The Western Australian Local Government Association (WALGA) will hold its 2022 Annual General Meeting (AGM) at Crown Perth, on Monday 3 October 2022 as part of the 2022 WA Local Government Convention and Trade Exhibition.

Notice of the AGM, Procedural Information and Submission of Motions has been received. The WALGA Annual General Meeting has been released and there are 11 items for consideration that the delegates have to vote on. Council is requested to provide guidance to the delegates, in relation to whether Council supports or does not support the proposed motions.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.6/8/22 23 August 2022 Peel Zone delegates Mayor Rhys Williams and Deputy Mayor Caroline Knight be nominated as the City of Mandurah voting delegates and Councillor Amber Kearns and Councillor Jenny Green as proxy delegates to the 2022 Western Australian Local Government Association Annual General Meeting, to be held at Crown Perth on Monday 3 October 2022.

Background

In preparation for the WALGA 2022 AGM, Mayor Rhys Williams and Deputy Mayor, Councillor Caroline Knight are the current delegates to the Peel Zone and have been registered for the voting entitlements for delegates representing each Member Council. Guidance is to be provided to the delegates to assist with voting.

Comment

To exercise Council's voting entitlements, Council must ensure that voting delegates are registered with WALGA. Member Councils are entitled to be represented by two voting delegates, with each delegate able to exercise one vote. Proxy voting is available to councils who are unable to send two delegates. To exercise Voting Delegates and Proxy Voting Delegates, councils must have registered valid proxies with the Chief Executive Officer of WALGA prior to Friday 23 September.

The City officers have considered the proposed motions outlined in item 3, Consideration of Executive and Member Motions, of the WALGA Annual General Meeting agenda and have made the following comments:

3.1 Road Traffic Issues

Motion

That WALGA Advocate on behalf of the local government sector to the State Government and in particular, Main Roads, to increase importance and weight given to local knowledge and input regarding road traffic

issues including requests for speed reduction, intersection treatments and overall preventative and traffic safety measures.

WALGA Secretariat Comment:

The Commissioner for Main Roads has the authority to erect, alter or take down any road sign or traffic control signal under the provisions of Regulation 297 of the Road Traffic Code 2000. This authority has not been delegated to Local Governments, except under very limited conditions. To effectively manage the local road network Local Governments need to work with Main Roads WA Traffic Management Services. The issues identified in the motion are consistent with the experience of other Local Governments.

In response to advocacy from WALGA and Local Governments, Main Roads WA undertook a review of the Speed Zoning Policy and Application Guidelines in 2020. Following adoption of the new policy, 52 Local Governments that had applied one or more times to amend a speed zone completed a survey undertaken by WALGA in 2021 which found that a higher proportion of applications to reduce speed limits on local roads were rejected under the new policy than was previously the case. Local Governments highlighted that the process was slow, somewhat unpredictable and lacked feedback indicating changes are required.

The proposed motion is broadly consistent with the WALGA State Council advocacy position in relation to travel speed management;

- 1. That the Road Safety Council initiate the development of a comprehensive speed reform plan. That the speed reform plan be designed, to meet the various needs of metropolitan, rural and remote Western Australian communities, with the aim of improving liveability, amenity and safety.*
- 2. That a speed reform plan incorporates:*
 - a. measures to ensure that Local Governments are consulted in the process of changing speed limits on the local road network, and*
 - b. processes to reduce the barriers and red tape for Local Governments seeking lower speed limits in targeted locations on local urban roads.*

[September 2019 – 99.6/2019]

Main Roads WA has evolved its policy position in relation to intersection treatments in the past three years such that “roundabouts or other treatments will be preferred over traffic signalisation, unless evaluation clearly demonstrates those other solutions are unsuitable”¹. There have also been significant technical changes in the modelling required, including the type of software to be used to demonstrate the effectiveness of the proposed intersection treatment². These new policies and operational requirements were introduced without adequate consideration of the long planning timeframes associated with road network development.

City of Mandurah Comment

The motion ensures that local governments applications and recommendations for local road traffic solutions are considered as a high priority and feedback is provided to the local government throughout the assessment phase.

Recommendation: Council support the motion.

3.2 Car Parking and Traffic Congestion Around Schools

Motion

That WALGA engages with the State Government on behalf of Local Government to review issues associated with car parking and traffic congestion around school sites including but not limited to:

- 1. Reviewing car parking standards for schools;*
- 2. Ensuring sufficient land is set aside for the provision of parking on school sites;*
- 3. Reviewing the co-location of schools to avoid issues being exacerbated;*

4. *Restricting school access from major roads;*
5. *Developing plans to enable schools to manage school traffic;*
6. *Develop programs to educate drivers; and*
7. *Develop options and implement initiatives to encourage alternative modes of transport to school.*

WALGA Secretariat Comment:

This motion outlines three key requests:

1. *A wide-ranging review of standards and school location*

There are two main types of schools: Public schools and private schools.

Land for public schools is required to be identified and set aside as part of the structure planning and subdivision process. Public schools are considered as public works, are not controlled by local planning schemes and are exempt from the requirement to obtain development approval. Consequently, Local Governments have limited direct control over the concerns raised in the motion for new public schools. Private schools, the demand for which usually materialises after neighbourhoods are well established, are controlled by local planning schemes and the parking standards and other requirements set out in these schemes.

Draft Operational Policy 2.4 (Western Australian Planning Commission 2020) is the primary planning policy that sets standards for new schools. This draft policy “is intended to assist in addressing issues that may arise in residential areas between schools and their surroundings particularly in respect of traffic and noise generating activities, and mitigation of impacts on existing transport network and services.” The policy sets standards related to minimum number of road frontages and road types, access to active and public transport connections, and requirements to provide traffic impact assessments. The policy was drafted in 2020 and will be finalised following the review of Liveable Neighbourhoods.

Liveable Neighbourhoods is the Western Australian Planning Commission’s primary policy for the design and assessment of structure plans (regional, district and local) and subdivision for new urban (predominantly residential) areas. This policy includes a component on education facilities, including particular design requirements for schools.

The finalisation of Draft Operational Policy 2.4 and current revision of Liveable Neighbourhoods provide opportunities for Local Governments and WALGA to seek amendments to these documents in accordance with member concerns.

2. *Better management of traffic by schools and development of driver education programs*
Driver behaviour, as well as transport mode choice, contributes to reducing the impact of traffic congestion and safety around schools.

3. *Development of options and programs to alternative modes of travel to and from school*
In May 2022 WALGA State Council endorsed the Draft Active Travel to School Roadmap, subject to amending Urban Environment Initiative No 1 to “Consult local governments to identify sub-regional school transport challenges and amend existing planning guidelines and develop new guidelines where gaps exist (RESOLUTION 337.4/2022).

State Council also resolved that WALGA:

- *Works with the Department of Transport to finalise the Roadmap and encourage Local Government participation in the initiatives identified where these offer solutions to the local issues encountered in each area; and*
- *Uses the Draft Active Travel to School Roadmap to strengthen advocacy for increased funding for walking and cycling infrastructure in Western Australia by the State and Federal Government.*

WALGA has some involvement with the Active Transport to School Working Group, which is led by the Department of Transport and includes representation from the Department of Education. The Department of Transport has developed a new category within the next round of WA Bicycle Network Grants to co-

fund Active Transport Officers with Local Governments. This is an evolution of the former Travel Smart Officers with the new officers having a greater role in working with schools.

City of Mandurah

The motion ensures that future planning of schools incorporates sufficient parking during peak time and that there is action taken by schools to develop plans, programs and initiatives to improve the congestion caused in these local neighbourhoods during peak times.

Recommendation: Council support the motion.

3.3 Proposals for Regional Road Maintenance Contracts with Main Roads WA

Motion

That WALGA assist Local Governments and work with the Hon Minister Rita Saffioti to introduce a similar program that is currently in play in Queensland and introduce a sole invitee Program for Local Governments to engage in a Road Maintenance Performance Contract with Main Roads WA.

WALGA Secretariat Comment:

The decision by the State Government to move to in-sourcing road maintenance delivery and management provides new opportunities for Local Governments to participate in delivering maintenance and minor capital work on the State road network. Local Governments and Regional Organisations of Council have previously contracted to Main Roads WA to deliver road maintenance services.

There were several reasons that Councils and Main Roads WA decided not to continue with these arrangements. The Association will need to understand the interest and capacity of Local Governments to undertake road maintenance work on the State road network, to inform engagement with the State Government.

The extent and type of road works that Main Roads WA will deliver using staff and those operations that will be delivered by contract are likely to vary in different parts of the State.

City of Mandurah

The City of Mandurah would need to understand the extent of the road maintenance work for the State road network in Mandurah to be able to support this motion. Currently, the City is at capacity in its own road maintenance requirements and would not have the capacity to carry out works for third parties. Any increase in capacity would require significant capital investment by the Council and a risk assessment would need to be carried out before City officers could provide a recommendation to Council. For example, determining whether there is an adequate contingency that would be required in the original price for rectification works if the local government does not complete works in accordance with the specifications; whether there will be penalties for not meeting timeframes; whether the local government works scheduled for the year will be at risk of not being delivered if contracted works impact the capacity of the local government; whether the return of capital investment is not realised as Main Roads does not secure a term that matches the projected term required to cover the capital investment; whether the overhead and rates are more than what the local government requires to achieve its objective of the service being a revenue source for the local government.

Recommendation: Council not support the motion. It is recommended that further assessment and consultation with the industry is undertaken to determine whether a similar initiative could be introduced in Western Australia and the standard conditions that Main Roads would impose for contracted works.

3.4 Northern Australia Beef Roads Program

Motion

That WALGA work with the Hon Madeleine King MP Minister for Resources and Minister for Northern Australia to make Beef Road Funding available to all Australian Local Governments north and south, or establish a Southern Australia Beef Road Funding Program to allow for equitable support across Australia's beef and agriculture industries.

WALGA Secretariat Comment:

The Northern Australia Beef Roads Program was a \$100 million Federal Government investment within the \$980 million Northern Australia Roads Program, which is delivering upgrades to high priority roads in northern Australia essential to the movement of people and freight to support the North's economic development. The Northern Australia Beef Roads Program is making targeted upgrades to key roads necessary for transporting cattle to improve the reliability, productivity and resilience of cattle supply chains in northern Australia, thereby reducing freight costs and strengthening links to markets. The Federal Government announced projects to be funded in October 2016, and the program is now nearing completion.

A key feature of the Northern Australia Beef Roads Program was the active engagement with the beef industry and transport sector to identify potential projects and modelling of different scenarios by the CSIRO using the Transport Network Strategic Investment Tool (TraNSIT) to determine the benefits and assist in prioritising projects. Success in establishing a new Beef Roads Program in Southern Australia would likely require similar support and evidence. Northern Australia provides 90% of Australia's live cattle exports³.

The Northern Australia Program is framed around the Our North, Our Future: White Paper on Developing Northern Australia, with annual statements to Parliament on progress. It is outside of the Minister for Northern Australia responsibilities to establish funding programs in other parts of Australia.

Depending on the scale of investment required, a business case detailing the costs and benefits of the proposed upgrades will be required to underpin advocacy to State and Federal Ministers. The Hon Catherine King, Minister for Infrastructure, Transport and Regional Development of Australia is a primary decision-maker when seeking funding to respond to the identified needs.

City of Mandurah

The motion does not impact the City of Mandurah. It is recommended to support the motion for the local government areas that are impacted if the funding is extended.

Recommendation: Council support the motion.

3.5 3D House Printing Compliance

Motion

That WALGA requests:

- 1 Assistance from Minister for Industry and Science The Hon Ed Husic MP, Minister for Housing and Homelessness, Small Business The Hon Julie Collins MP, Minister for Infrastructure, Transport, Regional Development and Local Government The Hon Catherine King MP to work with Ministers from all State and Territory Governments who have Building and Construction in their portfolios, to within the National Construction Code Series and associated Australian Standards, that dissuade industry from adopting 3D printing as a building method.*
- 2 That the Government provide instruments to incentivise private industry to develop 3D printing and include this as an acceptable building practice.*

WALGA Secretariat Comment:

Changes to the National Construction Code - All components used for building work in Australia must meet certain performance and legal requirements. These requirements help ensure that buildings are safe, healthy for occupants and maintain performance over the expected life of a building. Following a building fire in Melbourne Docklands in 2014, and the cladding fire at Grenfell Tower in London in 2017 which killed 72 people, all State and Territory Building Ministers agreed to an assessment of the effectiveness of building compliance systems across Australia. The resulting Building Confidence Report, released in 2018, identified that problems exist with building product safety in Australia. Subsequently, all Building Ministers agreed to the development of a National Product Assurance Framework to strengthen building product performance requirements. A discussion paper outlining the proposed framework was released by the Australian Building Codes Board in 2021 and can be found here. Any change allowing new forms of construction would require substantial evidence to be presented by industry to the Australian Building Codes Board.

Alternative construction methods such as modular buildings, buildings with pre-engineered components and Structural Insulated Panels (SIPS panels) have risen in popularity in Western Australia in recent years, partly in response to supply chain issues and labour shortages. For example, a display home was built in Mandurah from SIPS panels that was supplied and installed in 16 weeks. Strategies that seek to promote diverse housing options, supply and sustainability should consider the suite of alternative construction methods.

City of Mandurah

The motion explores the possibility of adopting 3D printing as a building method. Where any material is found to meet performance and legal requirements, it can be presented to the Australian Building Codes Board for consideration. The substantial evidence is required to be presented by the industry and it may be beneficial to include the Master Builders WA when WALGA is engaging with Ministers to progress this motion.

Recommendation: Council support the motion.

3.6 South West Native Title Settlement

Motion

That WALGA advocate to the State Government that Local Governments be provided with the full list of potential land to be requested for transfer as part of the South West Native Title Settlement and that a minimum of three months be provided for Council to provide feedback.

WALGA Secretariat Comment:

Background on the South West Native Title Settlement (Settlement):

The Settlement, in the form of six Indigenous Land Use Agreements (ILUAs), is a landmark native title agreement negotiated between the Noongar people and the State Government of Western Australia (State). The Settlement officially commenced on 25 February 2021, followed by the establishment of the Noongar Boodja Trust and the appointment of Perpetual as the initial Noongar Boodja Trustee on 29 March 2021. Following commencement, as prescribed by the ILUAs, native title rights and interests were surrendered on 13 April 2021, in exchange for a negotiated package of benefits that the State is delivering.

The Noongar Land Estate is a key benefit under the Settlement and will be comprised of up to 300,000 hectares of land handed over as reserve, and up to 20,000 hectares of land transferred in freehold. The first transfers of land to create the NLE were executed by all parties on 14 July 2021. The Department of Planning, Lands and Heritage (DPLH) is the agency responsible for the delivery of the NLE, on behalf of the Minister for Lands. The NLE is intended to provide significant opportunities for the Noongar people to achieve sustainable economic, social and cultural outcomes. The land to be transferred to the NLE is

primarily drawn from unallocated Crown land (UCL), unmanaged reserves (UMR) and Aboriginal Lands Trust (ALT) properties within the Settlement area and will be determined through the ILUA-prescribed land identification, assessment and eventual transfer processes managed by DPLH over the five year ILUA implementation period. This work is undertaken consultatively with the Trustee, SWALSC and a broad range of key stakeholders.

A key component of this process is the Assessment Phase, at which point DPLH consults with stakeholders, including Local Government. Consultation with Local Government in this manner is consistent with general Crown land administration requirements, where tenure matters are referred for comment under section 14 of the Land Administration Act 1997 (LAA). Referrals to Local Governments under the Settlement request detail (if available) on the following:

- whether there are existing interests in the land parcels under consideration for inclusion in the NLE that cannot be met elsewhere;
- whether there are future proposals for the same land or land within the same general location;
- whether there are planning scheme amendments that could affect future use of the land;
- whether there are other relevant land use, land management or land development issues; and
- any other advice they may wish to provide in relation to the subject land.

WALGA asked DPLH if it would it be possible to advise each Local Government of all of the land under consideration within their area at the same time, and DPLH responded as follows:

DPLH regularly provides Local Government Authorities (LGAs) with a list of unallocated Crown land (UCL) and unmanaged reserves (UMR) that may be eligible for inclusion in the Noongar Land Estate within the boundaries of the LGA. This information is provided upon the request of the LGA, in the spirit of proactive and transparent engagement with key stakeholders.

Importantly, DPLH advise that the list provided is reflective of land under consideration at a specific point in time and may be subject to change. Further, all LGAs are advised that DPLH are progressing land through the Phases of the Noongar Land Base Strategy (Strategy) at Annexure J to ILUAs for the Settlement. The Strategy provides an agreed process to be followed and includes a five-year timeframe for the staged delivery of the full 320,000 hectare Noongar Land Estate. As a result, DPLH will likely engage with a number of the involved LGAs numerous times during the five-year period.

WALGA asked DPLH if a 3 month consultation period would be considered, and DPLH responded as follows:

Consultation with LGAs is consistent with general Crown land administration requirements, where tenure matters are referred for comment under section 14 of the LAA. The 40 day timeframe for consultation is prescribed by the Noongar Land Base Strategy (Strategy) at Annexure J to the ILUAs. The sections of the ILUA (including the Settlement Terms) can only be varied by agreement in writing that is executed by or on behalf of the State, each of the Government parties, each Regional Corporation or the relevant Native Title Agreement Group and the Central Services Corporation.

The timeframe for consultation with LGAs is outlined under the Strategy and is intended to ensure the structured delivery of State Government and Trustee for the Noongar Boodja Trust (Trustee) obligations relating to the handover of land. DPLH would also like to emphasise that the LGAs are asked to consider the change of tenure only, not a proposal for the use / development of the land.

The Strategy and therefore the activities of DPLH are consistent with best practice Crown land administration activities, though with prescribed timeframes to ensure adherence to tight project timeframes. The referral questions posed by DPLH during consultation with LGAs are intended to collect detail on what is known to apply to the land at the time of the referral, noting that detailed due diligence and site-specific investigations would need to be undertaken by the Trustee at the point of land use / land development. In the event that an LGA is unable to provide the detailed information within the 40 day timeframe, DPLH is able to discuss and possibly grant timeframe extensions on a case-by-case basis.

WALGA asked DPLH if it was possible to advise Local Governments, at the time of request, as to the intended use of each parcel of land eg cultural or economic development, and DPLH responded as follows:

This information is not provided to DPLH by the representatives of the Noongar people. Instead, the flexible reserve purpose of Noongar Social, Cultural and / or Economic Benefit and the flexibility provided by delivering freehold tenure allows for land to be used by the Trustee in line with the aspirations of the Noongar people – in accordance with the applicable statutory and policy framework. LGAs will retain standard decision-making powers relevant to the use and management of land, under the Local Planning Scheme / Town Planning Scheme and any applicable statute.

The Noongar Land Estate will be a diverse landholding across the six ILUA Areas and approximately 101 involved LGAs. The consultation process undertaken by DPLH is intended to ensure that LGAs can disclose relevant information to inform the decision-making of the Trustee as to whether or not the land should be included in the Noongar Land Estate. Decisions around whether or not land is Cultural Land, Development Land or a combination of both is for the Trustee to make in consultation with the relevant Noongar Regional Corporation after land is accepted for transfer, and may have relevance to the future management of the land. However, LGAs can safely assume that land included into the Noongar Land Estate will be used and managed in accordance with the applicable zoning.

WALGA advised DPLH that generally, a Local Government would consult with their local community about changes to the use of Local Government managed land, and that the 40 day consultation timeframe did not allow for this. DPLH responded as follows:

LGAs may elect to undertake consultation with community regarding tenure change proposals, but it is not a requirement of the Strategy nor of the State Government more broadly. DPLH recommends that the standard approach taken by LGAs for any other Crown land administration matters referred by DPLH is the example to follow.

Community consultation may be more appropriate at the point of a development proposal being submitted to the LGA by the Trustee, as all detail requested above would be known and consultation can be well-informed. It is understood that consultation with community on development proposals is commonly undertaken by LGAs before consideration of a proposal by Council.

Please be advised that UCL and UMR (and Crown land more broadly) are the jurisdiction of the Minister for Lands, and while LGAs may have a role in regulating or to an extent managing UCL and UMR, this role does not form an interest in the land or a veto power for tenure proposals over the land.

DPLH made the additional further comment:

DPLH undertakes comprehensive consultation on land under consideration for possible inclusion in the Noongar Land Estate to obtain any and all information that may be relevant to the future use and management of the land by the Trustee. This includes all relevant LGAs and key State Agencies including the Department of Mines, Industry Regulation and Safety, the Department of Biodiversity, Conservation and Attractions and the Department of Water and Environmental Regulation. Service providers are also consulted on each land parcel.

All are provided with a 40 day timeframe for providing a response. At present, DPLH is actively progressing approximately 100,000 hectares of land across the six ILUA Areas through the Phases of the Strategy towards formal offer to the Trustee. The scope of this process is substantial, so the timeframes within the Strategy are critical for ensuring information collection can occur in a timely manner.

City of Mandurah

The motion provides additional time for local governments to engage with the community in relation to potential transfers of its own managed or freehold land.

Recommendation: Council support the motion.

3.7 Land Offset Compensation to Local Governments

Motion

That WALGA advocate to the State Government that the Developer requiring land offsets within another Local Government be required to pay a fee to the Local Government for the loss of rates and ongoing maintenance of infrastructure to the Land.

WALGA Secretariat Comment:

In Western Australia, there are many reasons for land being transferred for public purposes to the Crown. In parts of the State, these lands represent significant portions of the total Local Government area, for example Local Governments with extensive areas of National Parks and State Forest.

The State Government Offsets Register shows offset land acquisitions or land transfers to conservation within these Local Government areas: Shires of Dandaragan, Gingin, Chittering, Waroona, Harvey, Augusta-Margaret River, Cities of Bunbury, Busselton, Mandurah and in the Perth metropolitan region.

Over 50 per cent of new housing construction in the Perth and Peel region is expected to be provided through greenfield development, indicating that the issue identified by the Shire of Gingin is likely to persist.

The requirement to provide environmental offsets is legislated through the Environmental Protection Act 1986 (WA) and under Part 9 of the Environmental Protection and Biodiversity Conservation Act 1999 (Commonwealth). In Western Australia, offsets are implemented through the WA Environmental Offsets Framework. A review of this framework was conducted in 2019.

WALGA's comments on the review advocated for adequate resourcing to manage offset lands to address any biosecurity and bush fire risk implications and to require that Local Governments be consulted regarding any proposed offsets in their areas. These points were also raised in WALGA Submissions on the Strategic Assessment for Perth and Peel and the WA offset metrics guidelines.

