

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 April at 5.30pm

MARK R NEWMAN
Chief Executive Officer
22 April 2021

AGENDA

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

2. ACKNOWLEDGEMENT OF COUNTRY

3. APOLOGIES

4. IMPORTANT NOTE:

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

5. ANSWERS TO QUESTIONS TAKEN ON NOTICE

Refer Attachment 5.1 (page 4)

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. ANNOUNCEMENTS

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

8. PUBLIC STATEMENT TIME

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

9. LEAVE OF ABSENCE REQUESTS

10. PETITIONS

11. PRESENTATIONS**12. DEPUTATIONS**

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

13. CONFIRMATION OF MINUTES:

13.1 Ordinary Council Meeting: 23 March 2021

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

14. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)**15. DECLARATIONS OF FINANCIAL, PROXIMITY AND IMPARTIALITY INTERESTS****16. QUESTIONS FROM ELECTED MEMBERS (WITHOUT DISCUSSION)**

16.1 Questions of which due notice has been given

16.2 Questions of which notice has not been given

17. BUSINESS LEFT OVER FROM PREVIOUS MEETING**18. RECOMMENDATIONS OF COMMITTEES**

18.1 Adoption of Recommendations of the Committee of Council Meeting: 13 April 2021

<i>Minute</i>	<i>Item</i>	<i>Page No</i>	<i>Interests Declared / Additional Information</i>
CC.3/4/21	Proposed Modifications to Lakelands Town Centre Precinct Structure Plan	30 - 55	
CC.4/4/21	Committee Meeting Nominates and Audit and Risk Committee Meeting Dates	9 – 18	Absolute Majority Required
CC.5/4/21	Peel and South-West Metro Hydrogen Technology Cluster	19 - 29	Additional Information
CC.6/4/21	Locality Street Tree Masterplan	56 - 68	

CC.7/4/21	Mandurah Homelessness and Street Present Strategy 2021 - 2023	69 - 95
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19. REPORTS

<i>No.</i>	<i>Item</i>	<i>Page No</i>	<i>Note</i>
1	Financial Report March 2021	96 - 130	

20. ADOPTION OF RECOMMENDATIONS NOT WITHDRAWN FOR FURTHER DISCUSSION**21. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN****22. NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING****23. LATE AND URGENT BUSINESS ITEMS****24. CONFIDENTIAL ITEMS****25. CLOSE OF MEETING**

RESPONSE TO QUESTIONS TAKEN ON NOTICE AT THE COUNCIL MEETING HELD ON TUESDAY 23 MARCH 2021

5.1 6.1 - MR R GENT: MERRIVALE STREET RECONSTRUCTION

Mr Gent asked if any Elected Member would consent to re-opening this matter and looking at the item further.

City of Mandurah Officer Response

Council have not instructed City of Mandurah officers to re-open the matter.

5.2 6.2 - MR R GENT: MERRIVALE STREET RECONSTRUCTION

Mr Gent asked if the Chief Executive Officer had read recent correspondence from Mr Gent and what would be done about the matter.

City of Mandurah Officer Response

The correspondence from Mr Rod Gent dated 27 January 2021 and 23 February 2021 has been reviewed by the Chief Executive Officer.

As per the letter that was sent to Mr Gent from the City of Mandurah dated 5 August 2016 Mr Gent was advised that unless instructed by Council, the City would not be considering or undertaking any further remedial work on Merrivale Street outside the property on the basis that the refurbishment conforms with Council's instructions of September 2014 to return the road to the levels pre-2002.

The Mayor at the time, at a meeting with Mr Gent on 5 August 2016 also reaffirmed that it is not the intention of the current Council at the time to revisit the matter and that no further changes or roadworks in relation to changing of levels will be undertaken.

Officers were specifically instructed to ensure that constriction of the road conformed to those plans as far as practicably possible. As such the City considers the matter closed.

COMMITTEE OF COUNCIL: 13 APRIL 2021

CC.5/4/21 PEEL AND SOUTH-WEST METRO HYDROGEN TECHNOLOGY CLUSTER

At the inaugural Steering Committee Meeting of the Peel and South West Metro Hydrogen Technology Cluster, held on 14 April, a decision was made to change the name of the cluster. This was in response to concerns that the existing cluster name was too long and cumbersome.

The Steering Committee, comprised of representatives from the City of Mandurah, Murdoch University, Peel Development Commission and Hazer Group, resolved to change the name of the cluster to 'Perth and Peel Hydrogen Cluster'. This was partly in response to the need for a shorter name, and partly designed to align with State Government Planning and Development vernacular.

The Perth and Peel Hydrogen Cluster is currently designing its new website and brand, and the new name will be incorporated into the design. National Energy Resources Australia (NERA), the national body responsible for creating the network of 13 regional clusters, has been advised of the name change.

The Cluster Prospectus attached to the Committee report has been updated to reflect the name change, and is attached here for your reference.

The Committee of Council recommendation to Council currently states:

That the Committee of Council recommends that Council:

1. Endorse the Peel and South West Metro Hydrogen Technology Cluster's inclusion in the NERA Regional Hydrogen Technology Cluster Program;
2. Approve the allocation of a one-off \$20,000 cash contribution from the City's Economic Development budget towards the Cluster;
3. Acknowledge that ongoing membership of the Cluster post-2021/22 would entail an annual membership fee of \$2000;
4. Acknowledge the efforts of City officers in facilitating the Peel and South-West Metro Hydrogen Technology Cluster's successful inclusion in the NERA Regional Hydrogen Technology Cluster Program;
5. Undertake to promote the Cluster's programs and activities via the City's communication channels;
6. Advocate for State and Federal Government support for the Cluster's programs and activities.

It is recommended that an Elected Member move a Council motion that states:

That Council:

1. Endorse the **Perth and Peel Hydrogen Cluster's** inclusion in the NERA Regional Hydrogen Technology Cluster Program;
2. Approve the allocation of a one-off \$20,000 cash contribution from the City's Economic Development budget towards the Cluster;
3. Acknowledge that ongoing membership of the Cluster post-2021/22 would entail an annual membership fee of \$2000;
4. Acknowledge the efforts of City officers in facilitating the **Perth and Peel Hydrogen Cluster's** successful inclusion in the NERA Regional Hydrogen Technology Cluster Program;

ADDITIONAL INFORMATION FOR ELECTED MEMBERS

5. **Undertake to promote the Cluster's programs and activities via the City's communication channels;**
6. **Advocate for State and Federal Government support for the Cluster's programs and activities.**
7. **Acknowledge the change of name from Peel and South West Metro Hydrogen Technology Cluster to Perth and Peel Hydrogen Cluster.**

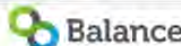
Note: The Committee of Council recommendation has changed to reflect the change of name from Peel and South West Metro Hydrogen Technology Cluster to Perth and Peel Hydrogen Cluster.

Perth and Peel Hydrogen Cluster

ADDITIONAL INFORMATION ATTACHMENT

Member Prospectus

Founding Members

 Multiple existing hydrogen-related research and partnerships and hydrogen-related course materials under development	 Interest in using hydrogen to decarbonise operations and to facilitate renewable energy uptake more broadly to stimulate economic activity in Mandurah and the Peel region	 Hazer Group Limited is an ASX-listed technology development company undertaking the commercialisation of the Hazer Process, a low-emission hydrogen and graphite production process.
 Lead State agency for economic development in the Peel Region and driver of the Transform Peel program, a 35-year visionary project to create new industries and more jobs through innovation, research, and collaboration. The PDC views hydrogen as key to meeting the objectives of the Transform Peel program.	 Advocating for industry and economic activity including hydrogen and lithium processing along the "Western Trade Coast"	 Start-up looking to develop a novel hydrogen-from-biomass-crop process
		 Hybrid energy systems solutions company with an interest in hydrogen for micro-grid/fringe of grid/embedded network applications

Vision

Establish the Perth and Peel Region as a leading Australian hydrogen industry technology developer enable and adopter.

Mission

Create a regional hydrogen cluster where public, private and education sectors collaborate to innovate, build competence and capability, create business and market development opportunities, and develop technology excellence in regional, national and international hydrogen supply chains.

Goals

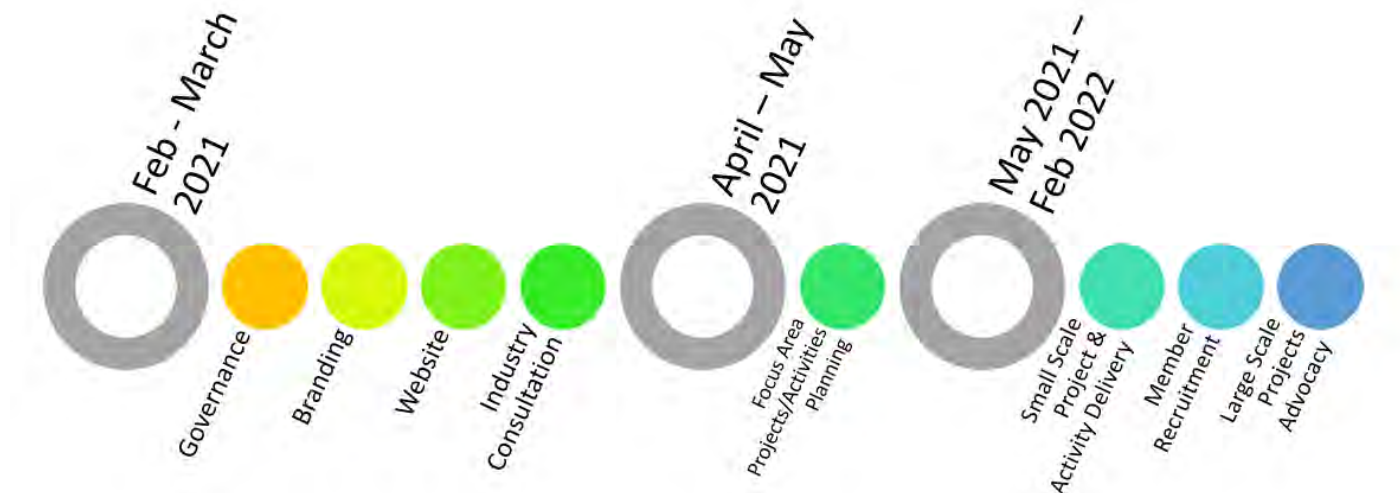
To jointly develop a regional, national and international hydrogen supply chain ecosystem by engaging and partnering with cluster members from the public, private and education sectors and enhancing hydrogen research and development (R&D) and education and training outcomes.

Cluster Project Focus Areas

1. **Research and Development** – strengthen industry's research and development (R&D) capability to drive hydrogen technology enhancement;
2. **Education and Training** – develop hydrogen industry competence, skills and capability;
3. **Business Development** – create business and market development opportunities for commercialisation via on-ground support, technical assistance, grants and pilot projects etc.
4. **Advocacy and Collaboration** – engage with industry and government to ensure the successful development of the Cluster's projects and programs.

Perth and Peel Hydrogen Cluster

Timeline / Roadmap – Year 1



Membership Services

Annual membership of the *Perth and Peel Hydrogen Cluster* includes, but is not limited to:

- A platform for members to engage with one another on hydrogen technologies and industry updates;
- The opportunity to participate in industry-generated innovation projects, to solve industry issues;
- The opportunity to attend knowledge-building events;
- Interaction and collaboration with other hydrogen clusters;
- Closer links with industry and research institutions;
- Potential cost-savings via shared test facilities, R&D infrastructure, shared expertise;
- Potential access to opportunities in other projects and markets.

Contact Details

Cluster Manager

Karin Wittwer – City of Mandurah

karin.wittwer@mandurah.wa.gov.au

Ph: 9550 3291 / 0406 221 360

1	SUBJECT:	Committee of Council Nominates and Audit and Risk Committee Dates
	DIRECTOR:	Director Business Services
	MEETING:	Committee of Council
	MEETING DATE:	13 April 2021

Summary

In accordance with section 5.8 of the *Local Government Act 1995* (the Act) and *City of Mandurah Standing Orders Local Law 2016*, Council has the ability to form committees to assist with the delivery of local government functions, decision-making and responsibilities. At the meeting on 19 January 2021, Council resolved to create a Committee of Council and nominations were called and Elected Members were appointed accordingly.

An additional Elected Member has now indicated interest in being appointed a member of the Committee of Council and as such Council is required to approve the membership and the amendments to the Committee of Council Terms of Reference (*refer Attachment 1.1*).

Council is also requested to approve the rescheduling of the Audit and Risk Committee Meeting of 10 May 2021 to the 14 June 2021 and advertise the date on the City's website.

Disclosure of Interest

Nil

Previous Relevant Documentation

- | | | | |
|---|------------|------------------|--|
| • | G.5/1/21 | 19 January 2021 | Committee/Council Meetings 2021 |
| • | G.15/12/20 | 15 December 2020 | Request to the Electoral Commissioner: East Ward Vacancy to Remain Unfilled |
| • | G.16/11/20 | 24 November 2020 | Ordinary Council and Committee Meeting Dates 2021 |
| • | G.33/12/19 | 17 December 2019 | Membership, Powers and Duties of Council's Strategy, Planning Committees and Council Meeting Schedule 2020 |
| • | SP.2/10/19 | 29 October 2019 | Membership, Powers and Duties of Council's Committees Council Meeting Schedule 2019 |
| • | G.24/7/19 | 23 July 2019 | Membership of Council's Committee of Council and Strategy Committee |

Background

At the Special Council Meeting on 29 October 2019, Council resolved to establish the Audit and Risk Committee and the Executive Committee for a period of two-years, expiring on 15 October 2021. These Committees were established to enable the Council to progress key operational items.

Following the Special Council Meeting, a Council workshop was held to discuss the Council's committee meeting structure preference. This enabled existing and newly Elected Members the opportunity to discuss options and review the committee structure, membership and powers and duties to ensure that the proposed meeting structure met the needs of the Council. Council did not resolve to establish any additional committee meetings other than Audit and Risk and Executive Committees for the 2020 year.

At the Ordinary Council Meeting on 28 July 2020, Elected Members requested that the Ordinary Council Meeting agenda be circulated eight business days prior to the Ordinary Council meetings. This provided Elected Members and the community with additional time to consider report items. Whilst section 5.5 of the Act requires the meeting agendas to be circulated 72 hours prior to the meeting, circulating the agenda earlier may enable greater community participation.

Council adopted the Ordinary Council Meeting structure for 2021 at the meeting of 24 November 2020. A further workshop was held and Elected Members requested a review of a potential Committee Meeting structure for the 2021 calendar year. Council approved the Committee of Council Meeting structure at its meeting of 19 January 2021, appointing the following members: Councillors M Darcy, J Green, P Jackson, C Knight, D Pember, L Rodgers, P Rogers, A Zilani and Mayor Williams. Due to the additional meeting, the Elected Members were made aware that the agenda distribution would revert back to the Thursday before the Council or applicable committee meeting.

Comment

Committee of Council

The role of the Committee of Council is to recommend appropriate action to Council on the majority of matters pertaining to Council, except those matters considered by the Audit and Risk Committee. Items such as the financial report, awarding of tenders or urgent reports from the CEO will form part of the Council meeting agenda.

In accordance with the Committee of Council Terms of Reference (*refer Attachment 1.1*), the membership to the Committee is up to nine Elected Members which were appointed on 19 January 2021. If more than nine Elected Members nominate to be a member of the Committee of Council, it is recommended that Council amend the Terms of Reference to reflect the number of members that Council has approved.

In accordance with section 5.8 of the Act, the minimum number of members required to establish a committee is three or more persons. Council may resolve, by absolute majority, to reduce or increase the number of members to the Committee of Council at any time.

Audit and Risk Committee Meeting Dates

Council adopted the powers and duties of the Audit and Risk Committee at the meeting of 29 October 2019 and appointed members for two-years, expiring on 15 October 2021. The Audit and Risk Committee generally meet five times per year, however additional meetings can be scheduled as required to enable the Committee to discharge the functions.

City Officers are recommending that the Audit and Risk Committee Meeting scheduled on 10 May 2021 be rescheduled to 14 June 2021. This will enable the effective functioning of the schedule of reports due to the Audit and Risk Committee over the next three months, including the finalisation of a number of internal audits which will be presented to the June meeting, if the date change is adopted by Council.

Consultation

No consultation has been undertaken in relation to this report.

Statutory Environment

Local Government Act 1995

5.5. Convening council meetings

- (1) *The CEO is to convene an ordinary meeting by giving each council member at least 72 hours' notice of the date, time and place of the meeting and an agenda for the meeting.*
- (2) *The CEO is to convene a special meeting by giving each council member notice, before the meeting, of the date, time, place and purpose of the meeting.*

5.8. *Establishment of committees*

A local government may establish committees of 3 or more persons to assist the council and to exercise the powers and discharge the duties of the local government that can be delegated to committees.*

** Absolute majority required.*

5.10. *Committee members, appointment of*

(1) *A committee is to have as its members —*

- (a) persons appointed* by the local government to be members of the committee (other than those referred to in paragraph (b)); and*
- (b) persons who are appointed to be members of the committee under subsection (4) or (5).*

** Absolute majority required.*

(2) *At any given time each council member is entitled to be a member of at least one committee referred to in section 5.9(2)(a) or (b) and if a council member nominates himself or herself to be a member of such a committee or committees, the local government is to include that council member in the persons appointed under subsection (1)(a) to at least one of those committees as the local government decides.*

(3) *Section 52 of the Interpretation Act 1984 applies to appointments of committee members other than those appointed under subsection (4) or (5) but any power exercised under section 52(1) of that Act can only be exercised on the decision of an absolute majority of the council.*

Local Government (Administration) Regulations 1996

12. *Publication of meeting details (Act s. 5.25(1)(g))*

(1) *In this regulation —*

meeting details, for a meeting, means the date and time when, and the place where, the meeting is to be held.

(2) *The CEO must publish on the local government's official website the meeting details for the following meetings before the beginning of the year in which the meetings are to be held —*

- (a) ordinary council meetings;*
- (b) committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public.*

(3) *Any change to the meeting details for a meeting referred to in subregulation (2) must be published on the local government's official website as soon as practicable after the change is made.*

(4) *If a local government decides that a special meeting of the council is to be open to members of the public, the CEO must publish the meeting details for the meeting and the purpose of the meeting on the local government's official website as soon as practicable after the decision is made.*

Policy Implications

N/A

Financial Implications

There are no additional financial implications associated with an additional committee member or the change of date for the Audit and Risk Committee.

Risk Analysis

The City is required to comply with the Act in regards to appointment of committee members. As Councillor Di Prinzio is not already a member of at least one committee, Council should approve her appointment.

Strategic Implications

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

Organisational Excellence:

- 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, governance, risk and financial management.

Conclusion

Council is requested to approve the change of date of the Audit and Risk Committee and appoint Councillor Di Prinzio as a member of the Committee of Council. Note, that there are no other changes to the advertised meeting dates for 2021 for the Audit and Risk Committee.

NOTE:

Refer ***Attachment 1.1 Committee of Council Terms of Reference***

Officer Recommendation

That Council:

1. Approve the following amendment to the Audit and Risk Committee meeting date and advertise on the City of Mandurah website:*

Meeting	Date and Time	Comment
Audit and Risk Committee	Monday, 14 June 2021, at 5:30pm	Amended from 10 May 2021

2. Approve the amendments to the Committee of Council Terms of Reference (as per Attachment 1.1) increasing membership to ten Elected Members. *
3. Appoint Councillor Candice Di Prinzio to the Committee of Council:*

****ABSOLUTE MAJORITY REQUIRED****

Committee Recommendation

That Council:

1. Approve the following amendment to the Audit and Risk Committee meeting date and advertise on the City of Mandurah website:*

Meeting	Date and Time	Comment
Audit and Risk Committee	Monday, 14 June 2021, at 5:30pm	Amended from 10 May 2021

2. Approve the amendments to the Committee of Council Terms of Reference (as per Attachment 1.1) increasing membership to ten Elected Members. *
3. Appoint Councillor Candice Di Prinzio to the Committee of Council:*

*****ABSOLUTE MAJORITY REQUIRED*****



Committee of Council

Terms of Reference

Document Control

Effective date	Next review due	Amendment Details	Prepared by	Endorsed by	Approved by
January 2021	October 2021	Establishment of Terms of Reference	Manager Governance, Procurement and Land	Chief Executive Officer	Council
March 2021	October 2021	Amendment to Terms of Reference (Committee Membership – Composition Committee Meetings - Agenda)	Manager Governance, Procurement and Land	Chief Executive Officer	Council

1. Committee's authority and purpose

Authority

In accordance with section 5.8 of the *Local Government Act 1995* (**the Act**), the Council of the City of Mandurah (**the City**) has established a Committee of Council (**the Committee**). The Committee will operate in accordance with all relevant provisions of the Act and the *Local Government (Administration) Regulations 1996*.

The Committee is to provide guidance and assistance to Council on matters relevant to its terms of reference. This role is designed to facilitate informed decision-making by Council in relation to its legislative functions and duties that have not been delegated to the CEO.

The Committee is a formally appointed committee of the Council and is responsible to the Council. The Committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility. The Committee does not have any management functions and cannot involve itself in management processes or procedures.

Purpose

The purpose of the Committee is to recommend appropriate action to Council on the majority of matters pertaining to Council, except those matters considered by the Audit and Risk Committee.

Items such as the financial report, tenders, reports relating to the Chief Executive Officers contract or performance or urgent reports from the CEO will form part of the Ordinary Council Meeting agenda.

2. Committee's responsibilities

The Committee is to recommend appropriate action to Council on matters dealing with:

1. Strategic Community Plan, Corporate Business Plan, Long-term Financial Plan and associated financial strategies such as a rating policy.
2. Strategic Asset Management Plans.
3. Current and future services and investment to be provided.
4. Strategic advocacy direction for other levels of government.
5. Planning matters.
6. Major public art proposals.
7. Other matters referred by Council.

3. Committee membership

Composition

The Committee shall comprise of up to **nine ten** Elected Members. The Council can appoint one or more deputies to the Committee at any time.

The Council shall appoint one of the **nine ten** Elected Members as Committee Chairperson.

The tenure of members' appointment to the Committee must be compliant with Section 5.11 of the Act, being up to two years, terminating on the day of the Ordinary Council elections, at which time all Elected Members will be eligible for reappointment.

Committee members who are Elected Members must declare conflicts of interest in accordance with section 11 of the *Local Government (Rules of Conduct) Regulations 2007*, in a written notice given to the CEO before the meeting or at the meeting immediately before the matter is discussed.

Termination of appointment

Council may terminate the appointment of any member prior to the expiry of their term, if:

- The Committee Chairperson considers that the member is not making a positive contribution to the Committee.
- The member is found to be in breach of the Council's Code of Conduct or a serious contravention of the Act.
- The member's conduct, action or comments bring the City of Mandurah into disrepute.

Committee member entitlements

All Committee members will be provided with appropriate training and professional development to be determined by the Committee, provided that adequate funds are available in the City of Mandurah budget for this purpose.

4. Role of City staff

The following will be issued with a standing invitation to attend Committee meetings, in order to provide advice and guidance to the Committee:

- Chief Executive Officer;
- Executive Leadership Team;
- Executive Managers; and
- Manager Governance Services.

Other staff may be invited to attend meetings to discuss specific issues as and when required.

Such attendees may take part in the discussions and business of the meetings, but have no voting rights.

A Minute Officer will be appointed by the Chief Executive Officer to assist the Committee as follows:

- (a) Arranging meetings, preparing agendas, preparing minutes;
- (b) Taking action to implement Committee decisions as guided by the City's Governance section in relation to:
 - Obtaining information for the next or future meeting;
 - Preparing a paper for the next or future meeting;

- Coordinating relevant staff of the City to provide advice at the next or a future meeting;
 - Promulgating decisions e.g. reporting, providing or seeking advice on significant correspondence of all kinds.
- (c) Preparing background notes;
- (d) Providing advice to the Chairperson, committee members and committee users on Committee policy and process matters; and
- (e) Maintaining appropriate committee records in an accessible form.

5. Committee meetings

Quorum

As prescribed by Section 5.19 of the Act, the quorum for Committee meetings shall be at least 50% of the number of offices of the Committee (whether vacant or not).

In the Chairperson's absence, Committee members who are present will select a Chairperson for that particular meeting.

Frequency

Meetings will be scheduled on the second Tuesday of each month (excluding January) to allow the Committee to discharge its functions.

Agenda

An agenda will be distributed at least 72 hours prior to the meeting, along with ~~the minutes of the previous meeting~~, reports and other attachments or information to be addressed. Minutes of the previous meeting will be distributed separately prior to agenda distribution.

Public Attendance at Meetings

The Committee meeting will be open to the public.

In accordance with Section 5.23 of the Act, the Committee may close to members of the public the meeting or part of the meeting, if the meeting or the part of the meeting deals with a number of aspects as defined by Section 5.23 of the Act.

Voting

Voting is in accordance with Section 5.21 of the Act.

Minutes and matters arising

All meetings shall be minuted by the Minute Officer, and minutes shall be approved by the Committee at the next committee meeting.

Reporting

Recommendations of each Committee meeting shall be presented to the next ordinary meeting of the Council.

Confidentiality

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

2	SUBJECT: Peel and South-West Metro Hydrogen Technology Cluster DIRECTOR: Director Strategy and Economic Development MEETING: Committee of Council Meeting MEETING DATE: 13 April 2021
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Summary

On 1 February, National Energy Resources Australia (NERA) announced the launch of the Regional Hydrogen Technology Clusters Program, a network of 13 hydrogen technology clusters across Australia. The Peel and South-West Metro Hydrogen Technology Cluster, one of the 13 clusters and one of three in Western Australia established under the program, is a collaboration between seven founding members, including Murdoch University and the City of Mandurah.

Australian Government funding of \$75,000 has been provided by NERA to the Peel and South-West Metro Hydrogen Technology Cluster, with the 12-month term of engagement for all 13 clusters commencing on 1 February 2021 and ending on 31 March 2022. The City is proposing to allocate a one-off \$20,000 cash contribution from its Economic Development budget, and an additional \$20,000 in-kind support (officer hours) to the Cluster.

The Peel and South-West Metro Hydrogen Technology Cluster's vision is to establish the Peel and South-West Metropolitan Region as a leading Australian hydrogen industry developer and enabler. The Cluster's broad goal is to jointly develop regional, national and international hydrogen supply chain ecosystems and enhance hydrogen research and development and education and training outcomes.

Council is requested to endorse the Peel and South West Metro Hydrogen Technology Cluster's inclusion in the Regional Hydrogen Technology Cluster Program, including the allocation of a one-off \$20,000 cash contribution from the City's Economic Development budget towards the cluster, and to advocate for State and Federal Government support for the cluster's programs and activities.

Disclosure of Interest

N/A

Location

N/A

Previous Relevant Documentation

- G26/12/19 17/12/2019 Council acknowledged that the City is pursuing a number of different options to reduce its reliance on non-renewable energy sources that may involve partnership with external parties. Council also supported officers continuing to engage with external parties interested in renewable energy to work with the City to explore carbon abatement options, including entering into Memorandum of Understandings and relevant agreements.
- G.20/10/18 23/10/2018 Council adopted Mandurah and Murray: A Shared Economic Future as the City of Mandurah's new economic development strategy. Council endorsed the programs and projects contained for further development and implementation. Council committed to State and Federal advocacy for support and investment in projects from Mandurah and Murray: A Shared Economic Future.

Background

In December 2018, the Council of Australian Governments Energy Council set a vision for a clean, innovative, safe and competitive hydrogen industry that benefits all Australians and is a major global player by 2030. The Council agreed to establish a Hydrogen Working Group, chaired by Australia's Chief Scientist, Dr Alan Finkel, to develop a National Hydrogen Strategy that could achieve this vision.

The National Hydrogen Strategy, released in November 2019, noted that Australia has the resources and experience to take advantage of increasing global momentum for clean hydrogen and make it Australia's next major energy export. The strategy outlined the potential for thousands of new jobs, many in regional areas, and billions of dollars in economic growth between now and 2050. The strategy asserted that to achieve this potential, Australia must integrate more low-cost renewable generation, reduce dependence on imported fuels, and help reduce carbon emissions in Australia and around the world.

In July 2019, the WA Government released the Western Australian Renewable Hydrogen Strategy. The strategy's aim is to support renewable hydrogen industry growth in practical and strategic ways, and to drive WA's position as a major producer and exporter of renewable hydrogen. The strategy's four focus areas are export, hydrogen blending in natural gas networks, remote applications, and transport. The WA Government implemented a Western Australian Renewable Hydrogen Fund in 2019 to help facilitate private-sector investment and leverage financial support to the renewable hydrogen industry.

Australia's National Hydrogen Strategy, released in November 2019, supported NERA to lead the establishment of a National Hydrogen Cluster to help grow capabilities and drive industry collaboration across the hydrogen value chain. The National Hydrogen Cluster would seek to ensure that Australian companies are well placed to supply new technology, products and services to domestic and international markets.

In November 2019, the City of Mandurah commissioned research into a number of globally emerging industries for potential application in Mandurah and Murray. The subsequent research report found that the hydrogen economy has significant potential for local establishment as an industry that could help expand and diversify the sub-region's existing industry capability and create new high-skilled employment opportunities.

In December 2019, the City of Mandurah Council agreed to support officers' efforts in continuing to engage with external parties interested in renewable energy to work with the City to explore carbon abatement options, including entering into Memorandum of Understandings and relevant agreements. Council's resolution was in response to a report outlining the need for a flexible approach in reducing the City's carbon footprint and addressing climate change impacts.

In January 2020, Hazer Group Limited (one of the subsequent founding members of the Peel and South-West Metro Hydrogen Technology Cluster) announced its successful application under the WA Government's Renewable Hydrogen Fund for funding of a feasibility study into the establishment of a renewable hydrogen transport hub in the City of Mandurah. This study is currently underway and once it is complete it will be released publicly.

In September 2020, NERA announced the creation of a Regional Hydrogen Technology Cluster Program to help build the skills, capacities and commercialisation opportunities necessary to unlock Australia's hydrogen industry potential to create a globally competitive hydrogen industry that could add up to \$26 billion and thousands of jobs to the national economy by 2050. The program provides seed funding of up to \$100,000 per cluster to establish a network of regional hydrogen clusters across Australia. In October 2020, the City and Murdoch University submitted a joint expression of interest to the Regional Hydrogen Technology Cluster Program.

In December 2020, the Western Australian Government signed a two-year, \$1 million funding agreement with NERA to enhance WA's global competitiveness in the LNG sector, and also to support the development of the WA hydrogen industry, including the establishment of hydrogen technology clusters

in Western Australia. The NERA funding agreement is part of the WA Government's \$28 million investment to accelerate the State's renewable hydrogen future under the Western Australian Renewable Hydrogen Strategy.

Also in December 2020, NERA advised Murdoch University that its proposal to establish the Peel and South-West Metro Hydrogen Technology Cluster as part of the Regional Hydrogen Technology Clusters Program was successful.

In February, NERA announced the launch of the Regional Hydrogen Technology Clusters Program, comprising a network of 13 hydrogen technology clusters across Australia. The Peel and South-West Metro Hydrogen Technology Cluster is one of the 13 clusters, and one of three WA hydrogen clusters selected to participate in the national hydrogen program, and was awarded funding of \$75,000.