Under the WA Environmental Offsets Guidelines, it is the responsibility of the proponent to consult all relevant stakeholders regarding offsets, particularly those directly affected, including Local Government. The Guidelines identify the Department of Biodiversity, Conservation and Attractions (DBCA) as the key stakeholder in relation to offset planning due to their role as specialist scientific advisor and manager of the State's conservation lands.

In May 2022, the State Government released the Native Vegetation Policy for Western Australia, with a five year Implementation Roadmap which includes improvements to the environmental offsets framework. This will provide WALGA with the opportunity for continued advocacy on this issue.

City of Mandurah

The motion may impact Mandurah in the future. Regardless, as rates is the main source of income for majority of local governments, the impact of a local government when land becomes non rateable can be to the detriment of its community. It is recommended to support a fee to be paid to those local governments whose land becomes non rateable as a result of a developer using it as a land offset in another local government.

Recommendation: Council support the motion.

3.8 Review of the Rating Methodology used by the Valuer-General

Motion

Advocate for a full review of the rating methodology used by the Valuer-General to value all land in the State of Western Australia.

WALGA Secretariat Comment:

WALGA currently does not have an advocacy position on which is the most appropriate valuation methodology.

City of Mandurah

The motion requests that a full review of rating methodology be undertaken. Like all local government services, it is best practice to undertake a review of the methodology of service delivery within a certain time period. It is unknown when the State Government last undertook a full review of the methodology.

Recommendation: Council support the motion.

3.9 WA Local Government Rating Model

Motion

That WALGA advocate to the State Government and the Valuer Generals' Office that a different rating model be trialled across several Councils whereby the Unimproved Value rate is abolished, and all properties are rated for Gross Rental Value or Capital Value.

WALGA Secretariat Comment:

WALGA currently does not have an advocacy position on which is the most appropriate valuation methodology.

City of Mandurah

This motion does not impact the City of Mandurah since all rating categories are based on the Gross Rental Value (GRV). Further consultation with impacted local governments would be required before a motion like this could be considered.

Recommendation: Council not support the motion. It is recommended that further consultation with impacted local governments is undertaken to understand the impacts of such a decision.

3.10 Reform of the Cat Act 2011

Motion

That the WA Local Government sector requests the WA State Government prioritise reforms to the Cat Act 2011, in accordance with the Statutory Review undertaken and tabled in the State Parliament on 27 November 2019.

WALGA Secretariat Comment:

This is a developing issue in the sector. A number of Local Governments have already attempted to make Cat Local Laws that seek to prohibit cats from roaming, require cats to be securely kept on premises of the owner, and prohibited from being in any public place. Parliament's Delegated Legislation Committee

has disallowed a number of such attempts on the grounds that the local law-making head of power in the Cat Act does not contemplate local laws to be made for these purposes.

*The Committees views are summarised in this excerpt from the Annual Report 2016 (Report 89 at 5.32):
In each of these cases, the Committee considered that the relevant provisions of the local law were inconsistent with or repugnant to the provisions of the Cat Act 2011 which:*

- allow for cats to be in public places unless they do not comply with the provisions of the Act requiring registration, microchipping and sterilisation*
- empower the making of local laws prohibiting cats in certain specified areas.*

WALGA's current advocacy position supports a review of the Cat Act that will introduce broader powers of cat control.

City of Mandurah

The motion requests that the State Government prioritise the findings of the *Cat Act 2011* statutory review that was tabled in WA Parliament by the Minister for Local Government on 27 November 2019.

The City provided a submission to this statutory review with the following summarising key requests:

1. That cats are required to be confined to an owner's property via state legislation.
2. That greater clarity is provided on the differentiation of feral, stray and domesticated cats to allow timely and effective action to manage issues particularly in reserves of high environmental value.
3. That cat prohibited areas are able to be created without local law amendment (via Council resolution similar to the Dog Act). The current process of having to amend local laws to include areas where cats are prohibited is a significant administrative burden and out of step with the *Dog Act 1976* that has successfully empowered local governments to make changes to dog exercise and prohibited areas via Council resolution.
4. That a consistent approach to the number of cats permitted at a property is prescribed within the state legislation.
5. That a comprehensive state-wide public education campaign be developed. It is clear that there remains a percentage of the community who are not aware of the requirements of the *Cat Act 2011* to register, microchip and sterilise their cats. For any cat related laws to be effective identification must be comprehensive and clear advice on the preferred requirement for containment.
6. That financial assistance be provided for sterilisation and microchipping. There remains clear barriers to cat identification and it is essential that efforts are made to overcome this. Without effective identification cat legislation will not be effective.

Recommendation: Council support the motion.

3.11 WALGA Best Practice Governance Review – Principles

Motion

1. *The update on the Best Practice Governance Review project be noted, and*
2. *The principles to inform WALGA's future governance model, as follows and as per the attached Principles document, be endorsed:*
 - a. *Representative – WALGA unites and represents the entire Local Government sector in WA and understands the diverse nature and needs of members, regional communities and economies.*
 - b. *Responsive – WALGA is an agile association which acts quickly to respond to the needs of members and stakeholders.*

- c. *Results Oriented – WALGA dedicates resources and efforts to secure the best outcomes for Local Government and supports the delivery of high-quality projects, programs and services.*

WALGA Secretariat Comment:

Supported by State Council, the Steering Committee is putting forward principles to this Annual General Meeting to gauge member support for progressing the Best Practice Governance Review to the development of potential options for member consultation and engagement.

The principles put forward by the Steering Committee and endorsed by State Council at their 22 August 2022 Special Meeting, will guide the development of potential models for member consultation.

As per the attached Principles document, the three principles – Representative, Responsive and Results Oriented – comprise three or four components, component descriptions and governance implications.

Embedded in the governance implications are considerations for potential changes as well as principles that will be adhered to in the development of model options.

For instance, the principles propose that WALGA's governing body will:

- *Maintain equal metropolitan and country representation,*
- *Continue the practice of electing the President from and by the governing body, and*
- *Facilitate responsive decision making with clear processes for members to influence policy and advocacy*

Potential models may be considered by the Steering Committee, and subsequently State Council and WALGA members, that could:

- *Potentially lead to a reduction in the size of the governing body,*
- *Consider alternative election arrangements to the governing body, and*
- *Consider alternative arrangements to the existing Zones.*

Following consideration of the principles at the 2022 Annual General Meeting, as per this item, an extensive consultation and engagement process will be undertaken with members on potential governance model options.

The consultation and engagement process will be undertaken during October, November, and December 2022. Feedback from member submissions, workshops, and discussions will inform a final report to be considered at February 2023 Zone meetings and subsequently, the March 2023 State Council meeting.

Constitutional amendments will then be prepared for consideration by State Council followed by the broader membership at the 2023 Annual General Meeting. As per WALGA's Constitution, amendments to the Constitution require endorsement by a 75 percent majority at both State Council and a general meeting of members.

The principles are put forward for member consideration.

City of Mandurah

The City officers support the WALGA Best Practice Governance Review Principles. It is recommended that the local government sector is consulted when the amendments to WALGA's Constitution have been drafted.

Recommendation: Council support the motion.

Consultation

Nil

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil

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:

- Demonstrate regional leadership and advocate for the needs of our community.

Conclusion

Council is requested to provide guidance to the voting delegates for the Executive and Members Motions at the WALGA Annual General Meeting as follows:

- 3.1 Road Traffic Issues – support
- 3.2 Car Parking and Traffic Congestion Around Schools – support
- 3.3 Proposals for Regional Road Maintenance Contracts with Main Roads WA – not support
Reason: It is recommended that further assessment and consultation with the industry is undertaken to determine whether a similar initiative could be introduced in Western Australia; and the expectations and standard conditions that Main Roads would impose for contracted works.
- 3.4 Northern Australia Beef Roads Program – support
- 3.5 3D House Printing Compliance – support
- 3.6 South West Native Title Settlement – support
- 3.7 Land Offset Compensation to Local Governments – support
- 3.8 Review of the Rating Methodology used by the Valuer-General - support
- 3.9 WA Local Government Rating Model – not support
Reason: It is recommended that further consultation with impacted local governments is undertaken to understand the impacts of such a decision.
- 3.10 Reform of the Cat Act 2011 – support
- 3.11 WALGA Best Practice Governance Review – Principles – support

RECOMMENDATION

That Council Approve the voting delegates to vote the following way for the motions outlined in part three, Consideration of Executive and Members Motions, of the WA Local Government Association Annual General Meeting:

- 3.1 Road Traffic Issues – support**
- 3.2 Car Parking and Traffic Congestion Around Schools – support**
- 3.3 Proposals for Regional Road Maintenance Contracts with Main Roads WA – not support**
- 3.4 Northern Australia Beef Roads Program – support**
- 3.5 3D House Printing Compliance – support**
- 3.6 South West Native Title Settlement – support**
- 3.7 Land Offset Compensation to Local Governments – support**
- 3.8 Review of the Rating Methodology used by the Valuer-General - support**
- 3.9 WA Local Government Rating Model - not support**
- 3.10 Reform of the Cat Act 2011 – support**
- 3.11 WALGA Best Practice Governance Review – Principles – support**

4	SUBJECT:	Advertising and Disposal of Jetty Licence
	DIRECTOR:	Business Services
	MEETING:	Council Meeting
	MEETING DATE:	27 September 2022

Summary

The City of Mandurah (the City) sought Expressions of Interest (EOIs) inviting tourism operators to enter into a commercial licence with the City to use a portion of the Mandjar Bay jetties within the Eastern Foreshore Precinct.

Following evaluation of the EOIs, Council is now requested to approve the advertising of, and if no submissions received, the disposal via a licence for two berths on Jetty A Number 1277 and two berths on Jetty B 1305. Council is recommended to support a term of five years, with a one option of five years, at an annual rent of \$4,200 per annum (12 L/Metres berth) and \$5,250 per annum (15 L/Metres berth) (excluding GST).

The tourism operators seeking to enter into a commercial licence are as follows:

- Sea West WA Pty Ltd trading as Mandurah Cruises (Jetty No.1277, A1 and A2)
- Soulmate Enterprises Pty Ltd trading as Soulmate Charters (Jetty No. 1305, B1)
- Mandurah Boat Tours Pty Ltd trading as Pirate Ship Mandurah (Jetty No. 1305, B2)

Disclosure of Interest

Nil

Location

The jetties are located within Mandjar Bay on the Eastern Foreshore, between Kwillena Gabi Pool and the Mandurah Traffic Bridge.



Previous Relevant Documentation

N/A

Background

The City advertised an EOI in April 2021 for tourism operators in the District of Mandurah to enter into a 12 month Commercial Jetty Licence arrangement for the jetties located within the Eastern Foreshore Precinct. This EOI process resulted in the City entering into a 12 month Commercial Jetty Licence with Sea West WA Pty Ltd trading as Mandurah Cruises, Soulmate Enterprises Pty Ltd trading as Soulmate Charters and Mandurah Boat Tours Pty Ltd trading as Pirate Ship Mandurah. The Commercial Jetty Licences expired on the 31 August 2022.

In July 2022, the City sought EOIs from tourism operators more broadly (metropolitan and local) advertising a term of two years, with an option for a further one year extension. The EOI also stated that the City may consider an extended term which would be subject to statutory processes.

The City received three submissions from the tourism operators identified above. As part of the assessment process of the EOIs, extended licence terms were requested from the City. Following consultation with all three applicants, the City recommended (subject to approval by Council), a five year term, with one option for a further five years. A longer term affords the tourism operators with greater stability.

As an interim measure the City has entered into a four month Commercial Jetty Licence with each of the operators, whilst the City undertakes the disposal of land process in accordance with s3.58 of the *Local Government Act 1995*.

Comment

The Jetties are located within Mandjar Bay on the Eastern Foreshore, between Kwillena Gabi Pool and the Mandurah Traffic Bridge, providing an excellent location for tourism activities. As part of the Western Foreshore Project, the City finalised the construction of the jetty infrastructure in late 2020, providing both commercial and public jetty access. In total (across Jetty A and Jetty B) there are twenty-two (22) berths with fourteen (14) for public access and eight (8) berths available for commercially licensed vessels for designated use during fixed operational hours, with no overnight moorings at any time.

The City currently enters into an annual Licence with Department of Transport (DoT) for use of the Jetties for commercial purposes. The DoT licence is conditional upon the City maintaining the jetty infrastructure in good, proper and safe condition.

In accordance with Section 3.58 of the *Local Government Act 1995*, a market valuation is required to be carried out not more than six months before the proposed disposition, unless declared by a Council resolution that the valuation is a true indication of the value at the time of the disposition. An independent valuation of the Jetties was carried out in November 2020 and Council is requested to accept this valuation, as fair market rent for the purposes of this disposition process. Council should note that annual CPI will be applied to the licence and in addition a market valuation must be carried out prior to the commencement of the five year option.

The independent valuer determined that the Jetties were valued at \$4,200 per annum (excluding GST) for 12 linear metres and valued at \$5,250 (excluding GST) per annum for 15 linear metres. The valuation is based on exclusive use of the jetty between 8.00am and 6.30pm, 7-days per week and extended operational hours from 1 December to 15 January from 8.00am to 11.00pm.

Under the licence conditions, the tourism operators are required to relocate for special events if requested and will not be able to conduct repairs, maintenance or selling of tickets at the jetty.

Statutory Environment

Section 3.58 of the *Local Government Act 1995* – Disposal of Property

'Dispose' includes to sell, lease, or otherwise dispose of, whether absolutely or not.

Section 3.58 (3) of the *Local Government Act 1995*

A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —

- (a) it gives local public notice of the proposed disposition —
 - (i) describing the property concerned; and
 - (ii) giving details of the proposed disposition; and
 - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given; and
- (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

Section 3.58 (4) of the *Local Government Act 1995*

The details of a proposed disposition that are required by subsection (3)(a)(ii) include —

- (a) the names of all other parties concerned; and
- (b) the consideration to be received by the local government for the disposition; and
- (c) the market value of the disposition —
 - (i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
 - (ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.

Policy Implications

Nil.

Financial Implications

The City will receive rental income of per annum (excluding GST), with CPI to be applied annually.

Risk Analysis

Limited risk is associated with the disposal of this licence.

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.
- Actively partner and engage with business and industry to build Mandurah's entrepreneurial capacity and capability.
- Leverage partnerships with key stakeholders to achieve improved economic outcomes with due consideration to environmental impacts.

Organisational Excellence:

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

Conclusion

Council is requested to approve the advertising of, and if no submissions received, the disposal via a licence for two berths on Jetty A Number 1277 and two berths on Jetty B 1305.

Recommendation

That Council:

- 1. Approves the advertising and, if no submissions received during the advertising period, the disposal of Mandjar Bay Jetty Number 1277 (berths A1 15m and A2 15m) with Sea West WA Pty Ltd trading as Mandurah Cruises, with the following conditions:**
 - 1.1 A tenure period of five years, with one five year option of renewal (5 + 5 years).**
 - 1.2 Commencement date upon completion of s3.58 LGA advertising process**
 - 1.3 Rent being set at \$10,500 per annum (excluding GST).**
 - 1.4 Annual CPI to apply for the term of the agreement.**
 - 2.5 Market valuation at the end of the first term.**
- 2. Approves the advertising and, if no submissions received during the advertising period, the disposal of Mandjar Bay Jetty Number 1305 (berth B1 15m) with Soulmate Enterprises Pty Ltd trading as Soulmate Charters, with the following conditions:**
 - 2.1 A tenure period of five years, with one five year option of renewal (5 + 5 years).**
 - 2.2 Commencement date upon completion of s3.58 LGA advertising process**
 - 2.3 Rent being set at \$5,250 per annum (excluding GST).**
 - 2.4 Annual CPI to apply for the term of the agreement.**
 - 2.5 Market valuation at the end of the first term.**
- 3. Approves the advertising and, if no submissions received during the advertising period, the disposal of Mandjar Bay Jetty Number 1305 (berth B2 15m) with Mandurah Boat Tours Pty Ltd trading as Pirate Ship Mandurah, with the following conditions:**
 - 3.1 A tenure period of five years, with one five year option of renewal (5 + 5 years).**
 - 3.2 Commencement date upon completion of s3.58 LGA advertising process**
 - 3.3 Rent being set at \$5,250 per annum (excluding GST).**
 - 3.4 Annual CPI to apply for the term of the agreement.**
 - 3.5 Market valuation at the end of the first term.**
- 5. Approves the market valuation dated 26 November 2020 of \$4,200 per annum (excluding GST) being 12 linear metres and 15 linear metres valued at \$5,250 (excluding GST) per annum as being a true indication of value.**
- 6. Authorises the Chief Executive Officer to finalise the conditions of the licence agreement.**

5	SUBJECT:	Appointment of Community Representatives to Access and Inclusion Advisory Group
	DIRECTOR:	Place and Community
	MEETING:	Ordinary Council Meeting
	MEETING DATE:	27 September 2022

Summary

The City of Mandurah's Access and Inclusion Advisory Group (AIAG) comprises a membership of two Elected Members, ten community members, four organisational members and supporting officers with no voting rights. In March 2022, two community member positions became vacant due to resignations. At its meeting in June 2022, the AIAG confirmed their support to fill the two vacancies for the remaining term ending on 21 October 2023. On 16 August 2022, an additional community member resigned from the AIAG due to relocating to a regional area without access to reliable telecommunication. On 13 September another community member resigned from the AIAG due to a personal family matter. The AIAG currently has four community member vacancies.

Nominations for the vacancies were promoted widely, including the City of Mandurah's social media, promotion of a City branded flyer directly to service providers, schools and community groups and via the Inclusive Mandurah and Mandurah, Cockburn, Kwinana, Rockingham Access and Inclusion networks.

After advertising, nine nominations were received. Council is requested to review the nomination information in the confidential attachment which outlines relevant experiences and includes recommendations to appoint four new community member representatives to the AIAG.

Disclosure of Interest

Nil

Property Details

N/A

Previous Relevant Documentation

- G.13/11/21 23 November 2021 Appointment to Advisory Groups, Working Groups, Panels and External Agencies.

Background

Community member representatives were appointed and endorsed by Council for a two-year term in November 2021. The community member representatives bring a variety of experience to the group including lived experience of disability either as a person with disability or a family member/carer or represent disability and community service organisations, disability employment service providers, or the education/training sector. The AIAG also has representation from the Department of Local Government, Sport and Cultural Industries (DLGSC) and the National Disability Insurance Scheme community partners (APM Communities and Wanslea). The current vacancies are as a result of a change in the personal circumstances of members who have disability.

Comment

Nominations to fill the community representative vacancies were open from Monday 4 July 2022 to Friday 22 July 2022. Advertising was undertaken via social media, direct emails to disability service providers, schools and community groups and through the Inclusive Mandurah and Mandurah, Cockburn, Kwinana and Rockingham Access and Inclusion networks.

Interested nominees were asked to provide relevant experience/skills to contribute to the objectives of the AIAG as outlined in the Terms of Reference (Attachment 5.1). At the close of nominations nine nominations were received. Both an Easy English and Text Only version of the nomination form and Terms of Reference were made available on the City's website to increase the accessibility of the nomination process. Interested community members were also invited to contact the City's Access and Inclusion Officer directly by phone or email to request support to complete the nomination form in-person, via email or over the phone.

Council is requested to consider the skills and experience of the nine nominees, noting the four candidates recommended for appointment as outlined in the Confidential Nomination Feedback Form (Confidential Attachment 5.2).

Statutory Environment

The Disability Services Act 1993 requires all local governments to develop a Disability Access and Inclusion Plan. Under the Disability Services Act, the Minister for Disability Services is required to table a report in Parliament each year on the progress of Disability Access and Inclusion Plans (DAIPs) in Western Australia.

Whilst there is no formal statutory requirement for the City to maintain an Access and Inclusion Advisory Group, the AIAG was established to support the City deliver actions related to strategies under seven outcome areas in the City's Access and Inclusion Plan (AIP). The Terms of Reference provide guidance to the AIAG in respect of its purpose and objectives.

Policy Implications

NA

Financial Implications

Members of the AIAG are appointed in a voluntary capacity.

Risk Analysis

Appointment of four new members will ensure sufficient representation from community members with experience and knowledge of disability. If new members are not appointed to fill the four vacancies there is a risk that the City may miss out on the breadth of lived experience, knowledge and skills provided by four new members to advance the AIP most advantageously. There is also the risk that there is pressure placed on remaining members to contribute more due to the vacancies.

There is a risk that the nominees who are not appointed may feel disappointed with the selection process. To reduce the likelihood if this occurring, unsuccessful nominees will be invited to

participate in the Inclusive Mandurah group. This is a community-led group, which is supported in an administrative capacity by the City, which supports both the City and the wider community to build a more inclusive and welcoming space for all to enjoy.

It is not recommended that the AIAG committee is increased in number as a way of resolving increased applications. Too many members on the AIAG could make it difficult to facilitate productive meetings (also noting that the extra membership would exceed that outlined in the agreed Terms of Reference).

Strategic Implications

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

Social:

- Facilitate opportunities that promote community led initiatives and build local capacity and capability.
- Promote and encourage community connectedness to create social interaction and a strong sense of security and belonging.
- Advocate for and facilitate the provision of diverse and environmentally sustainable places and spaces for people to enjoy an inclusive and active lifestyle.

Health:

- Provide and facilitate quality infrastructure that is accessible, and conducive to a healthy, active community.
- Promote the importance of a healthy, active lifestyle and the role the natural environment plays in preventative health, within our community.

Organisational Excellence:

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

Conclusion

The Access and Inclusion Advisory Group assists the City by contributing ideas, information and feedback to City officers in areas relating to planning and implementing access and inclusion in regards to services and events, building and facilities, information, quality of service, complaints, engagement process and employment.

The group plays an active role in the delivery of the City's Access and Inclusion Plan outcomes. The City received more nominations than vacant positions available. Officers reviewed nominations, and propose to fill the vacant positions to maximise diversity within the group which will support the group in providing insightful and informative feedback to the City on various projects.

NOTE:

- Refer ***Attachment 5.1 - Advisory Group Terms of Reference***
Confidential Attachment 5.2 - Access and Inclusion Nominations

RECOMMENDATION

That Council:

1. **Approves the appointment of four new community member representatives to the Mandurah Access and Inclusion Advisory Group, as detailed in Confidential Attachment 5.2, for the remainder of the current term, expiring on 21 October 2023.**

Terms of Reference – Access and Inclusion Advisory Group

1. Authority and purpose

Authority

The Council of the City of Mandurah ('**Council**' or '**City**') has established the City of Mandurah Access and Inclusion Advisory Group (**Advisory Group**).

Purpose

The purpose of the Advisory Group is to provide advice and assistance to the City regarding matters relating to:

- a) Strategies identified in the City's Access and Inclusion Plan
- b) Actions detailed in the Access and Inclusion Implementation Plan
- c) Access and inclusion issues within the boundaries of the City of Mandurah

2. Responsibilities

The Advisory Group is to:

- a) Represent people with disability and their networks when participating in Advisory Group meetings.
- b) Provide feedback to relevant City officers relating to City projects with specific relevance to providing access and inclusion for people with disability.
- c) Attend at least four advisory group meetings out of six meetings per calendar year.
- d) At the invitation of the City attend site visits and during such visits comply with all safety directions provided.

3. Membership

Composition

The Advisory Group shall comprise of:

- a) Two Elected Members.
- b) 10 community members with experiences and/or knowledge of disability-related needs, trends and current challenges and the value of social inclusion for people with disability in community.
- c) One representative or their proxy from each of the two National Disability Insurance Scheme (NDIS) local partners (early childhood intervention and 7 years plus).
- d) One representative or their proxy from Department of Local Government, Sport and Cultural Industries.
- e) Executive Manager Community or their proxy.

Role of City Officers

The City will provide executive support for the Group, who will act as 'administrative support' and primary point of contact between the Advisory Group and the City.

The City will may invite guests to the attend and present to the Advisory Group. The guests include but are not limited to City Officers or external consultants.

Election of Chairperson

The Advisory Group shall elect one Group Member to be chairperson. The Advisory Group may also wish to elect a Deputy Chairperson. The term of this appointment will expire on the day of the next ordinary local government election.

Role of Elected Member

Individual Elected Members appointed to the Advisory Group have no authority to make Council decisions. Elected Members who are representing Council can only vote and provide advice that is consistent with Council policy or position. Elected Members must comply with the *Code of Conduct for Elected Members, Committee Members and Candidates* at all times.

Member Support

Members may attend meetings with a support person to assist with disability-related needs to support active participation in the meetings and/or site visits.

4. Appointment

All appointments expire on the date of an ordinary local government election held every two years and appointments of all members will be made by Council at a Council meeting following the ordinary local government election.

Appointment of Community Members will be made following a public advertisement. The evaluation of potential members will be assessed by the City and appointments will be approved by Council on the basis of the potential member's skills and experience in any or all of the following:

- Lived experience of a disability
- Carers experience of a person with disability
- Professional experience (ie. working in an industry that provides support to people with disability).

The City may consider advertising for replacement members, subject to Council's approval of the membership.

5. Meetings

Quorum

The Quorum for an Advisory Group meeting shall be one more than half the number of members of the Advisory Group.

The Advisory Group shall not vote on any business at a meeting unless the Quorum is present. If a quorum is not present, the Advisory Group may still conduct meeting without voting on any items.

Frequency

Meetings shall be held quarterly, unless otherwise resolved by the Advisory Group. This group meets bi-monthly.

Voting

At all Meetings each member, including the Chairperson, shall have one vote only and in the case of equality of votes, the question shall be determined in the negative.

Minutes and matters arising

All meetings shall be minuted by the Executive Support, and minutes shall be approved by the Advisory Group Meeting.

Where possible, agendas and minutes from previous meeting, along with supporting documents for discussion at the meeting, will be circulated five days prior to the Meetings.

Reporting

The Advisory Group shall, as and when required by the City, report fully on its activities.

Confidentiality

All Members will be required to adhere to the City's confidentiality requirements. In particular, no confidential information received or generated by the Advisory Group will be disclosed to unauthorised persons.

Declarations of Interest

Members must declare interests as matter of good governance at the commencement of a Group Meeting.

Any instance where a member(s) has a commercial interest, or is closely associated with an organisation that has an interest in the business of the City which represents a conflict of interest or pecuniary interest, or there is a risk or perception of conflict of interest, should be declared to the City representative before or at the relevant meeting.

6	SUBJECT:	Property Strategy - Guiding Principles
	DIRECTOR:	Strategy and Economic Development
	MEETING:	Council Meeting
	MEETING DATE:	27 September 2022

Summary

The City is currently reviewing its Property Strategy and Land Holding Portfolio with the objective of optimising its freehold land assets and determine their highest and best use for social, environmental or financial outcomes.

To achieve the most appropriate land-use value for the City's freehold land, seven (7) guiding principles have been developed for inclusion in the Property Strategy to ensure a consistent approach to decision making for the acquisition, management and disposal of the City's freehold land assets.

The seven Guiding Principles are outlined below:

1. All Social and Community assets should be located on Crown Land, with no new assets to be developed on freehold land, where possible.
2. All land identified for Community and Social purposes, Public Open Space or Critical Infrastructure and which are considered to have no alternate function into the future may be transferred to the State (Crown), directly or through a land exchange arrangement.
3. Properties which are delivering the highest yield and best use or which are expected to do so in future, should be held and maintained.
4. All freehold land identified for City Growth or Investment purposes should be development ready.
5. Properties which do not offer the potential for highest and best use (social, environmental or financial benefits), and which do not create either a funding stream or land exchange opportunity should be scheduled for disposal.
6. In principle, the City is not a property developer (excluding simple subdivisions and amalgamations), however clearly defined joint venture opportunities will be considered. The City's preference is ground lease or sale.
7. Land acquisitions should be considered by the City where a justified need has been demonstrated through strategic planning and where the acquisition of the land is required to meet a strategic objective.

Council is requested to adopt the Property Strategy Guiding Principles as a guide to the decision making for the land-use, management and disposal of freehold land assets and note that the final Property Strategy will be presented for adoption by Council at its November 2022 meeting.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.16/12/21 14 December 2021 Council approved that the City should commence negotiations with land owners of lot 7 Dunkeld Drive in line with the City's Bushland Acquisition objectives.

- G. 27/7/21 27 July 2021 Council approved the Disposal of Land 400 - 404 Allnutt Street, Mandurah.
- G.19/6/19 11 June 2019 Council supported the review of the City of Mandurah Policy Manual and to revoke the Land Asset Policy along with 35 other policies no longer required.
- G.13/5/19 28 May 2019 Council supported the purchase of Lot 6 (176 Lakeside Parkway, Herron via the Bushland Acquisition Program.
- G.30/8/17 22 August 2017 Council approved the advertising and if no submissions received, disposal of land at Lot 12 (No. 73) Davey Street, Mandurah to Juniper (Uniting Church Homes) for a sale price of \$315,000 (excluding GST). (Settled 14/12/17).
- G.11/5/17 9 May 2017 Council approved the disposal of residential premises at Lot 1471 (No. 35) Truarn Street, Mandurah to the Department of Housing for \$260,000 + GST. (Settled 30/06/17).
- G.37/2/16 23 February 2016 Council resolved to acquire land at Lot 57 (No. 45) Pinjarra Road, Mandurah for \$1.2M for future expansion of Sutton Street. (Settled 08/04/16).
- G.35/2/15 24 February 2015 Land Assets Policy review adopted.
- G.19/11/14 25 November 2014 Council approved the disposal of Lot 10 (No. 2) Aldgate Street, Mandurah to ALDI Food Pty Ltd for \$2,465,000 (excluding GST). (Settled 31/7/15).
- GI.18/10/14 21 October 2014 Council approved the disposal of the sustainable home at 18 Grandmere Parade, Meadow Springs to P Rusli for \$410,000. (Settled 26/11/14).
- G.43/6/14 24 June 2014 Council approved the sale of land parcel at Lot 529 (No. 20) Scott Street Mandurah to Sam E and M Services Pty Ltd as trustee for The Bhavsar Family Trust for the sale price of \$175,000. (Settled 8/8/14).
- G.46/4/14 22 April 2014 Council approved the sale of Lot 605 (No. 65) Allnutt Street, Mandurah to A D Sullivan for \$285,750. (Settled 8/5/14).
- Gi.7/11/13 19 November 2013 Council approved the disposal of land at Lot 502 (67) Peel Street, Mandurah to Lilcon Pty Ltd for \$240,000 (excl GST). (Settled 26/2/14).
- G.57/2/12 28 February 2012 Land Assets Policy review adopted.

Background

In April 2018, Council adopted its Property Strategy to guide the use, development, sale and transfer of the City's freehold land. Whilst this document is relatively recent, there has been a recognised need to review the City's strategic approach in relation to the commercial value of key land assets.

Additionally, there are a number of land acquisitions and sales that have been finalised since the completion of the 2018 Strategy. These include:

Sale site

- Lot 200 Allnutt Street, MANDURAH – Peel Health Hub
- Lots 400 - 404 Allnutt Street, MANDURAH - Common Ground Site

Acquired sites

- Lot 7 Dunkeld Drive – Bushland Strategy Acquisition

The review is also an opportunity to consolidate the *Property Strategy* and *Strategic Landholding Portfolio* to create a single point of reference for the City's freehold land assets and the statutory framework that surrounds them.

Comment

When making decisions regarding the management of the City's freehold land assets, the fundamental purpose as a local government is to consider the highest and best use of its land assets with consideration of financial, social and environmental values.

To achieve these values and enable City officers to implement strategic planning outcomes with confidence, seven guiding principles have been developed for inclusion in the City's Property Strategy to ensure a consistent approach to the management of freehold land assets.

The seven (7) Guiding Principles are outlined below:

1. All Social and Community assets should be located on Crown Land, with no new assets to be developed on freehold land, where possible.
2. All land identified for Community and Social purposes, Public Open Space or Critical Infrastructure and which are considered to have no alternate function into the future may be transferred to the State (directly or through a land exchange arrangement).
3. Properties which are delivering the highest yield and best use or which are expected to do so in future, should be held and maintained.
4. All freehold land identified for City Growth or Investment purposes should be development ready.
5. Properties which do not offer the potential for highest and best use (social, environmental or financial benefits), and which do not create either a funding stream or land exchange opportunity should be scheduled for disposal.
6. In principle, the City is not a property developer (excluding simple subdivisions and amalgamations), however clearly defined joint venture opportunities will be considered. The City's preference is ground lease or sale.

7. Land acquisitions should be considered by the City where a justified need has been demonstrated through strategic planning and where the acquisition of the land is required to meet a strategic objective.

With consideration of the Property Strategy Guiding Principles, officers will undertake a review of all freehold land assets to determine the highest and best use of each site, or collection of sites, and present the final Property Strategy for adoption by Council at its November 2022 meeting.

Consultation

N/A

Statutory Environment

The City is obliged to act within the statutory constraints imposed by the *Local Government Act 1995*. Specific provisions constraining local government activities in property dealings include the following:

Section 3.58 requires that a local government can only dispose of property by public auction, public tender, or otherwise by giving Local public notice of the proposed disposition, describing the property concerned, giving details of the proposed disposition and the names of all parties concerned, noting the consideration to be received and the market value of the disposition as determined by a valuation carried out not more than 6 months before the proposed disposition. Submissions are invited giving no less than 2 weeks after notice, and any submission must be considered by Council before the disposition is made.

Section 3.59 requires that before a local government undertakes a major land transaction (currently defined as any transaction where the amount is the lesser of \$10 million in value or 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year) it must prepare and advertise a business plan that includes details of the expected effect on the provision of facilities and services by the local government, and on other persons providing facilities and services in the district, its expected financial effect on the local government and on matters referred to in the local government's Annual Plan, and the ability of the local government to manage the transaction.

Section 3.60 provides that *A local government cannot form or take part in forming, or acquire an interest giving it the control of, an incorporated Company or any other body corporate ... unless it is permitted to do so by regulation.*

Section 6.21(2) provides that a local government may only borrow against the security of its General Fund, thus preventing entry into normal property financing arrangements such as limited-recourse funding, or giving mortgage security over property to finance its development.

Taken together, these provisions severely constrain the ability of the City to act in a normal and prudent commercial fashion to maximise the financial and strategic development opportunities in its property portfolio. That is not to say, however, that such outcomes cannot be achieved with well-considered strategies that operate within the statutory framework.

Policy Implications

A Land Asset Policy was endorsed along with the 2018 Property Strategy, however was later revoked by Council in June 2019 (G.19.6.19) due to fact that the Property Strategy covered the policy content, therefore making the Policy redundant.

It is intended that the 2022 Property Strategy will clearly outline the City's position on the management of its land assets with no need for a separate policy.

Financial Implications

A key component of the Property Strategy is to maximise where appropriate, the social, economic and environmental value of the City's land within the context in which the City, as a local government, operates.

The City should, where appropriate, seek to obtain an ongoing income from its land assets, thus creating a diversity of income streams for the City. The City needs to be more active in the management of its properties, with an economic outcome as a key consideration. Land purchases, which will ensure future financial security for the City, need also to be part of this management.

Risk Analysis

As the guiding principles to decision making on the acquisition, management and disposal of the City's freehold land assets, it is essential that the 'principles' reflect the aspirations of Council and provide clear guidance for officers as a strategic planning tool.

In the absence of clear guiding principles, the City would be at risk of making reactive and inconsistent decision, specifically with regard to land asset disposals or acquisitions.

Adequately considered and endorsed guiding principles will inform good decision making in efforts to achieve the highest and best use of the City's freehold land.

Strategic Implications

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

Economic:

- Promote and foster investment aimed at stimulating sustainable economic growth.
- Facilitate and advocate for sustainable local job creation, and industry growth and diversification.
- Establish and leverage opportunities with key stakeholders to achieve sustainable economic outcomes with due consideration to environmental impacts.

Social:

- Provide diverse and sustainable places and spaces that enable people to lead an active lifestyle.

Environment:

- Advocate for and partner with key stakeholders to ensure environmental impacts are considered in all planning, strategy development and decision making.
- Protect and manage our local natural environment ensuring our actions don't adversely impact our waterways.

Organisational Excellence:

- Ensure that our actions maintain a sustainable balance between economic growth, the environment and social values.

Conclusion

It is acknowledged that property rates and grants are the primary revenue streams for the City with few alternative options to generate an income. However, with significant freehold land assets, the City must seek to utilise its landholdings not only as a tool to achieving the City's strategic objectives, but as a long-term revenue opportunity.

It is critical however that the City do not only sell assets to fund capital works but that a sustainable approach is considered and the City aim to turn freehold land assets into an income stream to protect generational needs.

Establishing the Guiding Principles of the Property Strategy is the first step in shaping the City's strategic vision when considering the acquisition, management and disposal of freehold land assets.

RECOMMENDATION

That Council:

- 1. Adopts the seven Guiding Principles of the Property Strategy as outlined in this report, as a guide to the decision making for the land-use, management and disposal of freehold land assets.**
- 2. Notes that officers will present the final Property Strategy based on the Guiding Principles for Council adoption in November 2022.**

7	SUBJECT: DIRECTOR: MEETING: MEETING DATE:	Restart Mandurah Invest Now – Expression of Interest Proposal Strategy and Economic Development Council Meeting 27 September 2022
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Summary

At a Special Council Meeting in May 2020, Council endorsed the City's response to the COVID-19 pandemic agreeing to transfer \$5 million from reserves for the purpose of a Restart Mandurah Funding Program, to fund a range of economic and sense of place initiatives in response to the state of emergency.

In October 2020, Council approved the Restart Mandurah Now - Industry and Business Incentive Scheme, which was to be majority funded from the Restart Mandurah Fund (with the Activate Now funding stream remaining funded from the City Centre operating budget).

The Restart Mandurah Now – Industry and Business Incentive Scheme includes 3 streams:

1. Ready Now – Business Capability Fund
2. Grow Now and Invest Now – Investment Attraction Program
3. Activate Now – City Centre Business Incentive Program

This report seeks Council approval for an Expression of Interest Proposal submitted under the Invest Now Investment Attraction Program received 31 May 2022.

Disclosure of Interest

Nil

Previous Relevant Documentation

- SP.4/5/20 12 May 2020 Council endorsed the transfer of \$5 million in funds from the Building Reserve (\$1m) City Centre Land Acquisition Reserve (\$2m) and Property Reserve (\$2m) for the purpose of establishing a Restart Mandurah Funding Program, to fund economic and sense of place initiatives in response to the state of emergency caused by the COVID-19 pandemic.
- SP.2/10/20 6 October 2020 Council approved increased operating expenditure for the 2020/21 and 2021/22 financial years for the Ready Now, Grow Now, Invest Now and Activate Now funding streams.

Background

The aim of the Restart Mandurah Now - Industry and Business Incentive Scheme program was to entice and attract business and industry to mobilise to / or expand in the City of Mandurah to reverse the negative impact of COVID on Mandurah's economy.

As part of that program, Council resolved that applications received through the Ready Now, Grow Now and Activate Now streams of the Restart Mandurah Now Industry and Business Incentive Scheme will be assessed by the Evaluation Assessment Panel and all applications received through the Invest Now – Expression of Interest stream will be referred to Council for consideration.

As per the Restart Mandurah Now Industry and Business Incentive Scheme guidelines, the Invest Now - Expression of Interest proposals are to be assessed on a case by case basis. Proposals may request a range of City contributions such as financial, access to land or other support mechanisms. Each proposal is to be assessed on merit by the Evaluation Assessment Panel and thereafter referred to Council for consideration.

The purpose of the Invest Now funding stream is to incentivise investment and attract beneficial industry and business opportunities to Mandurah, which contributes to positive employment outcomes in the City.

To be eligible for Invest Now funding, applicants must meet the following criteria:

- Have an Australian Company Number (ACN) or an Australian Business Number (ABN) and be solvent
- Be a for-profit organisation and trading for a minimum of two years
- Applicants are only eligible for one application each year
- Must verify that the business will remain in or directly service the district of Mandurah for a minimum of 2 years
- Funded activity must align with the program objectives and eligible activities.

Eligible Activities for Invest Now funding are:

- Projects which stimulate sustainable economic growth
- Projects with capacity to increase sustainable local job growth
- Projects which attract or diversify Mandurah industry (from new or established enterprises)
- Projects which align with Transform Mandurah initiatives.

Comment

The City has received an Invest Now – Expression of Interest Proposal on 31 May 2022. The Applicant has met all eligibility criteria and the Application was assessed by the panel on 1 July 2022.

The maximum funding amount for proposals received under the Invest Now – Expressions of Interest program was kept as uncapped, with the amount and nature of support to be provided by the City dependent on the individual proposal and assessment.

This flexibility was retained in the Scheme in order to provide an avenue for proposals over and above the other identified funding streams; and to provide for discretionary support by the City for very large investment attraction proposals, as well as to provide for non-standard contributions which could include financial assistance, access to land or some other identified support mechanisms.

This was believed to be important in order to provide scope for the City to adapt the level of support for businesses to meet the challenges they face and in order to be appropriate to the prevailing economic conditions that may occur.

Since the first year of the COVID-19 pandemic, the economic climate in Mandurah has changed and the local economy has recovered much of the ground which was lost. The latest (March 2022) unemployment rate for Mandurah is currently 5.4% (down from a peak of 10.5% in March 2021, and the lowest rate recorded for Mandurah since December 2012).

The WA Premier has flagged that the State of Emergency for Western Australia will soon be lifted and ABS weekly payroll jobs index shows that the change in employee jobs for the Mandurah SA4 statistical area is up by 7.2% from 14 March 2020 (when Australia recorded its 100th case of COVID-19) compared to 11 June 2022.

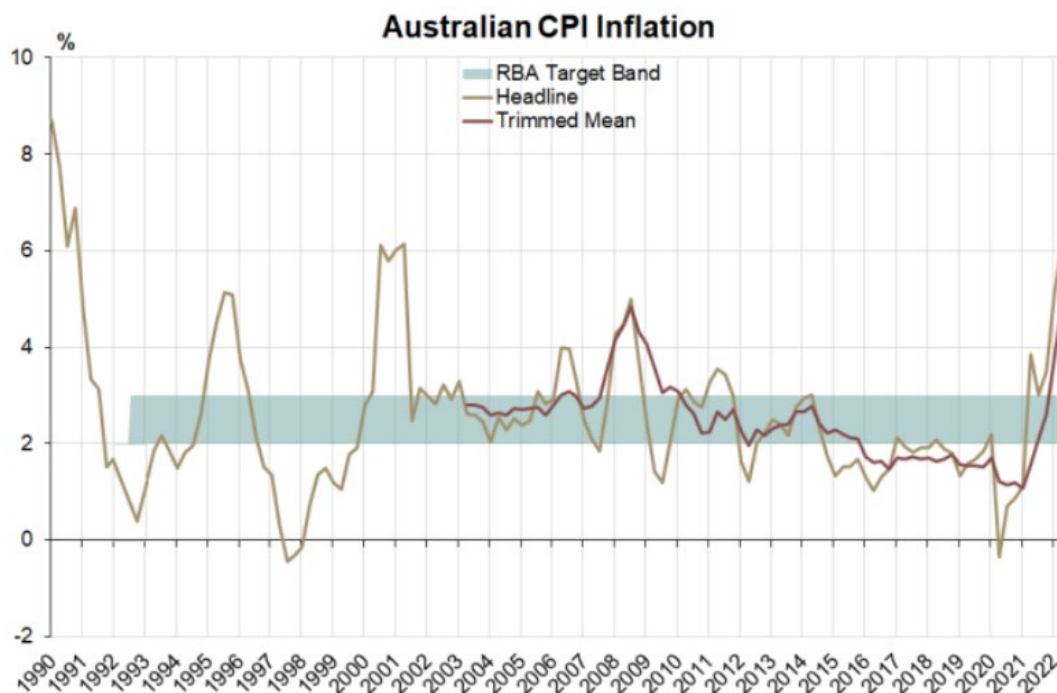
Table 1 (cont.): Change in employee jobs (%) by Statistical Area Level 4

	14 March 2020 to 11 June 2022
Western Australia	9.1
<i>Greater Perth</i>	8.0
Mandurah	7.2
Perth - Inner	7.8
Perth - North East	9.1
Perth - North West	6.9
Perth - South East	8.3
Perth - South West	8.7
<i>Rest of WA</i>	3.8
Bunbury	3.7
Western Australia - Wheat Belt	1.5
Western Australia - Outback (North)	6.1
Western Australia - Outback (South)	1.6

Source: ABS.

This indicates that local employment has continued to rebound since the onset of the pandemic.