Comment

Hydrogen is the most abundant chemical in the universe. It can be produced as a gas or liquid, and has many uses such as fuel for transport or heating, a means of storing electricity, or a raw material used in industrial processes. There are various ways to produce hydrogen, and therefore various hydrogen 'types', including:

- Black Hydrogen – hydrogen produced from black coal;
- Brown Hydrogen – hydrogen produced from brown coal;
- Grey Hydrogen – hydrogen produced from natural gas;
- Blue Hydrogen – hydrogen produced from natural gas, with carbon capture and storage;
- Turquoise Hydrogen - hydrogen produced from methane pyrolysis, which splits methane into hydrogen and solid carbon;
- Green Hydrogen – hydrogen produced using 100% renewable energy sources such as wind or solar. The renewable electricity powers an electrolyser that splits the hydrogen from water molecules.

Blue, turquoise & green hydrogen will be the focus of the cluster.

Australia's National Hydrogen Strategy, released in November 2019, seeks to accelerate the commercialisation of hydrogen, reduce technical uncertainties and build domestic supply chains and production capabilities. The Strategy initially seeks to concentrate hydrogen use in niche hubs that will foster domestic demand and subsequently underpin Australia's export capabilities, allowing Australia to become a leading global hydrogen industry participant.

The National Hydrogen Strategy also supports National Energy Resources Australia (NERA) to lead the establishment of a National Hydrogen Cluster to help grow capabilities and drive industry collaboration across the hydrogen value chain, and ensure that Australian companies are well placed to supply new technology, products and services to domestic and international markets. NERA is funded by the Australian Department of Industry, Science, Energy and Resources, and is Australia's Industry Growth Centre for the energy resources sector, with a primary goal of supporting sector-wide energy transformation in Australia.

In November 2019 the City of Mandurah, as part of its economic development partnership with the Shire of Murray, commissioned research into a number of globally emerging industries for potential application in Mandurah and Murray. These industries are:

- Future battery metals;
- Advanced manufacturing of prefabricated housing;
- Circular economy;
- Hydrogen economy.

The subsequent research report, released in April 2020, found that the hydrogen economy has significant potential for local establishment as an industry that could help expand and diversify the Peel sub-region's existing industry capability and create new high-skilled employment opportunities.

The research report identified existing strengths in the Peel Region, including a large greenfields industrial area (Nambeelup Industrial Estate - 'Transform Peel'), direct access to electricity and gas grids, access to a large skilled labour force, access to abundant treated wastewater for renewable hydrogen production, good solar and wind resources (Peel Business Park Microgrid), and adjacent large metals processing facilities (Alcoa Wagerup and Pinjarra Aluminium Refineries) and mining operations (Alcoa Huntly Bauxite Mine, Newmont Boddington Gold Mine).

Specific hydrogen opportunities identified in the research report included:

- Large-scale renewable energy production to feed into the SWIS electricity grid;
- Low-cost renewable energy for high energy users (e.g. data hubs);
- Hydrogen for high-temperature heat (e.g. alumina refining);
- Manufacturing applications (e.g. steel fabrication, boat building, modular housing);
- Transport applications (e.g. bus, rail, road freight, mining, aircraft, marine, logistics, refuelling networks).

The report identified a number of hydrogen industry goals for the Mandurah/Murray sub-region, including:

- Become a low-cost energy producer (hydrogen from renewable energy or biomass);
- Facilitate government investment in enabling utilities (e.g. water, gas networks);
- Promote use of renewable hydrogen for manufacturing;
- Develop Nambeelup as a renewable energy/hydrogen transport hub;
- Utilise cost-competitive hydrogen production to attract private-sector industry investment.

In January 2020, ASX-listed company Hazer Group Limited announced its successful application under the WA Government's Renewable Hydrogen Fund for funding of a feasibility study into the establishment of a renewable hydrogen transport hub in the City of Mandurah. This study is currently under way, and will be released publicly upon completion. The City of Mandurah and Hazer Group have been collaborating since 2019 to identify potential hydrogen demand centres within Mandurah and the Peel Region.

In February, NERA announced the launch of the Regional Hydrogen Technology Clusters Program. The NERA National Hydrogen Cluster comprises a network of 13 hydrogen technology clusters across Australia, with four clusters in Victoria, three in WA, and one each in the other Australian states and territories. A national Cluster Manager was recently appointed to assist and align the activities of the 13 individual clusters, along with the launch of a dedicated website nera.org.au/regional-hydrogen-technology-clusters.

The Peel and South-West Metro Hydrogen Technology Cluster is one of the 13 clusters, and one of three WA hydrogen clusters selected to participate in the national hydrogen program. The Peel and South-West Metro Cluster was awarded seed funding of \$75,000 for the 12-month program. The other two WA clusters are the Western Australian Hydrogen Technology Cluster and the Karratha Hydrogen Technology Cluster.

The Regional Hydrogen Technology Cluster Program is based on a bottom-up approach, involving development of regional clusters around key hydrogen projects and potential hubs, helping to grow local capacity in Australia's hydrogen value chain. In addition to forming a national network, the 13 hydrogen clusters will also link to regional infrastructure hubs and industrial centres and ports, helping to scale up Australia's hydrogen industry to become a global hydrogen provider.

The Peel and South-West Metro Hydrogen Technology Cluster is a collaboration between Murdoch University and the City of Mandurah, and is supported by the Peel Development Commission, Kwinana Industries Council, Hazer Group Limited, Balance Group and Biopower Solutions. Murdoch University is the Cluster Lead, and the City of Mandurah is the Cluster Manager.

The 13 clusters are funded by NERA for an initial 12-month period, from 1 February 2021 to 31 March 2022. During this period, the clusters will seek to grow their industry membership with the goal of becoming self-sufficient industry clusters within their respective regions.

The 13 clusters are also supported by their respective state and territory governments, and have been established around key existing hydrogen projects and technology supply chains in strategic locations that have a demonstrated capacity to support them. This is designed to ensure long-term local cohesion and sustainable capability across the emerging hydrogen value chain.

In December 2020, the Western Australian Government signed a two-year, \$1 million funding agreement with NERA to enhance WA's global competitiveness in the LNG sector, and also to support the development of the WA hydrogen industry, including the establishment of hydrogen technology clusters in Western Australia. The NERA funding agreement is part of the WA Government's \$28 million investment to accelerate the state's renewable hydrogen future under the *Western Australian Renewable Hydrogen Strategy*.

The Peel and South-West Metro Hydrogen Technology Cluster has developed the following vision, mission and goals:

Cluster Vision: Establish the Peel and South-West Metropolitan Region as a leading Australian hydrogen industry technology developer, enabler and adopter.

Cluster Mission: Create a regional hydrogen cluster where public, private and education sectors collaborate to innovate, build competence and capability, create business and market development opportunities, and develop technology excellence in regional, national and international hydrogen supply chains.

Cluster Goals: To jointly develop regional, national and international hydrogen supply chain ecosystems and enhance hydrogen research and development (R&D) and education and training outcomes. The Cluster will achieve this by collaborating with:

- The hydrogen industry and associated sectors;
- Governments and government agencies;
- Regional, national and international clusters and organisations.

The projects and activities of the Peel and South West Metro Hydrogen Technology Cluster will be based on four specific Focus Areas:

- Research and Development – strengthen industry research and development capability to drive hydrogen technology enhancement;
- Education and Training – develop hydrogen industry competence, skills and capability;
- Business Development – create business and market development opportunities via on-ground support, technical assistance, pilot projects etc.
- Advocacy and Collaboration – engage with governments, public and private sector organisations and the broader community to ensure the successful development of the Cluster's projects and programs.

An initial meeting of the Peel and South-West Metro Cluster participants was held at Murdoch University on 14 January, and member surveys were recently released to help shape the projects and activities of the Cluster. The Cluster also recently formed a Steering Committee, initially comprised of representatives from Murdoch University, the City of Mandurah, Peel Development Commission and Hazer Group Limited.

The Cluster is currently creating its branding, a website is under construction, and a member prospectus for potential new members has been created. Since the February launch of the Regional Hydrogen Technology Clusters Program, the Peel and South-West Metro Cluster has to date attracted one new member, with growing interest from a number of hydrogen-related industries.

In order to remain viable past the initial 12-month NERA funding period, the Peel and South West Metro Hydrogen Technology Cluster has established a membership fee schedule for 2022/23 onwards, as follows:

Annual Membership Fees		
Large Business	> 50 Employees	\$5,000
Medium Business	20 – 49 Employees	\$3,000
Small Business	5 -19 Employees	\$2,000
Micro Business / Start Up	1 – 4 Employees	\$1,000
Government Body		\$2,000
Research Institution / University		\$2,000
Non-for-Profit Organisation		\$1,000

Therefore, if the City of Mandurah opts to remain a member of the Cluster post-2021/22, an annual membership fee of \$2000 will apply. Should the Peel and South West Metro Cluster successfully and sustainably grow its membership, it is likely that a full-time salaried Cluster Manager position will need to be created to administer the Cluster going forward. This position would be funded by industry memberships. A set of KPI's will be developed with the cluster to enable the City to decide if it wishes to continue at periodic junctures.

Consultation

Extensive consultation has taken place during the expression-of-interest process to establish the Peel and South-West Metro Hydrogen Technology Cluster. Substantial further consultation, collaboration and stakeholder engagement has been undertaken since the announcement of the Regional Hydrogen Technology Clusters Program in February. Core stakeholders included Murdoch University, National Energy Resources Australia, Peel Development Commission, Hazer Group Limited, Kwinana Industries Council, Balance Group and Biopower Solutions. Engagement with other hydrogen sector companies has also taken place, and the Shire of Murray has also been kept updated on the Cluster's activities. The Peel and South-West Metro Cluster has also held preliminary discussions with the Western Australian Hydrogen Technology Cluster and the Karratha Hydrogen Technology Cluster on potential future collaboration opportunities.

Statutory Environment

As the Cluster Lead for the Peel and South-West Metro Hydrogen Technology Clusters Program, Murdoch University is the formal party to the NERA funding agreement. As such, the program funding contract is between NERA and Murdoch University. Notwithstanding, as a member of the Cluster, the City of Mandurah will be required to adhere to any NERA requirements as a participant in the Regional Hydrogen Technology Cluster Program. As a Cluster participant, the City will also be required to enter into a Memorandum of Understanding (MOU) with Murdoch University. This MOU is currently being prepared by Murdoch University.

Policy Implications

The City currently has no policies of direct relevance to the Cluster. Notwithstanding, in December 2019, Council agreed to support officers' efforts in continuing to engage with external parties interested in renewable energy to work with the City to explore carbon abatement options.

Financial Implications

The City has allocated a one-off \$20,000 cash contribution to the cluster from its Economic Development budget, and \$20,000 of in-kind support (2 officers' part-time contribution) to the cluster for the 2021/22 NERA 12-month funding period. Should the City wish to continue its membership of the Peel and South-West Metro Hydrogen Technology Cluster following this period, an annual membership fee of \$2000 will apply.

Risk Analysis

Risks of engaging in the Peel and South-West Metro Hydrogen Technology Cluster include typical risks involved with engaging with the private sector and universities (procurement, commercial-in-confidence, conflict of interest, funding disbursements etc.), and the risks of engaging in government programs (funding acquittals, legal contracts, political agendas etc.), as well as the potential risk to reputation if the Cluster is unable to achieve its stated goals.

The risks of not engaging in the Cluster including missing an opportunity to help develop and grow a rapidly emerging global industry, and forgoing an opportunity to play an instrumental role in creating new technology jobs and economic growth in Mandurah and the Peel Region.

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.
- Advocate for and facilitate opportunities for improved pathways to education and learning outcomes in Mandurah.
- Leverage partnerships with key stakeholders to achieve improved economic outcomes with due consideration to environmental impacts.

Environment:

- Advocate for and partner with all levels of Government and other agencies to ensure environmental impacts are considered in all strategy development and decision making.
- Educate our community on global environmental sustainability issues and demonstrate leadership in the field.
- Partner and engage with our community to deliver environmental sustainability outcomes.

Organisational Excellence:

- Demonstrate regional leadership and advocate for the needs of our community.
- Build and retain a skilled, agile, motivated and healthy workforce.
- Ensure that our actions maintain a sustainable balance between economic growth, the environment and social values.

Conclusion

With the 2019 release of the Western Australian Renewable Hydrogen Strategy and Australia's National Hydrogen Strategy, the strong level of government support for Australia's fledgling hydrogen industry is apparent. Private sector interest in hydrogen is also rapidly growing, particularly among Western Australia's mining and gas sectors, where hydrogen is viewed as both a way of reducing energy costs and a way of extending the life of Australia's gas industry.

Although the green (renewable) hydrogen industry is still in its relative infancy in Australia, it nonetheless has massive global growth potential as a renewable fuel source for both domestic consumption and energy export. Accordingly, the Australian Government tasked National Energy Resources Australia with creating a Regional Hydrogen Technology Cluster Program to help build the skills, capacities and commercialisation opportunities necessary to unlock Australia's hydrogen industry potential.

The 13 clusters announced in February have been established around key existing hydrogen projects and technology supply chains in strategic locations that have a demonstrated capacity to support them. As one of the 13 clusters, and one of three in WA, the Peel and South-West Metro Hydrogen Technology Cluster will seek to create opportunities for education, training, jobs and emerging industry growth in the Peel and South-West Metro Regions.

Council is requested to endorse the Peel and South West Metro Hydrogen Technology Cluster's inclusion in the NERA Regional Hydrogen Technology Cluster Program, including the allocation of a one-off \$20,000 cash contribution from the City's Economic Development budget towards the Cluster, and to advocate for State and Federal Government support for the Cluster's programs and activities.

NOTE:

Refer ***Attachment 2.1 – Peel and South-West Metro Hydrogen Technology Cluster Summary***

Officer Recommendation

That the Committee of Council recommends that Council:

- 1 Endorse the Peel and South West Metro Hydrogen Technology Cluster's inclusion in the NERA Regional Hydrogen Technology Cluster Program;
- 2 Approve the allocation of a one-off \$20,000 cash contribution from the City's Economic Development budget towards the Cluster;
- 3 Acknowledge that ongoing membership of the Cluster post-2021/22 would entail an annual membership fee of \$2000;
- 4 Acknowledge the efforts of City officers in facilitating the Peel and South-West Metro Hydrogen Technology Cluster's successful inclusion in the NERA Regional Hydrogen Technology Cluster Program;
- 5 Undertake to promote the Cluster's programs and activities via the City's communication channels;
- 6 Advocate for State and Federal Government support for the Cluster's programs and activities.

Committee Recommendation

That Council:

- 1 **Endorse the Peel and South West Metro Hydrogen Technology Cluster's inclusion in the NERA Regional Hydrogen Technology Cluster Program;**
- 2 **Approve the allocation of a one-off \$20,000 cash contribution from the City's Economic Development budget towards the Cluster;**
- 3 **Acknowledge that ongoing membership of the Cluster post-2021/22 would entail an annual membership fee of \$2000;**
- 4 **Acknowledge the efforts of City officers in facilitating the Peel and South-West Metro Hydrogen Technology Cluster's successful inclusion in the NERA Regional Hydrogen Technology Cluster Program;**

- 5 Undertake to promote the Cluster's programs and activities via the City's communication channels;**
- 6 Advocate for State and Federal Government support for the Cluster's programs and activities.**

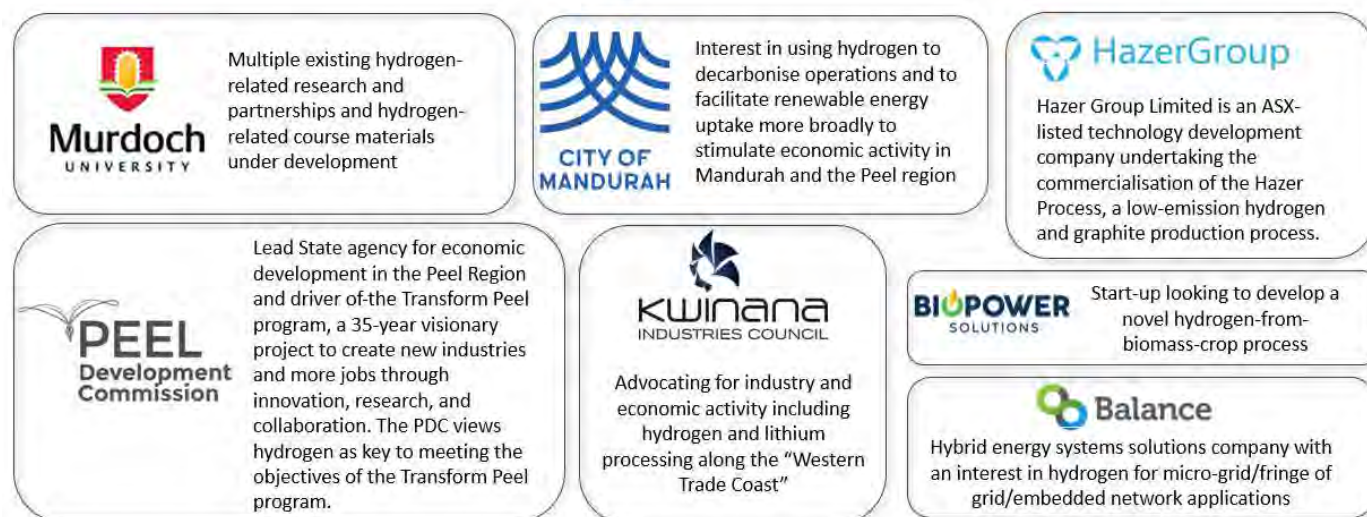
NOTE: ADDITIONAL INFORMATION IS PROVIDED WITHIN THE AGENDA IN RELATION TO THIS ITEM.



Peel & South-West Metro Technology Hydrogen Cluster

Cluster Summary Document

Founding Members



Vision

Establish the Peel & South-West Metropolitan Region as a leading Australian hydrogen industry technology developer and adopter.

Mission

Create a regional hydrogen cluster where public, private and education sectors collaborate to innovate, build competence and capability, create business and market development opportunities, and develop technology excellence in regional, national and international hydrogen supply chains.

Goals

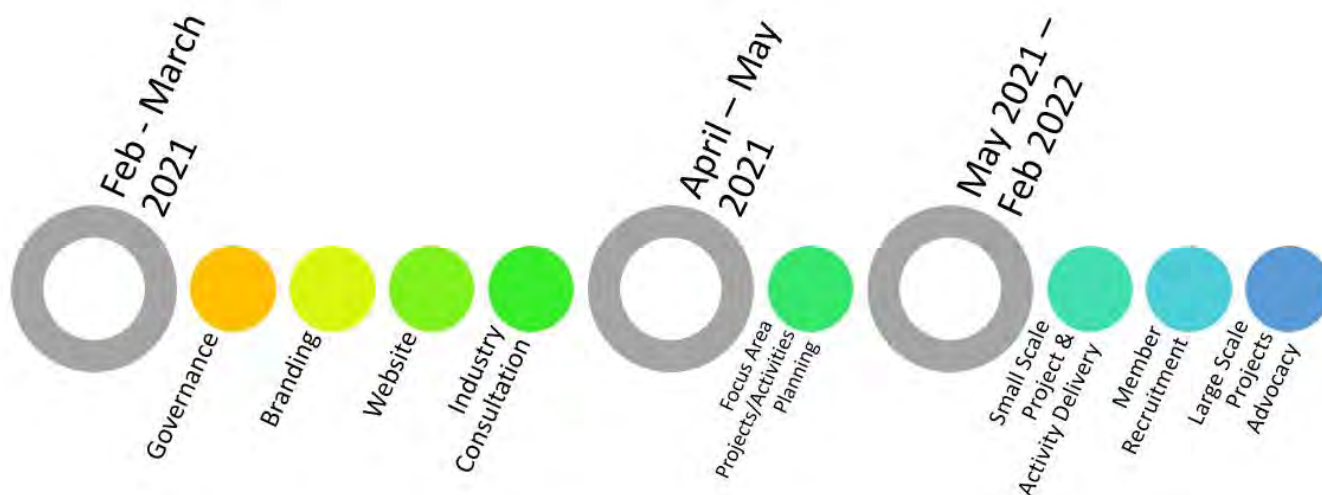
To jointly develop a regional, national and international hydrogen supply chain ecosystem by engaging and partnering with cluster members from the public, private and education sectors and enhancing hydrogen research and development (R&D) and education and training outcomes.

Cluster Project Focus Areas

1. **Research and Development** – strengthen industry's research and development (R&D) capability to drive hydrogen technology enhancement;
2. **Education and Training** – develop hydrogen industry competence, skills and capability;
3. **Business Development** – create business and market development opportunities for commercialisation via on-ground support, technical assistance, grants and pilot projects etc.
4. **Advocacy** – engage with industry and government to ensure the successful development of the Cluster's projects and programs.

Peel & South-West Metro Technology Hydrogen Cluster

Timeline / Roadmap – Year 1



Membership Services

Annual membership of the *Peel South-West Metro Hydrogen Technology Cluster* includes, but is not limited to:

- A platform for members to engage with one another on hydrogen technologies and industry updates;
- The opportunity to participate in industry-generated innovation projects, to solve industry issues;
- The opportunity to attend knowledge-building events;
- Interaction and collaboration with other hydrogen clusters;
- Closer links with industry and research institutions;
- Potential cost-savings via shared test facilities, R&D infrastructure, shared expertise;
- Potential access to opportunities in other projects and markets.

Contact Details

Cluster Manager

Karin Wittwer – City of Mandurah

karin.wittwer@mandurah.wa.gov.au

Ph: 9550 3291 / 0406 221 360

3	SUBJECT:	Proposed Modifications to Lakelands Town Centre Precinct Structure Plan: Lot 9124 Mandurah Road, Lakelands
	DIRECTOR:	Strategy and Economic Development
	MEETING:	Committee of Council
	MEETING DATE:	13 April 2021

Summary

Council is requested to consider modifications to the Lakelands Town Centre Precinct Plan which have been proposed by the landowner of Lot 9124 Mandurah Road, Lakelands. The modification to the Precinct Plan primarily seeks to facilitate the development of bulky goods retail ('showrooms') in the precinct.

The modified Precinct Plan has been advertised for a period of 28 days, with ten submissions received. The majority of submissions cite concerns primarily with to the perceived impacts that a bulky goods use would have on the area, including noise, visual amenity and concerns regarding the range of permissible uses.

It is considered that, in principle, the proposed modifications to the Precinct Plan are consistent with the provisions of *State Planning Policy 4.2 – Activity Centres in Perth and Peel* and the provisions of the *Local Planning Strategy* and *Activity Centres Planning Strategy* with regard to the introduction of bulky goods retail into the precinct.

To address the concerns raised in the submissions, it is recommended that a modified proposal be forwarded to the Western Australian Planning Commission, recommending support subject to additional design provisions being included in the Lakelands Precinct Plan Text.

Disclosure of Interest

Nil

Location



Property Details

Applicant:	Hatch Roberts Day
Owner:	Peet Mandurah Syndicate Ltd
Scheme No 3 Zoning:	Urban Development
Peel Region Scheme Zoning:	Urban
Lot Size:	3.08 ha of a larger parent lot of 7.63ha
Topography:	Relatively flat
Land Use:	Vacant

Previous Relevant Documentation

- G.19/12/17 19 December 2017 Council adopted the Lakelands Town Centre Activity Centre Plan for final approval
- G.29/4/14 22 April 2014 Council adopted final approval to a modification to the Lakelands West Outline Development Plan.
- SP.14/7/14 29 July 2014 Council endorsed the Lakelands Activity Centre Structure Plan.
- G.16/12/13 17 December 2013 Council adopted the Activity Centres Planning Strategy for final approval.
- G.21/11/07 20 November 2007 Council adopted the Lakelands West ODP for final approval.

Background

The original Lakelands Activity Centre Structure Plan was approved by Council in July 2014. At that time, Activity Centre Plan's did not require endorsement by the WAPC. The introduction of the *Planning and Development (Local Planning Schemes) Regulations* in 2015 included this requirement.

The 2017 version of the Lakelands Activity Centre Plan updated the 2014 plan to be consistent with the Regulations, and the WAPC endorsed the plan in October 2018 subject to modifications to make it consistent with Scheme 12.

In its current state, Lot 9124 Mandurah Road comprises three separate parcels of land surrounding the established shopping centre, of which the subject site is one parcel. The balance of Lot 9124, north of Lake Valley Drive, is subject to separate planning and subdivision applications and does not form part of this proposal.

The landowner is in the process of subdividing a 1.2ha eastern portion of the subject site (to the south of Lake Valley Drive) for a 92 bed Aged Care development that has been approved by the Outer Metro Joint Development Assessment Panel in July 2020 and is being developed by a third party (*area shown as eastern notation No 5 on Attachment 3.3*).

The site subject of this proposal is approximately 3.08 hectares in size.

Under the draft Lakelands Activity Centre Plan (now called the Lakelands Precinct Structure Plan ('Precinct Plan') following the *Planning Regulations Amendment 2020*) the subject site is currently designated for 'Mixed Use/Residential'.

Attachment 3.1 (5.0 Planning Proposal) shows the existing and proposed Precinct Plan as submitted.

The Lakelands Precinct Plan is currently in draft form, pending the endorsement of draft Local Planning Scheme 12. The Lakelands District Centre (including the subject site) will be brought into a new zone

under Scheme 12 titled District Centre. The District Centre zone essentially delegates detailed planning to the Lakelands Precinct Plan.

Given the current draft status of the Lakelands Precinct Plan, the proposed modifications (if approved) will not come into effect until Scheme 12 is gazetted and the proponent has confirmed their acceptance of this.

Comment

The proposed modification to the Precinct Plan seeks to designate this site as a 'District Centre - Free-Standing Commercial' sub-precinct to facilitate the development of large format retail/bulky goods showrooms. If approved, this precinct could provide approximately 10,000m² of showrooms floorspace.

The indicative concept plan received by the proponent as submitted and subsequently advertised is presented as *Attachment 3.2 (7.0 Design Considerations)*.

The City officer's assessment of the proposal is provided as follows:

State Planning Framework

State Planning Policy 4.2 – Activity Centres in Perth and Peel (SPP4.2) contains the current guidance for a proposal of this nature and sets the parameters for the distribution, function, broad land use and urban design criteria for activity centres, and their coordinating land use and infrastructure planning. The current SPP4.2 has recently been amended and a draft has been released for consultation. This report will consider both the current and draft documents.

Within the hierarchy of activity centres, Lakelands is designated as a District Centre. These centres are suggested to service a population catchment of 20,000 – 50,000 people. In general terms, SPP4.2 promotes the development of activity centres with a variety of land uses, in a compact urban form, with lower intensity uses (such as showrooms) located outside of the core and with higher residential densities within and immediately adjacent to the activity centre. The development of district centres with a well-formed structure consisting of small, walkable blocks, with buildings that address the streets to maximise pedestrian flows, is encouraged.

Draft modifications to SPP4.2 have recently been advertised for comment and outline the following:

- recommends that ribbon development of commercial activities beyond activity centres should be avoided;
- encourages bulky goods precincts on the periphery of activity centres, and the regional road and public transport networks and should allow for good design and walkability;
- encourages sufficient development intensity and appropriate land use mix for activity centres that supports the role and function of the activity centre and facilitates a competitive retail and commercial market.

The subject site is within the 400m catchment of the activity centre, as measured from town square, but is on the periphery of the activity centre.

Local Planning Framework

Local Planning Strategy 2019

Council's *Local Planning Strategy* (LPS), which is expected to be endorsed by the Western Australian Planning Commission (WAPC) in the coming months, identifies the City's current aspirations for land use and development within Mandurah at the strategic level. The role and function of a District Centre is defined as follows:

'District centres serve district catchments focusing on daily and weekly needs of residents. They provide a local community focus, and provide services, facilities and job opportunities that reflect the needs of their district.'

With regard to activity centres within the City, the clear strategic objective is to focus further retail and commercial activity within identified activity centres allowing for the development of intense nodes of activity that will foster the development of mature local economies.

The draft LPS indicates up to 20,000m² of retail floorspace as a guide for district centres to achieve an understanding of scale in relation to other centres, however, this is not a set target or threshold. It is understood that the Lakelands Activity Centre currently accommodates approximately 22,000m² of GLA. It is noted that the proposed total floorspace for the proposed modification at approximately 10,000m², will increase the total floorspace of the Activity Centre to approximately 32,000m², however it is noted that showroom floorspace and retail floorspace should be considered separately.

The draft LPS also indicates that the Gordon Road mixed business precinct will regenerate into a key employment and service-based precinct, transitioning from light industrial uses to a significant showroom and service commercial precinct, as the Nambeelup Industrial Area (Peel Business Park) will take more of the industrial uses overtime.

One of the strategies suggests that the City must seek to provide opportunities for regional serviced bulky goods and showroom activities arising from the development of industrial land at Nambeelup.

Activity Centres Planning Strategy (ACPS)

Council adopted the Activity Centres Planning Strategy in December 2013 in line with the requirements of SPP4.2. This document provides the more detailed, supporting analysis for the draft Local Planning Strategy and it sets the preferred scenario for the spatial distribution of retail floorspace in the City.

The Strategy identifies a number of bulky goods/showroom precincts such as Gordon and Pinjarra Roads, Mandurah East, Lakelands South and Erskine (Galbraith Loop). The ACPS acknowledges Gordon Road as the primary mixed business location, with caps on ribbon development along Pinjarra Road at 20,000m². The Halls Head mixed business precinct was approved in August 2017 through a modification to the Halls Head Precinct Plan.

The 'Lakelands South' (Lot 2021 Mandurah Rd) to the south of the subject site was originally designated as a Mixed Business Precinct in the Lakelands West Structure Plan. An amendment to the structure plan was approved in 2015, which sought to change the designation to a residential use. The rationale for this decision was based on access constraints from Mandurah Rd and Road 'B' (which is planned to connect to Mandjoogordap Drive).

This decision resulted in the removal of 9.5 hectares of land (approximately 35,000m² of floorspace) available for bulky goods showrooms and other incidental commercial and employment generating uses within Mandurah's northern district. By comparison, the current proposal seeks to convert approximately 3.08 hectares of land (approximately 10,000m² of floorspace) for bulky good showrooms.

Whilst SPP4.2, the City's draft LPS and the ACPS allows for bulky good retail land uses within all activity centres, it is essential that the balance of uses in the Lakelands Activity Centre is carefully considered, to ensure that the proposed role and function of a District Centre within the hierarchy is not adversely impacted.

Equally, any proposal for such land uses must be carefully considered in terms of its impact on other existing mixed business precincts within Mandurah. The applicants have submitted a retail impact assessment in an attempt to support the proposal and provide justification regarding the proposed location for the additional 'mixed business' land use.

Submitted Retail Analysis

The Retail Assessment utilises a gravity model to estimate the amount and distribution of household expenditure within primary and secondary catchments (approximately 5km and 20km respectively) and to consider how a bulky goods type proposal on the site will affect trade at other established mixed business precincts within the City.

The Retail Assessment concludes that there will be a marginal impact on existing nearby bulky goods precincts in the first instance (approximately a 12% impact for the Gordon Road precinct), but within 2-3 years, this quickly dissipates and morphs into a real need.