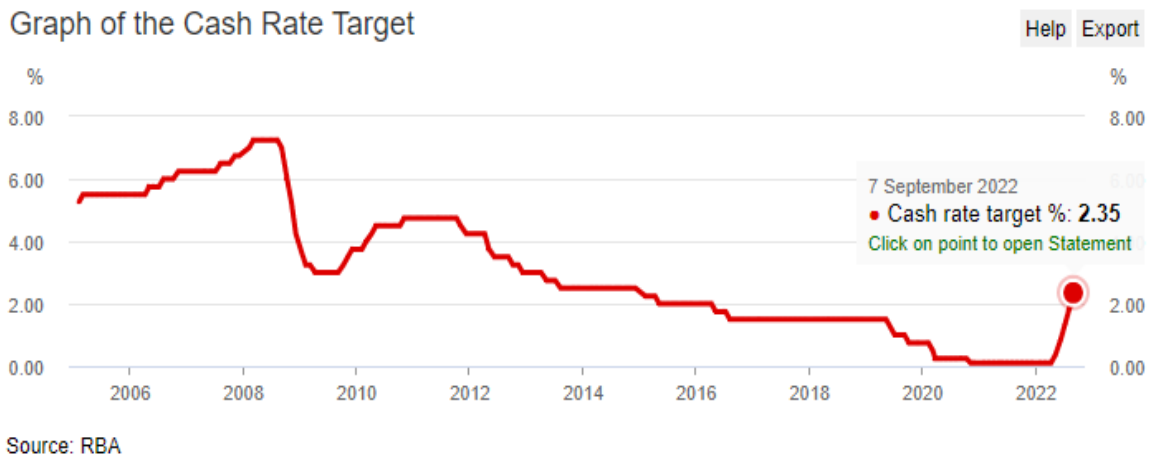
The current challenges in the economic environment are quite different right now in comparison to the first year of the COVID-19 pandemic, with Q2 2022 consumer price index data released by the WA Treasury in July 2022 currently showing headline annual inflation at 6.1%; the highest level recorded since Q2 2001.



Source: WA Treasury.

This indicates that households and businesses are experiencing high pressure on a range of key inputs, which can affect cost of living and business profitability.

As a result of this sharp increase in inflation, the Reserve Bank of Australia has made a matching sharp increase in the overnight cash rate target, rising a total of 2.25% so far from the previous record low of 0.1% which was in place until 6 April 2022, to the current level of 2.35% as at 7 September 2022. In its latest statement the RBA Board outlined that they expect to “increase interest rates further over the months ahead”.



As a result of this increase to the overnight cash rate target, banks have likewise increased their interest rates on residential and commercial loans, providing increased pressure on households and businesses.

Given the characteristics of the changing economic climate in Mandurah, no prior Invest Now Expression of Interest Proposals have been received, with this being the only proposal for the program since the Restart Mandurah program came to an end on June 30, 2022.

The Applicant has applied for \$94,101.00 + GST in funding through the Invest Now stream to meet 50% of the costs in relocating their existing business from its current location in another Local Government Area (LGA) to Mandurah, with the proposed funding to be used in refurbishment of a recently purchased warehouse property which will now be their regional head office.

The purchase of the premises was the Applicants' commitment to move their established business to the City of Mandurah. The management of this project will be carried out by owners of the company, who have successfully run the business for more than 10 years.

Relocation of the business will provide sustainable economic stimulus to the local economy through ongoing supply chain expenditure by the business and its employees as well as future growth and expansion opportunities.

The assessment score, City officer grant amount recommendation and additional business information to help the Council make an informed decision is presented in Confidential Attachment 7.1 – The Invest Now Expression of Interest Proposal Report.

Consultation

Director Business Services
Executive Manager Governance Services

Statutory Environment

Local Government Act 1995

Policy Implications

N/A

Financial Implications

The amount of funding requested through the application is \$94,101.00 from Restart Mandurah Industry and Business Incentive Scheme Funding Program. Currently, there is \$500,000 in the reserve account set aside for eligible and approved Expression of Interest proposals for this purpose. City officers have

assessed the application and are recommending that \$35,246.36 be approved as detailed in Confidential Attachment 7.1.

Risk Analysis

Based on the two years financials provided as part of the application process, the City's financial services team have conducted a financial risk assessment, and advise the financial risk of the company to be low.

In regards to the financials check, the financials show a profit position and a positive liquidity ratio.

Strategic Implications

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

Economic:

- Promote and foster investment aimed at stimulating sustainable economic growth.
- Facilitate and advocate for sustainable local job creation, and industry growth and diversification.
- Actively partner and engage with business and industry to support Mandurah's entrepreneurial capacity and capability.
- Establish and leverage opportunities with key stakeholders to achieve sustainable economic outcomes with due consideration to environmental impacts.

Organisational Excellence:

- Demonstrate regional leadership and advocate for the needs of our community.
- Ensure the City has the capacity and capability to deliver quality services and facilities through accountable and transparent business practices.
- Ensure that our actions maintain a sustainable balance between economic growth, the environment and social values.

Conclusion

Application meets the eligibility and assessment criteria for this funding program as approved by Council, and is recommended for approval by Council in line with Confidential Attachment 7.1.

NOTE:

- Refer ***Confidential Attachment 7.1 Invest Now Expression of Interest Proposal Report***

RECOMMENDATION

That Council approve a grant to _____ for the amount of \$35,246.36 for this Invest Now Expression of Interest Proposal, in line with the assessment contained in the Confidential Attachment 7.1.

8	SUBJECT:	Continuation of Funding for Lake Clifton Stewardship Program
	DIRECTOR:	Built and Natural Environment
	MEETING:	Council Meeting
	MEETING DATE:	27 September 2022

Summary

Lake Clifton is one of the most valuable environmental assets within the City of Mandurah and the broader Peel region. In 2017, the City entered into a funding agreement with the Peel Harvey Catchment Council to establish a private property stewardship program for the Lake Clifton catchment. Peel Harvey Catchment Council is now seeking an extension of existing funding arrangements from the City, for a further five-year period, to support continued delivery of the Lake Clifton Stewardship Program.

It is recommended that:

1. Renews its commitment to fund the Lake Clifton Catchment – Private Conservation Stewardship Program, providing \$50,000 per annum to the Peel Harvey Catchment Council for a further two years commencing in 2022/23 to 2023/24.
2. Subject to the achievement of the agreed deliverables, commits to fund the Lake Clifton Catchment Private Conservation Stewardship Program, providing \$50,000 per annum to the Peel Harvey Catchment Council for a further three years from 2024/25 to 2026/27.
3. Authorises the Chief Executive Officer to enter into a funding agreement with the Peel Harvey Catchment Council to outline the terms and conditions under which the above referred contribution will be made.

Disclosure of Interest

Nil

Location

The Program will operate over properties in the sub-catchment area of Lake Clifton, which includes private landholdings in both the City of Mandurah and the Shire of Waroona. A map of the sub-catchment area detailing local government boundaries, sub-catchment boundaries and individual private land holdings can be seen in Attachment 8.1.

Previous Relevant Documentation

- G.13/4/17 11 April 2017 Council committed to providing \$50,000 per annum for four years to the Peel Harvey Catchment Council, to assist in funding their Lake Clifton Catchment – Private Conservation Stewardship Program.

Background

Lake Clifton is part of the Peel-Yalgorup Ramsar Site, a wetland of international significance. It provides habitat for numerous migratory and resident shorebird species and is also home to the thrombolites, federally protected microbial colonies which have formed calcareous rock-like structures in the lake over thousands of years.

However, Lake Clifton is also a very fragile environment with a distinct catchment, limited in size and highly vulnerable to environmental degradation. Certain land management practices conducted within that

catchment, including groundwater abstraction, land clearing and hobby farming practices have contributed to significant decline in ecological function of the lake. This poses a questionable future for some of the most valuable environmental features of Lake Clifton, such as the thrombolites.

There has been a long history of environmental restoration initiatives and Landcare projects taking place in and around Lake Clifton. Such initiatives have been designed to address particular environmental impacts including the presence of feral animal and weed species, poor vegetation quality in the wetland buffer zone and changes in water balance impacting on the lake. These efforts have nearly always been dependent on short-lived external funding opportunities from state or federal sources and as a result, have delivered short-lived environmental benefits.

In 2017, the City entered into a funding agreement with the Peel Harvey Catchment Council (PHCC) to establish a private property stewardship program for the Lake Clifton catchment. An amount of \$50,000 per annum was provided to the PHCC for an initial five-year term, with an aim to establish a program that would specifically target private property owners within the Lake Clifton catchment and encourage land management practices on their property that would enhance and protect the catchment's environmental values. It was anticipated that through the establishment of a long-term initiative that took an educative approach with landowners rather than one of enforcement, that efforts to protect and restore environmental values in the Lake Clifton catchment would be more successful and longer lasting than had been experienced previously.

Accordingly, the Lake Clifton Stewardship Program was launched for an initial five-year period, with the goal that within that period a program design would be established and introduced to Lake Clifton property owners, early adopters would be engaged and actively participate in the Program, and additional funding sources would be identified that could aid in building on the Program's foundations.

Comment

Within the initial five years of the Lake Clifton Stewardship Program, progress has been made in relation to establishing a program design, engaging target property owners and establishing active participants amongst them together with attracting alternative partners and sources of funding in order to grow the Program.

The Lake Clifton Stewardship Program has been designed around the work and learnings from the Lake Clifton Recovery project delivered between 2012 – 2013 by the PHCC. More than 300 private property owners in the Lake Clifton catchment have been identified and approached through the Program, encouraging improved management and restoration of native vegetation and wildlife habitats through a variety of support mechanisms. These mechanisms include free property and habitat assessments, annual plant giveaways, quarterly newsletter publications and exclusive access to funding for on-ground conservation works. The PHCC has also successfully negotiated the ability to co-brand with, and serve as extension officers for, the flagship Land for Wildlife Program. The Land for Wildlife Program is a long-standing conservation program targeting private landholders and operating across Australia. The Program has a proven history of negotiating improved conservation outcomes through education and is familiar to many landholders in rural and special rural districts by the recognisable 'blue diamond' plaques that program participants display at the front of their properties. Through this association, the Lake Clifton Stewardship Program should be able to utilise and revive an existing network in the Lake Clifton catchment with a familiar and trusted format.

Initial participation in the Lake Clifton Stewardship Program has progressed with some early adopters signing on in the initial 3 years and a small increase in participation experienced in the fourth and fifth years.

Year	1	2	3	4	5
Registrations (Cumulative total)	3	5	8	10	11
Expressions of Interest	15	1	3	2	4

It was acknowledged that it would take some time to create a sense of trust with the target landholders and that there would be a need to demonstrate that the Program was not going to be a short-lived initiative like others before it. But once a sense of trust is established, the Program should start to experience increased rates of participation based on positive reputation, consistent activity in the community and generation of powerful promotional avenues such as word of mouth. Participation rates in the fourth and fifth years are lower than anticipated indicating a need to revise the effectiveness of the approach to landholder engagement.

Recently, the Shire of Waroona entered into a five-year Memorandum of Understanding with the PHCC (1 July 2021 to 30 June 2026) contributing a total amount of \$12,500, demonstrating a commitment to provide financial support to the Program's delivery. It is noted that of the approximate 600 private properties within the catchment, around 50% are located within each local government area.

In addition, the PHCC have contributed additional funding, to the Program to establish an open grants program for registered participants. Eligible landholders are able to apply for small grants between \$250 and \$1,000 to assist in implementing restoration activities identified in their Land for Wildlife assessment report. The grants program was launched at the start of 2020 and to date, two landholders have been successful in accessing these funds.

PHCC is seeking an extension of existing funding arrangements from the City for a further five-year period to support continued delivery of the Lake Clifton Stewardship Program and build upon the momentum that it is starting to generate. In particular, an increased focus on targeting key properties that will deliver the highest environmental benefits. A high level summary from PHCC of what the Program would seek to deliver should it be continued is included in Attachment 8.2

City officers intend to work with PHCC to develop the deliverables and performance measures that would be included in a funding agreement. It is recommended that funding provided through the agreement is subject to a review after the second year to ensure that the deliverables outlined above are being achieved and that participation rates from private landholders are growing. Also, that there is an opportunity to continue to ensure that the Program delivers maximum benefits. In particular, that the annual targets for landowners registering onto the Land for Wildlife Program (Year 1: 5, Year 2: 5, Year 3: 3, Year 4: 3 and Year 5: 3) continue to be achieved.

Statutory Environment

Nil

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

City officers are recommending that the Council approves a contribution to the PHCC to assist in funding the Lake Clifton Catchment – Private Conservation Stewardship Program to the extent of \$50,000 per annum for a maximum period of five (5) years commencing in the financial year 2022/23 and concluding in 2026/27. This amount is included in the City's Long Term Financial Plan baseline.

Risk Analysis

Land management practices on private property within the Lake Clifton catchment can significantly impact the environmental values of the surrounding Yalgorup National Park and Yalgorup Lakes, particularly Lake Clifton. This impact can be either positive or negative.

The Lake Clifton Catchment – Private Conservation Stewardship Program is designed to engage and educate owners of private properties within the catchment to employ land management practices that will have a positive impact on surrounding environmental values as well as those on their properties. The successful implementation of this program would significantly reduce the risk of environmental degradation occurring in and around Lake Clifton.

Strategic Implications

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

Environment:

- Protect and manage our local natural environment ensuring our actions don't adversely impact our waterways.
- Create opportunities for the community to promote and preserve our local natural environment.
- 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 initial five years of the Lake Clifton Stewardship Program have been successful in establishing an engaging program design, attracting alternative funding sources and securing early engagement with target private property owners. As a result, the Program is positioned to build on this foundation and create further momentum with regards to engagement of new participants and increased activities in relation to environmental protection and restoration.

It is recommended that the City renews its funding commitment to the PHCC for a further five year term with an expectation to see increased rates of participation in the Program and uptake of program initiatives such as the open grants program.

NOTE:

- Refer ***Attachment 8.1 Map of Sub Catchment Area of Lake Clifton.***
Attachment 8.2 Proposed Program Deliverables.

RECOMMENDATION

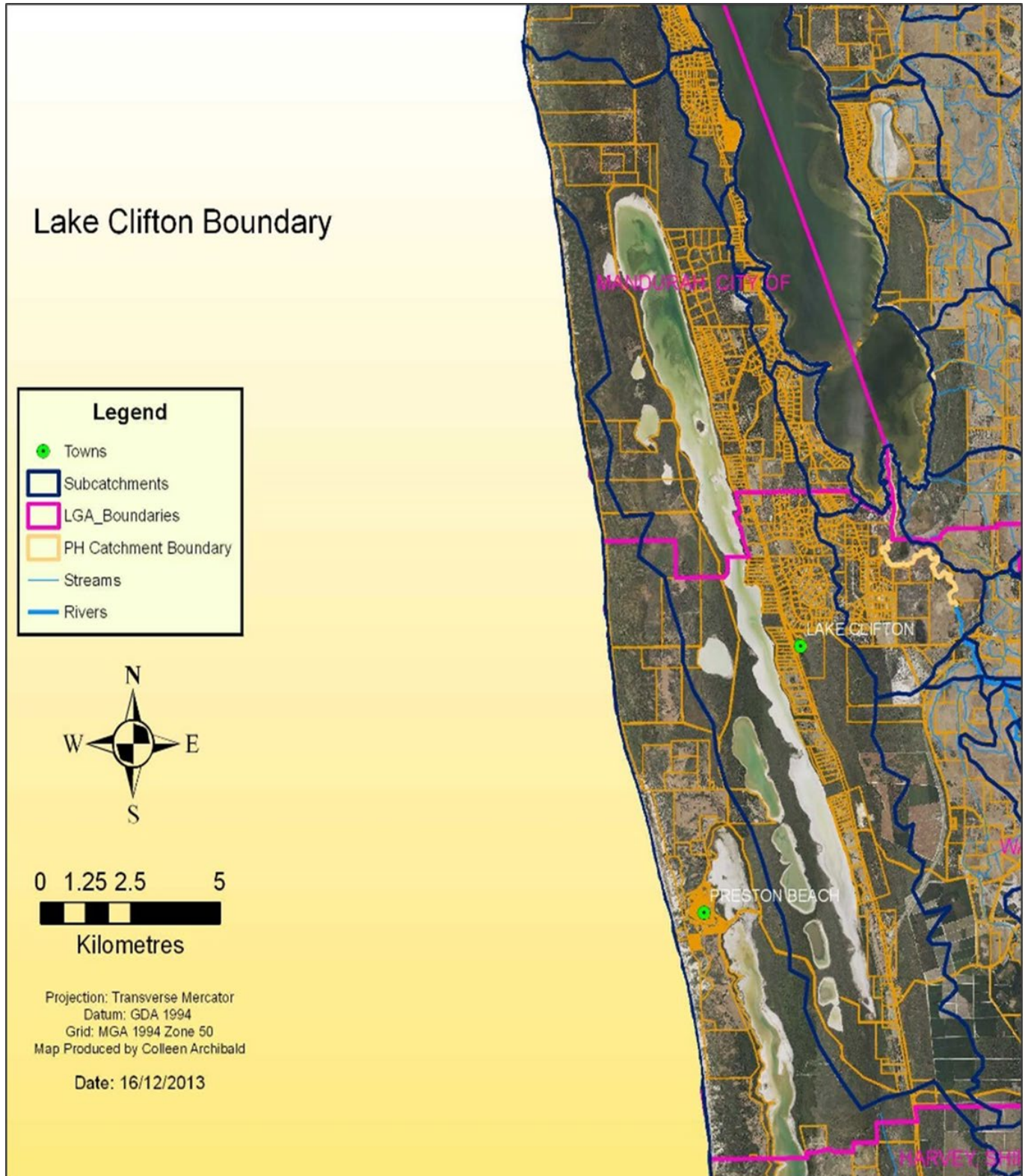
That Council:

1. **Renews its commitment to fund the Lake Clifton Catchment – Private Conservation Stewardship Program, providing \$50,000 per annum to the Peel Harvey Catchment Council for a further two years commencing in 2022/23 to 2023/24.**
2. **Subject to the achievement of the deliverables outlined in Attachment 8.2, commits to fund the Lake Clifton Catchment Private Conservation Stewardship Program, providing \$50,000 per annum to the Peel Harvey Catchment Council for a further three years from 2024/25 to 2026/27.**

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

ATTACHMENT 8.1

Map of the sub-catchment area detailing local government boundaries, sub-catchment boundaries and individual private land holdings.



ATTACHMENT 8.2

Proposed Program Deliverables

	Program component	Y1	Y2	Y3	Y4	Y5	Details	Notes
A	Free seedling giveaway with Workshop/Info Session (1,500 seedlings per annum)	1	1	1	1	1	<ul style="list-style-type: none"> – Call for registrations. Consult with City of Mandurah and community groups to finalise details. – Workshop/Info Session provides multiple opportunities (eg, practical weed control advice, continue awareness-raising of local residents of Lake Clifton’s significance and status). 	Known to be successful in Lake Clifton Recovery Project. The event will be adapted and improved based on community feedback and community needs
B	Workshop	0	0	0	0	0	<ul style="list-style-type: none"> – One topical and locally relevant workshop delivered annually 	Workshop no longer provided due to increased focus in site assessments and small grants program
C	Regular newsletter	2	2	2	2	2	<ul style="list-style-type: none"> – Lake Clifton Landcare Matters is a platform for regular information and updates on events etc 	This is currently quarterly however suggested to change to biannually to focus on quality vs than quantity

	Program component	Y1	Y2	Y3	Y4	Y5	Details	Notes
D	Site assessments	5	5	3	3	3	<ul style="list-style-type: none"> – Field officer visits interested landowner – Land for Wildlife (LFW) template is used to assess site and produce report – Landowner registered onto the LFW program 	Practical advice, encourages landowner behaviour change, and precursor to LFW and Volunteer Management Agreements. Supports long-term land management change
E	Small grants program	4	4	3	3	3	<ul style="list-style-type: none"> – Open to those in the LFW program – Application for funds must link to Lake Clifton program objectives. 	Provides an incentive for landowners to improve land management standards. Include option to extend to be available to non-LFW if uptake of program is low.
F	Outreach in priority areas	30	30	10	10	10	<ul style="list-style-type: none"> – Outreach (eg via mail drop with letter or flyer) targeting properties in priority areas, for introduction to the program, landowner advice, workshops, newsletters, neighbour connections, LFW 	Priority areas would be those that contain or adjacent to TECs, ecological corridors, properties with >10ha of native vegetation, proximity to thrombolites and Ramsar sites, black cockatoo breeding sites. There

	Program component	Y1	Y2	Y3	Y4	Y5	Details	Notes
							membership and access to the grants program	would be broader effort in the first two years to attract more interest, then taper numbers once more engagement is established
G	Landowner advice service	On request	On request	On request	On request	On request	<ul style="list-style-type: none"> – Provide option of landowners to access technical advice, arrange a site visit etc. – Simple advice via emails 	Builds and maintains trust and relationships with community.
H	Marketing and promotions through social media	2	2	2	2	2	<ul style="list-style-type: none"> – Develop a recognisable brand and/or character to represent the Program to landowners and the wider community. Promote through social media in addition to newsletter and workshops. 	Creates local pride and broader community recognition of Lake Clifton
I	Support for local landcare groups and management of public lands in the LCC	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	<ul style="list-style-type: none"> – Continue working with active groups such as Lake Clifton Herron Landcare Group to develop and 	Underpins integrity across the Lake Clifton Catchment (everyone is supported to contribute to improved LCC management)

	Program component	Y1	Y2	Y3	Y4	Y5	Details	Notes
							promote joint projects – Support specific on-ground or capacity projects identified by key stakeholders	

9	SUBJECT:	Major Land Transaction Cinema Complex Business Case
	DIRECTOR:	Business Services
	MEETING:	Council Meeting
	MEETING DATE:	27 September 2022

Summary

The City of Mandurah (the City) is proposing to enter into a new lease arrangement with Reading Cinemas Pty Ltd trading as Reading Cinemas (Reading Cinemas). Reading Cinemas has requested to enter into a new lease agreement for a Portion of Lot 4265 on Plan 42132, (No. 7) James Service Place, Mandurah, for a 10 year term, with a further option of 10 years. The annual rent will be \$730,000 per annum (excluding GST), with annual CPI rates together with market rent reviews as prescribed in the lease.

Due to the total value of the land transaction being more than the prescribed amount of \$10 million, the transaction is deemed a 'Major Land Transaction' in accordance with the *Local Government Act 1995* (the Act). A 'Major Land Transaction' requires the preparation of a business case to meet the requirement under Section 3.58 and Section 5.59 of the Act including the requirement to undertake community consultation.