According to the analysis, the primary catchment has an estimated population of 25,500 people and is estimated to grow to 35,750 people by 2036. By 2024, it is concluded that there is a demonstrated need for this land use to service the catchment, based on an increasing pool of household expenditure due to the population growth projected.

Peer Review of Retail Analysis

As recommended in draft SPP4.2, the City engaged consultants to undertake a peer review of the submitted retail analysis and to prepare high-level mixed business precinct analysis on the City's behalf. Overall, the review revealed some issues with the methodology, some omissions, some factual and calculation errors and some unfounded assumptions.

The following issues with the retail analysis were identified:

- *Expansive Trade Area:* The catchment defined by the applicant's retail assessment extends 20km to the north, east and south. The definition of the trade area appears to give little consideration to the location of competing bulky goods. The trade area does not appear to recognise: physical barriers; travel times; the location of urban development and workers; and the location of current and future bulky goods developments, however, the level of estimated population growth appears reasonable.
- *No Site Assessment:* The report does not include site contextual analysis commonly required to understand and define the likely trading area and the benefits of locating the proposed use in this location.
- *Low Bulky Goods Spending Estimates:* The estimates of bulky goods spending per capita are likely understated by approximately 30-40% which implies that the trading conditions and overall level of demand for bulky goods is underestimated.
- *Incomplete Supply Estimates:* The reported floorspace numbers appear to understate the existing and future supply of bulky goods floorspace. Demand modelling enables an understanding of current and emerging gaps and market under-and over-supply. The applicant's retail assessment does not assess need for the proposed bulky goods development. Instead, a turnover estimate is developed. The lack of a demand assessment limits the ability to understand whether the proposed development is addressing a community need.
- *Incorrect Forecast Development Turnover:* A significant calculation and/or reporting error implies that the forecast turnover of the development is 33% below the correct estimate. The error implies that: the proposed bulky goods development will significantly underperform the adopted productivity threshold (\$4,700 per sqm); or the impact on other centres will be greater than estimated.
- *Impact Estimates:* The impact test has not been correctly undertaken. In particular, the trading impacts of the proposed development compared to a scenario whereby the development is not operating has not been undertaken.

Notwithstanding the above, high-level analysis was also undertaken on the City's behalf, as mentioned above.

The assessment revealed the following key findings in terms of mixed business precinct capacity:

- There are low levels of vacant land across the five existing mixed business precincts, with the majority of vacant lots located in Mandurah East (Lakes Road).
- Aside from the vacant land within the mixed business precincts, there is limited or no vacant land nearby to expand the existing precincts.
- There are no mixed business precincts north of Gordon Road (4.7 km from the subject site) to service the northern Mandurah district of Madora Bay and Lakelands and southern suburbs of the City of Rockingham (suburbs which are closer to the subject site than alternative City of Rockingham mixed business precincts). This is due to the loss of the Lakelands South mixed business precinct.
- The City of Mandurah mixed business precincts also service residents in the Shire of Murray and further south.
- The transition of Gordon Road to a more retail dominated mixed business precinct is likely to occur over several decades given a preference for service industry and local businesses to be located near the customer base rather than in Nambeelup.

In terms of mixed business precinct provision, the findings suggest that, currently, Mandurah appears to have a relatively high provision of mixed business precincts per capita, even when the industrial and other relevant zoned land are excluded. The assessment of comparable mixed business areas shows the following key findings:

- The projected population growth for Mandurah to 2036 is proportionally very high, with an additional 20,000 residents expected, a population increase of 19%. This will require a significant amount of additional mixed business precinct land to service the additional residents, ideally located within close proximity to the growth corridor.
- The provision for mixed business land within the City of Rockingham is very low. The southern suburbs of Rockingham are close to the subject site and residents are more likely to travel there for their mixed business needs rather than into Rockingham.
- Despite the very high provision per capita of mixed business land in Mandurah, limited vacant land suggests additional supply is needed.

In addition to the above, officers have undertaken some further 'ground-truthing' of the tenancy vacancy rates within the existing mixed business precincts in the City. This analysis has revealed the following:

- Gordon Road 10%
- Pinjarra Road 8%
- Galbraith Loop 0%
- Halls Head 80%
- Mandurah East (Lakes Rd) 21%

Proposed Land Use

A total 10,000m² of floorspace is proposed for the showroom precinct and the proposed commercial uses along Lake Valley Drive, which include a Service Station, Motor Vehicle Repair premises and Fast Food Outlet.

Changing the designation of the site to 'District Centre - Free Standing Commercial' under the Lakelands Precinct Plan as submitted by the proponents will allow bulky goods showrooms as a permissible use, but will also enable a much broader range of retail, dining and entertainment uses to be established on the site, such as shops, tavern, liquor store, reception centre, offices, and restaurants.

The ultimate land use mix over the subject site would, however, be resolved at development application stage.

Officers consider that the range of permissible land uses has the potential to undermine the main District Centre core which is contrary to SPP4.2 and the Local Planning Strategy. These concerns are shared within the submission from the owners of the existing Lakelands Shopping Centre.

The potential retail impact on the Lakelands Shopping Centre and/or other retail centres in the catchment of the site has not been fully assessed as part of the proposal, as the submitted Retail Impact Assessment focusses on the impact of additional bulky goods showrooms on existing mixed business precincts, and not the full range of other uses that would be permissible under the proposed zone.

In addition, some of the proposed and permissible land uses have the potential to detrimentally impact the amenity of adjacent residential zoned land.

The proponents have been advised of these concerns and have stated that the intent for this site is to include Bulky Good Showrooms, a Fast Food Outlet, a Service Station, Motor Vehicle Repair and a small cafe (Restaurant). As long as these uses are permissible on the site, they have indicated that they would have no objection in principle to any changes that may be recommended, that would exclude other uses on the site.

It is considered that a more restricted range of uses could be complimentary to and could support the role and function of the Lakelands Shopping Centre. As a result, it is recommended, a 'District Centre - Mixed Business' sub-precinct be introduced into the Precinct Plan, and applied to the subject site.

With regard to the proponents submitted concept plan for development adjacent to Lake Valley Drive, it is recommended that the Fast Food Outlet, Service Station and Motor Vehicle Repair land uses be prohibited in order to address street interface, traffic and noise concerns highlighted later in the report.

Impact of Loss of Residential Uses on District Centre

SPP4.2 sets a target of 30 dwellings per gross urban hectare within a 400m walkable catchment for land efficiency purposes and to assist in achieving regional housing targets. Lakelands currently has a residential density of 4.6 dwellings per gross urban hectare within the 400m walkable catchment, which is considerably lower than anticipated in SPP4.2.

This is largely due to the location of the high school and district open space within the catchment, which significantly impacts on housing density. There are, however, a number of undeveloped parcels of land within the walkable catchment that are designed for mixed-use and higher density residential - of which the subject site is one of these parcels. The estimated yield, if all of these parcels were to be developed for higher density residential, would be approximately 330 additional dwellings, taking the density up to approximately 11 dwellings per gross urban hectare.

The Lakelands District Centre does not meet the residential density targets set within SPP4.2 and is unlikely to ever do so, even if all undeveloped parcels of land were fully built-out with residential land uses. This will not, however, undermine the City's ability to achieve its regional housing targets set by the State Government, as much of the growth can be accommodated as infill within central Mandurah.

Nevertheless, the proposed removal of a 3.08ha site for mixed use/residential purposes must be carefully considered in terms of its potential to detrimentally impact on the District Centre itself, from the potential loss of dwellings and associated spend, within the walkable catchment.

The City's peer review analysis has confirmed the following:

- the reduction in residents living within the activity centre core is expected to be offset by the increased visitors to the subject site, once it is zoned and developed for mixed business land uses;
- the proposed land uses are expected to increase the catchment of the activity centre and support cross-usage to other local amenities;

- the reduction in activity centre spending and supportable floorspace resulting from a lower number of residents living within the centre is considered relatively limited and not at a level expected to impact on decisions from businesses to locate at the activity centre;
- it is notable that the former mixed business precinct at Lakelands South, Lot 2021 Mandurah Rd, which was previously planned for employment land, has been converted for residential development at densities of R30, R40 and R60, equating to around 180 dwellings;
- the reduction in the number of dwellings (approximately 214 dwellings) on this part of Lot 9124 is primarily as a result of removing the proposed apartment sites. This type of dwelling is unlikely to be viable in the location for many years due to the limited amenity of the location for apartment purchasers (i.e. no views, suburban location) and the untested apartment market in the area, with no new apartment developments on the market in recent years;
- this proposal does not lead to the fragmentation of a large land parcel. In the longer term, the site could be re-developed for higher density residential uses when the market can support it.

Further, whilst it is sound to consider medium-high density residential in close proximity to the core retail centre, the amenity for such form of development is somewhat lacking – being adjacent to Mandurah Road, the southern side of the blank elevation of the shopping centre, and overtime, Lake Valley Drive will increase its role as a district connector road.

Built Form and Urban Design

From the proponent's submitted plan, there are concerns with the proposed land uses along the Lake Valley Drive frontage, namely the service station, motor vehicle repair and fast food uses. This site was deliberately designated as a mixed-use precinct within the Lakelands Precinct Plan (with these particular uses being prohibited uses in that zone) to enable the built form to be more compatible with that of the main district centre core. These particular uses, given their car dominance, spacious layout and the potential to turn their back on this frontage, do little to create the mixed use, pedestrian friendly environment that the Precinct Plan intends to create.

Whilst bulky goods showrooms are similar in this regard (and do not represent a fine-grained urban design outcome), they can be designed in such a way to achieve a more compact urban form, with more of a sense of enclosure to the street. This is a more preferred outcome on this site.

In addition, there are significant concerns regarding the lack of an appropriate transition between the proposed large format commercial land uses and the existing residential properties to the south on Cobaki Brace. The proposed layout includes an 8m wide service lane at the rear of the commercial tenancies with a 5m landscaping strip to the south, and to the east, an 8m service lane with no landscaping strip. The existing verge on Cobaki Brace is 3m wide.

Officers have concerns that the proximity and scale of the development is likely to have an imposing and overbearing impact on the properties on Cobaki Brace, despite the 5m wide linear strip of landscaping proposed to be located along the interface.

Commercial activity is likely to occur seven days per week and requires the ingress and egress of service vehicles along the rear laneway directly opposite existing residential properties on Cobaki Brace. It is considered that this level of activity is likely to result in increased noise and disturbance. Many of the submissions share such concerns, particularly in regard to potential noise and visual amenity related issues with the servicing docks.

The applicants have submitted a noise assessment report to assess the potential impact of the proposal and to make recommendations for the next phase of detailed planning to consider. It is noted that the relevant noise legislative and policy framework sets noise targets dependent on the time of the day (for instance, 7am to 7pm hours Monday to Saturday has a higher noise tolerance than 10pm to 7am on the same day, reflecting the night-time period).

The assessment concludes that noise levels are generally compliant, with the exception of noise to the approved adjacent aged care facility from a fast food drive-through vehicles and speaker. It is stated that the proposal can be made compliant with a combination of management and deploying some design details such as; noise canopy structure for the drive-through fast food, an acoustic wall for the southern boundary, restricting access to the north-eastern most car parking area during evening times, restricting deliveries on Sundays and public holidays. The applicants indicate that this would be addressed at the next detailed planning stage. Officers' have concerns with this approach.

Should this not be supported by the WAPC, as a minimum, it is considered appropriate to include additional requirements, such a 2.7m high noise wall, within the Lakelands Precinct Plan text to address these issues and the concerns of adjacent residents.

State Planning Policy 7.2: Precinct Design (SPP7.2) provides design guidance for the development of activity centres. The guidance recommends that provision is made for a transition or delineation from large development sites to finer grained adjacent areas through the consideration of existing and intended scale, built form and street design.

It is recommended, therefore, that the Precinct Plan be modified to require the provision of a residential street block on the northern side of Cobaki Brace to create a residential frame and provide a transition between the existing residential properties and the proposed mixed business precinct as shown on *Attachment 3.3*. This would also result in the removal of the proposed land uses along Lake Valley Drive to make provision for the residential frame along Cobaki Brace and thus, would resolve the concerns regarding the frontage in this location.

Pedestrian access through the subject site is provided in lieu of the indicative town park to allow for direct pedestrian access to the district centre core, by residents from the south.

This is considered to be an important part of the precinct plan. Detailed provisions will, therefore, be incorporated into the Precinct Plan to ensure a generous and meaningful connection through the site, along the main access route and connecting into the wider path network along Lake Valley Drive.

SPP7.2 encourages a legible, interconnected layout to achieve accessibility and connectivity via walking and cycling between existing residents and the activity centre core and recommends that planning for large format uses within activity centres should prioritise the provision of direct pedestrian links within larger blocks to improve walkability. It is also recommended that detailed design provisions be introduced into the Lakelands Precinct Plan to address issues such as articulation and variety in colours and materials for the proposed built-form and a restriction on south-facing signage.

Traffic

The primary vehicular access is proposed from the existing roundabout at Seppings Parade and Lake Valley Drive with additional left-in, left-out access points to the proposed service station and an egress crossover for trucks onto Lake Valley Drive. No vehicle access is proposed to Cobaki Brace.

The applicants have prepared a Traffic Impact Assessment to contemplate the traffic impact of the proposal on the external road network, in comparison to its current development capability under the Mixed-Use Residential zoning. The proposed bulky goods site is estimated to generate up to 3,700 vehicle movements per day.

The applicants' traffic assessment concludes that the traffic generation is not significantly more than the amount of traffic a mixed-use residential development would generate on the site and there is adequate capacity in the surrounding road network to cater for the traffic generated by the proposed bulky goods development. The assessment confirms that no upgrades to the external road network are required and that the proposal is acceptable from a transport perspective.

Officers have concerns with the traffic assessment with regard to the number of access crossovers along Lake Valley Drive, especially those in such a close proximity to the traffic lights. It is considered that the proposed crossovers will detrimentally impact the left slip lane onto Mandurah Road and conceivably the safety and function of the intersection. Main Roads WA have also confirmed that they do not support the proposed accesses to or from the left turn slip lane on Lake Valley Drive. The proposed recommendation with regard to restricting the Fast Food, Service Station and Motor Vehicle Repair land uses on the subject site will assist in addressing this issue. It is also recommended that detailed design provisions be introduced into the Lakelands Precinct Plan to control and guide the traffic access arrangements.

Main Roads have indicated that the proposed land uses on the subject site could result in significant increased traffic demands at the intersection of Lake Valley Drive and Mandurah Road. It is anticipated that the proposed development may warrant upgrading this intersection to provide the second right turn in lane from Mandurah Road. It is noted that the design and construction of the intersection has allowed for future provision of the second right turn in lane from Mandurah Road.

There is on-going contention with regard to the data analysis and methodology within the traffic assessment, between the applicant, City officers and Main Roads. An updated traffic assessment report has been requested, to address these concerns and include the expected traffic generation from Lakelands train station, however it has not been provided due to the timing of this report to Council. Given that Council are providing a recommendation only, and are not the determining authority, it is considered that these issues can be addressed during the consideration and assessment of the proposal by the Department of Planning, Land and Heritage.

The existing Lakelands Precinct Plan establishes a car parking standard of 4 bays per 100m² for commercial uses, with the ability for provision to be calculated across both the District Centre (Main Street) and District Centre (Freestanding) Precincts.

Detailed car parking analysis has not been completed as part of this proposal, as this would be undertaken at development application stage. However, given the space on the subject site and the provision of parking that is available for reciprocal use in the vicinity, it is considered likely that parking levels will be compliant.

Waste Management

Officers have concerns that the indicative on-site entry and exit driveways, service lanes etc. do not appear to be sufficiently wide enough to accommodate the turning circles of large trucks, however it is acknowledged that the concept plan is indicative at this stage. A waste management plan will be required upon lodgement of a development application and additional provisions are recommended to be included within the Precinct Plan text to give greater guidance on some of these considerations.

Modifications Made to Address Concerns

To address officers and submitters' concerns regarding the proposal, the applicant has agreed to the provision of a 2.7m high acoustic wall within the landscape buffer along the northern side of Cobaki Brace, to minimise any impact for the adjacent residents.

The applicants have also advised however that, should the WAPC support the recommendation to provide a residential frontage to Cobaki Brace, the preference would be to deliver front loaded 25m deep lots, so as to create a consistent streetscape with the southern side of the street. A pedestrian link can still be maintained for north-south connection. Officers have concerns that this depth of lots could potentially be problematic, particularly given the impact on the north-facing aspect of these lots, from a 2.7m high acoustic wall to the rear boundary. This would need to be carefully considered in any proposed design outcome.

Proposed Lakelands Precinct Plan Text Provisions

To streamline the framework and better guide and control the proposed development and land uses on the subject site, it is recommended that text provisions be inserted into the Lakelands Precinct Plan. This will ensure that any future buildings on the site are of an appropriate bulk and scale, to ensure appropriate interfaces to adjacent streets, to ensure that signage does not dominate the elevations and that overall the development does not have a detrimental impact on the existing shopping centre and existing residential amenity.

The proponent's submission identified the need for a Local Development Plan to be developed between this current Precinct Plan stage and development approval stage – however, as the Precinct Plan contains sufficient detail to address matters highlighted above, an LDP is not considered necessary.

MEAG Comment

This item does not have any impact on the natural environment and therefore has not been referred to Mandurah Environmental Advisory Group for comment,

Consultation

As required under *Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed Provisions for Local Planning Scheme*, the Precinct Plan modification was advertised for public comment for 28 days.

This advertising took place between 25 December 2020 and 1 February 2021 via the following:

- 228 letters/emails were sent to surrounding landowners;
- Consultation with three external agencies;
- Notification of the proposal on the City's website.

Ten submissions were received as follows:

- one from ISPT, the owner Lakelands shopping centre
- six individual letters from residents;
- two from state government agencies;
- a 'proforma' letter signed by ten residents.

The submissions received and officer responses are included within *Attachment 3.4* with many of the issues raised addressed above.

Statutory Environment

Under the Planning and Development (Local Planning Schemes) Regulations 2015, Council is required to provide a report with recommendations to the WAPC which is required to be provided within 90 days of the completion of the advertising period (extended from the usual 60 days due to State of Emergency Provisions). Council's April meeting meets this timeframe requirement.

Policy Implications

The policy context with respect to State Planning Policy 4.2, the Local Planning Strategy and the Activity Centres Planning Strategy are addressed above.

Economic Implications

The proposed modification to the Lakelands Precinct Plan will provide for greater diversity in retail/commercial services and provide additional job opportunities for the local community.

Risk Analysis

Council are not the determining authority in this instance and are providing a recommendation only. The WAPC may not support Council's recommendation and may determine the proposal as they see fit. This risk has been minimised by providing as much information and rationale as possible within the report.

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.

Conclusion

The proposal is considered to be consistent with the policy objectives of the current and draft *SPP4.2 - Activity Centres in Perth and Peel* and the City's draft *Local Planning Strategy* and *Activity Centres Planning Strategy* in terms of its location, the ability to diversify the retail offer and promote a competitive market and by contributing to the range of employment to increase sub-regional employment self-sufficiency. The peer review of the retail analysis establishes a need for these land uses within the northern corridor and thus, the principle of locating bulky goods showrooms in this location is considered acceptable.

There is on-going contention with regard to the data analysis and methodology within the traffic assessment, between the applicant, City officers and Main Roads. Given that Council are providing a recommendation only, and are not the determining authority, it is considered that these issues can be addressed during the consideration and assessment of the proposal by the Department of Planning, Land and Heritage.

To address concerns relating to the impact of the proposal on the role and function of the existing shopping centre, it is recommended that that a 'District Centre - Mixed Business' sub-precinct be introduced into the Lakelands Precinct Plan, and applied to the subject site. This designation will allow for a range of appropriate land uses to be developed on the subject site, whilst restricting land uses that are likely to detrimentally impact on the retail core of the district centre or the directly adjacent existing and proposed residential properties. It is recommended that the Fast Food Outlet, Service Station and Motor Vehicle Repair land uses be prohibited on the subject site in order to address street interface, traffic and noise concerns highlighted in the report.

To further address traffic safety and interface design concerns for the Lake Valley Drive frontage, and noise and visual amenity concerns for the existing residents on Cobaki Brace, it is recommended that that the proposed zoning also be modified to allow for the provision of a residential street block on the northern side of Cobaki Brace, to create a residential frame and provide a transition between the existing residential properties and the proposed mixed business precinct.

Text provisions are recommended for insertion into the Lakelands Precinct Plan to ensure suitable guidance and control of future development and to ensure that built form, access, noise, signage and interface issues can be managed at development application stage.

NOTE:

- Refer **Attachment 3.1** **5.0 Planning Proposal - Existing and Proposed Precinct Structure Plan (as submitted)**
Attachment 3.2 **7.0 Design Considerations - Indicative Concept Plan (as advertised)**
Attachment 3.3 **Precinct Structure Plan (as prepared by City officers)**

Attachment 3.4 Schedule of Submissions

Officer Recommendation

That:

Under Schedule 2, Part 4, Clause 29 of *Planning and Development (Local Planning Schemes) Regulations 2015*, Council provides this report to the Western Australian Planning Commission for the proposed modification to the Lakelands Town Centre Precinct Structure Plan, submitted by Hatch Roberts Day dated October 2020, highlighting the following:

1. The City of Mandurah does not support the following aspects of the submitted plan:
 - 1.1 The designation of the site as 'District Centre – Free-Standing Commercial' as the current provisions of the existing Precinct Structure Plan allow land uses and development that would compromise the existing retail centre;
 - 1.2 The designation of the site as 'District Centre – Free-Standing Commercial' to Cobaki Brace as the change in land use and zoning should be at the mid-block and not at a street interface due to the potential impacts on existing residential development despite measures submitted to mitigate such impacts.
 - 1.3 Separate, free-standing car-based uses along the Lake Valley Drive frontage due to number of access crossovers along Lake Valley Drive and built form design outcomes.
2. The City of Mandurah would be supportive of a modified Lakelands Town Centre Precinct Structure Plan (as shown on Attachment 3.3; Plan 14/370/002D Dated 24 March 2021) that provides for the following:
 - 2.1 The western portion of Lot 9124 Mandurah Road being identified as 'District Centre - Mixed Business' 'Residential Frame – R40'.
 - 2.2 The Precinct Structure Plan Text: Table 1 - Zoning Table be modified to allow for land use permissibility as follows for the Mixed Business Sub-Precinct:

Medical centre	P
Health studio	P
Showroom	P
Civic Use	P
Veterinary clinic	P
Child care centre	D
Office	D
Shop	I
Restaurant	I
Liquor Store	X
Fast food outlet	X
Consulting rooms	X
Tavern	X
Service Station	X
Motor Vehicle Repair	X
Single dwelling	X
Grouped dwelling	X
Multiple dwelling	X
Bed and Breakfast	X
Motel	X

(Note: 'P' Permitted 'D' Discretionary 'I' Incidental 'X' Not permitted)

- 2.3 The Precinct Structure Plan text, being updated and modified to address the following for the Mixed Business Sub-Precinct:
- *bulk, scale and design of proposed buildings;*
 - *interfaces with adjacent streets;*
 - *colours and materials;*
 - *traffic access arrangements;*
 - *the design of the pedestrian access through the site;*
 - *the requirement for an acoustic assessment at development application stage;*
 - *the provision of an acoustic wall between the Mixed Business sub-precinct and the Residential Frame sub-precinct;*
 - *the restriction of south facing signage to the rear of proposed buildings within the Mixed Business precinct;*
 - *landscaping requirements; and*
 - *waste management requirements.*
- 2.4 The Precinct Structure Plan boundary being modified to align with the District Centre zoning in draft Local Planning Scheme No. 12 together with any other administrative modifications to ensure consistency with Scheme 12.

Committee Recommendation

That:

Under Schedule 2, Part 4, Clause 29 of *Planning and Development (Local Planning Schemes) Regulations 2015*, Council provides this report to the Western Australian Planning Commission for the proposed modification to the Lakelands Town Centre Precinct Structure Plan, submitted by Hatch Roberts Day dated October 2020, highlighting the following:

- 1. The City of Mandurah does not support the following aspects of the submitted plan:**
 - 1.1 The designation of the site as ‘District Centre – Free-Standing Commercial’ as the current provisions of the existing Precinct Structure Plan allow land uses and development that would compromise the existing retail centre;**
 - 1.2 The designation of the site as ‘District Centre – Free-Standing Commercial’ to Cobaki Brace as the change in land use and zoning should be at the mid-block and not at a street interface due to the potential impacts on existing residential development despite measures submitted to mitigate such impacts.**
 - 1.3 Separate, free-standing car-based uses along the Lake Valley Drive frontage due to number of access crossovers along Lake Valley Drive and built form design outcomes.**
- 2. The City of Mandurah would be supportive of a modified Lakelands Town Centre Precinct Structure Plan (as shown on Attachment 3.3; Plan 14/370/002D Dated 24 March 2021) that provides for the following:**
 - 2.1 The western portion of Lot 9124 Mandurah Road being identified as ‘District Centre - Mixed Business’ ‘Residential Frame – R40’.**
 - 2.2 The Precinct Structure Plan Text: Table 1 - Zoning Table be modified to allow for land use permissibility as follows for the Mixed Business Sub-Precinct:**

<i>Medical centre</i>	<i>P</i>
<i>Health studio</i>	<i>P</i>
<i>Showroom</i>	<i>P</i>
<i>Civic Use</i>	<i>P</i>
<i>Veterinary clinic</i>	<i>P</i>

Child care centre	D
Office	D
Shop	I
Restaurant	I
Liquor Store	X
Fast food outlet	X
Consulting rooms	X
Tavern	X
Service Station	X
Motor Vehicle Repair	X
Single dwelling	X
Grouped dwelling	X
Multiple dwelling	X
Bed and Breakfast	X
Motel	X

(Note: 'P' Permitted 'D' Discretionary 'I' Incidental' 'X' Not permitted)

2.3 The Precinct Structure Plan text, being updated and modified to address the following for the Mixed Business Sub-Precinct:

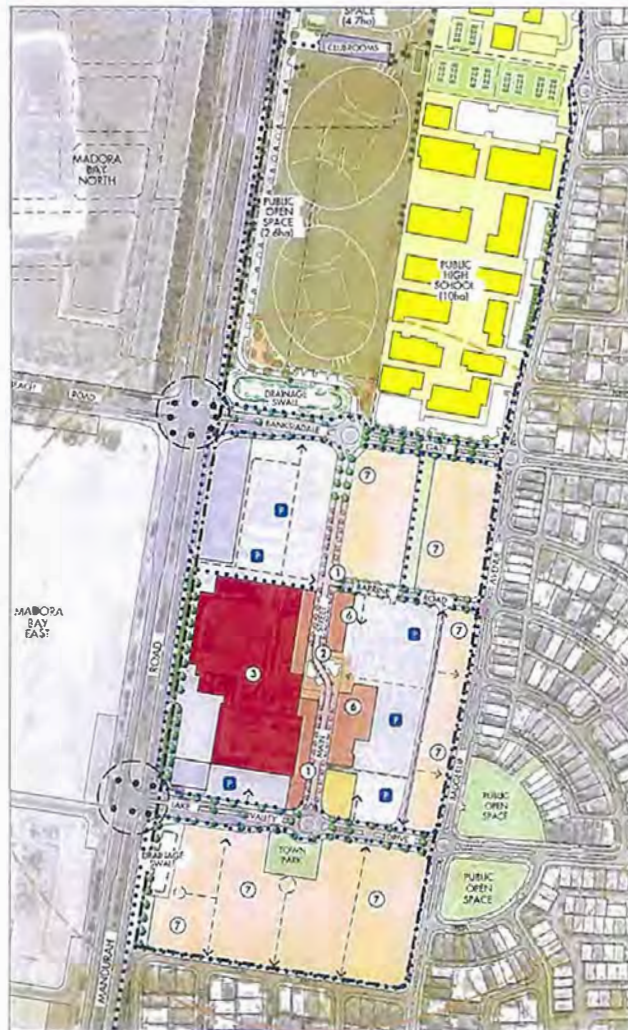
- ***bulk, scale and design of proposed buildings;***
- ***interfaces with adjacent streets;***
- ***colours and materials;***
- ***traffic access arrangements;***
- ***the design of the pedestrian access through the site;***
- ***the requirement for an acoustic assessment at development application stage;***
- ***the provision of an acoustic wall between the Mixed Business sub-precinct and the Residential Frame sub-precinct;***
- ***the restriction of south facing signage to the rear of proposed buildings within the Mixed Business precinct;***
- ***landscaping requirements; and***
- ***waste management requirements.***

2.4 The Precinct Structure Plan boundary being modified to align with the District Centre zoning in draft Local Planning Scheme No. 12 together with any other administrative modifications to ensure consistency with Scheme 12.

5.0 PLANNING PROPOSAL

ATTACHMENT 3.1

LAKELANDS ACP (EXISTING)



LAKELANDS ACP (PROPOSED)



LEGEND

Sub-Precincts

- District Centre - Core Retail
- District Centre - Main Street Commercial
- District Centre - Free-Standing Commercial
- Community Purpose
- Mixed Use (Subject to LOPs)
- School Site

Land uses and sub-precincts are indicative only.

Public Spaces

- Town Square
- Town Parks
- Active Recreation

Overlays

- Core Parking Areas
- Main Street
- Access Street
- Vehicle Accessway / Car Park Entry
- Pedestrian Accessway
- 400m Walkable Catchment
- Shared Path Network
- Existing Traffic Lights

Activity Centre Plan Boundary

All details shown on the Activity Centre Plan are indicative only and subject to further detailed design.

Data is shown on the Activity Centre Plan that are outside the Activity Centre Plan require separate approvals as required by the local planning scheme.



Plan Notes

- ① The main street being a publicly accessible street designed to have a compact and fine grain urban form with on-street parking, outdoor dining spaces, street furniture, street trees and landscaping with awnings and colonades for pedestrian weather protection.
 - ② The town square being the 'heart' of the centre, designed to be a natural meeting place and accommodating a range of activities, public art, outdoor dining and street furniture with emphasis of shopping centre having key entry point adjacent to the square.
 - ③ Retail centre being a 'District Centre' size providing for a range of retail and shopping experiences, with a built form that addresses the main street and public spaces through architectural features, external access points, and colours and materials.
 - ④ Main Street Commercial tenancies to provide for a night time economy for the town centre that may include tavern, restaurant and entertainment uses.
 - ⑤ Mixed use zone providing for a range of housing options that responds to the town centre and provides a transition from existing residential areas of Lakelands, including higher density residential at key entrance points, addresses public spaces, streetscape and parking areas.
- Quiet House Design Requirements are required for residential development within proximity to the Tavern together with Notification on Titles. An acoustic report outlining recommendations must be prepared to achieve an internal environment that complies with Australian Standard AS 2107:2000 'Acoustics Recommended Design Sound Levels and Reverberation Times for Building Interiors'.

7.0 DESIGN CONSIDERATIONS

CONCEPT PLAN



Sub-Precincts

- District Centre Core Retail
- District Centre Main Street Commercial
- District Centre Free Standing Commercial
- District Centre Mixed Business
- Community Purpose
- Mixed Use (Subject to LDPs)
- R40 Residential Frame

Public Spaces

- Town Square
- Public Open Space
- Active Recreation

Overlays

- Core Parking Areas
- Main Street
- Vehicle Accessways / Car Park Entry
- Pedestrian Accessway
- 400m Walkable Catchment
- Shared Path Network
- Existing Traffic Signals

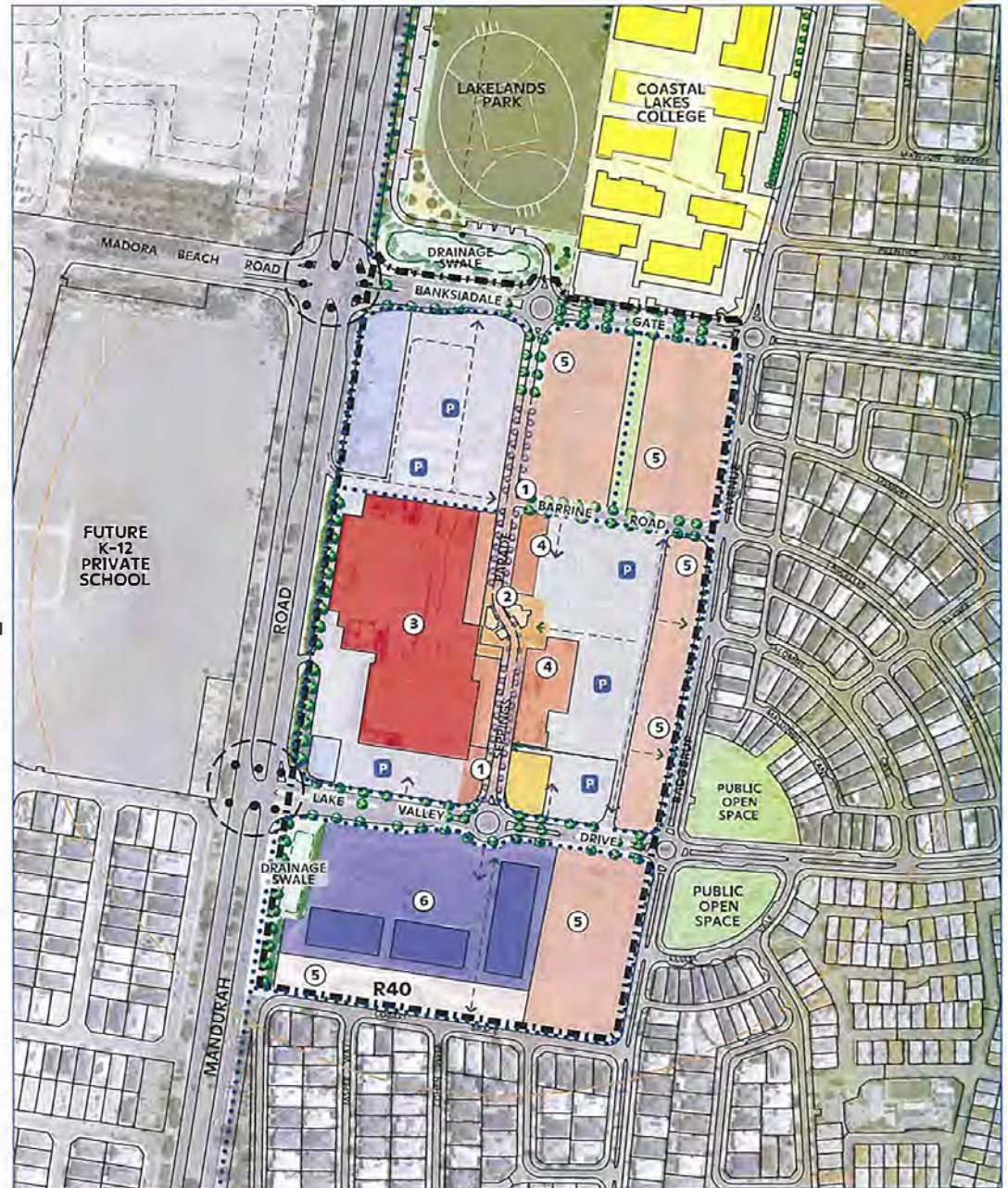
Precinct Structure Plan Boundary

All details shown on the Precinct Structure Plan are indicative only and subject to further detailed design. Details shown on the Precinct Structure Plan that are outside the Plan Boundary require separate approvals as required by the local planning scheme.

Plan Notes

- ① The main street being a publically accessible street designed to have a compact and fine grain urban form with on-street parking, outdoor dining spaces, street furniture, street trees and landscaping, with awnings for pedestrian weather protection
- ② The town square being the 'heart' of the centre, designed to be a natural meeting place and accommodating a range of activities, public art, outdoor dining and street furniture with emphasis of shopping centre having key entry point adjacent to the square
- ③ Retail centre being a 'District Centre' size providing for a range of retail and shopping experiences, with a built form that addresses the main street and public spaces through architectural features, external access points, and colours and materials
- ④ Main Street Commercial tenancies to provide for a night time economy for the town centre that may include tavern, restaurant and entertainment
- ⑤ Mixed Use and Residential frame providing for a range of housing options that responds to the town centre and provides a transition from existing residential areas, including higher density residential at key points, addresses public spaces, streets and car parking.
- ⑥ Mixed Business Precinct provided with vehicular access from the existing roundabout on Lake Valley Drive and developed in a manner to minimise impact on the adjacent residential, while accommodating a north-south pedestrian link to the activity centre core.

Quiet House Design Requirements are required for residential development within proximity to the Tavern together with Notification on Titles. An acoustic report outlining recommendations must be prepared to achieve an internal environment that complies with Australian Standard AS 2107:2000 "Acoustics Recommended Design Sound Levels and Reverberation Times for Building Interiors."



ATTACHMENT 3.4

SCHEDULE OF SUBMISSIONS

Owner / Address	Submission (Summarised comments)	Comment
1. ISPT Super Property No.49 (Lot 2017) Banksiadale Gate and No.5 (Lot 2016) Barrine Road, Lakelands	Support the use of the subject site for Bulky Goods Showroom uses on the basis that this may provide a complimentary retail function to the Lakelands Shopping Centre. a. Strongly object on the basis that the proposed zoning will enable a much broader range of retail and entertainment uses on the site than simply Bulky Goods Showroom development and, may ultimately enable the development of a retail centre that could directly compete with the Lakelands Shopping Centre. This could undermine the economic and social function of the retail core to the detriment of the District centre, which is not consistent with the principles of orderly and proper planning. ISPT supports a Bulky Goods Showroom development on the subject site being supported by either one Convenience Store or one small café, up to a maximum gross floor area of 175m². These uses would need to be strictly limited in number and floor area to ensure they remain incidental to the Bulky Goods Showroom use of the site. No economic rationale for additional District Centre Free Standing Commercial zoned land in the Lakelands Activity Centre at this time and the only additional use that should be permissible on the site is Bulky Goods Showroom. Proposal will be contrary to draft Local Planning Strategy in terms of the role and function as a District Centre, on the basis of the total Gross Leasable Area (GLA) proposed and the potential mix of uses that may occur under the proposed zoning changes. b. Applicants assessment relies on a Retail Assessment that appears to include incorrect population projections (based on the average household dwelling size that has been used), casting doubt on the veracity of findings of the Retail Assessment, including the estimated floor space productivity rates. c. Concern regarding the loss of the proposed town park. Recommend that the applicant seek to relocate the town park to other land it owns in the Activity Centre, in a location that is proximate to the retail core, to offset for this loss of community benefit from the subject site.	Noted. a. Supported. It is recommended that a 'Mixed Business' sub-precinct be introduced into the Lakelands Precinct Plan, and applied to the subject site, to address this issue. This designation will allow for a range of appropriate land uses to be developed on the subject site, whilst restricting land uses that are likely to detrimentally impact on the retail core of the district centre or the directly adjacent existing and proposed residential properties. b. Noted, however the applicants' retail assessment has been peer reviewed by an independent third party along with additional high-level analysis undertaken on behalf of the City. This has concluded that there is established need for a mixed business precinct in this location and this proposal will not detrimentally impact on existing mixed business precincts in Mandurah. c. Not supported. Pedestrian access through the subject site is provided, in lieu of the town park, to allow for direct pedestrian access to the district centre core, by residents from the south. This is considered to

		be an important part of the precinct plan and is consistent with <i>State Planning Policy 7.2</i> which encourages a legible, interconnected layouts to achieve accessibility and connectivity via walking and cycling between existing residents and the activity centre.
2. DA & SM Neath 23 Jasper Way LAKELANDS 6180	Strongly object to the proposed modifications to the Lakelands Activity Centre Plan for the following reasons: a. Object to the resultant high-density traffic using Jasper Way, extra noise, and smells from a service station and fast food outlets; b. Perceived negative effect on property prices which are already stagnant. c. Consider there to be adequate facilities close by in the Lakelands shopping centre, Meadow Springs Shopping Centre and Singleton Shopping Centre; and d. Empty commercial showrooms in Mandurah could be better used for this proposal.	a. Supported in part. There is no direct vehicular access to or from the site from the south, only pedestrian access, so additional traffic on Jasper Way is likely to be negligible. It is recommended that the proposed zoning be modified to allow for the provision of a residential street block on the northern side of Cobaki Brace to create a residential frame and provide a transition between the existing residential properties and the proposed mixed business precinct. This would result in the removal of the proposed land uses along Lake Valley Drive to make provision for the residential frame along Cobaki Brace. It would also address noise, traffic, visual amenity and frontage interface issues on Lake Valley Drive. Should this not be supported by the WAPC, noise levels will be further assessed at development application stage when final layout and land use is known and appropriate mitigation can be included at that time. b. Noted but not supported. Impact on property prices is not a material planning consideration. c. Noted but not supported. The range of land uses has been carefully considered alongside retail impact assessment to determine that there will be a need for such land uses within the northern corridor. It is recommended to restrict certain land uses from the subject site to ensure that the proposed development does not detract from established surrounding shopping centres. d. Noted but not supported. The current tenancy vacancy rates of existing mixed business precincts within the City of Mandurah have been assessed, alongside retail impact assessments and rates are not considered to be significantly high.
3. Carolyn Atherton 44 Cobaki Brace Lakelands WA 6180	Suggest amendments to the proposed development and modification to the Lakelands Activity Centre Plan as follows:	Noted.

	a. Concerns regarding the impact of two-storey high concrete structures opposite residential property; b. Loss property values and the need to compensate the owners of property on Cobaki Brace for any loss in value; c. Suggest an increase in the distance between the proposed showrooms/buildings on the plan and the existing homes on Cobaki Brace. The space between the showrooms and road is currently allocated as between 5 and 13 metres. This space should be at least doubled as it is currently inadequate for providing a buffer for noise, reducing the negative visual impacts of the development and helping retain Cobaki Brace's original residential nature. d. Suggest the installation of an attractive, high limestone block wall along the Cobaki Brace side of the development. This is to provide a screen to the development for residents and help block noise and light from the site. The wall should run at least the length of the showrooms and potentially stop before the Seniors' Residence; e. Provide quality landscaping between the development and homes on Cobaki Brace. This should be professionally landscape designed, with high quality mature trees, plants and reticulation and regularly maintained at cost to the landowner of Lot 9124; f. No parking bays on Cobaki Brace. There is a 90-degree blind bend in the road on Cobaki Brace in which cars often stray on to the wrong side of the road. An increase in traffic could make this an accident black spot; g. No road access from Cobaki Brace. h. No walkway/ cut through from Cobaki Brace. This would encourage parking on the road, increase traffic and potentially pose an increased risk for crime.	a. Supported. It is recommended that the proposed zoning be modified to allow for the provision of a residential street block on the northern side of Cobaki Brace to create a residential frame and provide a transition between the existing residential properties and the proposed mixed business precinct. This would result in the removal of the proposed land uses along Lake Valley Drive to make provision for the residential frame along Cobaki Brace. b. Noted but not supported. Impact on property prices is not a material planning consideration. c. Supported. It is recommended that the proposed zoning be modified to allow for the provision of a residential street block on the northern side of Cobaki Brace to create a residential frame and provide a transition between the existing residential properties and the proposed mixed business precinct. This would result in the removal of the proposed land uses along Lake Valley Drive to make provision for the residential frame along Cobaki Brace. d. Supported. Should the City's recommendations not be supported by the WAPC, as a minimum, it is requested that additional requirements, relating to the provisions of a 2.7m high noise wall, be included within the Lakelands Precinct Plan text to address these issues and the concerns of adjacent residents. The applicants have agreed to the provision of this. e. Supported. Text provisions are recommended for insertion into the Lakelands Precinct Plan to ensure suitable guidance and control of future development and to ensure that noise and interface issues can be managed at development application stage f. Supported. g. Supported. h. Not supported. Pedestrian access through the subject site is provided, in lieu of the town park, to allow for direct pedestrian access to the district centre core, by residents from the south. This is considered to be an important part of the precinct plan and is consistent with <i>State Planning Policy 7.2</i> which
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	encourages a legible, interconnected layouts to achieve accessibility and connectivity via walking and cycling between existing residents and the activity centre. i. Retain a pavement on Cobaki Brace. j. An independent, honest agent should assess the value of properties on Cobaki Brace immediately prior to and post completion of the Activity Centre, with the landowner of Lot 9124 fully compensating residents for any loss in value to their properties. k. An engineer assessment to be undertaken on homes on Cobaki Brace (should owners request it) before and after construction. The assessment and repair to any structural damage to be paid for by the landowner of Lot 9124. l. Concrete walls facing the homes on Cobaki Brace should be painted in a neutral light tone consistent with up market commercial buildings. m. Install additional street lighting on Cobaki Brace. n. Employ a night-time security guard at the site to protect homes and businesses. o. Restrict loading/delivery times from 8.00am to 6.00pm Monday to Sunday. p. Any graffiti and site damage to be repaired/removed promptly at a cost to the landowner of Lot 9124. q. Need for consideration of both the type of businesses at the site and the aesthetics of the whole plan. It should be scrutinised which businesses will be best for the area, what their impact on other businesses in Mandurah will be, not simply just attract whichever businesses will pay the rent.	i. Supported. j. Noted but not supported. Impact on property prices is not a material planning consideration. k. This is a matter addressed at construction stage for civil works. l. Supported. Design provisions will be included within the precinct plan text to address colours and materials. m. Cobaki Brace exists – any issues with street lighting are to be addressed by the City in its asset management. n. Not supported. o. Noted. This will be considered based on the noise assessment submitted at development application stage. p. Noted. q. Noted. The range of land uses has been carefully considered alongside retail impact assessment to determine that there will be a need for such land uses within the northern corridor. It is recommended to restrict certain land uses from the subject site to ensure that the proposed development does not detract from established surrounding shopping centres.
4. David Fuller 14 Cobaki Brace, Lakelands	Objects to the proposal on the following basis: a. Concerns regarding the proposed removal of the “Town Park” and the proposed addition of “Service Station”, “Motor Vehicle Repairs”, “Fast Food outlet”, “Café” and of course Bulky Goods; b. Concerns regarding the submitted noise assessment report recommendations, where it is acknowledged that the	Noted. a. Support in part. Refer responses above b. Noted. Refer response to 2a.

	potential noise levels are excessive and it provides 9 bullet points on how the excessive noise levels could be managed. These points are not considered to appropriately address the issues and are unenforceable in nature; c. Concern regarding potential impact of a 13-metre high wall in front of them and the potential for the proposed landscaping to not be maintained.	c. Noted. Refer response to 2a.
5. Don and Kim Polglase 210 Lake Valley Drive, Lakelands	Suggest the following land uses to be considered for the site: a. tavern (aware of the proposed tavern in the core of the District Centre but consider that it may never happen); convenience store/ corner store; post office (due to high demand for one); restaurant, not another fast-food chain.	a. Not supported. A tavern will not be recommended as a permissible use on the subject site due to noise and amenity concerns and the potential impact on the existing shopping centre itself, where such uses are permitted. The provision of a Post Officer is a decision for Australia Post regarding the spatial distribution and location of their post offices.
6. Carlien Captijn Cohen Vista, Lakelands	Request reconsideration of these design considerations: a. Question the need for a service station, fast food and motor vehicle repair land uses due to many others in close proximity of the site. Increased competition and impact on existing district, neighbourhood and local centres close to the site. b. Question the need for additional showrooms/specialty retail due to evidence of many empty stores within the District Centre itself and in other precincts such as meadow springs, old Bunnings location, Mandurah forum, Mandurah foreshore are all empty. Concern regarding the impact of the development of more buildings that may just sit empty. c. Suggest a plan that creates a more community feel in Lakelands with possible uses such as an ice cream parlour, water play area, outdoor cinema, or an activity centre.	Noted. a. Supported in part. Refer response to 2a. b. Noted. Refer response to 2d. c. Noted.
7. Alex Valuyev 6 Cohen Vista Lakelands	In support of the proposal subject to the following: a. The creation of a direct walkway between Cohen Vista and Seppings Parade so that it would be possible to walk to shopping area directly, whereas currently there is no direct route;	Noted. a. Supported. Pedestrian access through the subject site is provided, in lieu of the town park, to allow for direct pedestrian access to the district centre core, by residents from the south. This is considered to be an important part of the precinct plan and is consistent with <i>State Planning Policy 7.2</i> which encourages a legible, interconnected layouts to achieve accessibility and connectivity via walking and cycling

	b. No access for vehicular traffic off Cobaki Brace; and c. The provision of a walkway on the side of Mandurah Rd, between Catalina Dr and Lake Valley Rd, where one does not currently exist.	between existing residents and the activity centre. b. Supported. No vehicular access is proposed off Cobaki Brace. c. Noted, however, the landowner of this site is not obligated to provide this pathway connection.
8. Joint Submission from the following residents: A and P Ritherdon 32 Cobaki Brace Lakelands K. Bridge 46 Cobaki Brace Lakelands J. Fargher 30 Cobaki Brace Lakelands M and L Gorman 34 Cobaki Brace Lakelands G and H Mansell 38 Cobaki Brace Lakelands C. Atherton 44 Cobaki Brace, Lakelands E. Ni Paglicawan 50 Cobaki Brace Lakelands	Object to the proposed structure plan modifications to the Lakelands Activity Centre Plan for the following reasons: a. The proposed plan is contrary to WA Planning Commission guidelines and policy recommendations for medium and high-density residential barriers to be erected in between low-density residential areas and shopping centres. b. The proposed development with two story high concrete loading docks facing our homes will negatively affect the visual desirability of the outlook from our properties and as well as noise from trucks coming and going from loading docks and the noise of various individual shop/showroom air conditioners and possibly smells from proposed fast food outlets and service stations will negatively affect the desirability and liveability of our properties. c. The above developments will negatively affect the character of our low residential zoned properties and ultimately decrease the real estate values of our properties. d. Request provision of a 2.5m high limestone block noise reduction wall to be erected along the Cobaki Brace side of the development to reduce the visual and noise effect of the loading docks facing properties. e. Request that the concrete walls of the 2 storey high building facade loading docks not be left as bare concrete but be painted in a neutral light tone consistent with up-market commercial buildings. f. Request mature trees are planted with one or two metre widths separating the trees as planted and recommended by a qualified tree arborist, staked, pruned watered and maintained by and a cost to the landowner of Lot 9124. Request quality underplanting of mature trees and quality planting of the verge with plants that are pruned, watered and maintained, along with an automatic quality watering system at a cost to the landowner of Lot 9124.	Noted. a. Supported. Refer response to 2a. b. Supported. Refer response to 3a and 3d. c. Not supported. Refer response to 2b. d. Supported. Refer response to 3a and 3d. e. Supported. Refer response to 3l. f. Supported. Refer response to 3e.

	g. Request security alarms are monitored and maintained to ensure minimal alarm sounds in the event of a break to the shops and showrooms h. Request that a security guard is employed for a minimum time from 6.00pm to 6.00am Monday to Sunday for a minimum of a 5-year period, at a cost to the landowner of Lot 9124, to ensure no increase in crime to the current homeowners of Cobaki Brace. This can be subject to change to a further period if there is statistical data showing crime incidents. i. Request that light pollution is kept to a minimum in line with Mandurah Council regulations to ensure no sharp continuous light is visible at night to shine into existing homes from the back of loading bays. j. Request that a no parking sign is erected on the side of the road of Lot 9124 to discourage cars and trucks parking on the verges or driveways of the existing homes on Cobaki Brace and that parking rangers make regular inspections to ensure shopping centre clients only park in the 5 designated shopping parking bays as outlined in the existing plan. No driveway access to Lot 9124 from Cobaki Brace to limit the impact of cars and trucks visiting the shopping centre. k. The landscape buffer is doubled to place the shops further away from the road and our homes to further reduce the negative visual impact the close proximity of the proposed shops and showrooms will have on the residential homes of Cobaki Brace. l. That the proposed takeaway store, the petrol station and the motor vehicle repair shops are as far away from the houses on Cobaki Brace as possible so that any fumes and pollution does not affect the residents. That any other proposes shops that will emit any smells not be allowed to take up residence directly opposite our homes. m. Request that an assessor completes a property assessment prior to the commencement of any building works so if any subsequent building damage occurs, damage will be rectified by the owner of Lot 9124 without any cost to the homeowners of Cobaki Brace Lakelands. n. Valuation process to be completed prior to the development works and post development. Any loss in valuation of resident's homes on Cobaki Brace	g. Noted. h. Not supported. i. Supported. Conditions can be included at development application stage to address this issue. j. Not supported. There is no road access proposed from Cobaki Brace. Should parking become an issue then this can be reported to the City of Mandurah at the appropriate time. k. Not supported. Refer response to 3a and 3e. l. Supported. Refer response to 3a. m. This is a matter addressed at construction stage for civil works n. Not supported. Refer response to 2b.
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	Lakelands to be compensated by the owner of Lot 9124 Mandurah Road Lakelands. o. Loading times to be restricted from 8.00am to 6.00pm Monday to Sunday. p. Additional street lighting for the security of both residents on Cobaki Brace Lakelands and the owner of Lot 9124 Mandurah Road Lakelands and shop keepers of the Lakelands Activity Centre be installed and staggered with existing street lighting.	o. Noted. This will be considered based on the noise assessment submitted at development application stage. p. Not supported.
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4	SUBJECT: DIRECTOR: MEETING: MEETING DATE:	Draft Locality Street Tree Masterplan Built and Natural Environment Committee of Council 13 April 2021
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Summary

At its Ordinary Council Meeting on 24 November 2020, officers presented the report 'Draft Locality Street Tree Masterplan' for Council consideration.

Council resolved:

- 1. Acknowledges the draft Locality Street Tree Masterplan (2020 version) to support the City's strategic direction on street trees, as well as inform future tree planting initiatives.*
- 2. Approves an Elected Member workshop to review the Locality Street Tree Masterplan (2020 version); and*
- 3. Notes that a further report will be prepared for Council consideration and endorsement following the above referred workshop.*

Officers delivered the requested workshop to Elected Members on 2 March 2021. An outcome from the workshop was a request to modify the Tree Species Summary to include a checklist to guide City officers, residents and developers in suitable street tree selection by precinct. An example is provided as Attachment 4.1. The Tree Species Summary by precinct has been incorporated into the Locality Street Tree Masterplan documentation.

Council is requested to endorse the draft Locality Street Tree Masterplan.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.8/11/20 24 Nov 2020 Council resolved to hold an Elected Member Workshop to review the Locality Street Tree Masterplan (2020 version) and noted that a further report will be prepared for Council consideration and endorsement following the workshop.
- G.12/7/19 23 July 2019 Policy - Tree Management POL-RDS 06
- G.35/2/15 24 Feb 2015 Review of City of Mandurah Policy Manual
- G.55/5/05 24 May 2005 Greening Mandurah Landscape Master Plan – Information Report. The City recognised the need to develop a 'Greening Mandurah Landscape Master Plan' in the '2001-2004 Community Charter and Strategic Plan.'
The Greening Mandurah Landscape Master Plan provided a strategic framework for City officers, designers and developers to assist in the appropriate landscape development of existing and future streetscapes.

Background

The City has an active role in influencing the landscape character of Mandurah through managing the impact of development on existing natural vegetation and guiding the future landscape development of the City's street network and public open space.

With land being increasingly utilised for built environments, street and park trees have become essential for providing numerous benefits to the community.

In addition to appearance, trees:

- provide much needed shade;
- protect against cold and hot winds;
- reduce glare;
- provide habitat for fauna;
- add moisture and oxygen to the air; and
- remove carbon dioxide.

Furthermore, street trees, lawn and other plantings also reduce river and estuary degradation resulting from storm water run-off. Street trees can also provide community benefit in terms of improved property values, traffic calming and create pedestrian friendly environments.

Locality Street Tree Masterplan

a. Project Background

The City has identified the need for the development of a Locality Street Tree Masterplan (Masterplan) for the entire City.

Street tree masterplans, in various forms, have been prepared and approved for major subdivisions within the City including Seascapes, Lakelands, Meadow Springs, Madora Bay, Osprey Waters, Mariners Cove and Ocean Hill. These masterplans required review and informed the preparation of the new standardised suite of street tree masterplans for the entire City.

Street tree asset data was used to aid development of the Masterplan. At present, approximately 40,000 street trees have been audited.

The development and implementation of the Masterplan will have the following outcomes:

- Identify the existing landscape characters within the City;
- Enhance the future tree canopy of the City of Mandurah;
- Assist with the selection of appropriate tree species; and
- Ensure future tree planting is complementary to, and consistent with, the existing or intended local character of areas within Mandurah.

b. Project Aim and Objectives

The draft Masterplan aims to enhance the future canopy cover through the identification of suitable tree species for individual streets that reflects the cultural and environmental characteristics of Mandurah, creating a more sustainable and liveable city.

The aim of the project is to identify appropriate tree species for individual streets in all localities and to present the information in an easy to understand and use format.

Project objectives include:

- Enhance the future tree canopy of the City;
- Ensure that a diverse range of tree species is used to build resilience against changes in climate and water availability;
- Increase habitat and biodiversity through the use of local native tree species;
- Identify existing landscape characters and reinforce existing tree plantings;
- Guide the infill tree planting and new street tree planting program;
- Introduce new species when either unsuitable or no plantings currently exist; and
- Produce plans that clearly communicate the planting intent for each individual street.

Localities are broken down to specific character precincts and manageable sections to assist with design preparation and implementation. Streets comprise industrial, commercial and residential areas. Arterial roads under the care and control of Main Roads Western Australia are excluded from this draft Masterplan.

c. Design Principles

Street trees are selected to enhance future canopy cover and reflect the cultural and environmental characteristics of Mandurah, creating a more sustainable and liveable City. This will be achieved through the application of the following design principles:

- Enhance the local character of distinct streets or areas by defining Precinct Planting objectives;
- Provide for diversification through variety of species, age and growth rates;
- Reinforce and celebrate major intersections, nodes and gateways;
- Enhance key cultural and commercial sites;
- Provide for solar access, where appropriate;
- Provide consistency and visual uniformity to reinforce a sense of identity;
- Provide for increased habitat and biodiversity; and
- Allow adjacent natural landscape character to inform the street tree planting where existing reserves / open space adjoin a street.

d. Plan Overview

Context – Describes the City's geographical features and landforms, vegetation types, population, including characterisation of older suburbs and newer land developments as it relates to streetscapes and tree planting arrangements.

Plan Structure - The draft Masterplan is structured to provide a broad contextual understanding of why the City needs such a document and detailed practical information to inform decision making and implementation of tree selection within each Precinct. The following structure has been adopted for ease of use:

- Why Develop a Masterplan?
- Guiding Principles
- Plan Overview
- Tree Species Selection
- Precinct Improvements
- References and Appendices includes Tree Species Summary, Description, List of Trees by Size and Category and Precinct Details.

e. Landscape Character Approach to Masterplans

Based on the biophysical and socio-cultural landscape values of Mandurah, the draft Masterplan has been determined based on the following key landscape characters:

- Coastal
- Coastal Ridge
- Woodland
- Riverine
- Estuary

Within each precinct, particular tree species are allocated to each of the landscape character types above. Some species will be in multiple character types. Each of the character types can be either randomly planted, providing a more natural and rural character, or in a structured approach, providing a formal avenue or urban approach to planting arrangement. Each precinct has a distinct list of species and character types which best describe the character of that precinct based on the environmental and historical land use as well as the built and natural influences.

f. Precincts

The draft Masterplan is based on a precinct approach providing a template for future tree planting within the City's streets. The precincts are based on the existing defined City localities.

The major design objectives for each precinct are outlined, including existing conditions. Detailed colour coded plans for each precinct indicate the nominated tree species for each street based on biophysical and socio-cultural characteristics. A precinct overview plan is provided and indicates the locations and numbering of the precincts across the City.



The draft Masterplan includes a number of Appendices including:

1. Summary list of recommended tree species (per precinct) in table format
2. Tree Species description on each species;
3. List of trees by size and horticultural categories in table format; and
4. Precinct – proposed tree type for each street.

Comment

The draft Masterplan will be the tool for implementing the City's draft Greening Mandurah Framework, and its objectives to protect, nurture, value and enhance the urban canopy together with other street tree planting initiatives.

Generally, the draft Masterplan has followed these three key principles:

- Continue existing streetscape character where appropriate;
- Identify specific problem species that are currently planted and are not flourishing; and
- Identify opportunities for improvement in defining streetscape/precinct character.

The draft Masterplan will be used by a variety of users and therefore requires a clear and easy to interpret document. Key user groups of the document include:

- City officers: To guide the approvals and management process of street trees within the public domain including development of street tree planting programs.
- Land Owners and Developers: To direct the selection of tree species based on the desired character of the precinct.
- Community, Residents and Ratepayers: To support an improved knowledge and appreciation for street trees within the City.

There is flexibility in species selection and the approach to the spatial planting arrangement within the road reserve within a specific precinct, using the group of trees species from that precinct. During detailed design for a street tree planting program, officers will refer to the Precinct Plan and then assess on a street by street approach which tree would be best suited to increase habitat and biodiversity for example, by looking at what trees would be most appropriate with consideration to the existing conditions within that streetscape environment.

The approach to interpreting the draft Masterplan is described in the document and guides the user to a structured decision-making system to enable the best choice in terms of selecting the tree species for a street.

All new planting will be based on a precinct approach where tree species selection and planting will reinforce the distinct physical character of each area and be responsive to its unique environmental conditions, using the list of trees within that precinct. The precincts defined in an area will be demarcated by physical boundaries such as landform, streets and built context.

The draft Masterplan considers existing street tree themes. The general approach to tree selection has been to maintain existing themes where they are well established, meet the precinct objectives and tree selection criteria for that location.

Where required as a condition of subdivision, the land developer is to prepare and implement a Street Tree Masterplan for all streets within the development to the satisfaction of the City. The draft Locality Street Tree Masterplan will be used to guide future street tree planting programs to ensure a uniform approach to street tree planting, consistent with the intended landscape character of the area.

A review of the streets with existing overhead powerlines was undertaken in the preparation of the draft Masterplan. Streets with overhead powerlines have been allocated either one species which is appropriate under the powerlines or two species - one for under the powerlines and a species which is taller.