Council is now requested to endorse the Cinema Complex Business Case (Major Land Transaction) (*Attachment 9.1*) for the purposes of satisfying the requirements under Section 3.58 and 3.59 of the Act.

Disclosure of Interest

N/A

Location



Previous Relevant Documentation

- G.49/3/10 23/3/2010 Council adopts Business Plan for extension of lease.
- G.59/12/09 15/12/2009 Council approved the Business Plan for advertising purposes.

Background

The City is the owner of freehold land located at Lot 4265 (Number 7) James Service Place, Mandurah. The City constructed a Cinema Complex on the land and Reading Cinemas agreed to lease, fit-out and operate the Cinema Complex.

The original lease between the City and Reading Cinemas commenced on 15 November 1997 for a term of 20 years. By a Deed of Variation dated 24 April 1998, and with the development of a business case including the consideration of Reading Cinemas carrying out \$1 million of improvements to the Cinema Complex, the City varied the term by an additional 5 years, with the lease expiring on 14 November 2022.

Comment

With the lease expiring on 14 November 2022, Reading Cinemas has requested to enter into a new lease with the City. To enable the completion of the Major Land Transaction process in accordance with Section 3.59 of the Act, it is recommended that the current lease is varied to include a holding over clause, to enable the lease to operate whilst the City undertakes this process. The Major Land Transaction is likely to be finalised by the end of November 2022 and once considered by Council (and if supported) the new lease will be finalised by the end of 2022.

The City engaged an independent Valuer to carry out a current market rental valuation. The valuation was carried out on 29 July 2022 and the annual market rental value has been determined as \$730,000 exclusive of GST, which is consistent with the current rates under the lease.

Set out below is information pertaining to the Disposal of Land – Lease Proposal and the Cinema Complex Business Case (Major Land Transaction):

Disposal of Land – Lease Proposal – Section 3.58

To satisfy regulation 30(2a) of the *Local Government (Functions and General) Regulations 1996* (Regulations), the City advises the following proposed disposal of land via lease as follows:

Lessor	City of Mandurah of PO Box 210, Mandurah WA 6210
Lessee	Reading Cinemas Pty Ltd trading as Reading Cinemas ABN: 97 073 808 643 ACN: 073 808 643 of 98 York St, South Melbourne Victoria 3205
Premise	Portion of Lot 4265 on Plan 42132, (No. 7) James Service Place, Mandurah
Certificate of Title	Volume 2210 Folio 282
Proposed Use	Cinema Complex
Initial Term	10 years
Further Term	10 years

Proposed Lease Commencement Date	15 December 2022
Proposed Rent Commencement Date	15 December 2022
Lease Rent (per annum)	\$730,000 per annum (exclusive of GST)
Market Rent Value (as per the valuation carried out on 29 July 2022)	\$730,000 per annum (exclusive of GST)
Rent Review	The rent will increase in accordance with an agreed formula contained in the lease reflecting CPI or at the nominated anniversary dates, a market review undertaken by an independent Valuer.
Obligations on termination	The proposed Lessee must restore the premises and make good to the satisfaction of the City. The City shall have the first option to purchase the proposed Lessee's operating equipment at a price agreed between both parties.

Cinema Complex Business Case (Major Land Transaction)

In accordance with Section 3.59 of the Act, local governments are required to undertake a 'Major Land Transaction', which means the acquisition, disposal (sell, lease or otherwise dispose of, whether absolutely or not) or development of land that is not exempt under the Act, and where the consideration is worth more than either \$10 million or 10% of the local governments operating expenditure incurred by the local government from its municipal fund in the last completed financial year.

The City is proposing to enter into a new lease arrangement with Reading Cinemas, whereby the total value of the land transaction is more than the prescribed amount (\$10 million) and deemed a 'Major Land Transaction' as defined in regulation 8A of the Regulations.

In accordance with the Act before a local government enters into a Major Land Transaction the local government is required to prepare a Business Plan (refer *Attachment 9.1*). The Cinema Complex Business Case (Major Land Transaction) addresses a range of factors as determined by the Act.

Following the six week notice period, the Major Land Transaction Business Case will be presented to Council in November 2022 to consider any submissions and final approval.

Statutory Environment

Local Government Act 1995

3.59. Commercial enterprises by local governments

(2) *Before it —*

- (a) *commences a major trading undertaking; or*
- (b) *enters into a major land transaction; or*
- (c) *enters into a land transaction that is preparatory to entry into a major land transaction, a local government is to prepare a business plan.*

(3) *The business plan is to include an overall assessment of the major trading undertaking or major land transaction and is to include details of —*

- (a) *its expected effect on the provision of facilities and services by the local government; and*
- (b) *its expected effect on other persons providing facilities and services in the district; and*
- (c) *its expected financial effect on the local government; and*

- (d) *its expected effect on matters referred to in the local government's current plan prepared under section 5.56; and*
 - (e) *the ability of the local government to manage the undertaking or the performance of the transaction; and*
 - (f) *any other matter prescribed for the purposes of this subsection.*
- (4) *The local government is to —*
- (a) *give Statewide public notice stating that —*
 - (i) *the local government proposes to commence the major trading undertaking or enter into the major land transaction described in the notice or into a land transaction that is preparatory to that major land transaction; and*
 - (ii) *a copy of the business plan may be inspected or obtained at any place specified in the notice; and*
 - (iii) *submissions about the proposed undertaking or transaction may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given;*
 - and*
 - (b) *make a copy of the business plan available for public inspection in accordance with the notice; and*
 - (c) *publish a copy of the business plan on the local government's official website.*
- (5) *After the last day for submissions, the local government is to consider any submissions made and may decide* to proceed with the undertaking or transaction as proposed or so that it is not significantly different from what was proposed.*
- * Absolute majority required.*
- (6) *If the local government wishes to commence an undertaking or transaction that is significantly different from what was proposed it can only do so after it has complied with this section in respect of its new proposal.*
- (7) *The local government can only commence the undertaking or enter into the transaction with the approval of the Minister if it is of a kind for which the regulations require the Minister's approval.*
- (8) *A local government can only continue carrying on a trading undertaking after it has become a major trading undertaking if it has complied with the requirements of this section that apply to commencing a major trading undertaking, and for the purpose of applying this section in that case a reference in it to commencing the undertaking includes a reference to continuing the undertaking.*
- (9) *A local government can only enter into an agreement, or do anything else, as a result of which a land transaction would become a major land transaction if it has complied with the requirements of this section that apply to entering into a major land transaction, and for the purpose of applying this section in that case a reference in it to entering into the transaction includes a reference to doing anything that would result in the transaction becoming a major land transaction.*

Local Government (Functions and General) Regulations 1996

8A. Amount prescribed for major land transactions; exempt land transactions prescribed (Act s. 3.59)

- (1) *The amount prescribed for the purposes of the definition of major land transaction in section 3.59(1) of the Act is —*
 - (a) *if the land transaction is entered into by a local government the district of which is in the metropolitan area or a major regional centre, the amount that is the lesser of —*

- (i) \$10 000 000; or
 - (ii) 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year;
 - or
 - (b) if the land transaction is entered into by any other local government, the amount that is the lesser of —
 - (i) \$2 000 000; or
 - (ii) 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year.
- (2) A land transaction is an exempt land transaction for the purposes of section 3.59 of the Act if —
 - (a) the total value of —
 - (i) the consideration under the transaction; and
 - (ii) anything done by the local government for achieving the purpose of the transaction,is more, or is worth more, than the amount prescribed under subregulation (1); and
 - (b) the Minister has, in writing, declared the transaction to be an exempt transaction because the Minister is satisfied that the amount by which the total value exceeds the amount prescribed under subregulation (1) is not significant taking into account —
 - (i) the total value of the transaction; or
 - (ii) variations throughout the State in the value of land.

Policy Implications

Nil.

Financial Implications

The annual rent received from the lease is included in the Long Term Financial Plan.

Risk Analysis

Council must adhere to the legislative requirements which includes approving the Business Plan and considering submissions during the public advertising period.

There is a financial risk to the Long Term Financial Plan if this revenue ceases as it represents 1% of rates revenue.

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

Social:

- Provide a range of social, recreational and cultural experiences for our residents and visitors to enjoy and take pride in.

Conclusion

Council is requested to approved the Cinema Complex Business Case for public advertising.

NOTE:

- Refer **Attachment 9.1 Cinema Complex Business Case (Major Land Transaction)**

RECOMMENDATION

That Council:

1. **Approve the Cinema Complex Business Case (Major Land Transaction) as per *Attachment 9.1* in accordance with section 3.58 and 3.59 of the *Local Government Act 1995* and provide Statewide public notice in accordance with section 3.59(4) which includes the following details:**
 - (i) **Disposal of a Portion of Lot 4265 on Plan 42132, (No. 7) James Service Place, Mandurah to Reading Cinemas Pty Ltd (trading as Reading Cinemas);**
 - (ii) **A tenure period of ten years, with a ten year option of renewal (10 + 10);**
 - (iii) **Rent being set at \$730,000 per annum (excluding GST), based on the market rent valuation carried out on 29 July 2022; and**
 - (iv) **The rent will increase in accordance with an agreed formula contained in the lease reflecting CPI or at the nominated anniversary dates, a market review undertaken by an independent Valuer.**
2. **Note that a further report will be presented to Council on 22 November 2022.**
3. **Approve the variation to the current lease between the City of Mandurah and Reading Cinemas Pty Ltd trading as Reading Cinemas for the purposes of including a holding over clause, to enable the continuation of the lease, whilst the Major Land Transaction is being undertaken.**



Business Plan to enter into a Major Land Transaction

Cinema Complex

**Portion of Lot 4265 (No. 7) James Service Place, Mandurah
Western Australia 6210**

**Business Plan prepared under section 3.59 of the *Local
Government Act 1995***

Introduction

The purpose of this Business Plan is to:

- a) Advise that the City of Mandurah (City) proposes to undertake a Major Land Transaction, for a portion of the property Lot 4265 on Plan 42132 (No. 7) James Service Place, Mandurah (the Cinema Complex), to be disposed of by way of a proposed lease to Reading Cinemas Pty Ltd trading as Reading Cinemas (Reading Cinemas);
- b) Satisfy the requirements of Section 3.58 and Section 3.59 of the *Local Government Act 1995* (the Act) in relation to the proposed Disposal of Land and the proposed Major Land Transaction respectively; and
- c) Further to the above, to provide the opportunity for public comment on the proposed Business Plan.

Background

The City is the owner of freehold land located at Lot 4265 (No. 7) James Service Place, Mandurah. Pursuant to a Heads of Agreement made on 2 May 1996 (varied on 11 September 1996), the City constructed a Cinema Complex on the land and Reading Cinemas (formerly known as Reading Australia Pty Ltd and Reading Entertainment Pty Ltd) agreed to lease, fit-out and operate the Cinema Complex.

The original lease between the City and Reading Cinemas commenced on 15 November 1997 for a term of 20 years. By a Deed of Variation dated 24 April 1998, and with the development of a business case including the consideration of Reading Cinemas carrying out \$1 million of improvements to the Cinema Complex, the City varied the term by an additional five years, with the lease expiring on 14 November 2022.



The City is proposing to enter into a new lease arrangement with Reading Cinemas, whereby the total value of the land transaction is more than the prescribed amount (\$10,000,000) and deemed a 'Major Land Transaction' as defined in regulation 8A of the *Local Government (Functions and General) Regulations 1996 (WA)*.



Section 3.59 (3) of the *Local Government Act 1995* - Matters to be included in a Business Plan

The business plan is to include an overall assessment of the major land transaction and is to include details of —

- a) its expected effect on the provision of facilities and services by the local government;
- b) its expected effect on other persons providing facilities and services in the district;
- c) its expected financial effect on the local government;
- d) its expected effect on matters referred to in the local government's current plan prepared under section 5.56;
- e) the ability of the local government to manage the undertaking or the performance of the transaction; and
- f) any other matter prescribed for the purposes of this subsection.

Assessment of Major Land Transaction

A. Expected effect on the provision of facilities and services by the local government

The proposed transaction will have minimal effect on the provision of facilities and services, as the Site currently operates as a Cinema Complex.

A new Lease will lead to a substantial long-term revenue stream (\$14.6 million over the twenty-year period) for the City whilst delivering activation objectives in accordance with the City of Mandurah Strategic Community Plan.

B. Expected effect on other persons providing facilities and services in the district

The Cinema Complex is an important part of the City's Civic and Cultural Precinct (Precinct), which also includes the Mandurah Performing Arts Centre and surrounding buildings. The City's Civic and Cultural Precinct aims to increase the City's social, economic vibrancy and activating community spaces, providing pedestrian friendly linkages and connections to the surrounding restaurants and businesses.

Due to the proximity to a number of local eateries and businesses within the Precinct, City Centre and Marina, the Cinema Complex provides a unique drawcard for locals.

The Cinema Complex also provides employment opportunities employing a team of 22 people, with 78% being local to the District of Mandurah and 22% from the surrounding suburbs of Singleton and Secret Harbour.

C. Expected financial effect on the City of Mandurah

A new Lease will lead to a substantial long-term revenue stream for the City whilst delivering activation objectives in accordance with the City of Mandurah Strategic Community Plan.

The Lease will generate \$14.6 million over the proposed twenty-year Lease arrangement. The rent will increase in accordance with an agreed formula contained in the lease reflecting CPI or at the nominated anniversary dates, a market review undertaken by an independent Valuer. The fees associated with preparing the Lease will be borne by the Lessee.

A percentage of the rent income received by the City from the Lease will be recommended to Council each year to be transferred to the asset management reserve to fund the required renewal expenditure when components of the asset reach the end of their useful life. It is recommended that the remaining revenue is used as municipal funds and assist funding City services, programs and projects that would ordinarily be funded by rates. The rent income received represents a 1% rate rise that the City would have to impose on the ratepayers for the services that are provided to the community.

The City is responsible for major structural building maintenance including roof repairs, roof safety system and the City has included the HVAC air-conditioning replacement to occur within the next two years. This has been included in the City's Long Term Financial Plan.

Reading Cinemas is responsible for all routine preventative maintenance, repairs and replacement, including fair wear and tear. Reading Cinemas has also proposed that renovation works would be undertaken including the installation of reclining seating within a number of auditoriums, and other minor repairs works including the replacement of existing signage and internal finishes within the complex.

D. Expected effect on matters referred to in the City's current plan prepared under Section 5.56:

The City must take into account the requirements of the City's future planning of the City. These requirements are as follows:

Planning for the future - Section 5.56 *Local Government Act 1995*

- 1) A local government is to plan for the future of the district.
- 2) A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district.

The City of Mandurah has the following plans for the future of the district that have been prepared in accordance with regulations made about planning for the future of the district:

Strategic Community Plan 2020 -2040

This proposal directly aligns to the following Strategic Community Plan 2020 -2040 objectives:

Economic:

- Promote and foster business investment aimed at stimulating economic growth.
- Facilitate and advocate for sustainable local job creation and industry diversification.
- Leverage partnerships with key stakeholders to achieve improved economic outcomes with due consideration to environmental impacts.

Social:

- Provide a range of social, recreational and cultural experiences for our residents and visitors to enjoy and take pride in.

Corporate Business Plan 2020-2024

The Corporate Business Plan guides the City in achieving the objectives listed in the Strategic Community Plan.

E. The ability of the local government to manage the undertaking or the performance of the transaction.

The City has a sufficiently qualified and experienced Property Services Team who will be managing this transaction. The disposal of property will be conducted in accordance with Section 3.58 and Section 3.59 of the Act and relevant regulations, without oversight from Governance Services to ensure compliance obligations are met.

F. Other matters prescribed for the purpose of this subsection

The Cinema Complex is an important community asset, with there being no other cinema complex offered to City of Mandurah residents, with the nearest cinema complex being located in Rockingham.

Disposal of Land – Lease Proposal

To satisfy regulation 30(2a) of the *Local Government (Functions and General) Regulations 1996 (WA)*, the City advises the following proposed disposal of land via lease as follows:

Lessor	City of Mandurah of PO Box 210, Mandurah WA 6210
Lessee	Reading Cinemas Pty Ltd trading as Reading Cinemas ABN: 97 073 808 643 ACN: 073 808 643 of 98 York St, South Melbourne Victoria 3205
Premise	Portion of Lot 4265 on Plan 42132, (No. 7) James Service Place, Mandurah
Certificate of Title	Volume 2210 Folio 282
Proposed Use	Cinema Complex
Initial Term	10 years
Further Term	10 years
Proposed Lease Commencement Date	15 December 2022
Proposed Rent Commencement Date	15 December 2022
Lease Rent (per annum)	\$730,000 per annum (ex GST)
Market Rent Value (as per the valuation carried out on 29 July 2022)	\$730,000 per annum (ex GST)
Rent Review	The rent will increase in accordance with an agreed formula contained in the lease reflecting CPI or at the nominated anniversary dates, a market review undertaken by an independent Valuer.
Obligations on termination	The proposed Lessee must restore the premises and make good to the satisfaction of the City. The City shall have the first option to purchase the proposed Lessee’s operating equipment at a price agreed between both parties.

Comments on Business Plan

This Business Plan is open for submissions for a period of six (6) weeks as required under section 3.59 of the *Local Government Act 1995 (WA)*.

The Business Plan can be inspected at the Administration Centre of the City of Mandurah located at 3 Peel Street Mandurah, between the hours of 8:30am - 4:30pm Monday to Friday, and at all local libraries and the Mandurah Aquatic and Recreation Centre.

A copy of the Business Plan will also be available on the City of Mandurah website www.mandurah.wa.gov.au, which will be publicised through social media posts and local newspapers.

Submissions on the Business Plan are to be made in writing and to be received no later than six (6) weeks from the date of advertising.

Submissions can be emailed to governance@mandurah.wa.gov.au or by post addressed to:
Chief Executive Officer
Major Land Transaction – Cinema Complex
PO Box 210
Mandurah WA 6210

10	SUBJECT:	Review of Wards, Boundaries and Councillor Representation Levels 2022
	DIRECTOR:	Director Business Services
	MEETING:	Council Meeting
	MEETING DATE:	27 September 2022

Summary

Under section 2.2 of the *Local Government Act 1995* (the Act), the City of Mandurah (City) is required to review its wards from time to time and at least every eight years. The current ward system and its boundaries were last reviewed in 2014.

Since 1992, the City has had four wards with 12 Councillors. The last ward review, conducted in 2014, resulted in no changes to the ward system or councillor representation levels. The structure of the City of Mandurah Council currently consists of a Mayor, who is popularly elected by the City's electors and 12 Councillors elected from four Wards, with three councillors representing each Ward.

Prior to conducting the review, the City must provide at least six weeks local public notice that a review will be carried out. The purpose of the local public notice is to inform the community of the proposed review and invite comments and submissions which will inform the review process.

Council is requested to approve the commencement of a review into wards, boundaries and councillor representation with the release of the Review of Wards, Boundaries and Councillor Representation Levels Discussion Paper (refer *Attachment 10.1*) for the required six-week public notice period to allow for public comments and submissions.

Disclosure of Interest

N/A

Previous Relevant Documentation

- G.17/11/14 - Council recommends to the Local Government Advisory Board that no changes be made to the City of Mandurah's existing 4-ward, 13 Elected Member structure.
- G33/6/14 – Council approved the release of five ward boundary and Elected Member representation options for public consultation, noting that public submissions recommending alternative options would also be encouraged and considered by Council.
- G.60/5/06 - Council resolved to adopt Option 1 (Retain 4 wards and 13 Elected Members, with Town/Coastal Ward Boundary Change) for submission to the Local Government Advisory Board by 30 June 2006;
- G.35/12/05 – Council resolved to publicly advertise a ward Boundary and Elected Member Review in January 2006, putting forward three ward/Elected Member models, but also welcoming alternative proposals from the public;

Background

The Town of Mandurah became the City of Mandurah on 14 April 1990. In 1992, a Ward review was undertaken by Council, resulting in an increase from 3 to 4 Wards and 9 to 12 Councillors. A further review was undertaken in 2000, but no changes were recommended or made to the existing system.

In May 2006, Council resolved to retain its existing 4-Ward, 13-Elected Member structure, with alteration to the Town/Coastal Ward boundary, for submission to the Local Government Advisory Board (LGAB) by June 2006. The City's proposal was subsequently approved by the LGAB, and enacted at the October 2007 Local Government Election.

The City undertook its last review in 2014 and Council resolved to retain its existing 4 ward and 13 Elected Member structure and no changes to the boundaries. The City is now required to undertake a further review of wards, boundaries and councillor representation, and to provide a report and recommendation to the LGAB.

Comment

Under Section 2.2 of the Act the City is required to review its wards from time to time and at least every eight years. The current Ward system and its boundaries were last reviewed in 2014.

The purpose of the review is to assess the City's current structure and to evaluate options to ensure that the ward system and representation levels best suit the characteristics of the district and community.

A Discussion Paper (refer *Attachment 10.1*) outlining five options has been prepared to encourage discussion and input from the community. It is important to note that the options outlined in the Discussion Paper are provided for discussion purposes only and are not intended to be all encompassing or to indicate which options would be supported by the City. Members of the community are invited to provide any options for change to the City for consideration as part of the ward and representation review process.

The Discussion Paper includes in its review the current wards, boundaries, councillor representation levels and the following assessment criteria as required by the Act:

- community of interests;
- physical and topographic features;
- demographic trends;
- economic factors; and
- the ratio of councillors to electors in the various wards.

Each of the above factors are addressed for the District of Mandurah as a whole and where relevant, addressed within the context of each option within the Discussion Paper. It should be noted that the options presented in the Discussion Paper do not represent all possible options, and the City is seeking input from the community on the options set out within, or suggestions for an alternative.

In order to commence the review, Council is requested to resolve to undertake the review, commencing the public notice and consultation period. The purpose of the local public notice is to inform the community of the proposed review and invite comments and submissions which will inform the review process. The results of the review and consultation process is expected to be completed by the end of 2022 to ensure the changes are in place for the next ordinary local government election in October 2023.

Internal Consultation

- Coordinator Statutory Planning and Lands
- Manager Transform Mandurah
- City Planner

Statutory Environment

The ward review process must be carried out in accordance with the *Local Government Act 1995* and involves a number of steps as follows:

- Council resolving to undertake a ward and representational review.

- Minimum 6 week submission period on the review.
- Council considering all submissions and relevant factors before making a decision.
- Submission of a report to the LGAB for consideration.
- The LGAB submitting a recommendation to the Minister for Local Government for determination.