It is important to note that in order to achieve the objectives of the Greening Mandurah Framework, the City should avoid the removal of healthy street trees, wherever practicable. If a different type of species is nominated in this draft Masterplan for a particular street that has existing trees, it does not mean the City will remove these and plant new trees. This desired species will only be planted over time as trees require replacement.

Tree species selection has been based on a number of key criteria. These are:

a. Aesthetic Value

The aesthetic value of a tree is highly subjective and based on the individual's view of a tree. However, there are a number of characteristics and qualities related to the consideration of aesthetic value:

- Trees planted along and around buildings provide a distraction for the eye, softening the background and screening unsightly views.
- Trees contribute eye-catching colours to their surroundings, from the different shades of green found in the leaves, the colours found in flowering trees and sometimes even the bark of the tree.
- The condition of a community's trees and collectively, its urban forests, is usually the first impression a community projects to its visitors. A community's urban forest is an extension of its pride and community spirit.
- Trees also enhance community economic stability by attracting businesses and tourists as people tend to linger and shop longer along tree-lined streets.
- Studies have also shown that medium density dwellings and offices in tree filled streets rent more quickly and businesses leasing office spaces in developments with trees reported higher productivity and fewer absences.

b. Structural Characteristics

Trees have many desirable traits, as well as undesirable characteristics when considering the structure of trees. Key to the success of a tree is the root system - the configuration of a tree's root system serves to structurally support the plant, and compete with other plants for uptake of nutrients from the soil. Other key structural considerations are the root zone and the likely root growth habit, canopy spread and branch formation and potential for limbs and/or fruit to drop.

c. Physical Environment for Growth

Mandurah is located on the Swan Coastal Plain, and has a diverse biophysical environment. The geology of the City is made up of Bassendean, Quindalup South, Spearwood and Vasse soil types. The City also has ocean, estuary, rivers, lakes and swamps contributing to the natural landform structure. These soil types support the following natural vegetation complexes:

- Cottesloe - Central and South
- Quindalup
- Karrakatta - Central and South
- Bassendean - Central and South
- Yoongarillup
- Herdsman
- Vasse.

The tree species selected for the draft Masterplan are based on the following three core growth conditions to ensure appropriate species are selected to suit the existing growing conditions, reflect the natural environmental character and support the growth of the urban forest:

1. The Cottesloe - Central and South and the Quindalup complexes are typically located on the exposed dunes and coastal limestone ridges, which are resilient to the exposed coastal conditions.
2. The Karrakatta - Central and South, Bassendean - Central and South and Yoongarillup woodland complexes are typically located on the plain between the dunes and the damp land areas.
3. The Herdsman and Vasse complexes are dominated by Melaleuca and Eucalypt species suited to damp soil conditions.

d. Ecological Enhancement

Street trees can provide significant opportunities for ecological enhancement. Appropriate species can provide species diversity and therefore resilience to potential issues within the urban and natural streetscapes of the City. Street trees provide the following ecological enhancements:

- Reinforce ecological links and green infrastructure networks connecting natural areas and encourage healthy active living of residents and for fauna to move through densely populated areas.
- Provision of shade to assist in reducing urban heat island effect by lowering the ambient temperature.
- Assist in local stormwater collection and retention through intercepting rainfall.
- Provision of significant foraging, breeding and roosting opportunities for local fauna such as Carnaby Cockatoos and Ringtail Possums.

e. Native versus Exotic

The developed and urban centres of our communities are highly contrived environments with little remnant landscape structure. As a result, the growing conditions may not suit a local native species and therefore an alternate Australian native or exotic species should be sought to specify a species that will adapt to the conditions it is planted in.

Exotic tree species can make a positive contribution to the landscape, particularly highly modified environments. Most of the exotic species which are available in Australia, particularly Western Australia, have particular attributes which are adaptable to harsh environments.

The protection and retention of remnant mature local native trees should be a priority as these trees play an important role in maintaining biodiversity and reinforcing the natural pre-development landscape function. The application of Western Australian local species in streets will have a greater impact and benefit when applied to verges/medians adjacent to open space that has significant remnant vegetation.

f. Deciduous versus Evergreen

The list of approved street trees includes a range of deciduous and evergreen species. Both species types have significant benefits for streetscape environment. Evergreen species are known to provide continuous foliage cover and shelter, as well as providing excellent screening characteristics. Deciduous species are known to have foliage colouration changes and lose their leaves during the autumn/winter seasons. Deciduous species provide an excellent solution to solar passive design for residential/commercial developments as they provide shade in summer and let light in during winter.

g. Fruit Trees

Fruit trees have not been included in the Masterplan as there are many management issues associated with fruit trees in the public realm. For example, as soon as fruit is no longer attached to the tree, it becomes a major issue for the City and homeowners to contend with.

However, the community in Mandurah has the potential to work with the City to create areas of urban fruit trees. This approach would not work in every location and requires careful planning, consideration, policy and management practices to manage the program.

h. Tree Arrangement

- i. Appropriate Location - specific considerations are needed in the selection of appropriate planting locations including underground and overhead services, climatic conditions, traffic conditions, footpath and crossover location, available soil volume, street profile and existing tree locations.
- ii. Consistent versus Inconsistent Planting - the draft Masterplan provides discretion in terms of deciding the street tree planting patterns within particular streets. For example, a natural area within a rural residential suburb would be more suitable to a random pattern of planting to mimic the organic formation which occurs in the bush. Alternatively, in an urban area or a boulevard, the character could be more formal and require structured planting that reinforces the character of the place and may assist in wayfinding.

i. Emerging and Existing Disease Threats

Emerging and existing diseases are a significant issue in the short term and long-term management of the City's urban forest and street tree network. The City will take a variety of approaches to manage impacts associated with diseases including monitoring to ensure general health and vitality, and in particular provision of greater tree diversity and ensuring hygiene controls are maintained during procurement, installation and maintenance.

j. Drought Conditions, Growth Rate and Ability to Thrive

Drought tolerance is the degree to which a plant is adapted to arid or drought conditions. Drought is not an unexpected occurrence for Western Australia; climate data records show that Western Australia, along with the rest of Australia, has regularly been affected by drought throughout recorded history. The Western Australian Department of Primary Industries and Regional Development has stated that:

"The report forecast that drought is highly likely to increase in frequency and intensity from 2010 to 2040. From now on, it's highly likely that exceptionally low rainfall, exceptionally high temperatures and exceptionally low soil moisture levels will occur twice as much in most regions of Australia, and four times as much in the South-West."

Further details can be found from the following website:

agric.wa.gov.au/drought-and-dry-seasons/evolution-drought-policy-western-australia?page=0%2C3

The ability to thrive is largely dependent on the appropriate selection of the tree species for any particular location – considering micro-climate, soil, water, exposure etc.

k. Species Weed Potential

Trees known to be significant weeds are not included in the draft Masterplan. However, trees that are functional as successful street trees and could be a risk, can continue to be used providing that the potential to invade natural areas is managed by separation.

l. Availability, Sourcing and Substitutions

The sourcing and availability of nominated tree species is critical in realising the precinct objectives. Sometimes substitutions have to be made for a variety of reasons and this can greatly affect the overall visual outcome that was originally intended. Therefore, it is recommended that forward growing contracts are procured to ensure the species nominated can be installed. Where species have to be substituted it is recommended that an alternate species is selected that has similar qualities to the species that is unavailable.

There are a number of species which are nominated in the list of approved trees that will require trialling in select locations within Mandurah to confirm that they are suitable to the climatic and soil conditions.

MEAG/MCCAG Comment

This item was considered by the Mandurah Environmental Advisory Group at its meeting on Friday, 14 February 2020 and the following recommendations were made:

MEAG supported the work done on the Street Tree Master Plan, and noted the following:

- Include urban linkages for wildlife corridors/green links in the Masterplan.
- Include diverse plantings.
- Include more endemic native species, to boost biodiversity.

Officer Comment:

The inclusion of green links/wildlife corridors within the draft Locality Street Tree Masterplan is outside the scope of the draft Masterplan. If such a green link wildlife corridor project was finalised then the draft Masterplan could be adjusted at a future date to support the aims of a green link wildlife corridor plan.

A green link/wildlife corridor plan is a significant planning project which, besides using road verges, identifies the spaces that are desirable to connect. This would include fragmented Public Open Space areas and conservation reserves, foreshores, service corridors and golf courses. If a green link wildlife corridor plan was endorsed, then the draft Locality Street Tree Masterplan could tailor tree species in particular areas to support this. It may require a different approach to the mix of trees chosen in particular roads and streets. This is a draft Masterplan, therefore detailed implementation planning is still required. As the City's needs change, the Masterplan can be revised accordingly.

The draft Masterplan contains a very diverse range of tree species (67 species), and in some streets it may be appropriate to provide a random mix of tree species, and in other roads a singular species may be more appropriate. This detail can be worked out in the street tree planting project planning phase. At the detailed design and implementation that each street is to refer to the Masterplan and then assess on a street by street approach to increase habitat and biodiversity by looking at what trees would best address this, given the conditions within that street environment.

Currently there are 17 out of 18 local endemic native Mandurah tree species used in the draft Masterplan. The one species not used is *Melaleuca cuticularis* (Salt Water Paperbark), which is not particularly suited to verge planting as a street tree.

Tree Origin	Number	% Total of Species	Streets	% of Total Streets
Mandurah Local	17	25.4%	626	31.7%
WA other Native	17	25.4%	559	28.3%
Eastern States Native	19	28.4%	665	33.2%
Overseas	14	20.8%	134	6.8%
Total	67	100%	1,985	100%

The categories of tree origin and use thereof is relative to the number of streets the tree species is designated, the length of roads where that species is used, whether both sides of the verge are planted, existing planting themes, soil types, exposure and so forth. The distribution of local native trees also depends on the precinct. Particular precincts have a very strong focus on using local endemic native trees in streets, such as:

- Falcon 42.9%
- Wannanup 69%
- Dawesville North 53.4%
- Dawesville South 71.8%
- Greenfields North 50%
- Bouvard 66.7%
- Parklands 57.8%
- Herron 91.7%

It is not that simple to just increase the number of streets with local native trees. Many are not suitable for widespread use because they have particular soil requirements, do not fit with existing street tree themes and character and are not preferred by the community. Having a fair representation of Australian natives, WA natives and local endemics with a relatively low proportion of overseas trees is believed to provide the benefits sought from a balanced and diverse mix of tree species.

A number of the tree species have been selected based on the Mandurah Planning Strategy: Biodiversity Strategy to consider the critical environmentally sensitive features of Mandurah. The following key fauna species have been identified and suitable trees selected to support foraging and habitat in appropriate localities:

- Western Ring-tailed possum
- Carnaby's Black Cockatoos
- Forest Red-tailed Black Cockatoo.

Consultation

Public Engagement

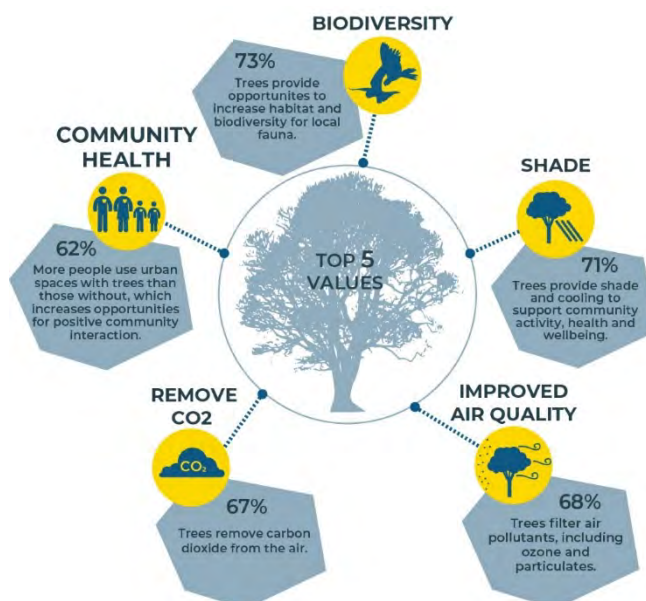
In March 2019, the City undertook a city-wide public engagement process in the form of a detailed survey and provided considerable information through the “Mandurah Matters” website. Newspaper advertising was used to generate interest in the development of the Locality Street Tree Masterplan and sought input from the community. Precinct plans, details on tree species and a series of frequently asked questions were included in the information package. The public engagement period was open from 19 March to 28 April 2019 and overall Mandurah responses totalled 223.

The survey included opportunities for the public to provide comment on the precinct based on their residential address. Key questions included:

- Demographics data
- Which tree do you prefer of the trees selected for your precinct and why?
- Are there specific reasons why any of the other trees are not preferred?
- The following key values were also rated:
 - *Aesthetics*
 - *Increasing property values*
 - *Increasing habitat and biodiversity*
 - *Providing shade and cooling*
 - *Absorbing carbon dioxide*
 - *Providing windbreaks or visual screening*
 - *Encouraging drivers to reduce speed*
 - *Improved air quality*
 - *Community health and wellbeing*
 - *Reducing stormwater runoff*
 - *Encouraging outdoor activity*
 - *Reducing energy cost of residents*
 - *Fire safety by reducing ember attack.*
- Commentary was also invited regarding anything else that should be considered.

The results of the survey highlighted the following as the top five community values for trees:

1. Increasing habitat and biodiversity
2. Providing shade and cooling
3. Improved air quality
4. Absorbing carbon dioxide
5. Community health and wellbeing.



The following tree species were highlighted as the top 10 preferred street tree species:

1. *Agonis flexuosa*, Weeping Peppermint
2. *Corymbia ficifolia* 'Summer Red', Red Flowering Gum
3. *Melaleuca quinquenervia*, Broad Leafed Paperbark
4. *Jacaranda mimosifolia*, Jacaranda
5. *Corymbia calophylla*, Marri
6. *Banksia attenuata*, Candlestick Banksia
7. *Eucalyptus leucoxylon rosea*, Pink Flowering Gum
8. *Eucalyptus sideroxylon rosea*, Red Iron Bark
9. *Eucalyptus gomphocephala*, Tuart
10. *Callistemon* 'Kings Park Special', Kings Park Special Bottlebrush

Statutory Environment

The City has care and control of local roads and this includes management of all existing street trees and future tree planting initiatives.

Policy Implications

The Locality Street Tree Masterplan supports POL-RDS 06 Tree Management.

Economic Implications

There are no direct economic implications from this document. It is essentially a technical document that informs future street tree planting initiatives. These initiatives may be absorbed into existing operational budgets or, alternatively, a discrete project may be put forward for Council consideration during future budget deliberations. At present the Long-Term Financial Plan does not provide for such a project.

Risk Analysis

The significance of the draft Masterplan is that it has documented suitable trees to be planted in Mandurah's road network following extensive review. This flexible, considered and coordinated approach to planning tree planting programs will reduce the incidence of unsuitable trees being planted in the City which otherwise would increase the City's environmental, reputational, financial and social risk.

Strategic Implications

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

Social:

- Advocate for and facilitate the provision of diverse and environmentally sustainable places and spaces for people to enjoy an inclusive and active lifestyle.

Health:

- Promote the importance of a healthy, active lifestyle and the role the natural environment plays in preventative health, within our community.

Environment:

- Partner and engage with our community to deliver environmental sustainability outcomes.

Organisational Excellence:

- Listen to and engage with our community in the decision-making process.
- Ensure that our actions maintain a sustainable balance between economic growth, the environment and social values.

Conclusion

The City has developed a draft Locality Street Tree Masterplan for the entire City to support the City's strategic direction on trees as well as inform future tree planting initiatives to create a more sustainable city. It aims to enhance the future canopy cover through the identification of suitable tree species for individual streets that reflects the cultural and environmental characteristics of Mandurah.

The Masterplan adheres to the following key rules:

- Continue existing streetscape characters where appropriate.
- Identify specific problem species that are currently planted and are not flourishing.
- Identify opportunities for improvement in defining streetscape / precinct character.

Officers recommend that the City of Mandurah Locality Street Tree Masterplan (2020 version), be endorsed.

NOTE:

- Refer ***Attachment 4.1 Example of Tree Species Summary by Precinct***

Officer Recommendation

That Council endorse the draft Locality Street Tree Masterplan (2020 version) to support the City's strategic direction on street trees, as well as informing future tree planting initiatives.

Committee Recommendation

That Council endorse the draft Locality Street Tree Masterplan (2020 version) to support the City's strategic direction on street trees, as well as informing future tree planting initiatives.

Notes:

*Carnaby Cockatoo Foraging Species

ATTACHMENT 4.1**EXAMPLE: PRECINCT 4 MEADOW SPRINGS - RECOMMENDED TREE SPECIES SUMMARY**

	Botanical Name	Common Name	Native / Exotic	Evergreen / Deciduous	Average Height x width (m)	Special Flowering	Suitable for under Power Lines	Residential Verges	Streetscapes	Parks
	<i>Corymbia 'Summer Red' ficifolia</i>	Red Flowering Gum	WA Native*	Evergreen	5 x 4 m	✓	✓	✓		
	<i>Erythrina indica</i>	Coral Tree	Exotic	Deciduous flowering	8 x 8 m	✓		✓	✓	
	<i>Eucalyptus leucoxylon rosea</i>	Pink Flowering Gum	Native	Evergreen	10 x 7 m	✓		✓	✓	✓
	<i>Eucalyptus sideroxylon rosea</i>	Red Ironbark	Native	Evergreen	12 x 6 m	✓		✓	✓	
	<i>Fraxinus oxycarpa 'Raywoodii'</i>	Claret Ash	Exotic	Deciduous foliage	12 x 6 m			✓	✓	
	<i>Jacaranda mimosifolia</i>	Jacaranda	Exotic*	Deciduous flowering	15 x 12 m	✓		✓	✓	✓
	<i>Melaleuca quinquenervia</i>	Broad Leafed Paperbark	Native	Evergreen	10 x 8 m	✓		✓	✓	✓
	<i>Olea europaea</i>	Olive Tree	Exotic	Evergreen	7 x 5 m		✓	✓		✓

5	SUBJECT: DIRECTOR: MEETING: MEETING DATE:	Mandurah Homelessness and Street Present Strategy 2021 to 2023 Place and Community Committee of Council 13 April 2021
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Summary

Over the past three years, the City of Mandurah has lead and facilitated the Peel Homelessness and Street Present Network towards a coordinated, collaborative approach that supports people experiencing homelessness or street presence in Mandurah.

The City has worked with local providers to develop a sector-led Mandurah Homelessness and Street Present Strategy 2021 to 2023. A group of local specialist community services formed the Core Project Team to lead the development of the Strategy in 2019. This group participated in a series of facilitated workshops to determine key areas of focus and strategic alignment with the City.

The Strategy recognises and identifies that homelessness exists in Mandurah in various forms including primary, secondary and tertiary homelessness. It aims to address the many factors of homelessness in the community and provide opportunities to access affordable housing and support services. The Strategy was informed by input from people with lived experience of homelessness which has provided essential insight into the directions of the strategic objectives.

The City will continue to support the implementation of the Strategy over the next three years through ongoing facilitation of the Peel Homelessness and Street Present Network, supporting the Core Project Team and providing input from the City's strategic approach to homelessness on key projects such as the Housing First initiative, the Assertive Outreach Service trial and the Common Ground model.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.22/6/20
23 June 2020
Council supported a review of City-owned community use land and crown use land to identify potential affordable housing or accommodation options, advocating to State Government for Housing First and Common Ground.
- G.39/11/19
26 Nov 2019
Council supported a trial Assertive Outreach Pilot Project for Homeless and Vulnerable Street Present people and gave approval for officers to negotiate with the State Government to reallocate \$350,000 in funding from CCTV to Outreach.
- G.23/7/19
23 July 2019
Council acknowledged the Homelessness and Street Present Network model and established five focus areas/sub-groups, being housing, capacity building, safety and security, facilities and support systems. The Network has brought together community organisations, government and non-government agencies to inform the model.
- G.33/6/19
25 June 2019
Council endorsed a mayoral notice of motion to host a summit for businesses, government leaders and residents to develop an action plan around community safety.

- G.9/9/18 23 September 2018 Council established a working group to consider street presence and homelessness in the District and appointed Elected Members and relevant officers to the working group. The report was deferred for the group to consider a future report noted for consideration of Council.

Background

Over the past three years Council considered several reports outlining the various issues and challenges related to homelessness and street presence, which have enabled informed decisions around advocacy, funding and key projects.

Significant outcomes have been achieved within the community by both the City and the community sector since 2019 including;

- Successful advocacy to the state government for additional services i.e. Housing First, Mental Health Co-Response and the Common Ground model.
- Coordination of two rough sleeper count's (March 2020 and October 2020) to develop valuable local homelessness data.
- The collection of local lived experience stories from 60 people to inform the Strategy.
- Reallocation of West Australian Police Force Crime Prevention funding towards an Assertive Outreach Service Trial, commencing in 2021. The trial aims to address identified service gaps for case management with rough sleepers which will be delivered over two years by the successful applicant.
- The creation of the Street Present Support and Case Management Committee between the City and WA Police Force who reviews individual circumstances of the local street present people.
- Development of a Mandurah Homelessness and Street Present Strategy 2021-2023.

The City's Sector Support Team have led the coordination of the Core Project Team for the past 18 months. These locally based specialist community services have committed significant resources towards the collaborative process to produce the Strategy which included a number of planning workshops and regular monthly meetings.

These services are:

- Anglicare WA
- Calvary Youth Services
- Mandurah Street Chaplains
- Passages
- Peel Connect
- Peel Youth Services
- Red Cross
- West Aus. Crisis

The comprehensive methodology used to develop the Strategy has ensured the direction and actions are consistent with local priorities plus alignment with the State Government's All Paths Lead to a Home 10 Year Strategy on Homelessness 2020-2030. The Strategy includes lived experience data from 60 individuals, collected by the Core Project Team to ensure the objectives and actions reflect community needs accordingly.

Identified common themes and contributing factors towards homelessness include joblessness, financial stress, family breakdown issues, limited local accommodation options and limited local mental health services. Throughout the delivery of The Strategy, the Core Project Team will continue to gather lived experience input, particularly on key projects, as required.

Comment

The Strategy provides clear roles and responsibilities of the key stakeholders towards focused action across four objectives.

The Sector led strategy is based upon four key objectives;

1. Accessible Accommodation (increase the stock and variety of accommodation options)
2. Effective Support Systems (delivery streamlined, collaborative and consumer led support services and programs)
3. Meaningful Systemic Change (ensure the sector activity and policy support an end to homelessness)
4. Ensuring Safety & Security (maintain the dignity and safety of street present people and providers)

Accessible Accommodation

The aim of this objective is to increase the stock and variety of accommodation options, which includes advocacy for a variety of housing options resulting in the Department of Communities announcement, 22 December 2020 that Mandurah is the confirmed second site for the Common Ground model. Further to this announcement, in January 2021, the Core Project Team, in conjunction with Ruah, conducted surveys of people who were sleeping rough in Mandurah. This data informs the "Housing First" initiative, which includes Mandurah, by contributing to the "by name" list, used for collective community knowledge about the accommodation, health and wellbeing needs of people experiencing homelessness locally.

Effective Support Systems

The aim of this objective is to ensure the delivery of streamlined, joined up and consumer led support services and programs. This objective aligned with the development of the assertive outreach service trial. Through reallocated funding from a WA Police Force grant, the trial will provide street level case management and help to connect vulnerable community members experiencing homelessness with appropriate support systems. Through advocacy, WA Police extended the mental health co-response unit to include Mandurah enabling direct referrals to mental health services for vulnerable community, as identified in the Strategy. The collection of lived experience stories provide insight into solution-based outcomes and can be represented as a reference group to advise on relevant key areas of the Strategy, such as safe storage space usage.

Meaningful Systemic Change

This objective aims to ensure that sector activity and policies support ending homelessness, not merely managing homelessness, and aligns with the City's advocacy role to ensure sustainability of support services in Mandurah. Strategies include, collaboration to optimise individual outcomes, advocacy for social improvements and monitoring funding opportunities.

Ensuring Safety and Security

This objective aims to ensure the dignity and safety of people experiencing homelessness. The core project team will be working towards the establishment of minimum standards and appropriate training for organisations working in the area of homelessness. This objective is informed the formation of The Street Present Support and Case Management Committee which consists of WA Police Force officers and key City staff, who meet monthly to work collaboratively to address the needs of street present people. A memorandum of understanding between the City and WA Police Force has been established to allow for intelligence to be exchanged.

Consultation

Throughout the development of the Strategy the Core Project Team consulted with local community support services, businesses and people experiencing homelessness. Consultation of 60 people with lived experience provided critical insights into the complexities associated with their situations with clearly

identified needs such as more mental health assistance, more options for accommodation and the need for one-on-one, wrap around support services, also informed the objectives of the Strategy.

Further consultation was undertaken across all tiers of State and Federal Governments, such as Services Australia, the Department of Communities – Housing, Western Australian Council for Social Services, Peel Development Commission and WA Police.

The Strategy and key objectives have been widely discussed and supported in various forums:

Type of meeting	Frequency
Peel Homelessness and Street Present Network meetings	Bi-monthly
Core Project Team strategic meetings	Monthly
The Street Present Support and Case Management Committee	Monthly

A collaborative sector led strategy means Mandurah is well placed to tackle the highly complex issue of homelessness. The Core Project Team promoted the Strategy at various networks, with the purpose of informing such a broad audience to achieve consistent, coordinated messaging and awareness raising of the issues in Mandurah faced by vulnerable community members at all tiers of homelessness.

- Peel Regional Youth Services Network
- Access and Inclusion Advisory Group
- Vulnerable Families Network
- Early Years Network
- Group of 6
- Koolbardi's Talking Group
- Bindjareb Aboriginal Indigenous Network
- Collaborate Mandurah meetings
- Rockingham and Kwinana Homelessness Network
- Internally across business units

Statutory Environment

N/A

Policy Implications

N/A

Economic Implications

The Commonwealth Government has introduced the \$1.6 billion National Housing and Homelessness Agreement (NHHA) with State Governments to improve outcomes across the housing spectrum in 2018. This Agreement replaces two agreements: The National Partnership Agreement on Homelessness and the National Affordable Housing Agreement. The NHHA improves accountability, as States and Territories are required to have publicly available housing and homelessness strategies and contribute to improved data collection and reporting. State homelessness strategies must address a range of priority cohorts listed in the NHHA, and outline reforms or initiatives that contribute to reducing homelessness.

Further funding attracted to Mandurah through identified key projects and advocacy are:

- \$34.5 million in new funding over five years for the Housing First Homelessness Initiative administered by the Department of Communities, for which Mandurah is included. This initiative is delivered by Ruah in collaboration with identified local specialist community services.
- \$350, 000 reallocated from the WA Police funding the City's tender for the assertive outreach service will see the successful applicant deliver the service over two years.
- \$100,000 Emergency Relief funding was provided to the local sector from Lottery West in June 2020 in response to COVID-19, the grants were accessed to help retain staff, pivot service delivery and develop new ways of working during the pandemic.

The City expended approximately \$455,000 during the last financial year, details below:

Expenditure type	19/20 approximate costs
Staff Time • Sector Support team staff time (excluding Coordinator/Manager)	\$90,000
General Operating • Sector Support homelessness budget	\$10,000
Consultants and Contractors • Security patrols • Consultancy	\$75,000
Capital Facility Provision • Peel Community Kitchen Relocation	\$250,000
Capital Operating • Tuart Ave Showers	\$30,000
Total	\$455,000

It is anticipated that similar expenditures in the 2020/21 budget for ongoing operating costs will be seen. These items aim to support projects in community that benefit vulnerable communities experiencing street presence and homelessness, also to progress advocacy and liaise with state and not for profit's, in the delivery of key projects.

Risk Analysis

Homelessness can be a polarising community issue highlighted by the most recent incidents involving people experiencing homelessness and forming tent cities in other locations exposing their Councils to significant reputational risk. While these types of events cannot be completely eliminated they it can be mitigated through a proactive and coordinated approach across Government, sector and community stakeholders. The sector led Strategy along with the City's significant investment in advocacy, facility provision and intensive stakeholder engagement significantly reduces the potential for events to occur that could impact on the City's reputation and the health and safety of the community.

An important part of the City's strategy moving forward will be to ensure a communications plan aligned to key community safety messaging around education of the community and promotion of the various initiatives to be delivered over the life of the strategy.

Due to perceived and actual risks associated when interacting with people experiencing homelessness and street presence. The sector led strategy mitigates risk for the City, as the specialist homeless services are trained and equipped to deliver the strategy.

The Strategy will have many positive outcomes for people who are experiencing homelessness and aims to end homelessness in Mandurah. Taking a collaborative approach with a range of agencies is essential

to achieve the objectives of the strategy. It will be important to continue to build on the network and to be adaptive and nimble.

Strategic Implications

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

Social:

- Facilitate safe neighbourhoods and lifestyles by influencing the built form through urban design.
- Promote a positive identity and image of Mandurah and the contributions of its youth.
- 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.

Health:

- Facilitate and partner with key service providers including State and Federal Government to ensure health outcomes are aligned with community needs and expectations.
- Advocate for and facilitate the provision of a technologically advanced, quality health care system in Mandurah.
- Provide and facilitate quality infrastructure that is accessible, and conducive to a healthy, active 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

It is important to note that in many community sectors achieving this level of service collaboration is often challenging due to competition for finite funding and resources. To achieve this level of collaboration requires high levels of trust, organisation, integration and planning. Through the City's facilitation of the Peel Homelessness and Street Present Network, identified needs, such as street level outreach, have been identified, elevated and implemented.

Funding delivered through government will see local specialist community services well placed to access program funding due to The Strategy and its alignment with the State Government's, All Paths Lead to a Home, Ten Year Strategy on Homelessness.

Peak bodies such as WACOSS (Western Australian Council of Social Service) and most recently WA Shelter at the inaugural Homelessness Awards have commended the City and the Mandurah community service sector for its collaborative approach to Homelessness.

The strategy aligns with the City's leadership role in the sector as one of advocacy, facility support and aligning service delivery such as Rangers and security. The City will continue to provide ongoing support to the Peel Homelessness and Street Present Network, the Core Project Team and sector to align with the City's strategic approach to homelessness by way of advocacy, facility provision and leadership.

NOTE:

- Refer ***Attachment 5.1 Mandurah Homelessness and Street Present Strategy 2021 to 2023***

Officer Recommendation

That Council:

1. Acknowledges the City's and Core Project Team's achievements and dedication in developing the Mandurah Homelessness and Street Present Strategy 2021 to 2023.
2. Endorse and support the Mandurah Homelessness and Street Present Strategy 2021 – 2023 as a key 'Sector Led Strategy' aligned with the City's strategic approach to Homelessness.

Committee Recommendation

That Council:

1. Acknowledges the City's and Core Project Team's achievements and dedication in developing the Mandurah Homelessness and Street Present Strategy 2021 to 2023.
2. Endorse and support the Mandurah Homelessness and Street Present Strategy 2021 – 2023 as a key 'Sector Led Strategy' aligned with the City's strategic approach to Homelessness.