Policy Implications

N/A

Financial Implications

In considering the options for the review, the option to reduce councillor numbers would have financial implications on the Elected Member fee's and allowances.

Risk Analysis

The review is required to be carried out in accordance with the Act. Failure to do so may result in the City's process being rejected by the LGAB, who makes a recommendation to the Minister.

Strategic Implications

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

Social:

- Promote a positive identity and image of Mandurah based on its unique lifestyle offering.
- Promote and encourage community connection to create social interaction and a strong sense of belonging.

Organisational Excellence:

- Provide professional customer service, and engage our community in the decision making process.

Conclusion

Council is requested to resolve to conduct the review of wards, boundaries and councillor representation levels and release the Review of Wards, Boundaries and Councillor Representation Levels Discussion Paper for public consultation and feedback.

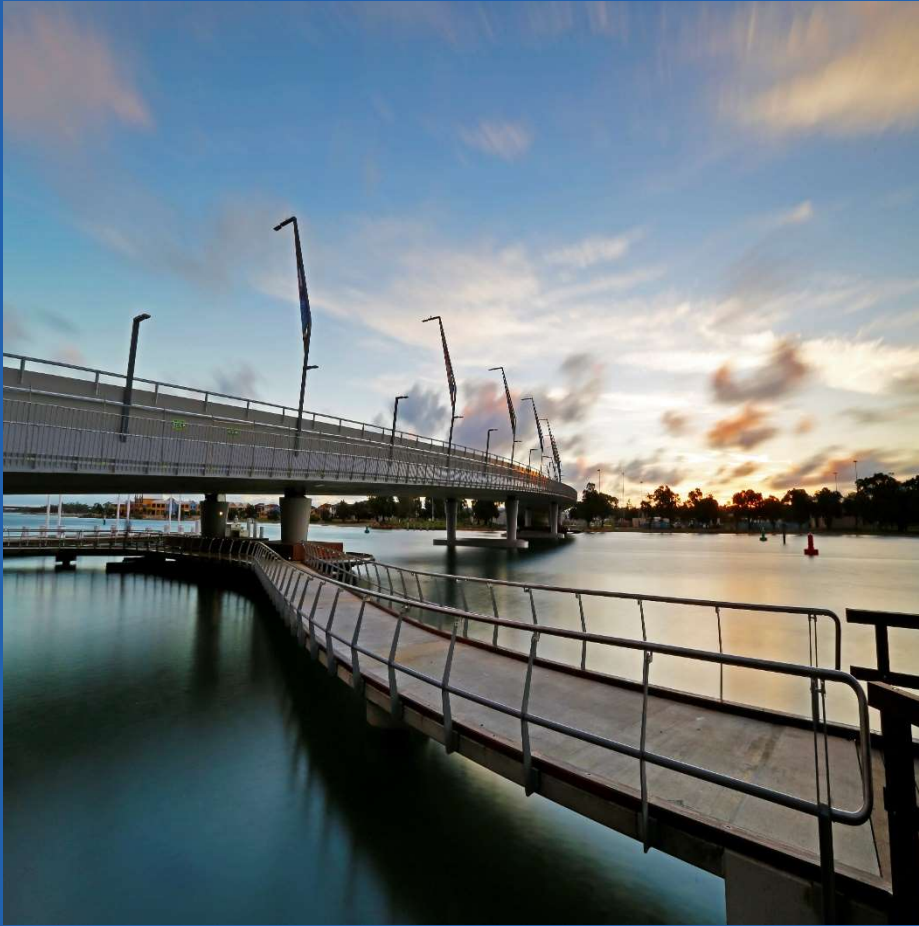
NOTE:

- Refer ***Attachment 10.1 Review of Wards, Boundaries and Councillor Representation Levels Discussion Paper***

RECOMMENDATION

That Council:

1. **Resolves to undertake a Ward and Representation Review.**
2. **Endorses the Review of Ward Boundaries and Representation Discussion Paper as per Attachment 10.1 for the purposes of seeking public submissions.**
3. **Gives local public notice of its intention to consider a review of wards and representation and invites submissions as required under Clause 7(1) of Schedule 2.2 of the *Local Government Act 1995*.**
4. **Considers all submissions received through the methods set out in the local public notice during the public submission period and will be presented to Council for consideration by December 2022.**



Discussion Paper

Review of Wards, Boundaries and Councillor Representation Levels

The City of Mandurah invites the community to consider the current ward system and councillor representation levels and suggest options for change. Details of the current ward system, the review process and, to assist with providing feedback, the options for change, are set out in this Discussion Paper.

If you have questions please contact the Governance Services team on 9550 3777 or governance@mandurah.wa.gov.au for more information.

Submissions must be received by 4:30pm, Monday 14 November 2022

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Introduction

In accordance with the *Local Government Act 1995*, the City of Mandurah (the City) is reviewing its Ward system, Ward boundaries and Councillor representation levels across the City of Mandurah District.

The purpose of the Ward review is to assess the City's current structure and to evaluate options to ensure that the Ward system and representation levels best suit the characteristics of the district and community.

This Discussion Paper outlines five options which have been developed to encourage discussion and input from the community. It should be noted that the options presented do not represent all possible options, and through this Discussion Paper the City is seeking input from the community on the options set out within, or suggestions for an alternative.

Summary of Statutory Requirements

Under the *Local Government Act* (the Act) the City is required to review its wards from time to time and at least every eight years. The current Ward system and its boundaries were last reviewed in 2014.

A local government's ward and representation requirements are set out in the Act.

The key requirements are:

- a Council must comprise of no fewer than six and no more than 15 elected members including a Mayor popularly elected (section 2.17); and
- a district (local government area) can be divided into wards (section 2.2).

A ward system provides for the division of the local government district into wards with councillors elected from each ward. A no ward system provides for all councillors to be elected by all electors throughout its district. Regardless of whether a local government has a ward system or not, the Act sets out that councillors are to represent all the electors and residents across the entire local government district, not just those electors within their respective ward.

Schedule 2.2 of the Act provides that a local government that has a ward system is required to carry out reviews of:

- a) its ward boundaries; and
- b) the number of offices of councillor for each ward from time to time so that not more than eight years elapse between successive reviews.

The Act provides that when undertaking a review of wards and representation any of the following may be considered:

- Creating new wards in a district already divided into wards
- Changing the boundaries of a ward
- Abolishing any or all of the wards into which a district is divided
- Changing the name of a district or a ward

- Changing the number of offices of councillor on a council
- Specifying or changing the number of offices of councillor for a ward.

Community Consultation

Prior to conducting the review, the City must provide at least six weeks local public notice that a review will be carried out. The purpose of the local public notice is to inform the community of the proposed review and invite comments and submissions which will inform the review process.

The public is invited to consider the City's current ward system and suggest options for ward and representation change, and the local government can facilitate this by providing some options of ward and representation change as suggestions.

The City cannot constrain the public to certain options, and must consider all options put forward by the public. Upon receiving the public comments, the City will conduct a review, taking into account the public comments and with regard to the following assessment factors:

- Physical and topographic features
- Demographic trends
- Economic factors
- Community of interest
- Ratio of Councillors to electors in the various Wards

The results of this review and consultation process is expected to be completed early 2023 to ensure the changes are in place for the next ordinary local government election in October 2023.

How to make a Submission

Submissions must be received by **4:30pm, Monday 14 November 2022**.

Please email your submission to governance@mandurah.wa.gov.au. Submissions can also be hand delivered to the City of Mandurah Administration Building at 3 Peel St, Mandurah or posted to PO Box 210, Mandurah, WA 6210.

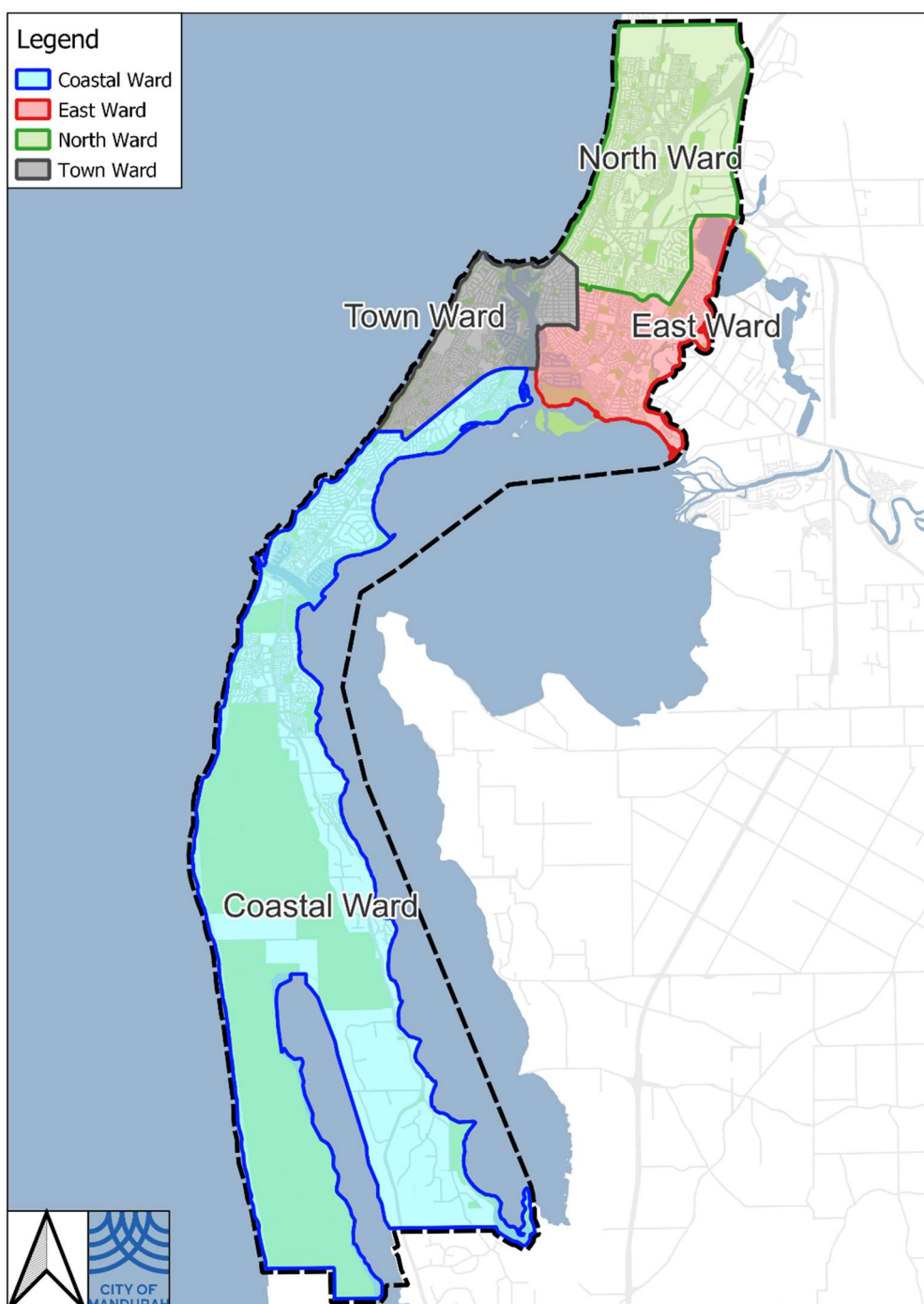
If you have questions please contact the Governance Services team on 9550 3777 or governance@mandurah.wa.gov.au for more information.

Current Ward and Councillor Representation

Since 1992, the City has had four Wards with 12 councillors. The last ward review, conducted in 2014, resulted in no changes to the Ward system or councillor representation levels. Due to the rapid population growth within the District, if the ward system remains, an adjustment to the Ward boundaries is required to ensure the ratio between councillor and elector remains within a deviation of plus or minus 10%.

The structure of the City of Mandurah Council currently consists of a Mayor, who is popularly elected by the City’s electors and 12 Councillors elected from four Wards, with three councillors representing each Ward.

A map depicting the current Ward boundaries is below:



Assessment Factors

When considering changes to Ward boundaries and councillor representation levels, the Act specifies certain factors that must be taken into account as part of any review process, including:

- Physical and topographic features
- Demographic trends
- Economic factors
- Community of interest
- Ratio of Councillors to electors in the various Wards

Each of the above factors are addressed for the District of Mandurah as a whole and where relevant, addressed within the context of each option.

Physical and Topographical features

These may be natural or man-made features that will vary from area to area. Water features such as rivers and catchment boundaries may be relevant considerations. Coastal plain and foothills regions, parks and reserves may also be relevant as may other man-made features, such as railway lines and freeways.

City of Mandurah Response:

The District of Mandurah covers 173 square kilometres, is 50km long yet only 8km wide (at its widest point), and stretches from Madora Bay and Lakelands in the north to Herron and Clifton in the south. Mandurah's natural environment and visual landscape forms part of the District's Ward boundaries, including Peel-Harvey Estuary, Mandurah Estuary, Peel Inlet, the Indian Ocean and Yalgorup National Park. Significant physical built features include the Old Coast Road, Mandjoogoordap Drive, Pinjarra Road and Mandurah Road and key bridge infrastructure including Dawesville, Mandurah and Estuary bridges.

A summary of most significant physical and topographical features for each Ward is set out below:

Coastal Ward

The Coastal Ward consists of seven suburbs which are located at the southern end of Mandurah, abutting the East and Town Ward Boundaries. The suburbs of Bouvard, Clifton and Herron are largely rural residential areas situated in the most southern end of the District. The Old Coast Road, the RAMSAR listed Peel-Harvey Estuary, Yalgorup National Park, Island Point, Tims Thicket Beach, Thrombolites and the Indian Ocean are some of the key features of these areas.

The suburb of Dawesville is located between the Peel-Harvey Estuary and the Indian Ocean south of the Dawesville Channel and east of the Old Coast Road. This includes Southport, which is part of the Port Bouvard canal development bordering the Dawesville Cut. Dawesville includes localities of Melros and Florida Beach, and several landmarks including Pyramids Beach, the Cut Golf Course, Caddadup Reserve, Dawesville Foreshore Reserve and Warrungup Spring Reserve.

Falcon locality spans the northern part of the Ward and the suburb is between the Indian Ocean to the west and the Peel-Harvey Estuary to the east, its southern boundary abutting Wannanup

and its northern boundary abutting Halls Head (Seascapes) and Erskine. Falcon includes Cox Bay, Falcon Bay, Novara Beach, Pleasant Grove Reserve.

Wannanup and Erskine share a boundary with Falcon. Wannanup is bounded by Falcon in the north, Peel Inlet in the east, the Dawesville Channel in the south and the Indian Ocean in the west. Some of the key features include Avalon Beach, North Port and East Port canals and Village Beach. Erskine is bounded by Old Coast Road and the Mandurah Bypass in the north, the Mandurah Estuary in the east, Peel Inlet in the south. Some of the most significant physical features of Erskine include Len Howard Conservation Park, Mandurah Quay Marina and Boundary Island.

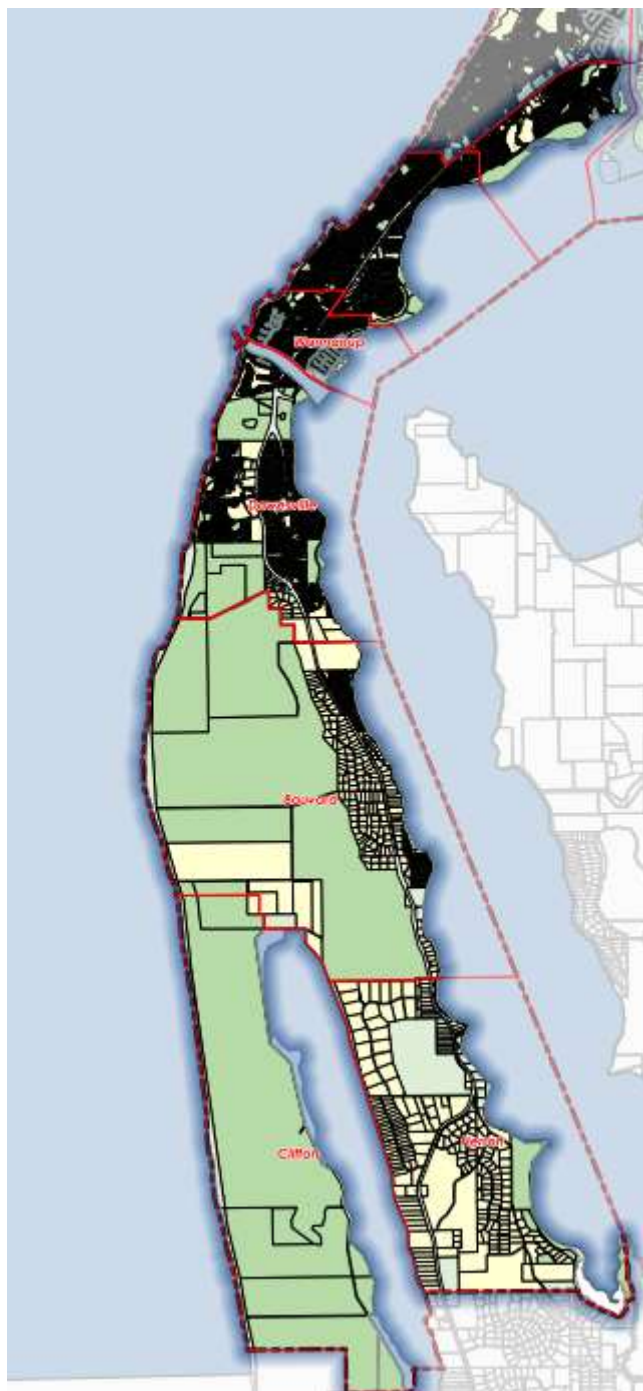


Image: Coastal Ward Boundary (current)

Town Ward

The Town Ward consists of three suburbs. Mandurah is bounded by the Indian Ocean, Henson Street and Mandurah Terrace in the north, Mandurah Road in the east, Boundary Road and near Pinjarra Road in the south and the Mandurah Estuary in the west. Some of the key features include the Mandurah Bridge, Kwillena Gabi Pool, Town Beach, Mandurah Ocean Marina and the Eastern Foreshore Reserve. The suburb of Mandurah is shared with the East and North Ward.

Halls Head is bounded by the Indian Ocean in the north and west, the Mandurah Estuary in the east and the Mandurah Bypass/Old Coast Road and a line north of Vanessa Road, Falcon in the south. A large suburb, Halls Head includes localities of Old Halls Head and Seascapes and several landmarks including Robert Point, Doddies Beach, Blue Bay Beach and Mandurah Country Club and Port Mandurah canals.

A small portion of Dudley Park is included in the Town Ward. Refer to East Ward below for the key physical and topographical features of the Dudley Park suburb.



Image: Town Ward Boundary (current)

North Ward

The North Ward consists of eight suburbs.

Silver Sands and San Remo are smaller beachside housing estates that consist of local parks and coastline. They are bounded by the Indian Ocean in the west and Mandurah Terrace/Mandurah Road in the east.

Parklands is bounded by Mandjoorgoordap Drive and Kwinana Freeway to the north, Stock Road to the east, Mandjoorgoordap Drive to the west and Gordon Road to the south. Parklands is home to Marlee Reserve, Lakes Lawn Cemetery and is a rural residential housing estate. Lakelands is bounded by the City of Rockingham boundary in the north, Mandjoorgoordap Drive in the east, suburb of Meadow Springs in the south and Mandurah Road in the west. Lakelands is home to Black Swan Lake, Paganoni Lake and wetlands.

Madora Bay is bounded by the City of Rockingham boundary in the north, Mandurah Road in the east, Karinga Road in the south and the Indian Ocean in the west. Madora Bay is home to beachside estate consisting of, local parks, reserves and coastline.

Meadow Springs is bounded by the Mandjoorgoordap Drive in the east, Gordon Road in the south and Mandurah Road in the west. This suburb includes Meadow Springs Golf and Country Club and Quarry Adventure Park.

Greenfields is bounded by Gordon Road/Lakes Road in the north, Mandurah Road in the west, Pinjarra Road in the south and Serpentine River in the east. The suburb includes Geogrup Lake Nature Reserve and Bortolo Park. Greenfields is shared with the East Ward.

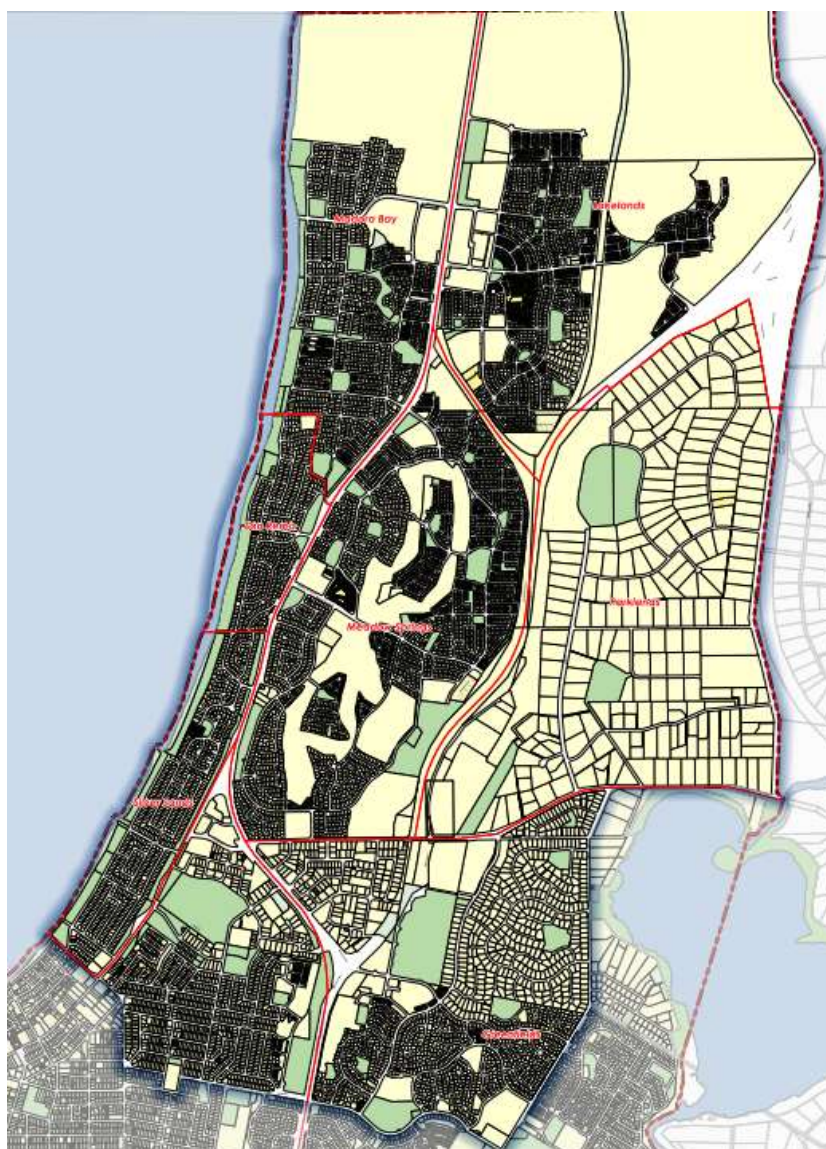


Image: North Ward Boundary (current)

East Ward

In addition to the suburbs of Dudley Park, Greenfields and Mandurah which are shared with Town and North Ward, the suburb of Coodanup is bounded by Pinjarra Road in the north, the Serpentine River in the east, Peel Inlet in the south and by Wanjeep Street, Coodanup Drive and the Mandurah Bypass in the west. Some of the key features include Coodanup and Riverview Foreshore and Beacham Reserve.