Mandurah Homelessness and Street Present Strategy 2021 to 2023

ATTACHMENT 5.1



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1. Introduction

Homelessness in its many forms affects people of all ages across the City of Mandurah and according to local sector data obtained in March 2019 there are over 1600 people vulnerable to, or were already experiencing homelessness in the region (Australian Institute of Health and Welfare, 2017-18).

The aim of the Mandurah Homelessness and Street Present Strategy is to ensure there is “a place for everyone” in our region. This will be achieved by accelerating positive outcomes through collective impact, including strengthening the collaboration between stakeholders and the network of support services across Mandurah.

The strategy represents the combined efforts of local providers and the City of Mandurah to better understand and address homelessness within the region. Consultation with people with lived experience of homelessness formed a core part of the development of this strategy, alongside sector consultation and a review of available data. The Strategy was informed by the Western Australian Alliance to End Homelessness (WAAEH) and the Department of Communities’ 10-year strategy ‘All Paths Lead to Home’, 2020 to 2030. Whilst facilitated by the City of Mandurah, it is acknowledged that the strategy was developed by the community sector, for the community of the region. This shared resolve to create a place for everyone will increase opportunities to work together to improve quality of life.

In September 2018 a reference group was established to provide guidance and strategic support, and sought further consideration of establishing an external Peel Homelessness and Street Present Network interagency group.

In March 2019 the City began hosting and facilitating a core group of service providers from the region who led the research, consultation and collaboration that underpins this plan. In 2020 the City and core group also undertook a targeted rough sleeper count with a number of volunteers, representing agencies and groups across Mandurah. This Street Count provided point-in-time data, useful in developing strategies, understanding advocacy and engaging broadly in community.

2. Understanding Homelessness

2.1. Definitions

Homelessness is experienced when a person does not have a home in which they have shelter, can exercise control over a physical area, can maintain privacy and enjoy social relations and have legal title through tenancy rights or ownership. It includes rough sleeping on the streets, parks, cars, squats, stays in supported accommodation for the homeless, 'couch surfing' (individuals and families staying temporarily with others), living in boarding and rooming houses without private facilities and security of tenure, and heavy reliance on short-term stays in motels, hotels and other forms of temporary lodging (The West Australian Strategy to End Homelessness 2019).

This strategy recognises that homelessness exists in various forms and is defined and experienced in many different ways. For the purpose of developing this plan the Mackenzie and Chamberlain cultural definition of homelessness was used, as adopted by the Commonwealth Advisory Committee on Homelessness (Homelessness Australia, 2001) in 2001. This definition uses three categories for homelessness:

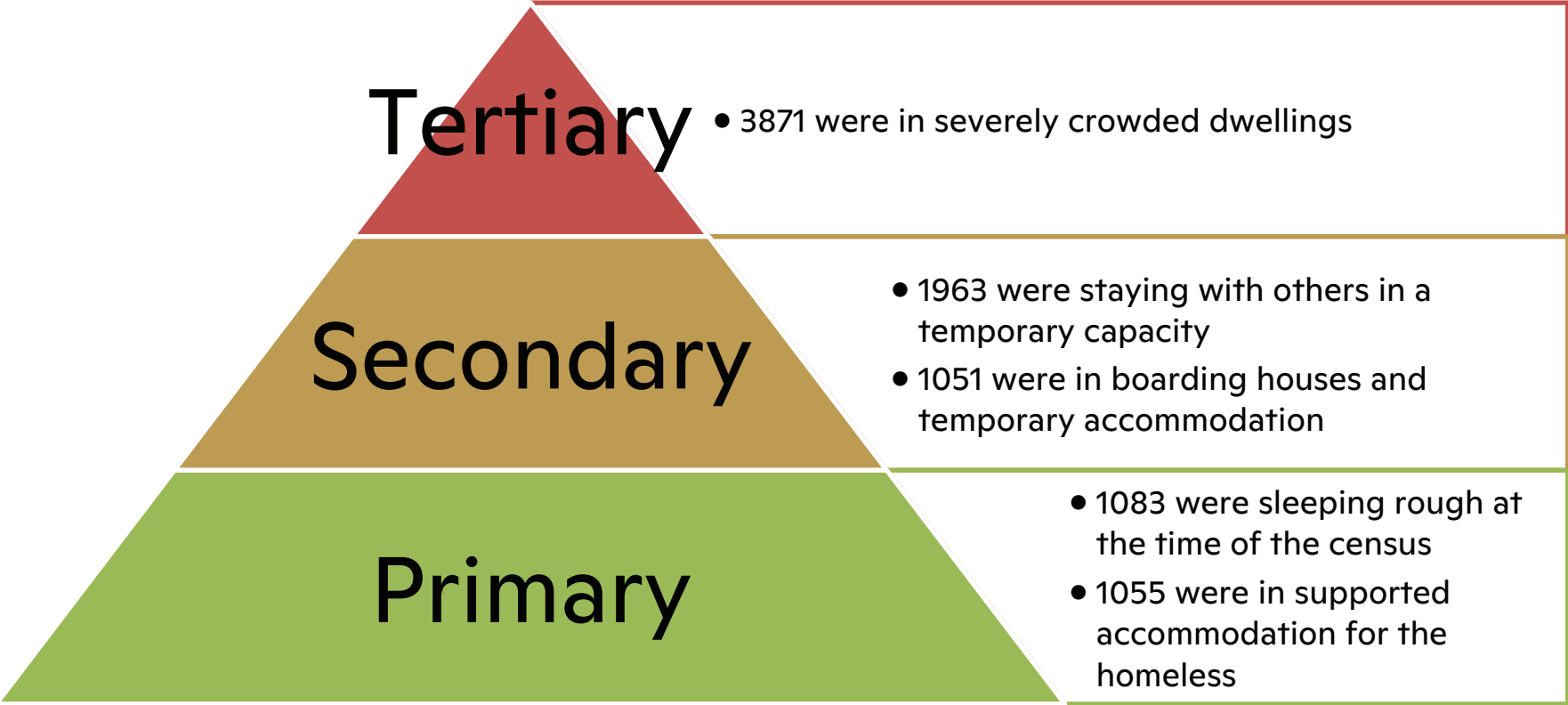
- Primary homelessness is experienced by people without conventional accommodation (e.g. sleeping rough or in improvised dwellings)
- Secondary homelessness is experienced by people who frequently move from one temporary shelter to another (e.g. emergency accommodation, youth refuges, 'couch surfing')
- Tertiary homelessness is experienced by people staying in accommodation that falls below minimum community standards (e.g. boarding houses and caravan parks)

2.2. Western Australian context

Homelessness is a national social issue and continues to present a range of challenges for the whole community of Western Australia. Due to difficulty in accessing this cohort for the purposes of census data collection, figures gathered are assumed to under represent the issue. According to the Australian Bureau of Statistics (ABS) more than 116,000 people were experiencing homelessness in Australia on Census night in 2016, with 9206 people rough sleeping in Western Australia. This is widely considered a point-in-time figure (Homelessness Australia, 2016). In Western Australia, the rate of primary homelessness (i.e. sleeping rough) is higher at 4.4 per 10,000 of the population than in Australia overall (3.5 per 10,000) (Homelessness Australia, 2016). Aboriginal people comprised 29.1% of the homeless population on census night.

However, it is important to note that homelessness is rarely the primary challenge faced by people in this situation. There are many contributing risk factors to homelessness that can include mental illness, domestic and family violence, financial stress, relationship/family breakdown and inadequate or inappropriate dwelling conditions.

People most at risk of homelessness include young people, women and children impacted by family and domestic violence, Aboriginal people, older people and veterans, people from culturally and linguistically diverse backgrounds and persons with a disability.



2.3. Mandurah context

The City of Mandurah has a population of approximately 85,000 which is expected to grow upward of 120,000 people by 2036. Mandurah's ranking has dropped seven points in the state SEIFA index, a measure of socio-economic disadvantage; the lower the score the higher the levels of disadvantage. The following tables provide a comparison of the 2016 score for the local government areas of Mandurah, Kwinana and Rockingham (Australian Bureau of Statistics, 2016).

Local Government Area	SEIFA SCORE (2016)	WA State Ranking
Mandurah (C)	958	52
Kwinana (C)	960	55
Rockingham (C)	986	80

ABS 2016 data indicated that 200 people were experiencing homelessness in Mandurah (according to the ABS definition which includes rough sleeping, overcrowding and insecure tenure). Local data collected in March 2019 suggests up to 70 people are street present at any one time in and around Mandurah's central areas (City of Mandurah, 2019). However, on 17 March 2020 a rough sleeper count was conducted in partnership with the City of Perth. On this night 84 rough sleepers were sighted in a 5km radius of the central business district of Mandurah (Appendix 1). A second count was conducted on 27 October 2020, in this instance 53 rough sleepers were counted in Mandurah (Figure 1: Rough Sleeper Count). This data further demonstrates the significant disparity between ABS data and local knowledge of the significance of this issue (Western Australian Local Government Association, 2020).

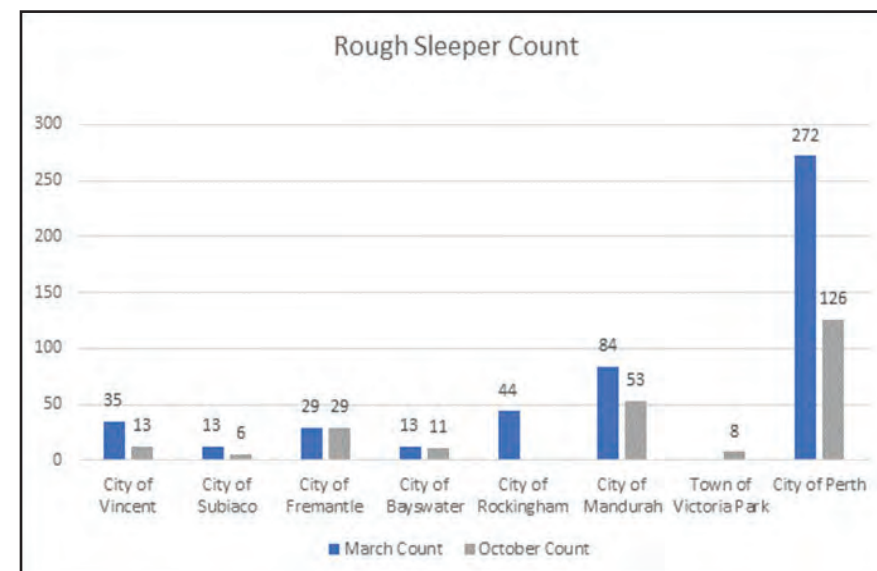


Figure 1.

Additional local sector data suggests that there are over 1600 people vulnerable to or already experiencing homelessness (Australian Institute of Health and Welfare, 2017-18). The high level of people rough sleeping coupled with the 2019 data collected from the local service sector demonstrates the entrenched nature of homelessness in our community. The graph (above) shows the comparative data from the rough sleeper counts from participating Local Government Areas (Western Australian Local Government Association, 2020).

Mandurah Rangers, local WA Police and day time security patrols strive to treat every individual with dignity and respect, especially given the challenges faced by many vulnerable people. At times a more direct response is required with street present people due to disruptive behavior. This is particularly prevalent in the Mandurah Central Business District area where there is a noticeable street presence of vulnerable people and associated vagrancy. This has reportedly had an impact on local business and tourism-based industry.

3. Our Response

3.1. Collaboration From the Start

Knowing that collaboration is the only way to effectively tackle a complex issue like homelessness, this strategy was born out of a collaborative approach. Since early 2019 a core group of nine agencies was supported by over 90 members and 50 organisations, each playing a role in either responding to requests for information or helping coordinate consultation of people with lived experience of homelessness.

The network established that its core function would be:

"To create a collaborative, overarching framework which will enable the network to increase communication and resource delivery, with a clear focus on the client."

"The group has assumed the role of working collaboratively to assist people experiencing homelessness and unable to find a regular roof over their head, especially:

- *young people who may be intermittently homeless*
- *street present people*
- *people displaying anti-social behaviours, especially in the City Centre"*

The Core Project Team is made up of services funded specifically to work with people experiencing homelessness in Mandurah and Peel. In addition to this team, the coordination approach involved breaking down the larger network into smaller working groups based on priorities. These working groups focused on the areas of 'Housing and Accommodation', 'Support Systems', 'Safety and Security', 'Systemic Change' and 'Advocacy'.

The local service providers which make up the Core Project Team are those currently providing support to people experiencing homelessness:

- | | | |
|--------------------------|-----------------------------|-----------------------|
| ■ Anglicare WA | ■ Mandurah Street Chaplains | ■ Peel Youth Services |
| ■ Calvary Youth Services | ■ Passages | ■ Red Cross |
| ■ City of Mandurah | ■ Peel Connect | ■ WestAus Crisis |

3.2. Lived Experience Consultations

A range of 45 narratives from people with lived experience of homelessness was collected with the help of community service providers. With professional support of agencies, this consultation occurred in a way that was both respectful and based on existing relationships.

Engagement with people of all ages took place, each had a unique story highlighting the long researched impacts of homelessness. The discussions brought to light the complexity of contributing factors that can lead to homelessness and the challenges faced by people caught in a cycle of disadvantage. The consultations supported a greater understanding of the compounding psycho-social impact of homelessness when there is a lack of local mental health services and difficulty finding crisis accommodation. At times homelessness can be the result of family dynamics or changing family circumstances; often people with children felt they faced extra pressure, rather than increased support, which frequently results in children being removed from the parents' care.

Compounding the financial, social and health impacts was the reported stigma and judgment faced by other members of the community, often contributing to a heightened sense of shame and helplessness in some instances. The findings of the 45 lived experiences were used as a guide in the development of this strategy.

3.3. What Has Been Done to Date?

The Peel Homelessness and Street Present Network have been active in its attempts to reduce homelessness and have implemented numerous responses to the issue:

1. The establishment of a Core Project Team and four supporting reference groups. Recognising the critical nature of collaboration from the start, the City's role was to facilitate and provide strategic support, rather than to lead.
2. A Homelessness and Street Present Network Group was formed with over 50 agencies represented. This group meets less regularly and is supported strategically by the Core Project Team.
3. A multi-agency Street Present Intervention Team was formed that reviews the individual circumstances of the local street present people.
4. Support for the Peel Community Kitchen to be relocated and significantly upgraded.
5. Endorsement and advocacy of a homeless and street present assertive outreach trial project.
6. Establishment of a Homelessness Shower Service.

The State Government have also delivered a new therapeutic woman's refuge, with a second stage currently under construction in Mandurah. This will provide a vital accommodation option for vulnerable woman and children experiencing family domestic violence.

4. The Strategy

The strategy is informed by the Western Australian Alliance to End Homelessness (WAAEH), the Western Australian Strategy to End Homelessness and the Department of Communities' 10-year strategy on homelessness 'All Paths Lead to Home'.

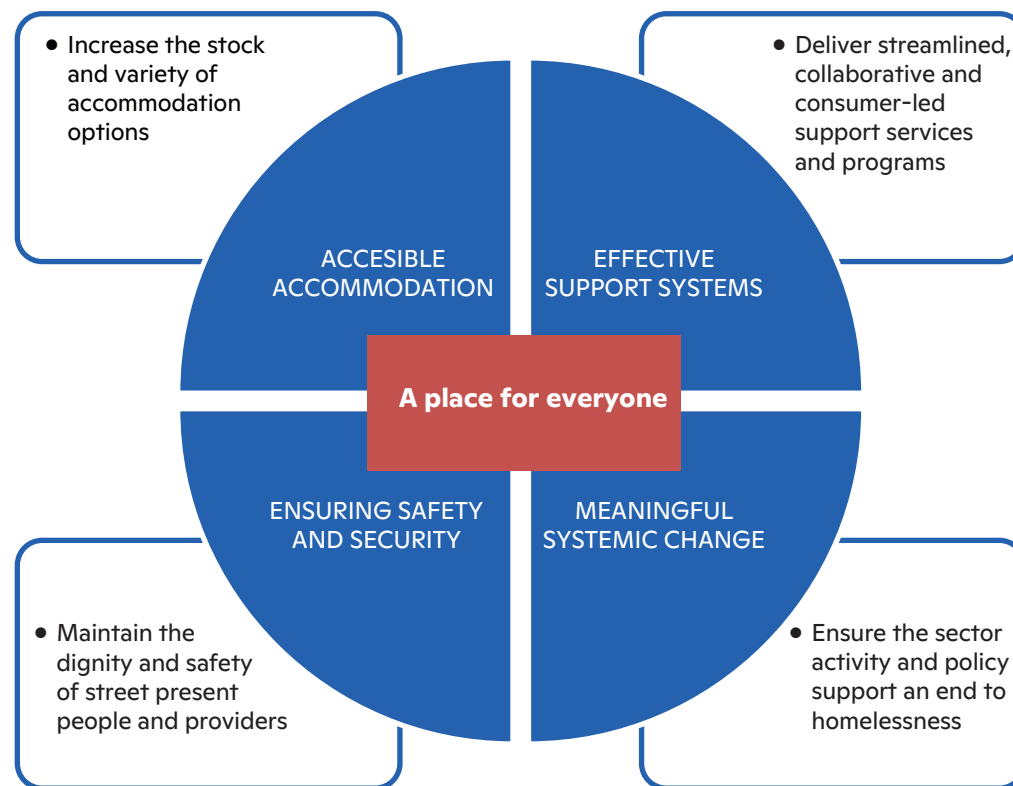
Not unlike the State direction, the strategy identifies the multiple strengths and skillsets which local sector members and organisations possess, calling for collaboration as a means to end homelessness in Mandurah. The co-design process of the 'No Wrong Door' approach was considered in the development of the strategy. This process outlines the importance of including lived experience input from a diverse set of community members experiencing homelessness, as a starting point in the formation of this document.

4.1. Vision and Objectives

Simply put, the vision is to ensure there is "a place for everyone".

We achieve this vision through four objectives:

- **ACCESSIBLE ACCOMMODATION** - Increase the stock and variety of accommodation options
- **EFFECTIVE SUPPORT SYSTEMS** - Deliver streamlined, collaborative and consumer-led support services and programs
- **MEANINGFUL SYSTEMIC CHANGE** - Ensure that sector activity and policy, support an end to homelessness
- **ENSURING SAFETY AND SECURITY** - Maintain the dignity and safety of street present people and providers



Objective 1: Accessible Accommodation: Increase the stock and variety of accommodation options

Strategy	Performance Measures	Who	Priority Actions	2021	2022	2023
1.1. Identify and reduce barriers for people to access existing housing options	# of people applying for housing vs # of people successful (why the difference?)	Homeless and Street Present Network and Housing Working Group	- Advocate to address barriers to affordability accessing housing (Newstart, NRAS etc.) including raising the rate WACOSS - Reduce barriers and increase incentive to move out of social housing (specific programs) - Capacity building opportunities/building confidence	✓ ✓	✓	
1.2. Increase range of suitable accommodation options	# of suitable options in the region	Homeless and Street Present Network and Housing Working Group	- Audit of current stock (state and social) - Investigate 'Tiny Homes' and micro housing - Granny-flat opportunities in existing domestic properties - Advocating for Common Ground in Mandurah	✓	✓	✓
1.3. Develop funding models and partnerships to deliver stock	Partnerships and programs established	Homeless and Street Present Network and Housing Working Group	- Develop social enterprise models - Identify ongoing funding sources - Develop partnerships with key stakeholders - Link to economic development initiatives to deliver innovative housing options - Stronger alignments to WA Homeless Strategy including the Housing First model	✓	✓	✓
1.4. Advocacy for crisis accommodation	Crisis accommodation available	Homeless and Street Present Network and Housing Working Group	- Identify low threshold opportunities - Capacity to address alcohol and drug issues - Capacity to house diverse cohorts	✓	✓	✓

Objective 2: Effective Support Systems: Deliver streamlined, collaborative and consumer-led support services and programs

Strategy	Performance Measures	Who	Priority Actions	2021	2022	2023
2.1. Ensuring ongoing engagement with homeless people in the development, delivery and evaluation of this strategy	• # of reference group meetings • Composition of reference group • # of recommendations from reference group actioned	Homeless and Street Present Network and Core Project Team	• Establish reference group to work with people with lived experience of homelessness • Reference group to provide input on key initiatives the strategy will be implementing • Obtain lived experience stories from street present people on an on-going basis • Utilise case studies from organisations for reporting, to collect qualitative data	✓	✓	✓
2.2. Broaden access to and options for mental health services	• Increase in referrals • Increase engagement with MH services • Increase resourcing for MH providers	Homeless and Street Present Network and Core Project Team	• Define and map specific mental health services with appropriate referral pathways • Advocate for more resourcing for existing services • Reduce wait-time for access to crisis support for MH • Build mentoring/outreach as a referral and support for people that are street present • Reduce the barriers for applying for NDIS funding • Advocate for specialist psychiatry services	✓	✓	✓
2.3. Broaden access to and options for alcohol and drug services	• Increase in referrals • Increase engagement with AOD services • Increase resourcing for AOD providers	Homeless and Street Present Network and Core Project Team	• Advocate for more resourcing for existing services • Build mentoring/outreach as a referral and support for people that are street present • Develop clinical services for addiction in Mandurah • Advocate for more services to reduce waiting times	✓	✓	✓

2.4. Implement assertive outreach	• # of people supported • # of referrals to service providers • Reduce incidents involving street present people	City of Mandurah, Lead Agency and WA Police	• City of Mandurah to contract for services to implement street level case management dependent on external funding		✓	✓
2.5. Build capability and life skills	• # programs on offer • Participation in programs • # of people volunteering and job active post program • % of people returning to street present (six-monthly)	Homeless Service Providers	• Develop and identify various capacity building programs • Housing readiness programs • Life skills programs	✓	✓	✓
2.6. Provide transition and after care service to sustain success	• # of people commencing transition programs • # of people completing transition programs • Participant outcomes • % of people returning to street present (six-monthly)	Homeless Service Providers	• Develop and identify various transition and aftercare programs (12-month program) • Develop case studies	✓	✓	✓
2.7. Broaden access to health care services	• Increase engagement with GP services • Increase engagement with allied health services	Homeless and Street Present Network and Core Project Team	• Investigate street doctor outreach through GP Down South bus or Homeless Healthcare • Liaise with WAPHA regarding GP outreach services • Investigate alternative outreach allied health services • Investigate university internship students to support an outreach program		✓	✓

Objective 3: Meaningful Systemic Change: Ensure the sector activity and policy support an end to homelessness

Strategy	Performance Measures	Who	Priority Actions	2021	2022	2023
3.1. Build collaboration between providers to optimise service delivery	• Increase in number of street present people accessing coordinated service delivery • Client feedback of an easier transition through services • # of client outcomes as a result of collaboration	Core Project Team	• Map the linkage between services to identify duplication and referral pathway • Develop an assertive outreach program to provide broader case management and cross agency linkages • Develop the 'No Wrong Door' (low threshold) model in Mandurah (what should interagency collaboration look like and how would it work?) • Build consistent client feedback questions across services • Build a model for data sharing among organisations • Stronger integration and alignment with 100% volunteer organisations (capability, supporting nimble responses, ensuring trauma informed support) • Reduce barriers between alcohol and drug and mental health support	✓	✓	✓
3.2. Support systemic advocacy to improve social determinants and efficient service delivery	• Services located in Mandurah • # of broader campaigns participated in	Core Project Team	• Participate in WACOSS campaign • Liquor licensing laws (bottle shop approvals) • Contribute to the development of boundaries that remove Mandurah as a service centre • Identify forums where advocacy would be appropriate and effective	✓	✓	✓
3.3. Build partnerships and profile to maintain awareness, commitment and funding	• # of forums represented by the network	Core Project Team	• Ensure there is representation from the network on broader forums and consultations		✓	✓
3.4. Reduce stigma of homeless people in the wider community	• Delivery on communications strategy • Community sentiment towards homelessness	Core Project Team	• Develop a media and communication strategy • Look to partner with existing strategies • Explore events that bring community and homeless together with targeted themes	✓	✓	✓
3.5. Report on progress of this strategy each year	• Annual performance report completed	Core Project Team	• Developing KPI and evaluation process to create consistency of reporting	✓	✓	✓

Objective 4: Ensuring Safety and Security: Maintain the dignity and safety of street present people and providers

Strategy	Performance Measures	Who	Priority Actions	2021	2022	2023
4.1 Provide safe spaces for street present people to gather	- Number of spaces and places available for use - Utilisation of spaces and places in use	Anglicare WA Passages	- Night café (research various models including Uniting Care West, Rockingham Salvation Army) - Investigate extending Passages open hours - Develop a protocol for how spaces and people are cared for - Maintain assumption of positive intent (rather than feeding stigma) - Investigate a 'peer to peer' model - Explore a social enterprise approach		✓	✓
4.2 Establish minimum standards for working with street present people	# of services signed up to the minimum standards % of volunteers trained	Passages	- Trauma informed training - Volunteer standards - Collaborate with service providers and front-line staff to develop agreed standards	✓	✓	✓
4.3 Identify options for portable shelters and safe storage	# of lockers provided # of swags provided	Core Project Team	- Identifying possible sites for lockers for safe storage of personal belongings - Develop a risk management plan for installation of lockers - Consultation with homeless people regarding storage - Investigate alternative for portable shelter, swags, pods etc.		✓	✓
4.4 Make optimal use of existing and underutilised spaces and buildings	- Number of spaces and places available for use - Utilisation of spaces and places in use	Core Project Team	- Research existing models - Explore options for use of buildings vacant in the evening - Develop a protocol for how spaces and people are cared for - Maintain assumption of positive intent (rather than feeding stigma)			✓
4.5 Use individualised intervention to support most at risk street present people	# of people assisted and intervention used - Type of outcomes (short/ long term)	The Street Present Support and Case Management Committee and WA Police	Monthly meetings to work collaboratively to address the needs of street present people.	✓	✓	✓

Works Cited

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The Western Australian Strategy to End Homelessness is authorized and published by the Western Australian Alliance to End Homelessness (WAAEH) ISBN 978-1-74052-397-4, prepared by Debra Zanella, Paul Flatau, Amanda Hunt, Mark Glasson, John Berger, Kathleen Gregory, Samson Knight, Susan Rooney, Daniel Morrison and Katie Stublely

Western Australian Local Government Association, 2020. Rough Sleeper Count, Perth:

Acknowledgments

The City of Mandurah acknowledges the Bindjareb people as the Traditional Owners of the lands and waters on which Mandurah is situated and we pay our respect to Elders past, present and emerging.

We appreciate the collaboration and information provided by the Core Working Group and other stakeholders who have participated in the development of this strategy. The Core Project Team have worked above and beyond their existing commitments to develop this community-led strategy to end homelessness in Mandurah. The work completed by this group includes the lived experience stories which helped shape the direction of the strategy and its objectives. The Core Project Team were also integral to the delivery of the rough sleeper count on 17 March 2020, which gave us our first snapshot in 'real time' of the number of the most vulnerable community members who are experiencing homelessness.

The City of Mandurah is grateful for the support of the Peel Homelessness Network and the Core Project Team and the volunteers and services that help people experiencing homelessness in our community.

Special thanks go to the 30 volunteers who undertook the physical work required during the rough sleepers count for their goodwill and commitment.

We welcome the opportunity to collaborate with other local councils and we look forward to increased participation and collaboration to implement this strategic plan. Working together will better help us achieve the goal of ending homelessness in the Mandurah and Peel area.

We would especially like to acknowledge the hard work of the following agencies, who make up the Core Working Group:

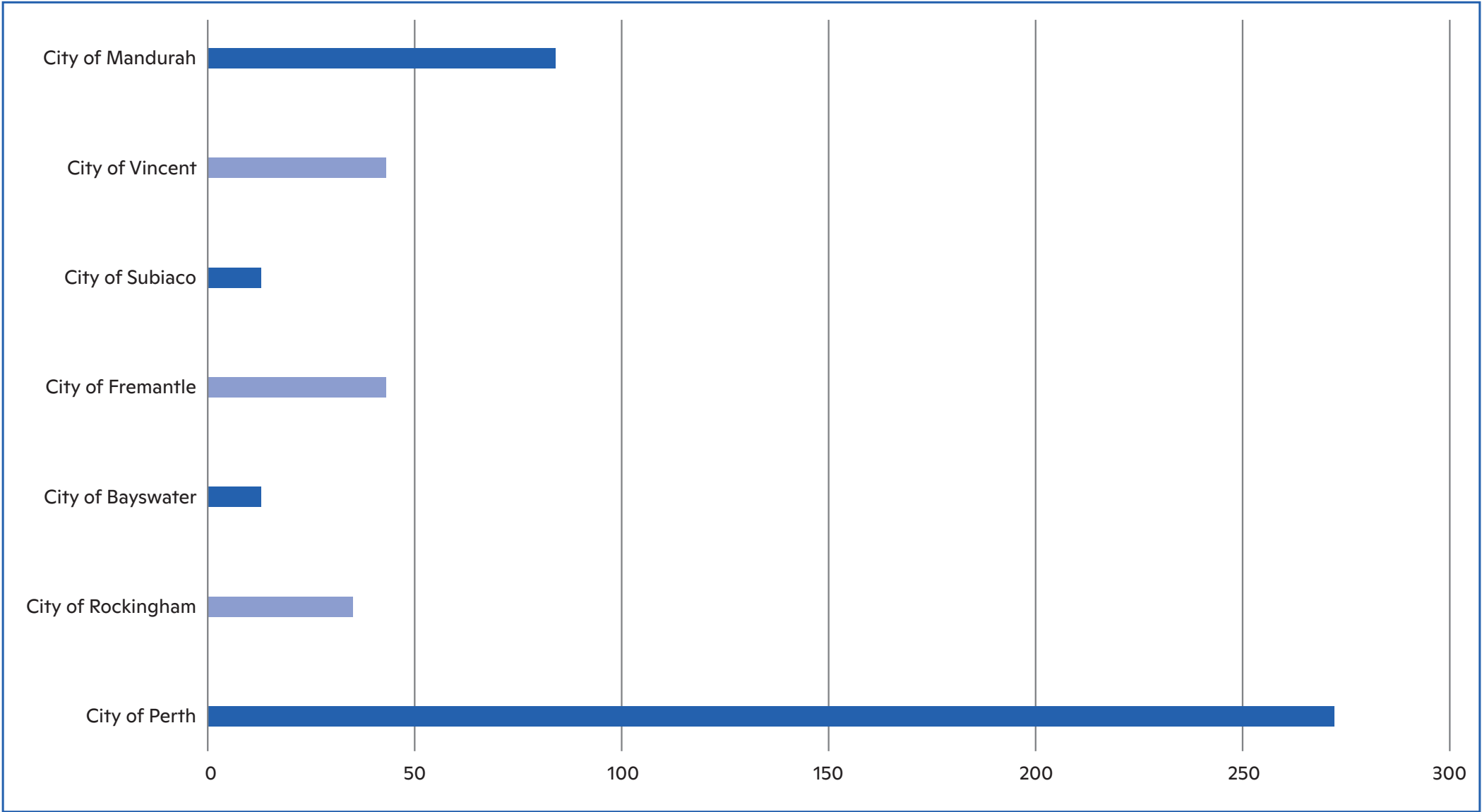
Core Project Team



Supported by



Appendix 1 - Rough Sleeper Count Data¹



¹City of Perth: Rough Sleeper Count. Local Government Data March 2020

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Anglicare WA

Calvary Youth Services

City of Mandurah

Mandurah Street Chaplains

Passages

Peel Connect

Peel Youth Services

Red Cross

West Aus. Crisis

1	SUBJECT:	Financial Report March 2021
	DIRECTOR:	Business Services
	MEETING:	Council Meeting
	MEETING DATE:	27 April 2021

Summary

The Financial Report for March 2021 together with associated commentaries, notes on investments, balance sheet information and the schedule of accounts are presented for Elected Members' consideration.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.17/3/21 23/03/2021 Budget Review 2020/21
- G.17/6/20 23/06/2020 Adoption of Annual Budget 2020/21

Background

Nil

Comment

Financial Summary

The financial report for March 2021 shows a surplus for this period of \$30.2 million.

A summary of the financial position for March 2021 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)	1,195	1,195	1,195	-	0%
<u>Revenue</u>					
Revenue from operating activities	111,827	107,313	108,091	778	1%
Capital revenue, grants and Contribution	21,902	21,073	10,541	(10,533)	-50%
	133,730	128,387	118,632	(9,755)	
<u>Expenditure</u>					
Operating Expenditure	(129,876)	(98,035)	(90,877)	7,158	-7%
Capital Expenditure	(45,185)	(35,635)	(14,266)	21,370	-60%
	(175,061)	(133,670)	(105,143)	28,527	
Non-cash amounts excluded from operating activities	25,050	22,308	19,969	(2,339)	-10%
Other Capital Movements	15,086	(4,248)	(4,422)	(174)	4%
Closing Funding Surplus / (Deficit)	(0)	13,971	30,231	16,260	116%

Key Capital Projects

The following table highlights the status of the City's key capital projects for the 2020/2021 financial year:

Project	2020/21 Actuals Incl. CMT \$'000s	2020/21 Annual Budget \$'000s	Comment
Western Foreshore Recreation Precinct	5,110	8,316	<i>Project status:</i> Play Space – Contracts awarded for custom play towers & off-the-shelf play equipment. Project completion expected October 2021. Path Connections – Mandurah Bridge & fishing platforms connections complete. Path links between skate park & toilets also complete. Toilet Facility - Construction complete, to open in April.
Eastern Foreshore South Precinct	3,114	6,437	<i>Project status:</i> Estuary Pool Edge Works – Progressing on schedule. Estuary Pool Floating Pontoon - Fabrication progressing off site. Toilet Facility - Internal workshop held to discuss design brief for new toilets. Expected completion date for the Eastern Foreshore South Precinct is October 2021.
Smart Street Mall Upgrade	1,273	2,352	<i>Project status:</i> Mid-April is proposed start date for paving works commencing on south side of street (pedestrian zone, adjacent to businesses). Works will be programmed around business opening hours to minimise disruption & maintain access to business entries. Early May is proposed start date to establish the main central construction site with fencing and signage. Demolition of this area will then proceed with preparation for new road base, pre-cast concrete planter installation and paving to follow.
Lakelands District Open Space and Clubroom Facility	1,820	2,271	<i>Project status:</i> Sports Ground Lighting 70% complete. Project completion expected late May 2021.

Pinjarra Road Stage 1 and 2	235	1,626	<i>Project status:</i> Works programmed to commence April 2021 from Parkview Road to Anstruther Road. Road upgrade works will continue in 2021-2022.
Leslie Street Road Rehabilitation	618	813	<i>Project status:</i> Construction 65% complete. Project completion expected late April 2021.

Donation Approval

Each year the City has funds available within Technical Services to be used for various RoadWise projects that arise during the year. In 2020/21 the budget for RoadWise safety events was \$10,000. Approval is requested to make a one off donation of \$10,000 from this RoadWise budget towards a Community Road Safety Awareness Initiative project. The project is a community led initiative which aims to provide significant resources to widen the impact of the road safety awareness to at least ten Mandurah primary schools (through the schools Parent & Citizen Committees (P&C)) including schools in low socio-economic areas (as per low SEIFA Index).

Oakwood Primary School P&C have been trialling the Road Safety Awareness Initiative in response to the tragic passing of a student riding a bike to Riverside Primary School and has approached the City requesting financial support so that the community can expand the initiative to other school P&Cs and widen the reach of the road safety message.

The initiative outcomes are as follows:

- Students and families have increased road sense, awareness of road safety and are equipped with strategies to ride and walk safely to and from school.
- At least 10 Mandurah Primary School P&Cs are able to resource pop up road safety awareness initiatives in line with campaigns such as Walk Safely to School Day (October), Ride Safely to School Day (May) and Road Safety Awareness Week (May).
- Increased collaboration between School P&Cs, schools, SDERA (School Drug Education and Road Aware), St Johns Ambulance, WA Police, DFES, Dept. Education as well as City of Mandurah and local business community.
- Increased capacity of community to provide opportunities for positive change.

This project aligns with the City's Community Safety and Crime Prevention Strategy 2017-2022 of encouraging and supporting community action which provides great opportunities to share the responsibility for improving safety. It also aligns with the Mandurah Strategic Community Plan 2020-2040 in the focus area of people feeling safe no matter where they are.

The \$10,000 donation will be administered by Oakwood Primary School P&C, whereby each school community (P&C) can request funds/resources up to a maximum of \$700 (to be confirmed) for activities during the period July 2021 to December 2022.

Lease Waiver

Council, at the time of adopting the 2020/2021 Annual Budget, resolved to enter into agreements with eligible tenants for the purpose and overarching obligations as a landlord in accordance with the Commercial Tenancies (COVID-19 Response) Act 2020. Council approved to proportionally reduce the lease and licence fees charged based on amount of turnover that had reduced since COVID-19. Council has approved the Chief Executive Officer (CEO), through a delegation, to waive/write off up to \$100,000 per instance of debt owed to the City.

Reading Cinemas has demonstrated since March 2020 to 31 March 2021 a loss of revenue since COVID-19. Due to the amount of the lease fees of \$546,576 that are being proposed to be waived, the CEO cannot approve this within the delegation. It is recommended that Council approve the \$546,576 waiver.

There are lessees and licensees that have not been impacted by COVID-19 however there are certain industries that have been negatively impacted and continue to experience reduced turnover since COVID-19. The State Emergency declaration has been extended once again until 23 April 2021 and it is likely to continue. The CEO will continue to negotiate with tenants up until 30 June 2021, within the power and conditions expressed in the delegation.

Statutory Environment

Local Government Act 1995 Section 6.4 Financial Report

Local Government (Financial Management) Regulations 1996 Part 4 Financial Reports

Policy Implications

Nil

Financial Implications

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

Risk Analysis

Nil

Strategic Implications

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

Organisational Excellence:

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

Unbudgeted Expenditure

Transform Mandurah Initiative

Transform Mandurah is a new initiative of the Transform Peel Program, a 35-year vision to transform Peel's economy from population-based and service driven to export-based and trade-drive. The end-goal is to create an economically resilient commercial and administrative centre south of Perth by revitalising the Smart Street Precinct in the centre of Mandurah.

The project aims to develop specific initiatives designed to attract knowledge workers to drive economic development, improve utilisation of government owned land and building assets, and leverage private sector investment. The intention is to demonstrate the benefits of Government(s) taking a different approach to addressing Mandurah's low socio-economic status. These alternative approaches will require the gathering of evidence, the analysis of options and the development of the business cases to present to government for consideration, which the Transform Mandurah Initiative is tasked with achieving over a phased approach.

The phases will be delivered through a combination of the in-house resources of the Peel Development Commission and the City of Mandurah, and the engagement of specialist consultants. The City will project

manage this initiative and has been allocated funding of \$300,000 from the Department of Primary Industries and Regional Development (DPIRD) to assist with the associated costs. It is therefore recommended that unbudgeted revenue and expenditure of \$300,000 is approved by Council for this new operating project to leverage this funding opportunity. The City has allocated \$150,000 from Restart Mandurah for its contribution towards the project.

Restart Mandurah

The Restart Mandurah program was designed for the purposes of funding economic and sense of place initiatives in response to the state of emergency caused by COVID-19. A project was funded if it met one of the objectives of the program which included; increase visitor numbers and increase local spending; reconnect the community; supporting employment generating initiatives; grow capability to assist local businesses needing to adjust their business models; and facilitate investment attraction opportunities.

Council allocated \$5million for the Restart Mandurah program. The following has already been allocated:

\$2,125,000	Capital Works Projects
\$170,000	20/21 Caravan Park and Food Premises Fees waivers
\$150,000	Transform Mandurah
\$200,000	20/21 & 21/22 Community Services - Community Assistance Grants
\$200,000	20/21 & 21/22 Ready Now Grants
\$500,000	20/21 & 21/22 Grow Now Grants
\$135,500	Trolls in WA
\$3,480,500	Total amount allocated
\$1,519,500	Amount remaining

Invest Now Grants

There is potential for the City of Mandurah to receive applications for the Grow Now Investment Attraction funding which is designed to incentivise and attract investment and development of Mandurah's economy with a focus on growing and diversifying employment, industries and enterprise in Mandurah. The programs main objectives are to:

- Attract business investment aimed at stimulating sustainable economic growth;
- Increase sustainable local job creation and industry diversification;
- Improve business and industry involvement in building Mandurah's entrepreneurial capacity and capability; and
- Encourage business and industry involvement in achieving improved pathways to education and learning outcomes in Mandurah.

It is proposed that \$500,000 from the remaining Restart Mandurah funds is set aside in Reserve to finance this funding program.

2021/2022 Capital Projects

It is proposed that the City continue to assist in stimulating and retaining local employment and supporting local businesses by bringing forward capital projects that would not ordinarily be funded in next year's budget. It is recommended that \$747,000 be set aside in Reserve and the funds be used in the 2021/2022 financial year to fund local content projects under \$250,000. These funds will enable the City to bring forward capital works and provide opportunities to local businesses and local employment to deliver the projects in the 2021/22 financial year.

Mosquito Control – Contiguous Local Authorities Group (CLAG) Operations

The unpredictable events of the 2020/21 mosquito treatment season necessitated aerial treatments on a much larger scale than anticipated and resulted in the Peel CLAG's larvicide consumption being much greater than our funding projections within the 2020/21 CLAG budget. In order to maintain the public health and amenity service, additional funds for CLAG operations of \$134,846 are required.

As a result of the additional expenditure required, the City is seeking additional contributions from members of the Peel CLAG in accordance with the Memorandum of Understanding to create additional contributions of \$100,900 across all members as per the following breakdown:

Shire of Murray	\$22,080
City of Rockingham	\$8,820
Department of Health	\$70,000

The remaining \$33,946 is the City's additional expenditure requirement to ensure adequate stock availability as funding for larvicide is essential and must be purchased in advance to allow continuing treatments. The City of Mandurah's total contribution in the 2020/21 season to the Peel CLAG is \$141,418 primarily being allocated to larvicide purchases.

It is proposed that the additional \$33,946 is funded from various savings in Environmental Health operations and increases in the predicted revenue in Building Services post Budget Review.

Asset Management – Training

Additional Technology One training (corporate business system) was required for the Asset Management team. This training was provided over a two day period at a cost of \$7,498, however the training budget for Asset Management only has \$2,350 remaining. It is recommended that the \$5,148 shortfall in the training budget be funded from the available surplus in the Asset Management - Specialist Conditions Surveys operating project budget (refer to next unbudgeted expenditure).

Operating Project 2021/22 Reserve Allocations

Asset Management has a Specialist Condition Surveys operating project with a remaining budget of \$74,327 (NB. This is following the Asset Management training allocation of \$5,148). Further investigation works are required to be undertaken prior to commencing the procurement process for this project and as such the funds will not be expended this financial year. Approval is requested to allocate the remaining budget of \$74,327 into Reserve for use in 2021/22.

The Traffic and Transport Modelling Services operating project has a budget of \$150,000. The contract is currently being finalised and although a purchase order will be raised this financial year, works will not be undertaken until next financial year. Approval is requested to allocate the \$150,000 budget into Reserve to allow the funds to be accessed in 2021/22.

The Video/Laser Road Data Collection operating project has a budget of \$120,000. Due to the position being vacant for a period of time, the project was unable to be delivered this financial year. Approval is requested to allocate the \$120,000 into Reserve so the funds can be accessed in 2021/22.

Carryover Contract Liabilities

The AASB Revenue Standard requires each operating and capital grant to be assessed on an individual basis to determine when the revenue can be recognised. The following grants received in 2019/20 did not meet the revenue recognition requirements and were deemed to be contract liabilities at the 2019/20 financial year end:

- | | | |
|--|------------------------------|----------|
| • Capital Grant – Recreation Services: | Change Rooms Upgrade Program | \$50,000 |
| • Operating Grant – Recreation Services: | Every Club Funding 19/20 | \$20,000 |

As the revenue recognition requirements will be met in 2020/21, it is recommended that the grant revenue budgets be increased as outlined above.

SL Light Pole Replacement

A prior reallocation of budget from the SL Light Pole Replacement project has resulted in a \$14,832 shortfall. It is proposed that the additional funding required to complete the project be sourced from the SL Parks and Reserves LED Program.

Marina Pens Wi-Fi Project

The Marina Pens Wi-Fi capital project has a current budget of \$20,000. The procurement process has been undertaken and the quote received from the chosen contractor is \$38,032. In order to complete these capital works to the desired specifications, it is recommended that the budget be increased by \$20,000.

It is proposed that the additional \$20,000 funding required to complete the Marina Pens Wi-Fi project be sourced from the South Harbour Paving Upgrade Stage 2 capital project. Savings were achieved in this project due to a competitive procurement process for all components and demolition, removal and canal wall header block costs being on the lower side of estimates.

The Projection Project: Isolation, Video Art Exhibition

The Cultural Development team have been successful in their application to the Department of Local Government, Sport and Cultural Industries (DLGSC) Culture and the Arts (WA) Arts U-15k – 2020 to 2021 funding program and will receive a grant of \$8,211 to fund the project The Projection Project: Isolation, Video Art Exhibition.

The grant was applied for as CASM had a late cancellation of an exhibition for June 2021. In keeping with CASM's commitment to supporting emerging contemporary artists, as well as build upon successful past exhibition concepts, a second projection project was developed. CASM did not have adequate funding in the 2021/2022 financial year to pay for the project management and artist fees required for the development of new work as per NAVA schedule of artist fees and best industry practice. The grant has allowed 5 emerging artists to create new works on the topic of isolation which is pertinent to current society.

It is recommended that revenue and expenditure of \$8,211 is approved by Council to leverage these grant opportunities.

National Volunteer Week 2021

The Cultural Development team have been successful in their application to Volunteering WA for a grant of \$1,000 to organise an event which recognises and thanks volunteers during national Volunteer Week (Monday 17 – Sunday 23 May 2021). The grant will assist the City in thanking the CASM volunteers who support CASM with thousands of volunteer hours annually.

It is recommended that revenue and expenditure of \$1,000 is approved by Council to leverage these grant opportunities.

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. By submitting the budget variation requests to Council as they arise it allows identification of financial implications and ensures there is nil effect on the budget adopted.

It is recommended that Council receive the Monthly Financial Report, Schedule of Accounts and the proposed budget variations.

NOTE:

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

RECOMMENDATION

That Council:

- 1** Receives the Financial Report for March 2021 as detailed in Attachment 1.1 of the report.
- 2** Receives the Schedule of Accounts for the following amounts as detailed in Attachment 1.2 of the report:

Total Municipal Fund	\$ 6,238,330.54
Total Trust Fund	<u>\$ 0.00</u>
	<u>\$ 6,238,330.54</u>
- 3** Approves the following budget variations for 2020/21 annual budget:
 - 3.1** Increase in operating revenue and expenditure of \$300,000* for Transform Mandurah
 - To be funded from DPIRD – Transform Mandurah Grant \$300,000*
 - 3.2** Reallocate \$1,247,000 into the Unspent Grants & Contributions Reserve, \$500,000 for the Invest Now Grants and \$747,000 for local content projects
 - To be funded from a decrease in the capital expenditure for Restart Mandurah - Other \$1,247,000*
 - 3.3** Increase in operating expenditure of \$134,846* for CLAG Operations
 - To be funded from:
 - Increase in CLAG operating contributions \$100,900*
 - Decrease in Health Sampling corporate operating project \$8,946*
 - Decrease in Healthy Communities general operating costs \$10,000*
 - Increase in Building Services fees & charges \$15,000*
 - 3.4** Increase in operating expenditure of \$5,148* for Asset Management – Training
 - To be funded from Asset Management – Specialist Conditions Surveys operating project \$5,148*
 - 3.5**
 - i. Decrease in operating expenditure of \$74,327* for Asset Management - Specialist Conditions Surveys
 - \$74,327* to be allocated to Asset Management Reserve for expenditure in 2021/22
 - ii. Decrease in operating expenditure of \$150,000* for the Traffic and Transport Modelling Services operating project
 - \$150,000* to be allocated to Asset Management Reserve for expenditure in 2021/22
 - iii. Decrease in operating expenditure of \$120,000* for Video/Laser Road Data Collection operating project
 - \$120,000* to be allocated to Asset Management Reserve for expenditure in 2021/22
 - 3.6**
 - i. Increase in capital grant revenue of \$50,000* for Recreation Services
 - ii. Increase in operating grant revenue of \$20,000* for Recreation Services
 - Reallocated from contract liabilities

- 3.7 Increase in capital expenditure of \$14,832* for SL Light Pole Replacement project
 - To be funded from capital project SL Parks and Reserves LED Program \$14,832*
- 3.8 Increase in capital expenditure of \$20,000* for Marina Pens Wi-Fi project
 - To be funded from capital project South Harbour Paving Upgrade Stage 2 \$20,000*
- 3.9 Increase in operating expenditure of \$8,211* for the Projection Project: Isolation, Video Art Exhibition
 - To be funded from new operating grant \$8,211*
- 3.10 Increase in operating expenditure of \$1,000* for National Volunteer Week 2021
 - To be funded from new operating grant \$1,000*
- 4 Approves the proposed one off donation of \$10,000 to Oakwood Primary School P&C for Community Road Safety Awareness Initiatives from the City's RoadWise Budget.
- 5 Approves the total lease waiver for Reading Cinemas of \$546,576* which is the reduction of lease rent due based on their percentage of reduced turnover since COVID-19.

*** ABSOLUTE MAJORITY REQUIRED**

Monthly Financial Report

March 2021



City of Mandurah

March 2021

\$0

Estimated Deficit at 30 June 2021 with
proposed budget amendments

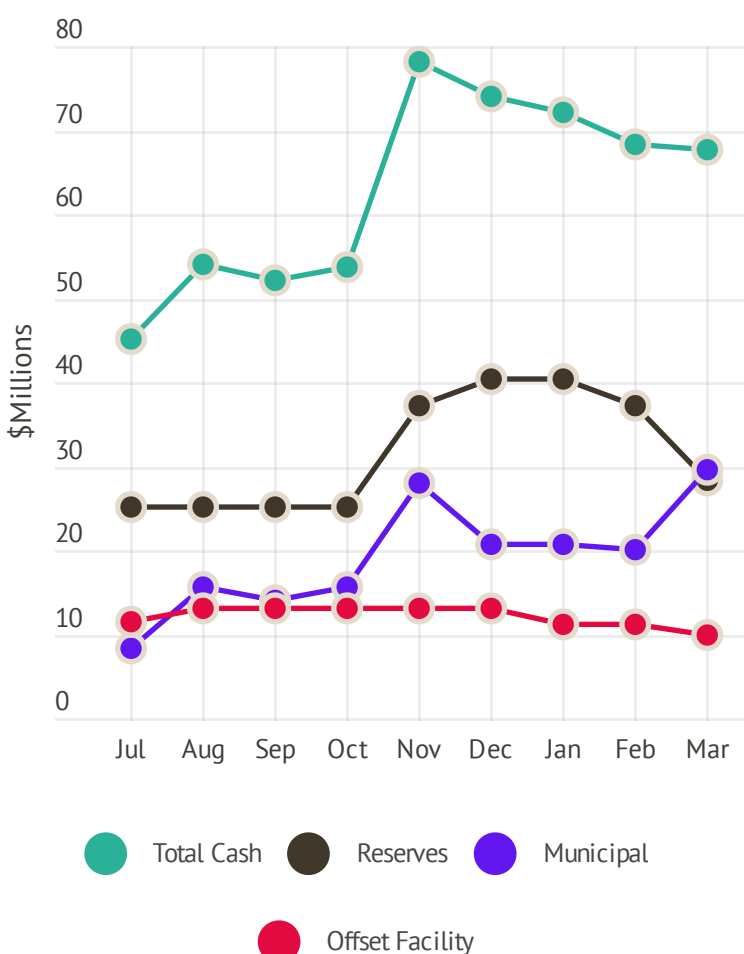
\$30.2 million

Year to Date Actual Surplus

Summary

- Actual Rates Raised \$80.31M ▲
- Actual Rates Received \$73.2M (87.5% collected) ▲
- Actual Operating Revenue \$108.09M ▲
- Actual Capital Revenue \$8.77M ▲
- Actual Operating Expenditure \$90.88M ▲
- Actual Capital Expenditure \$14.27M ▲
- Actual Proceeds from Sale of Assets \$1.77M ▲

Investments



Loans

- Actual Principal Outstanding \$22.21M ▼
- Actual Principal Repayments Made \$4.02M ▲
- Actual Interest Paid \$246K ▲
- Actual New Loans Drawdown \$0M —
- Amount of Interest Saved from Loan Offset Facility \$167K ▲

Rates Outstanding

- 19 Properties with >\$10K outstanding ▼
- 119 Properties \$3K to \$10K outstanding ▼
- 5 Properties commenced legal action in 20/21 ▲
- \$1.99M Rates Exemptions —

Sundry Debtors Outstanding

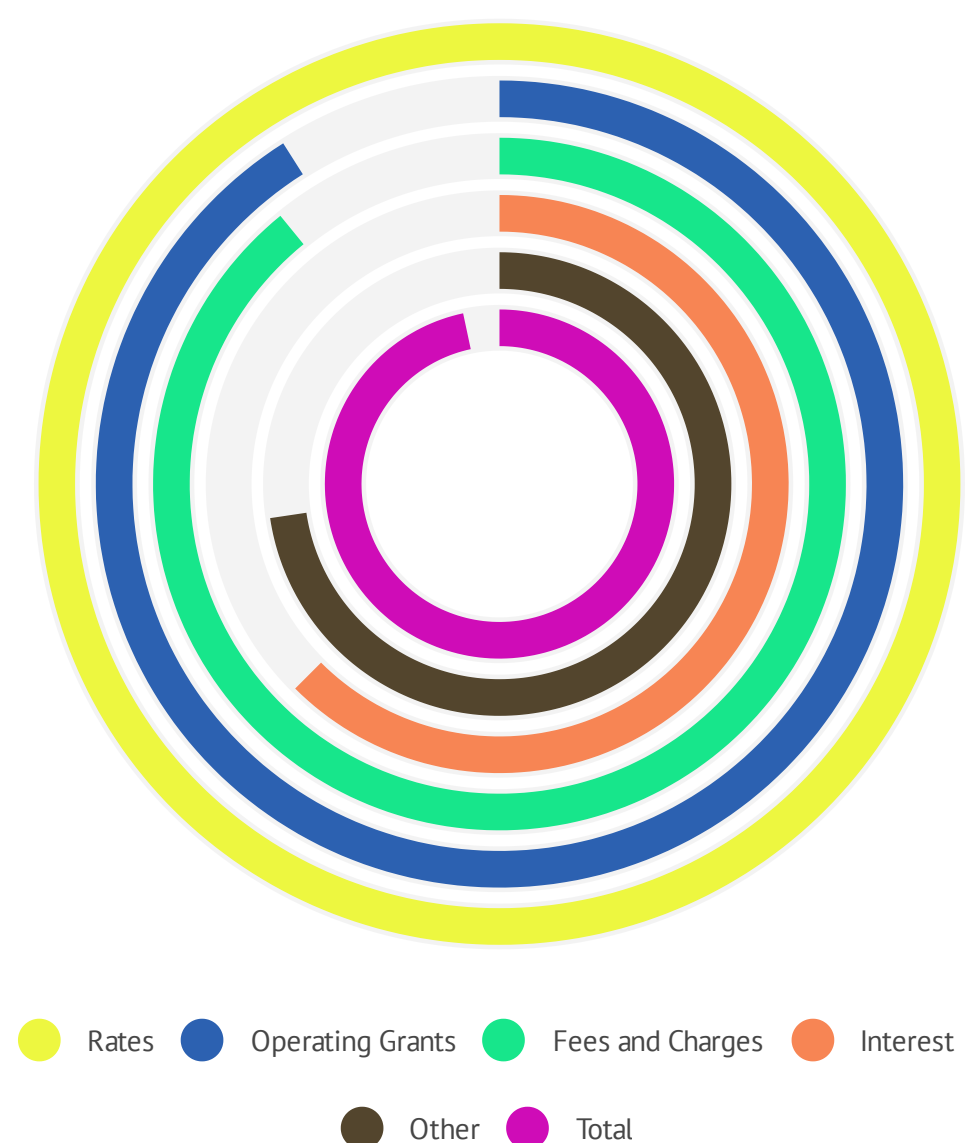
- 138 current accounts due (\$1.1M) ▼
- 246 accounts overdue i.e >30 days (\$690k) ▲

Budget Proposed Amendments

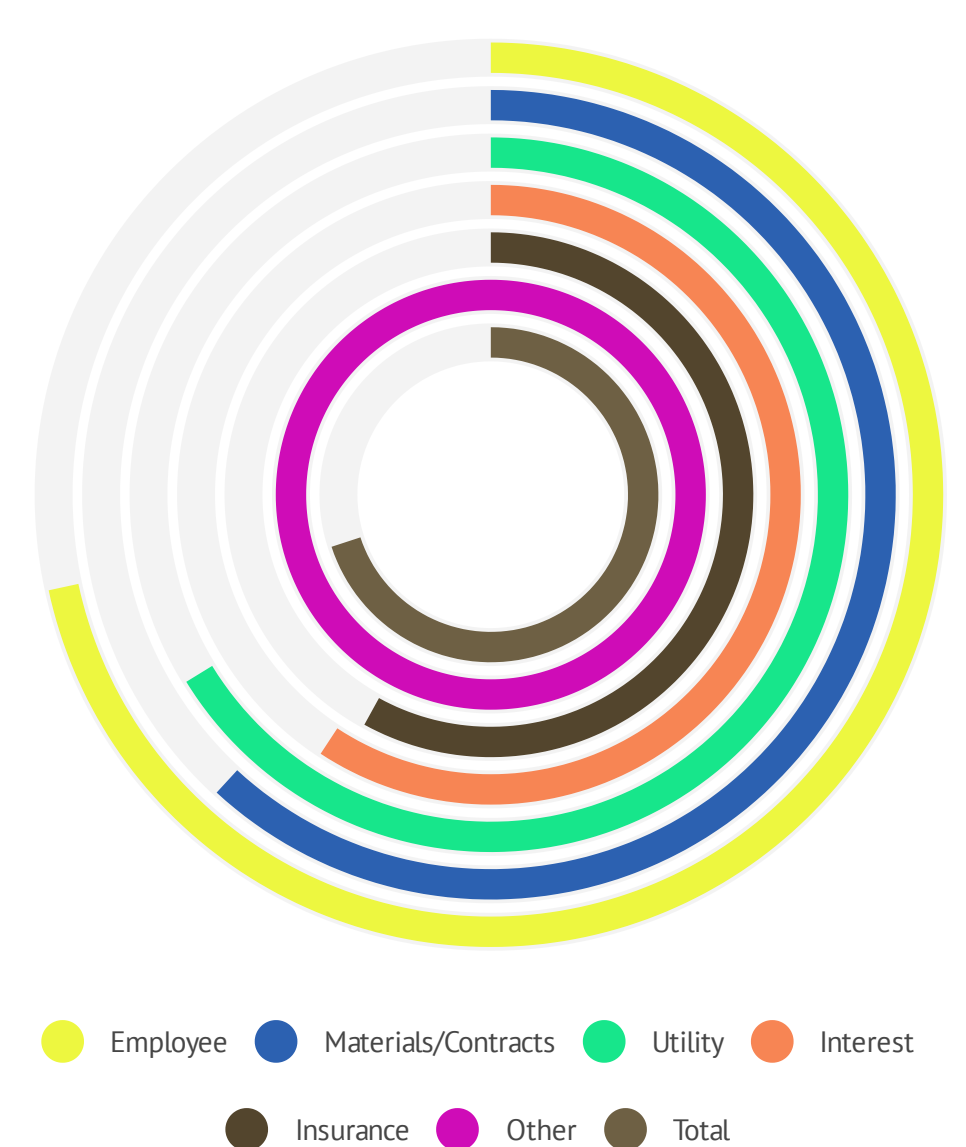
- Transform Mandurah from DPIRD grant (\$300K)
- Unspent Grant Reserve for Invest Now Grants (\$500K) and local content projects (\$747K) from Restart Mandurah - Other
- CLAG Operations Expenditure (\$135K) funded from CLAG contributions (\$101K) and other savings in Health (\$19K) and Building Services (\$15K)
- Asset Management Training from Specialist Condition Surveys (\$5K)
- Asset Management Reserve (\$344K) from Operating Technical Services Projects to continue in 2021/22.
- Capital grant revenue from contract liability (\$70K)
- SL Light Pole Replacement from SL Parks and Reserves LED Program (\$15K)
- Marina Pens Wi-Fi project from South Harbour Paving Upgrade Stage 2 (\$20K)
- Projection Project: Isolation, Video Art Exhibition from operating grant (\$8K)
- National Volunteer Week 2021 from operating grant (\$1K)

- 1 Tenders awarded during the month through CEO delegation —
- 54.4% Council Meeting 27 April 2021 the 20/21 year ▲