Dudley Park is bounded by Pinjarra Road, Boundary Road, and Coodanup Drive in the north, Wanjeep Street in the east, Peel Inlet in the south and the Mandurah Estuary in the west. Features includes Soldiers Cove, Creery Wetlands, Samphire Cove Nature Reserve and Mariners Cove canals. A small portion of suburb of Dudley Park is located in the Town Ward.

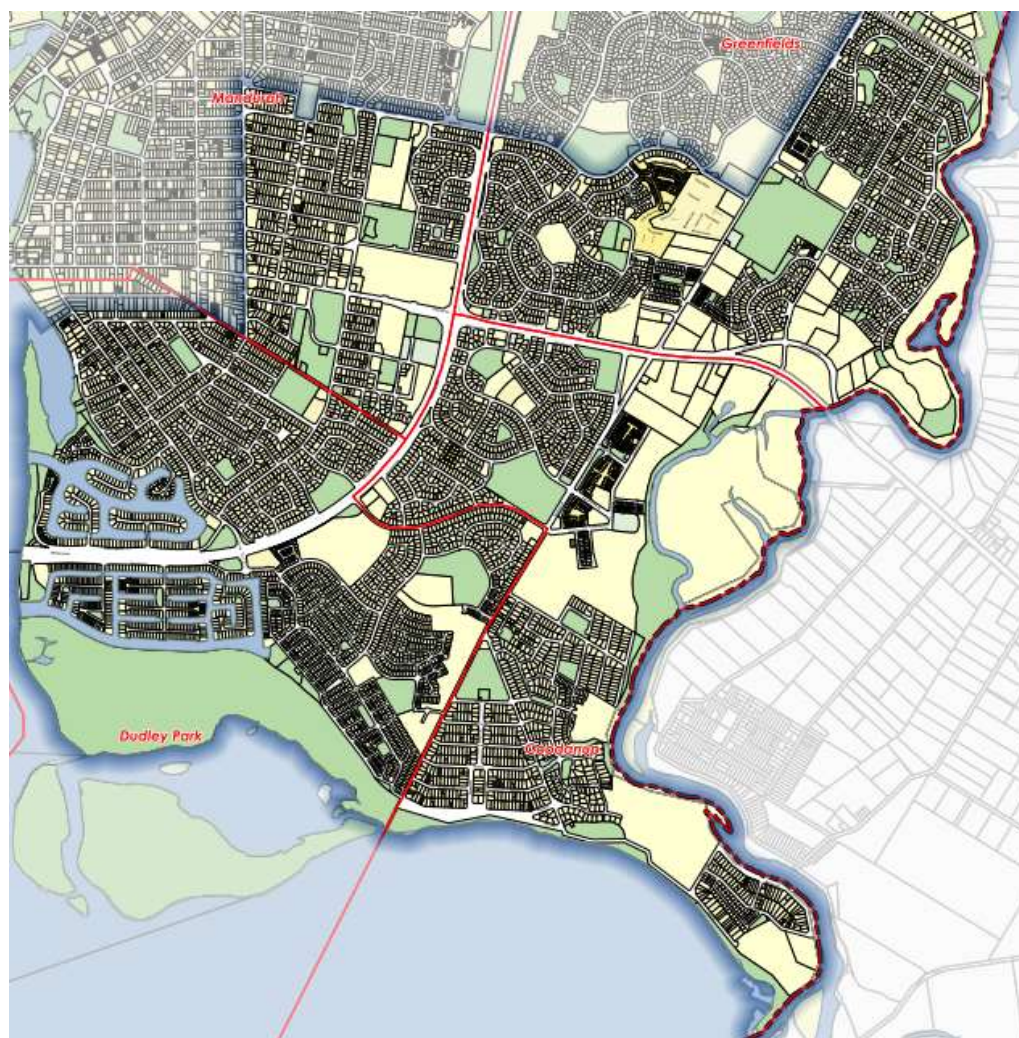


Image: East Ward Boundary (current)

Demographic Trends

Several measurements of the characteristics of populations, such as population size, and its distribution by age, gender, occupation and location provide important demographic information. Current and projected population characteristics are relevant, as well as similarities and differences between areas within the local government.

City of Mandurah Response

Over the last two decades, Mandurah has experienced a rapid expansion in the size of its population, with annual growth of more than 3 per cent per annum between 2000 and 2020.

The City has a current population of 93,414¹. It is anticipated that the population by 2036, will be 119,877².

City of Mandurah	Forecasted Population
Year	2036
City of Mandurah	119,877
Coodanup	6,093
Dawesville - Bouvard - Herron - Clifton	13,636
Dudley Park	8,059
Erskine	6,307
Falcon	6,263
Greenfields - Parklands	13,490
Halls Head	17,080
Lakelands	10,888
Madora Bay	7,724
Mandurah	14,004
Meadow Springs	9,257
Silver Sands - San Remo	2,532
Wannanup	4,545

Table: Population and household forecast, by 2036 (Forecast ID).

Mandurah will become home to approximately 26,000³ new residents over the next 15 years. This equates approximately 14,000⁴ additional dwellings being required to be built within Mandurah.

The most significant developments are located within the North Ward. The Madora Bay North, Lakelands East and Ocean Hills developments could result in approximately 4650 new residential dwellings being developed and approximately 13,000 new residents over the next five to ten years. Other suburbs for significant development, located in the south, are Florida and Melros, which will result in approximately 500 dwellings accommodating an additional 1400 new residents over the next five years.

In addition, through the implementation of the City's Local Planning Strategy, the suburb of Mandurah may result in the densification of dwellings, with an estimated increase of 8,500 dwellings. Significant areas of land have already been zoned to allow for infill development within these areas. However, this will take some time and is not likely to be of significance for this Ward review.

¹ 2021 Australia Bureau of Statistics (ABS) Census Population for Mandurah District

² ID Forecast

³ 2021 ABS Census population for Mandurah District is 93,414. ID Forecast population estimates at 2036 for Mandurah is 119,877

⁴ 2021 ABS Census for the number of dwellings is 44,094. ID Forecast estimates the number of dwelling at 2036 for Mandurah is 58,443.

The median age for the City is 45 years of age compared to 38 years of age for Western Australia and Australia. The highest proportion of the population is aged between 65 and 69 years of age and 70 – 74 years of age compared to Western Australia’s highest proportion age group being 35 – 39 years of age. 66% of Mandurah’s population is born in Australia, with the next highest country of birth being England at 11.3 per cent.

The City’s unemployment rate is 5.4%⁵, and is higher than that of the Western Australia average of 3.4%. Mandurah also has a significantly lower rate of participation in the labour force than the rest of Western Australia, attributable to its older population (including early retirees) and low rates of workforce engagement among females and young people.

Mandurah has a substantially lower share of professionals and a higher share of machinery operators and drivers, and sales workers relative to Western Australia. Professionals make up 14% per cent of the total workforce, compared with 20.5% for Western Australia. In contrast, technicians and trade workers form 19.7% per cent of Mandurah’s most common occupations compared to 16.2% for Western Australia.

The table below demonstrates the unemployment rate across the District of Mandurah.

	Unemployed	Labour Force	Unemployment Rate
Dawesville - Bouvard	139	3,622	3.8%
Falcon - Wannanup	161	4,183	3.8%
Greenfields	334	3,755	8.9%
Halls Head - Erskine	277	8,626	3.2%
Mandurah	491	3,608	13.6%
Mandurah - North	280	9,755	2.9%
Mandurah - South	330	3,982	8.3%
Total City of Mandurah	2,012	37,531	5.4%

There is a higher proportion of couple families without children at 46.3% in Mandurah compared with 38.8% for Western Australia. There is a lower proportion of couple families with children under 15 years of age at 35.3% compared with 44.6% for Western Australia. There is a slightly higher proportion of one-parent families in Mandurah at 17.1%, compared with 15.1% for Western Australia.

⁵ March 2022 National Skills Commission Small Area Labour Markets

Economic Factors

Economic factors can be broadly interpreted to include any factor that reflects the character of economic activities and resources in the area.

This may include the industries that occur in a local government district (or the release of land for these) and the distribution of community assets and infrastructure such as road networks.

City of Mandurah Response

For the most part, the Ward boundaries do not align to similar economic activities as Mandurah's unique tourism and commercial offerings overlap Wards. Mandurah has historically been seen as a tourism destination with its natural assets in abundance making the tourism industry a significant contributor to the City's economy. The Mandurah Foreshore and Peel Harvey Estuary and surrounds remain significant tourist attractions. Across all Wards, Mandurah's beaches, waterways and national parks provide the basis for a range of recreation and leisure activities, as well as retail and commercial opportunities.

The majority of identified tourism sites are located within the Mandurah City Centre precinct. The Mandurah Terrace, Mandurah Ocean Marina and Mandurah City Centre Precincts provide for a mix of tourism accommodation, tourist related commercial, restaurant and retail functions required for Mandurah to continue to operate as a tourism destination.

The Mandurah Quay Precinct in the Coastal Ward contains the Mandurah Quay Resort and Boundary Island Brewery. The City's Tourism Strategy highlights the importance of retaining this site for tourism purposes due to its location adjacent to an established resort with facilities and amenities, and adjacent to the waterfront.

The City has identified three 'district centres' within the District of Mandurah located within the suburbs of Lakelands, Halls Head, and Falcon. District centres generally serve the main weekly household shopping, service and community needs of the district. District centres are predominantly retail focused, but may include a limited mix of other uses such as offices, medical and professional services, hospitality and entertainment and housing.

Under Local Planning Scheme No. 12, light, service and general industries, showroom and bulky goods developments are accommodated within the Industrial, Service Commercial zones and Activity Centres. The Service Commercial zones and Activity Centres are within the precincts of Pinjarra Road, Gordon Road, Mandurah Ocean Marina, Lakelands, Halls Head and Galbraith Loop.

The Gordon Road Precinct has also been identified as being ideally situated in terms of its central location, access to regional roads and infrastructure, to be considered a Service Commercial and Light Industry zone.

Community of interest

The term community of interest has a number of elements. These include:

- *A sense of community identity and belonging*
- *Similarities in the characteristics of the residents of a community*
- *Similarities in the economic activities.*

It can also include dependence on the shared facilities in an area as reflected in catchment areas of local schools and sporting teams, or the circulation areas of local newspapers.

Neighbourhoods, suburbs and towns are important units in the physical, historical and social infrastructure and often generate a feeling of community and belonging.

City of Mandurah Response

The Peel-Harvey Estuary is highly valued by the community for its natural and recreational values and is a significant tourism drawcard. The Peel-Harvey Estuary forms part of the Peel Yalgorup RAMSAR listing and is one of the largest and most diverse estuarine complexes in South Western Australia supporting an array of species and communities.

The District of Mandurah has 28 public and private schools providing both primary and secondary education, as well as special education programs. The Murdoch University Peel Campus, is co-located with John Tonkin College and Challenger TAFE at the Peel Education Campus.

Peel Health Campus provides a wide range of healthcare services with a 24-hour emergency care centre and comprehensive medical, surgical, maternity and rehabilitation services. The hospital accommodates a specialist medical centre as well as pharmacy and diagnostic services.

The City is home to a number of key sporting and recreation facilities including Mandurah Aquatic and Recreation Centre and Rushton Park, in addition to a range of sporting grounds and courts available across the district. The District of Mandurah has a broad range of sporting clubs with 65 sporting groups operating across all Wards, however are predominately located in the East Ward.

There are three libraries within the District of Mandurah, with Mandurah Library located in the Eats Ward, Falcon e-Library and Community Centre located in the Coastal Ward and Lakelands Library and Community Centre in the North.

Ratio of Councillors to electors

It is expected that each local government will have similar ratios of electors to councillors across the wards of its district. A balanced representation would be reflected in the ratio deviation being within plus or minus 10% for all wards.

The percentage ratio deviation is calculated by subtracting the councillor/elector ratio for a ward from the average councillor/elector ratio for the whole district. The result is then divided by the average councillor/elector ratio for the whole district and multiplied by 100 to give a percentage.

A **negative** result indicates that the ward is **under-represented**, and a **positive** result indicates the ward is **over-represented**.

The City's current Ward system, demonstrates that there is an imbalance in representation across the City as following:

- North Ward and Coastal Ward being **under-represented** (-16.44% and -10.79% respectively).
- Town Ward and East Ward are considered to be **over-represented** (13.20% and 14.03% respectively).

The percentage ratio deviation shown in the table below, provides an indication of the current percentage difference between the average Councillor/elector ratio for the whole of the City district (one Councillor to 5,602 electors) and the Councillor/elector ratio for each Ward⁶.

Ward Name	Suburb (No. of Electors)	No. of Electors Per Ward	No. Councillors	Councillor: Elector Ratio	% Ratio Deviation	Comment
Coastal Ward	Bouvard (732) Dawesville (5,259) Clifton (0) Erskine (4,559) Falcon (4,449) Herron (366) Wannanup (3,254)	18,619	3	1 : 6,206	-10.79%	<i>Ratio of councillor to elector is under-represented</i>
East Ward	Coodanup (3,265) Dudley Park (4,954) Greenfields (4,680) Mandurah (1,548)	14,447	3	1 : 4,816	14.03%	<i>Ratio of councillor to elector is over-represented</i>
North Ward	Greenfields (2,948) Lakelands (3,998) Madora Bay (2,704) Mandurah (1,521) Meadow Springs (6,066) Parklands (453) San Remo (773) Silver Sands (1,105)	19,568	3	1 : 6,523	-16.44%	<i>Ratio of councillor to elector is under-represented</i>
Town Ward	Dudley Park (398) Halls Head (10,710) Mandurah (3,480)	14,588	3	1 : 4,863	13.20%	<i>Ratio of councillor to elector is over-represented</i>
TOTAL		67,222	12	1 : 5602		

⁶ 14 September 2022 Statistical Area Level 1, Western Australian Electoral Commission

Options for Consideration

The City has put forward a number of options for Ward and representation change for discussion and to encourage submissions and comments. It is important to note that the options are provided for discussion purposes only and are not intended to be all encompassing or to indicate which options would be supported by the City. Members of the community are invited to provide any options for change to the City for consideration as part of the ward and representation review process.

Ward System (Options 1 and 2)

Options 1 and 2 propose to retain the current four Ward System, noting a boundary adjustment is required for both options due to the current ratios. Option 1 retains the same number of Councillors and Option 2 proposes a reduction to the number of Councillors.

It should be noted that the current Ward boundaries for the most part, do not align with physical and topographical features, such as the Peel Inlet and Dawesville Channel, Old Coast Road/Mandurah Road, and Pinjarra Road. Further, current Ward boundaries divide a number of localities. For example, Greenfields is represented by both North and East Wards, Dudley Park is represented by both East and Town Wards, and Mandurah is represented by North, East and Town Wards.

Whilst it is preferable that any future amendments to Ward boundaries do not dissect suburbs, this has not been fully achieved in this Ward Review, however the City has attempted, where available, to use main roads to define the boundaries.

A Ward system divides the local government district into Wards with Councillors elected from each Ward and representing the electors in that Ward.

The **advantages** of a ward system may include:

- Councillors may be more accessible to electors of the Ward they represent.
- Different sectors of the community can be represented ensuring a good spread of representation and interests amongst elected members.
- There is potentially more opportunity for elected members to have a greater knowledge and interest in the issues in their ward.
- It may be easier for a candidate to be elected if they only need to canvass one ward.

The **disadvantages** of a ward system may include:

- Elected members can become too focused on their wards and less focused on the affairs of other wards and the whole local government.
- An unhealthy competition for resources can develop where electors in each ward come to expect the services and facilities provided in other wards, whether they are appropriate or not.
- The community and elected members may regard the local government in terms of wards rather than as a whole community.
- Ward boundaries may appear to be placed arbitrarily and may not reflect the social interaction and communities of interest of the community.

- Balanced representation across the local government may be difficult to achieve, particularly if a local government has highly populated urban areas and sparsely populated rural areas.

Reduction in Councillor Representation

The ideal number of Councillors for a local government is determined independently by each local government. The City of Mandurah Council currently has 12 Councillors, and a popularly elected Mayor.

Options 2, 4 and 5 propose a reduction in the number of Elected Members.

The **advantages** of a reduction in the number of elected members may include the following:

- The decision-making process may be more effective and efficient if the number of elected members is reduced.
- Cost efficiencies for the City and ratepayers, saving approximately \$42,000⁷ per Councillor per annum.
- Fewer elected members are more readily identifiable to the community.
- Fewer positions on council may lead to greater interest in elections with contested elections and those elected obtaining a greater level of support from the community.

The **disadvantages** of a reduction in the number of elected members may include the following:

- A smaller number of elected members may result in an increased workload for incumbent members and may reduce efficiency and effectiveness.
- There is the potential for dominance in the council by a particular interest group.
- A reduction in the number of elected members may limit the diversity of interests around the council table.
- Opportunities for community participation in council's affairs may be reduced if there are fewer elected members for the community to contact.

The options are further explained below.

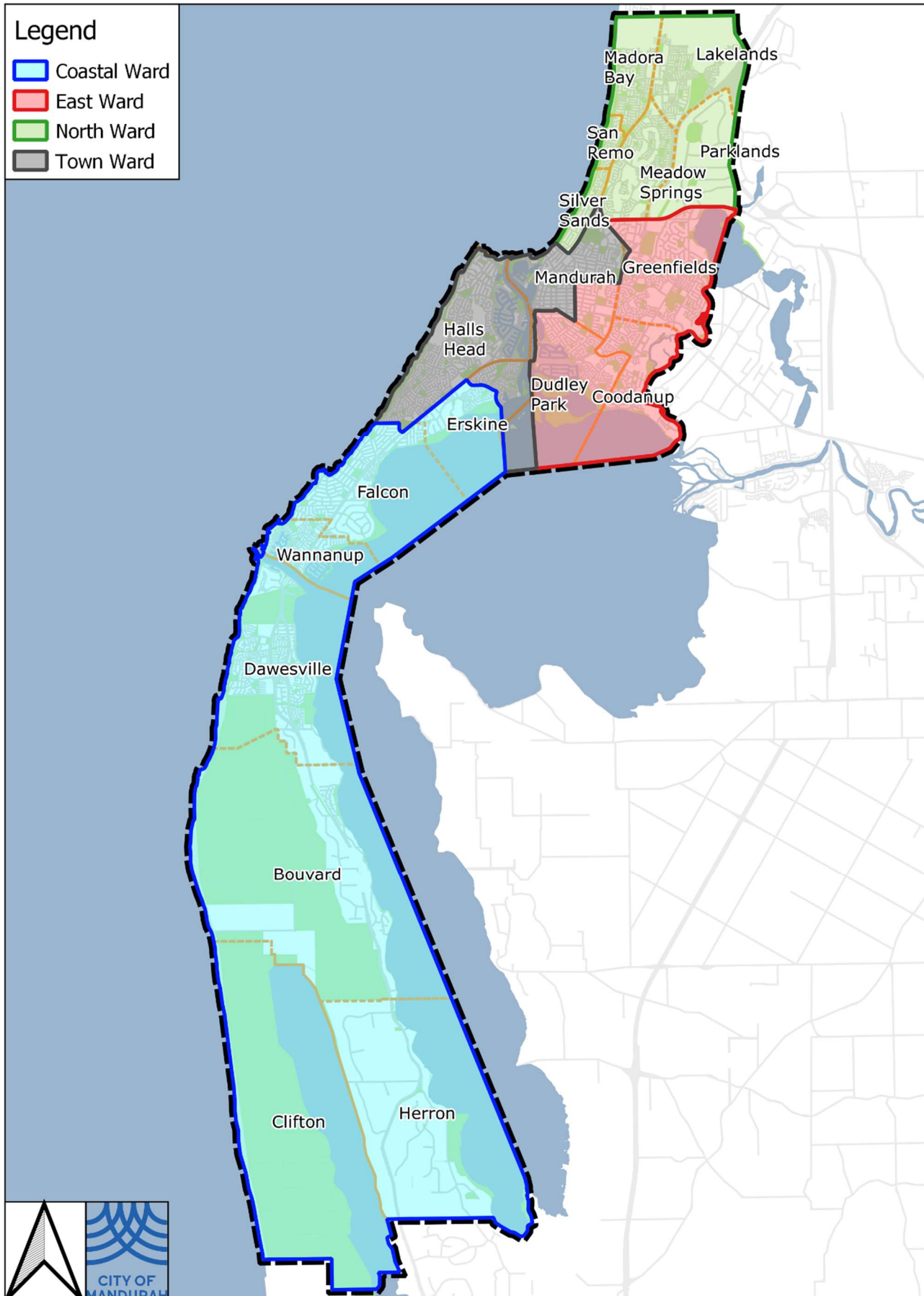
Option 1 – Four Wards, 12 Councillors

Option 1 Overview

- 12 Councillors
- Four Ward System (North, East, Town and Coastal)
- Adjustments to the boundaries to rectify the imbalance of councillor to elector ratio

⁷ 2022/23 Councillor Sitting Fee \$32,470; ICT Allowance \$3,500; Training Allocation \$4,000; Home Office \$125; Clothing \$500; Mileage/travel \$1,405

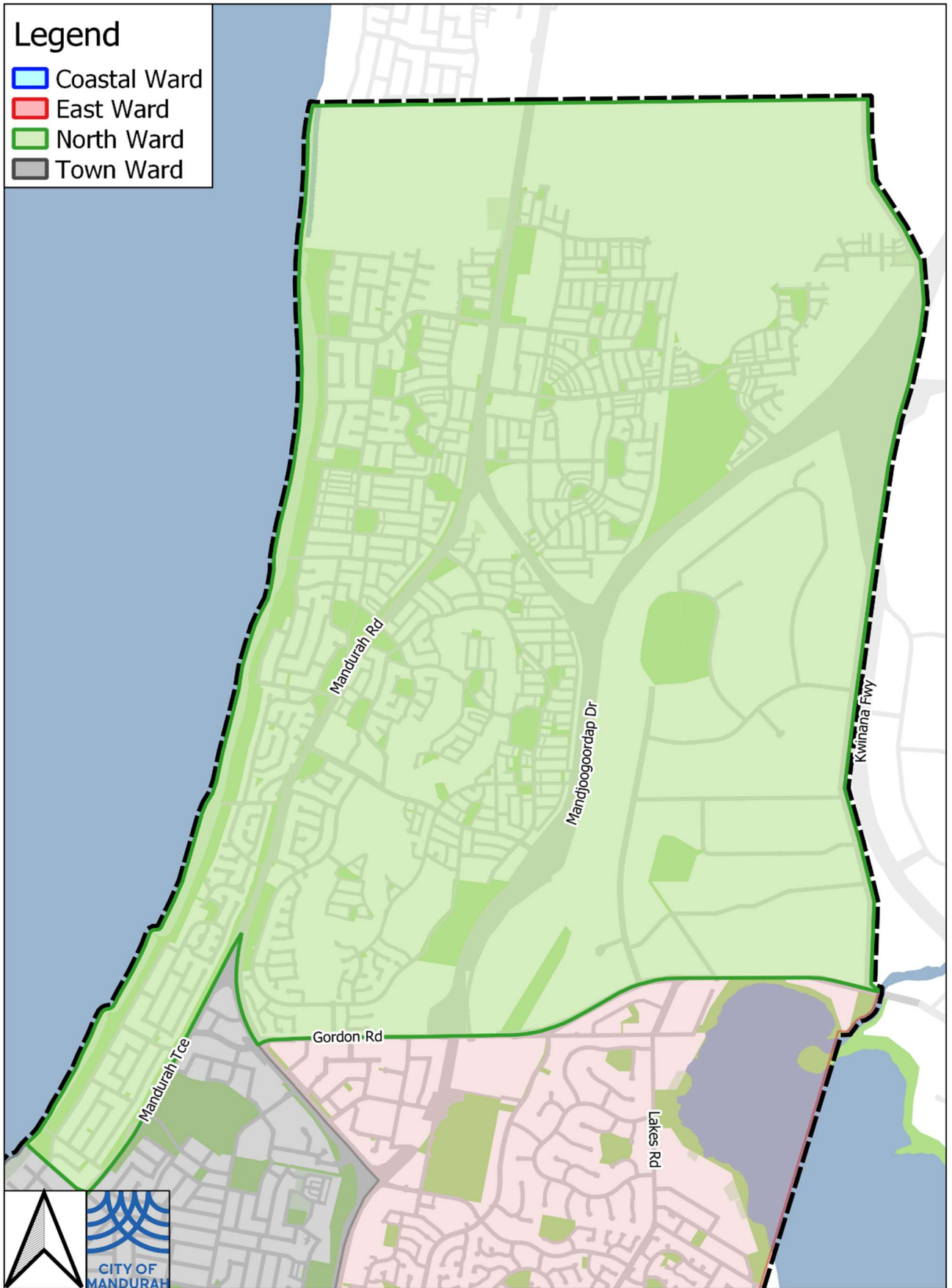
Option 1: District Ward Maps



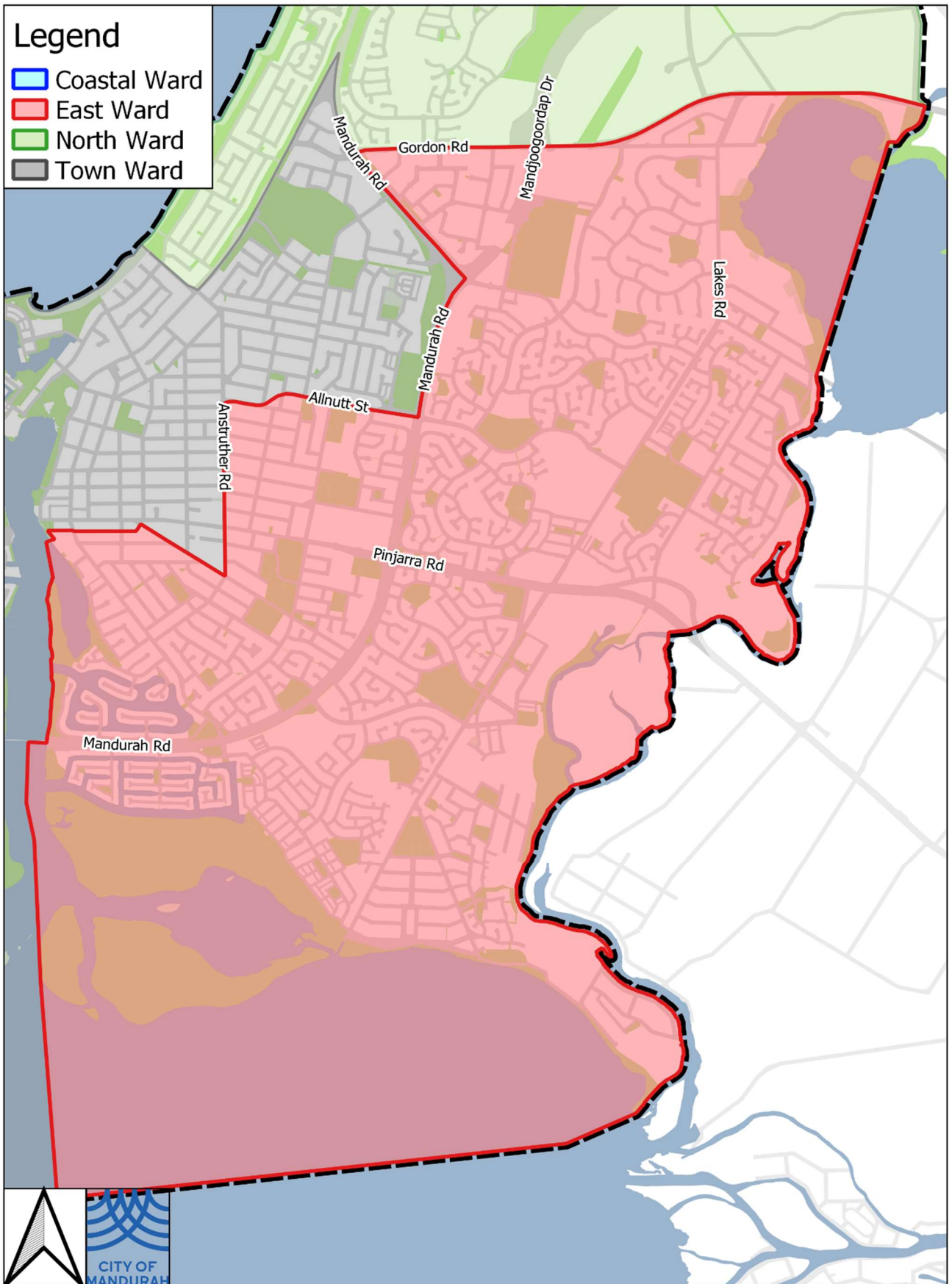
Option 1 - North Ward Map

Legend

- Coastal Ward
- East Ward
- North Ward
- Town Ward



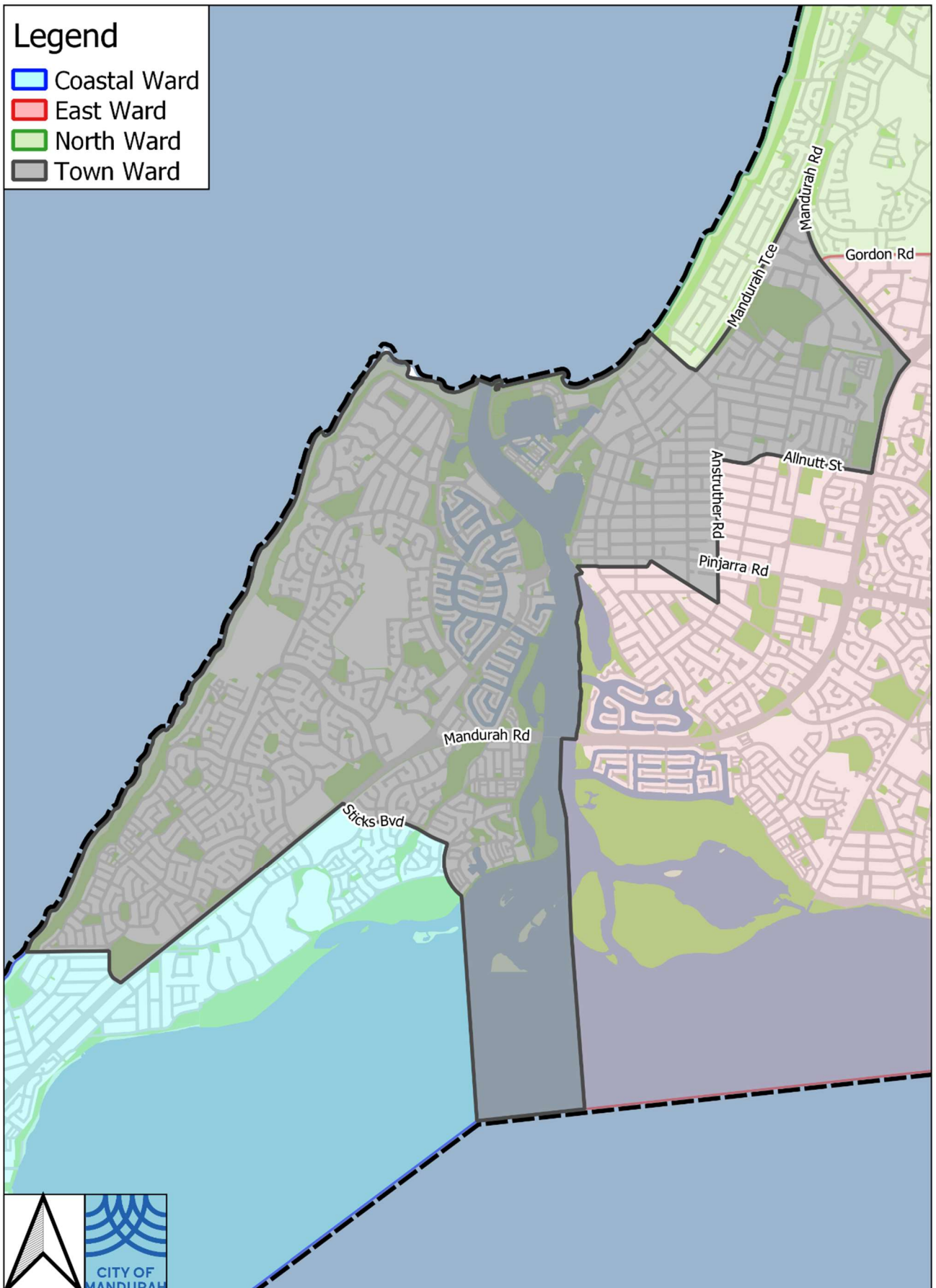
Option 1 - East Ward Map



Option 1 - Town Ward Maps

Legend

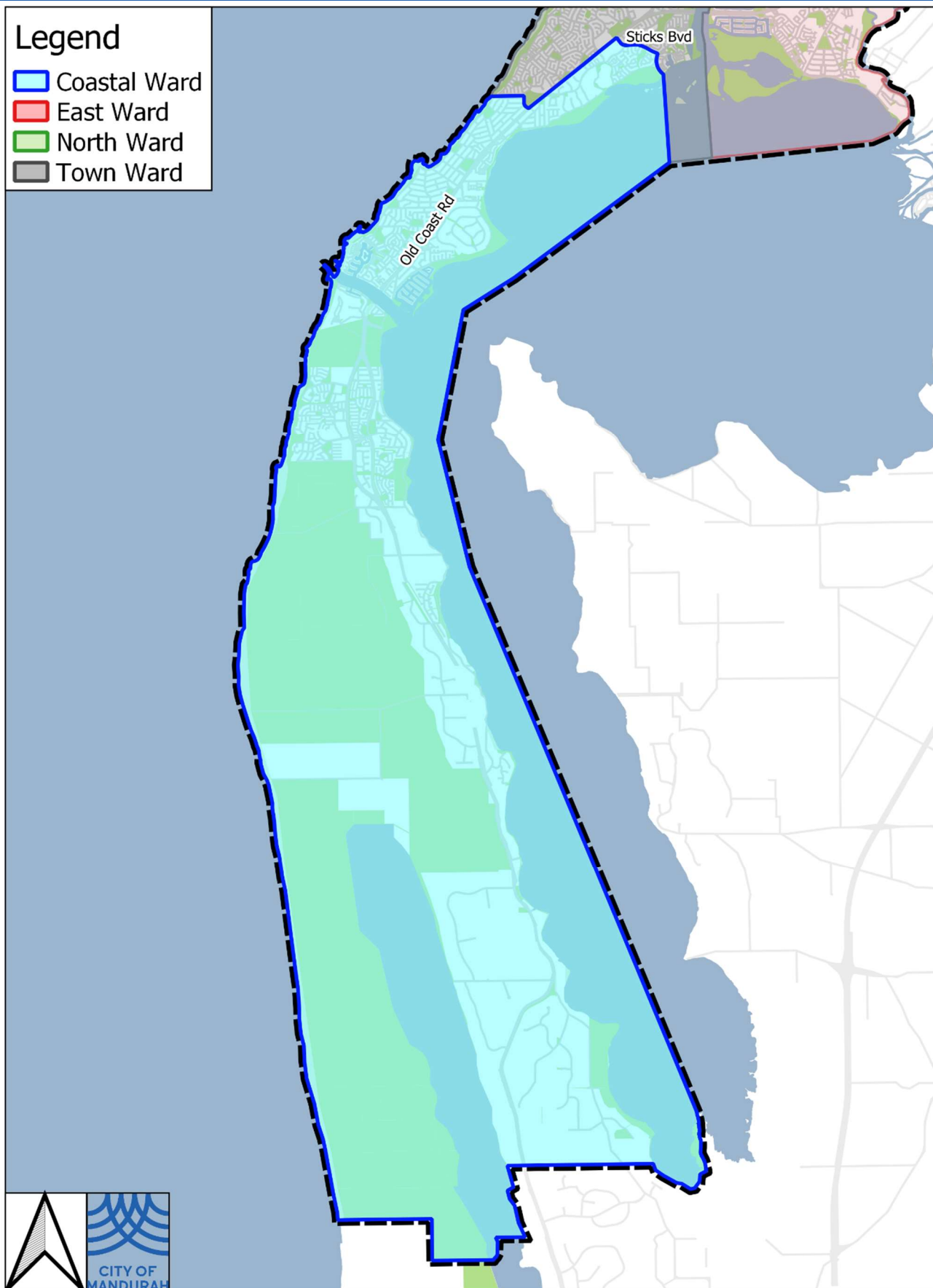
- Coastal Ward
- East Ward
- North Ward
- Town Ward



Option 1 - Coastal Ward Maps

Legend

-  Coastal Ward
-  East Ward
-  North Ward
-  Town Ward



Option 1: Ratio of Councillors to Electors				
Ward Name	No of electors	No of councillors	Councillor to elector ratio	% Ratio deviation
Coastal Ward	16,855	3	5,618	-0.29%
East Ward	17,489	3	5,830	-4.07%
North Ward	15,099	3	5,033	10.15%
Town Ward	17,779	3	5,926	-5.79%
Totals	67,222	12	5,602	

Note: significant growth is forecasted for the North Ward, therefore a ratio marginally greater than 10% (10.15%) is proposed for this Ward. This is further explained in the demographic trends of the Option1 and 2 Assessment Factor section below.

Option 2 – Four wards, 8 Councillors

Option 2 Overview

- 8 Councillors with a transition period, where the 2023 Local Government Election reduces the representation to 10 (reducing North and Coastal to two councillors between 2023-2025 and only one seat at the 2023 election is vacant) and the final adjustment is made at the 2025 Local Government Election where the representation reduces to 8 (reducing the East Ward and Town Ward to two councillors and only one seat at the 2025 election is vacant).
- Four Ward System (North, East, Town and Coastal)
- Adjustments to the boundaries to rectify the imbalance of councillor to elector ratio – as per Option 1 Ward Maps

Option 2 - Ratio of Councillors to Electors				
Ward Name	No of electors	No of councillors	Councillor to elector ratio	% Ratio deviation
Coastal Ward	16,855	2	8,428	-0.29%
East Ward	17,489	2	8,745	-4.07%
North Ward	15,099	2	7,550	10.15%
Town Ward	17,779	2	8,890	-5.79%
Totals	67,222	8	8,403	

Note: significant growth is forecasted for the North Ward, therefore a ratio marginally greater than 10% (10.15%) is proposed for this Ward. This is further explained in the demographic trends of the Option1 and 2 Assessment Factor section below.

Option 1 and 2 Assessment Factors

Physical and topographic features	<ul style="list-style-type: none"> • Adjustment to the East Ward boundary will align, at the Northern and Western sides, to main roads of Gordon Road and Mandurah Road. This adjustment will result in the suburb of Greenfields forming part of East Ward. An additional boundary adjustment will result in the whole suburb of Dudley Park forming part of the East Ward. • North Ward boundary will align, at the southern end to Gordon Road and Mandurah Road. This adjustment will place the northern portion of Mandurah in the Town Ward and the southern component of Greenfields in the East Ward. This adjustment will reduce the suburbs in the North Ward from eight to six to include Silver Sands, San Remo, Meadow Springs, Parklands, Madora Bay and Lakelands. • Town Ward boundary at the northern end will align to Mandurah Road and Mandurah Terrace resulting in the Mandurah Train station forming part of the Town Ward boundary. • The northern end of the Coastal Ward boundary will align with the existing suburb boundary of Halls Head of the Western side and a new boundary of the Eastern side of Sticks Boulevard (Erskine).
Demographic trends	<ul style="list-style-type: none"> • East Ward population is expected to experience slow growth and low potential for expansion in the coming years and any growth is unlikely to impact on the ratios.

	<ul style="list-style-type: none"> • Madora Bay North, Lakelands East and Ocean Hill District plans within North Ward is expected to be the largest growth areas which the population forecast to increase by approximately 4650 new residential dwellings being developed and approximately 13,000 new residents over the next five to ten years. • Coastal Ward's population forecast is expected to increase through residential developments in Florida and Melros with a potential increase in approximately 500 dwellings accommodating an additional 1400 new residents over the next five years. • The Mandurah City Centre precinct which includes the suburb of Mandurah has been identified as a significant growth area. It is anticipated through this regeneration and redevelopment of the inner Mandurah area, approximately 8,455 new dwellings will be created, however this increase will unlikely impact on this ward review and could take decades to be realised.
<p>Economic factors</p>	<ul style="list-style-type: none"> • Due to the close proximity to the Town Ward, a portion of the northern end of Erskine, which includes the Boundary Island Brewery would form part of the Town Ward. • The southern end of Mandurah, located between Mandurah Terrace, Mandurah Road and Allnutt Street (currently in North Ward) contains commercial, residential and transport (Mandurah Train Station). It is proposed that these areas form part of the Town Ward. This area is in close proximity to the City Centre.
<p>Community of interest</p>	<ul style="list-style-type: none"> • The boundary adjustment will result in the Murdoch University Mandurah Campus forming part of the East Ward (currently North Ward). There are clear synergies with the University Campus forming part of the East Ward as the University Campus specialises in health courses including Nursing and postgraduate Counselling-Creative Arts Therapies. Bortolo Pavilion, Greenfields will also form part of the East Ward. Foundation Christian College would form part of East Ward (currently North Ward). • North Mandurah Primary School and Mandurah High School would form part of Town Ward (currently North Ward). • There are no other significant impacts to the other boundary adjustments.

No Ward Systems (Options 3 – 5)

A no Ward System provides for all Councillors to be elected by all constituents. These Councillors represent all electors across the entire local government district.

The **advantages** of a no ward system may include:

- Elected members are elected by the whole community not just a section of it. Knowledge and interest in all areas of the council's affairs would result in broadening the views beyond the immediate concerns of those in a ward.
- Members of the community who want to approach an elected member can speak to any elected member.
- Social networks and communities of interest are often spread across a local government and elected members may have a broader overview and understanding of these.
- Elected members can use their specialty skills and knowledge for the benefit of the whole local government.
- There is balanced representation with each elected member representing the whole community.
- The election process is much simpler for the community to understand and for the council to administer.

The **disadvantages** of a no ward system may include:

- Electors may feel that they are not adequately represented if they don't have an affinity with any of the elected members.
- Elected members living in a certain area may have a greater affinity and understanding of the issues specific to that area.
- There is potential for an interest group to dominate the council.
- Elected members may feel overwhelmed by having to represent all electors and may not have the time or opportunity to understand and represent all the issues.
- It may be more difficult and costly for candidates to be elected if they need to canvass the whole local government area.

Reduction in Councillor Representation

[As outlined above.](#)

Option 3 – No wards, 12 Councillors

Option 3 Overview

- 12 Councillors
- No Wards

Option 3 - Ratio of Councillors to electors		
Number of Electors	No of councillors	Councillor to elector ratio
67,222	12	1:5,602

Option 4 – No wards, 10 Councillors

Option 4 Overview

- 10 Councillors
- 10 Councillors with no transition period, resulting in 10 councillors at the 2023 Local Government Election
- No Wards

Option 4 - Ratio of Councillors to electors		
Number of Electors	No of councillors	Councillor to elector ratio
67,222	10	1:6,722

Option 5 – No Wards, 8 Councillors

Option 5 Overview

- 8 Councillors
- 8 Councillors with a transition period, where the 2023 Local Government Election reduces the representation to 10 and the final adjustment is made at the 2025 Local Government Election where the representation reduces to 8.
- No Wards

Option 5 - Ratio of Councillors to electors		
Number of Electors	No of councillors	Councillor to elector ratio
67,222	8	1:8,403

Option 3, 4 and 5 Assessment Factors

The assessment factors – community of interest, physical and topographic features, demographic trends and economic factors have not been addressed for Options 3 – 5 as each Councillor would represent the entire Mandurah district, rather than only one Ward.