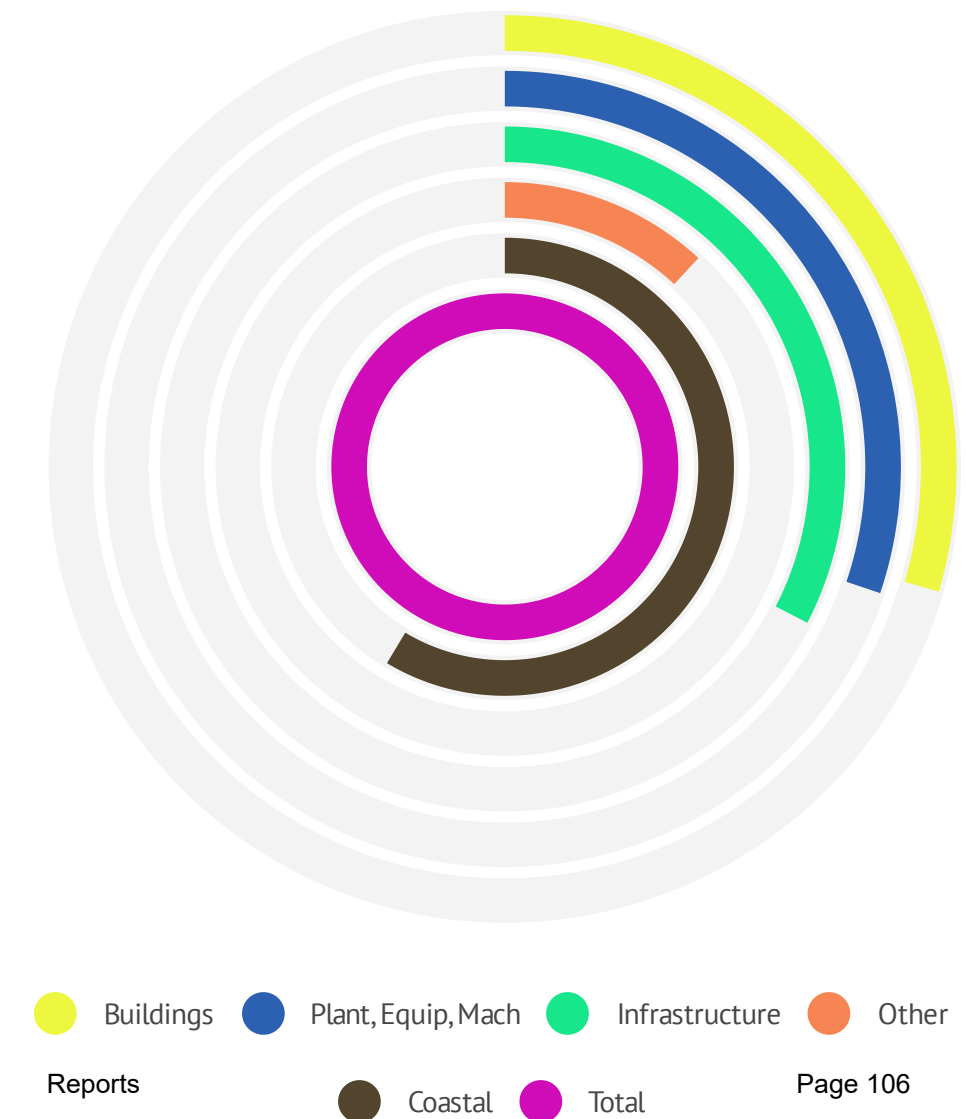
Year to Date Revenue Actuals Compared to Current Budget

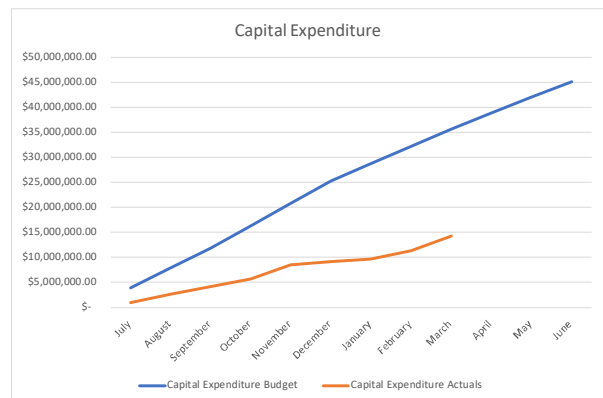
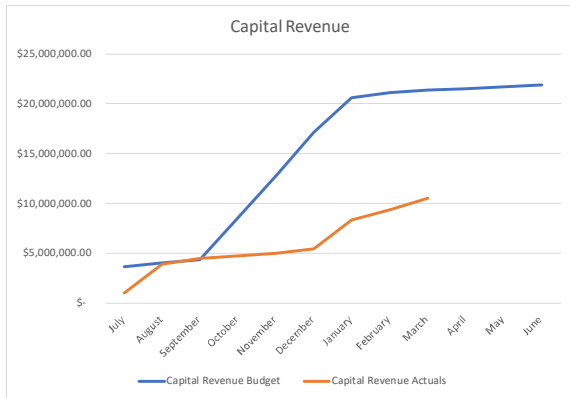
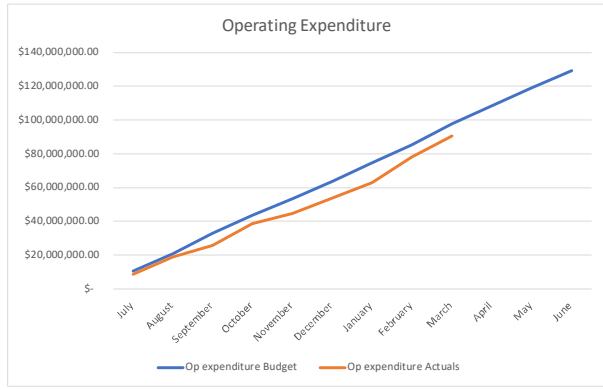
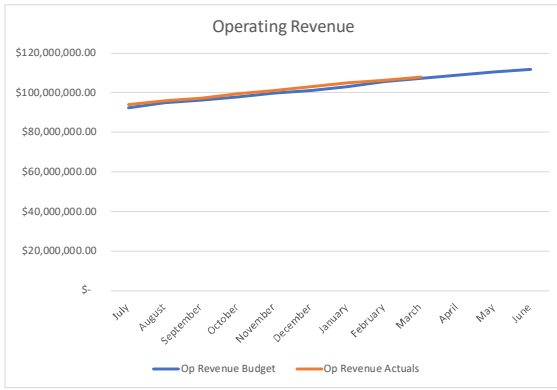


Year to Date Expenditure Actuals Compared to Current Budget



Year to Date Capital Actuals Compared to Current Budget





CITY OF MANDURAH
MONTHLY FINANCIAL REPORT
For the Period Ended 31 March 2021

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**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

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)		1,194,780	1,194,780	1,194,780			
Revenue from operating activities							
Rates		80,351,781	80,284,450	80,308,195	23,745	0.03%	
Operating grants, subsidies and contributions		4,616,569	3,699,177	4,201,296	502,119	13.57%	▲
Fees and charges		25,483,382	22,292,785	22,705,082	412,297	1.85%	
Interest earnings		1,078,000	808,385	673,639	(134,746)	(16.67%)	▼
Other revenue		279,245	209,877	202,869	(7,008)	(3.34%)	
Profit on disposal of assets		18,399	18,399	-	(18,399)	(100.00%)	▼
		111,827,376	107,313,073	108,091,081	778,008	0.72%	
Expenditure from operating activities							
Employee costs		(48,842,459)	(37,501,452)	(34,976,167)	2,525,285	6.73%	
Materials and contracts		(45,172,937)	(33,641,162)	(27,933,925)	5,707,237	16.97%	▲
Utility charges		(4,147,628)	(3,019,256)	(2,746,792)	272,464	9.02%	
Depreciation on non-current assets		(29,297,836)	(21,973,377)	(22,563,344)	(589,967)	(2.68%)	
Interest expenses		(735,680)	(551,735)	(435,903)	115,832	20.99%	▲
Insurance expenses		(1,012,939)	(759,704)	(587,547)	172,157	22.66%	▲
Other expenditure		(312,946)	(234,713)	(329,551)	(94,838)	(40.41%)	▼
Loss on disposal of assets		(353,191)	(353,191)	(1,303,728)	(950,537)	(269.13%)	▼
		(129,875,616)	(98,034,590)	(90,876,957)	7,157,633	7.30%	
Non-cash amounts excluded from operating activities	1(a)	25,050,272	22,308,169	19,969,100	(2,339,069)	(10.49%)	▼
Amount attributable to operating activities		7,002,032	31,586,652	37,183,224	5,596,572	(17.72%)	
Investing activities							
Non-operating grants, subsidies and contributions	9	19,445,475	19,230,882	8,767,629	(10,463,253)	(54.41%)	▼
Proceeds from disposal of assets	4	2,456,764	1,842,573	1,773,069	(69,504)	(3.77%)	
Payments for property, plant and equipment	6	(45,185,326)	(35,635,319)	(14,265,713)	21,369,607	59.97%	▲
Amount attributable to investing activities		(23,283,087)	(14,561,864)	(3,725,014)	10,836,850	74.42%	
Financing Activities							
Proceeds from new debentures	7	7,450,000	-	-	0	0.00%	
Unspent Loans Utilised		1,200,612	-	-	0	0.00%	
Payment of lease liability		(618,065)	(463,549)	(472,083)	(8,534)	(1.84%)	
Proceeds from community loans		100,000	75,000	71,770	(3,230)	(4.31%)	
Transfer from reserves		20,690,962	-	-	0	0.00%	
Advances of community loans		(150,000)	-	-	0	0.00%	
Repayment of debentures	7	(5,146,303)	(3,859,727)	(4,021,711)	(161,984)	(4.20%)	
Transfer to reserves		(8,440,931)	-	-	0	0.00%	
Amount attributable to financing activities		15,086,275	(4,248,276)	(4,422,024)	(173,748)	(4.09%)	
Closing Funding Surplus / (Deficit)	1(c)	(0)	13,971,292	30,230,966	16,259,674	116.38%	

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Actual and YTD Budget data as per the adopted materiality threshold.

Refer to Note 12 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				
Less: Profit on asset disposals		(18,399)	(18,399)	-
Less: Movement in liabilities associated with restricted cash		(4,582,356)		(3,823,245)
Movement in pensioner deferred rates (non-current)		-	-	(98,947)
Movement in employee benefit provisions (non-current)		-	-	24,220
Add: Loss on asset disposals		353,191	353,191	1,303,728
Add: Depreciation on assets		29,297,836	21,973,377	22,563,344
Total non-cash items excluded from operating activities		25,050,272	22,308,169	19,969,100

(b) 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 2020	Budget Closing 30 Jun 2021	Year to Date 31 Mar 2021
Adjustments to net current assets				
Less: Reserves - restricted cash		(34,557,228)	(20,116,870)	(39,199,788)
Less: Unspent loans		-	(431,591)	(1,531,765)
Less: ESL debtors		185,905	-	-
Less: Prepaid Rates		(2,455,879)	(2,455,879)	964,084
Less: Clearing accounts				738,120
Add: Borrowings	7	5,410,639	7,499,999	-
Add: Other liabilities		7,437,433	3,081,188	3,911,808
Add: Lease liability		1,416,287	608,382	5,103,435
Add: Provisions - employee		4,944,527	5,041,426	10,000,000
Add: Loan Facility offset		-	-	
Total adjustments to net current assets		(17,618,316)	(6,773,345)	(20,014,105)

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

Current assets				
Cash and cash equivalents	2	39,407,751	23,835,328	57,592,637
Rates receivables	3	4,019,116	3,519,116	10,430,454
Receivables	3	4,444,928	3,644,928	6,237,602
Other current assets		428,974	524,062	421,913
Less: Current liabilities				
Payables		(7,761,299)	(4,555,419)	(7,484,551)
Borrowings	7	(5,410,639)	(7,499,999)	(738,120)
Other current liabilities		(5,275,266)	(3,464,329)	(3,906,816)
Lease liabilities		(1,416,287)	(608,382)	(3,911,808)
Provisions		(8,621,960)	(8,621,960)	(8,396,239)
Less: Total adjustments to net current assets	1(b)	(17,618,316)	(6,773,345)	(20,014,105)
Closing Funding Surplus / (Deficit)		2,197,002	-	30,230,965

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	13,945,205	Variable		Westpac	AA-	NA	NA	
	13,945,205							
Municipal Investments								
Muni 10 - 9652-46197	29,770	0.25%	74	ANZ	AA-	1/10/2020	1/10/2021	365
Muni 38 - 36-724-1038	3,007,797	0.30%	4,468	CBA	AA-	18/02/2021	18/08/2021	181
MNS 31 - 582058	6,119,241	0.35%	1,936	Westpac	AA-	26/02/2021	31/03/2021	33
MNS 60 - 582007	6,340,109	0.40%	583	Westpac	AA-	26/02/2021	31/03/2021	33
	15,496,916							
Reserve Investments								
Reserve 31 - 78-920-6945	3,049,739	0.30%	2,304	NAB	AA-	23/03/2021	23/06/2021	92
Reserve 32 - 33713404.57	3,021,863	0.30%	2,258	CBA	AA-	22/02/2021	24/05/2021	91
Reserve 35 - B33713404.xx	3,005,802	0.39%	5,802	CBA	AA-	20/11/2020	20/05/2021	181
Reserve 36 - 97-996-3904	3,005,847	0.33%	2,444	NAB	AA-	11/02/2021	12/05/2021	90
Reserve 37 - 98-008-2768	3,006,695	0.45%	6,695	NAB	AA-	11/11/2020	11/05/2021	181
Reserve 39 - B33713404.55	3,004,218	0.30%	2,220	CBA	AA-	18/02/2021	19/05/2021	90
RNS 31 - 581565	6,841,181	0.35%	2,164	Westpac	AA-	26/02/2021	31/03/2021	33
RNS 60 - 581573	3,215,172	0.40%	1,162	Westpac	AA-	26/02/2021	31/03/2021	33
	28,150,516							
Total	57,592,637		32,111					

Interest revenue

Investment Interest Accrued	32,111
Investment Interest Matured	260,148
Rates Interest	381,380
	673,639

Interest Earned

\$673,639

Total Municipal and Reserve Funds 57,592,637

	Amount	Interest rate on loans	Interest Saved	YTD Interest Saved
Loan Offset Facility				
Westpac	10,000,000	1.91%	17,641	166,710

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
\$67.59 M	\$39.44 M

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021

OPERATING ACTIVITIES
NOTE 3
RECEIVABLES

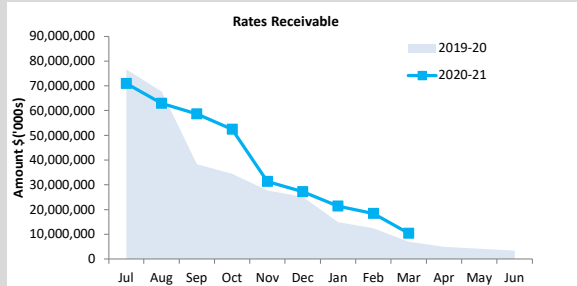
Rates Receivable	30-Jun-20	31-Mar-20	31 Mar 21
	\$		\$
Opening Arrears Previous Years	2,873,789	2,873,789	3,317,555
Rates levied	80,212,522	78,487,059	80,308,195
Less - Collections to date	(79,768,756)	(74,408,395)	(73,195,296)
Equals Current Outstanding	3,317,555	6,952,454	10,430,454
Net Rates Collectable	3,317,555	6,952,454	10,430,454
% Collected	96%	91.5%	87.5%

	31 Mar 20	31 Mar 21
- No. of Legal Proceedings Commenced for the financial year	5	5
- No. of properties > \$10,000 outstanding	34	19
- No. of properties between \$3,000 and \$10,000 outstanding	333	119
- Value of Rates Concession	8,899	73,427
- Value of Rates Exemptions	2,367,552	1,992,032

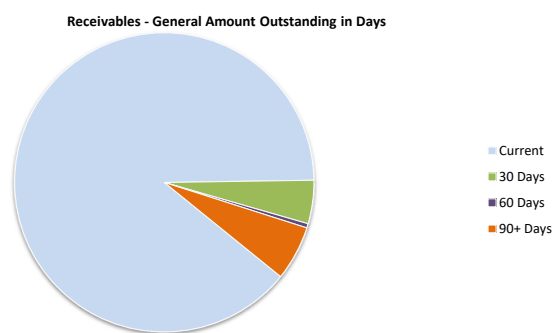
Receivables - General	31-Mar-20	Current	30 Days	60 Days	90+ Days	31 Mar 21
	\$	\$	\$	\$	\$	\$
Balance per Trial Balance						
Sundry receivable	1,961,135	1,001,356	292,705	27,828	369,663	1,691,552
Recreation Centres	101,591	118,571				118,571
Mandurah Ocean Marina	24,860	0				0
GST receivable	362,749	417,589				417,589
Allowance for impairment of receivables	0	(139,014)				(139,014)
Infringements	1,012,937	1,009,855				1,009,855
Pensioners rates and ESL deferred	2,204,094	2,601,401				2,601,401
Other Receivables	22,878	537,648				537,648
Total Receivables General Outstanding	5,690,244	5,547,406	292,705	27,828	369,663	6,237,602
Percentage		88.9%	4.7%	0.4%	5.9%	

KEY INFORMATION

Rates and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of rates and other receivables is reviewed on an ongoing basis. Other receivables that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.



Collected	Rates Due
87.5%	\$10,430,454

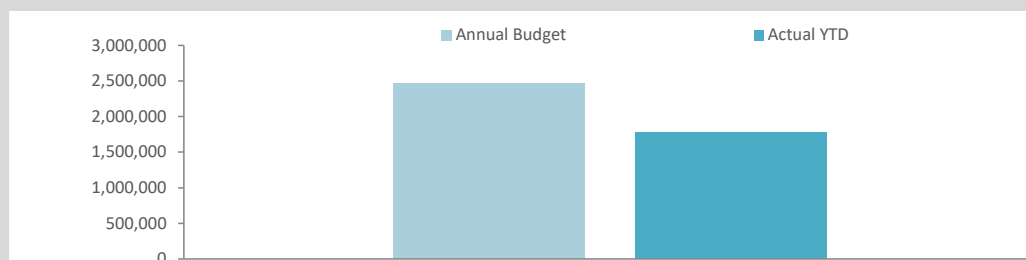


Debtors Due
\$6,237,602
Over 30 Days
11%
Over 90 Days
6%

Asset	Asset Description	Budget	YTD Actual
		Proceeds	Proceeds
		\$	\$
Land			
Land	Sale of Land - Shearwater L102, L105, L109	1,090,751	1,209,736
Light Passenger Vehicles - Replacement			
MAZDA CX-5 - C00316	SUSTAINABLE DEVELOPMENT	15,502	
MAZDA CX-5 - C00316	WORKS AND SERVICES	13,669	
MAZDA CX-5 - C00816	SUSTAINABLE DEVELOPMENT	11,419	
MAZDA CX-5 - C01016	WORKS AND SERVICES	11,574	
MAZDA CX-5 - C02217	SUSTAINABLE DEVELOPMENT	13,467	
MAZDA CX-5 - C02817	WORKS AND SERVICES	13,464	13,464
VOLKSWAGEN GOLF - C03717	WORKS AND SERVICES	15,975	
MAZDA CX-5 - C03917	PEOPLE AND COMMUNITIES	11,815	
MAZDA CX-5 - C04217	SUSTAINABLE DEVELOPMENT	14,600	14,600
FORD MONDEO - C04516	SUSTAINABLE DEVELOPMENT	16,460	
MAZDA CX-5 - C04617	SUSTAINABLE DEVELOPMENT	14,438	
TOYOTA RAV4 - C04916	SUSTAINABLE DEVELOPMENT	14,002	
TOYOTA RAV4 - C05117	PEOPLE AND COMMUNITIES	15,502	
MAZDA CX-5 - C05216	SUSTAINABLE DEVELOPMENT	16,460	
MAZDA CX-5 - C05317	STRATEGY AND BUSINESS PERFORMANCE	16,460	
MAZDA CX-5 - C05517	WORKS AND SERVICES	28,009	28,009
HOLDEN TRAILBLAZER - C06716	WORKS AND SERVICES	13,464	13,464
VW Golf - C072	WORKS AND SERVICES	16,460	
MAZDA CX-5 - C07317	WORKS AND SERVICES	14,145	14,145
HYUNDAI I30 - C07718			
Light Commercial Vehicles - Replacement			
FORD RANGER - U00116	PARKS-SOUTHERN	18,762	28,691
MAZDA CX-5 - C00816	PARKS PROJECTS	13,650	
MAZDA CX-5 - C01016	PARKS ASSETS	15,169	
MAZDA CX-5 - C02217	WASTE MANAGEMENT	19,283	
MAZDA CX-5 - C02817	PARKS CENTRAL	18,915	
MAZDA CX-5 - C03717	PARKS MAINTENANCE - RETIC	13,839	
MAZDA CX-5 - C03917	PARKS MAINTENANCE - RETIC	18,450	
MAZDA CX-5 - C04217	PARKS MAINTENANCE - RETIC	16,157	
MAZDA CX-5 - C04516	PARKS PROJECTS	19,630	
MAZDA CX-5 - C04617	PARKS NORTHERN	16,100	
MAZDA CX-5 - C04916	PARKS MAINTENANCE - RETIC	13,839	
MAZDA CX-5 - C05117	RANGERS	16,822	
MAZDA CX-5 - C05216	MARINA AND DEPOT	18,607	29,373
MAZDA CX-5 - C05317	HEALTH SERVICES	18,809	
MAZDA CX-5 - C05517	PARKS CENTRAL	14,715	
HOLDEN TRAILBLAZER - C06716	PARKS MAINTENANCE - RETIC	16,588	
VW Golf - C072	PARKS MAINTENANCE - RETIC	15,760	
MAZDA CX-5 - C07317	LANDSCAPING SERVICES	15,544	
HYUNDAI I30 - C07718	WORKS CONSTRUCTION	19,430	
	SURVEYING SERVICES	17,356	
	RECREATION SERVICES COORDINATOR	16,100	
	CIVIL MAINTENANCE	19,720	26,873
	PARKS-SOUTHERN	16,315	
	PARKS ASSETS	18,408	
	EMERGENCY MANAGEMENT SDBFB	19,720	
Trucks & Buses Replacements			
TOYOTA HIACE 12 SEAT BUS - T028	EMERGENCY MANAGEMENT	23,876	
Trailers			
MOWING 4500KG - V003	PARKS-SOUTHERN	3,040	
MOWING 4500KG - V004	PARKS NORTHERN	3,040	
MOWING 4500KG - V005	PARKS-SOUTHERN	3,040	6,166
BOXTOP 2000KG - V022	WORKS CONSTRUCTION	889	889
BOXTOP 2000KG - V025	CIVIL CONSTRUCTION(DRAINAGE)	700	
BOXTOP 1500KG - V026	CITYBUILD	750	
3T TANDEM TIPPER - V033	CIVIL MAINTENANCE	1,660	
2T TANDEM TIPPER - V034	CIVIL CONSTRUCTION (DRAINAGE)	1,330	
LUGGAGE TRAILER SINGLE AXLE 2000KG - V040	PARKS ASSETS	1,090	
WASTECH SEMI TRAILER - V050		35,327	
WASTECH SEMI TRAILER - V051		35,327	
Parks & Mowers			
TORO REELMASTER 7000D - M02517	PARKS ASSETS	18,252	

Asset	Asset Description	Budget	YTD Actual
		Proceeds	Proceeds
KUBOTA OFD 72 INCH - CAB+TRAILER - M01516	PARKS ASSETS	7,500	
KUBOTA ZERO TURN 72 INCH - M01916	PARKS SOUTH	6,000	
<u>Miscellaneous Equipment >\$1500</u>			
ROBIN TRASH PUMP - S107	CIVIL CONSTRUCTION (DRAINAGE)	890	
EARLEX ELECTRIC SPRAY UNIT - P021	CITYBUILD	640	
VERTI MOWER - M008	PARKS ASSETS	400	878
<u>Construction Vehicles - Replacement</u>			
KOMATSU WA250PZ-6 WHEEL LOADER - G006	WORKS CONSTRUCTION	79,405	
BOMAG BW24R MULTI TYRE ROLLER - R002	WORKS CONSTRUCTION	45,900	
<u>Plant Disposed from 2019/20 budget:</u>			
<u>Light Passenger Vehicles - Replacement</u>			
HYUNDAI I30 HATCH - C00116	MARINA AND DEPOT	12,782	12,782
TOYOTA RAV 4 - C01216	LIBRARY & HERITAGE SERVICES	20,964	20,964
MITSUBISHI OUTLANDER - C02316	ASSET MANAGEMENT	17,782	17,782
<u>Light Commercial Vehicles - Replacement</u>			
FORD RANGER - U043	WORKS CONSTRUCTION	15,509	15,509
FORD RANGER - U05216	PARKS ASSETS	24,600	24,600
FORD RANGER - U05416	PARKS CENTRAL	23,918	23,918
TOYOTA HILUX - U007	WORKS AND SERVICES	29,827	29,827
FORD RANGER - U02216	WORKS AND SERVICES	29,145	29,145
HOLDEN COLORADO - U03216	RANGERS	21,418	21,418
FORD RANGER - U05916	PARKS ASSETS	20,282	20,282
FORD RANGER - U00316	HEALTH SERVICES	29,146	29,146
FORD RANGER - U05316	PARKS ASSETS	25,509	25,509
HOLDEN COLORADO - U069	SUSTAINABLE DEVELOPMENT	22,555	22,555
<u>Trucks & Buses Replacements</u>			
ROADSWEEPER - T051	CIVIL MAINTENANCE	65,613	65,613
<u>Trailers</u>			
TRAILER SINGLE AXLE - V01716	PARKS CENTRAL	2,312	2,312
<u>Parks & Mowers</u>			
TORO REELMASTER SIDEWINDER MOWER - M023	WORKS AND SERVICES	7,153	7,153
TORO ROTARY MOWER - M02616	PARKS ASSETS	7,154	7,154
DEUTSCHER H660-11 ROTARY MOWER - M100	PARKS ASSETS	667	667
RED EXIM VERTI DRAIN AERATOR - N021	WORKS AND SERVICES	5,631	5,631
<u>Miscellaneous Equipment >\$1500</u>			
AIR COMPRESSOR - P054	WORKS AND SERVICES	417	417
ERS TURBO WASHER	CITYFLEET		2,919
PEDESTAL DRILL - P068	WORKS AND SERVICES		584
BENDPAK HOIST - P114	CITYFLEET		895
		2,456,764	1,773,069

KEY INFORMATION



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021

NOTE 5
TENDERS/QUOTES AWARDED FOR THE MONTH

CEO delegation – accepted/rejected tenders during the month
Awarded under Financial Authorisaiton \$250,000 and above

Tender code	Tender Description	Company Awarded to	Contract Term	Contract Amount
				\$
T27-2020	Supply of Workwear	LI & LD Bell ATF The Len Bell Family Trust T/as Work Clobber Mandurah	2 years (Option to extend for 2 years)	1,091,716

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

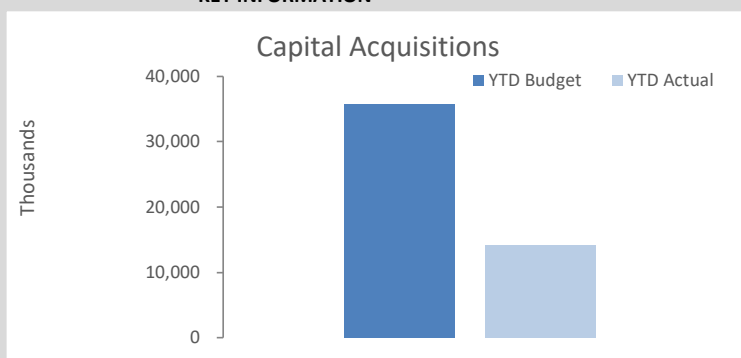
**INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS**

Capital Acquisitions	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	YTD Actual Variance
	\$		\$	\$	\$
Buildings	3,271,990	3,466,928	3,008,865	1,021,357	(1,987,508)
Equipment	336,820	267,600	267,600	102,424	(165,176)
Machinery	3,506,697	3,416,238	2,473,369	1,008,935	(1,464,434)
Infrastructure - Roads	10,964,511	13,478,912	10,603,111	4,946,145	(5,656,967)
Bridges	400,000	750,000	662,430	0	(662,430)
Parks	19,901,574	20,323,562	16,203,053	6,364,727	(9,838,326)
Drainage	1,118,523	1,178,049	955,561	330,721	(624,840)
Coastal & Estuary	422,601	465,105	397,341	272,542	(124,799)
Other Infrastructure	3,143,492	1,838,932	1,063,988	218,860	(845,128)
Capital Expenditure Totals	43,066,208	45,185,326	35,635,319	14,265,713	(21,369,607)
Capital Acquisitions Funded By:					
	\$		\$	\$	\$
City of Mandurah Contribution	8,553,042	6,807,242	15,022,508	4,934,750	(10,087,758)
Capital grants and contributions	11,279,174	14,863,119	19,230,882	8,767,629	(10,463,253)
Borrowings	7,931,591	8,650,611		0	0
Other (Disposals & C/Fwd)	1,020,562	1,366,013	1,381,930	563,334	(818,596)
Cash Backed Reserves					
Building Reserve	2,161,990	2,069,292		0	0
Asset Management Reserve	1,404,778	1,314,816		0	0
Property Acquisition Reserve	1,830,000	444,500		0	0
Sustainability Reserve	229,180	229,180		0	0
Sanitation Reserve	756,471	728,520		0	0
Traffic Bridge Reserve	400,000	400,000		0	0
Waterways Reserve	40,990	27,565		0	0
Unspent Grants & Contributions Reserve	5,258,590	6,084,628		0	0
City Centre Land Acquisition Reserve	2,000,000	2,000,000		0	0
Plant Reserve	199,841	199,841		0	0
Capital Funding Total	43,066,208	45,185,326	35,635,319	14,265,713	(21,369,607)

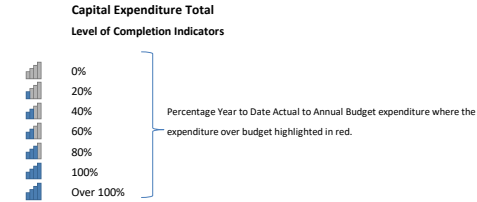
SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

KEY INFORMATION



Acquisitions	Annual Budget	YTD Actual	% Spent
	\$45.19 M	\$14.27 M	32%
Capital Grant	Annual Budget	YTD Actual	% Received
	\$14.86 M	\$8.77 M	59%



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
Buildings							
400030	Owen Avenue Ablution	298,889	298,889	298,888	19,647	279,242	Construction to commence Q4.
750619	Community Sport and Recreation Facility Fund Program - Small Grants	160,119	13,400	13,400	0	13,400	Funding allocated to Peel Hockey Assoc Floodlighting \$95,443, Sth Mh Tennis Club Resurfacing \$10,120 and Mh Mustangs FC - Facility Development \$31,037.
750620	Solar Plan	64,048	64,048	0	0	64,048	Construction to commence Q4.
750621	Milgar St Reserve Water Service Replacement	21,350	21,350	21,351	17,409	3,941	Complete.
750622	Installation of Air Conditioning at Halls Head Parade Community and Sports Facility	48,035	0	0	0	0	Project deferred and budget reallocated to Mandurah Bowling Club Compressor and Mandurah Visitors Centre Upgrade.
750623	Administration Building - Foyer Security	80,059	80,059	80,058	11,779	68,280	Construction to commence Q4.
750624	Seniors Centre Heating Cooling System Upgrade	48,035	48,035	48,036	43,935	4,100	Complete.
750625	Mandurah Community Museum Roof Replacement.	160,119	160,119	160,118	16,719	143,400	Procurement process in progress.
750626	Site Main Switchboard Program	53,373	18,373	0	0	18,373	Construction 30% complete.
750627	Administration Centre External Painting Project	84,329	84,329	84,330	11,276	73,053	Construction 45% complete.
750628	Civic Building-Mayors Office Reconfiguration	53,373	53,373	53,373	3,873	49,500	Construction 5% complete.
750629	Health & Safety Improvements at Pottery Place	16,011	16,011	16,012	0	16,011	Construction complete. Finances to be finalised.
750630	Mandurah Ocean Marina Chalets - External Refurbishment	160,119	160,119	160,118	10,890	149,229	Construction to commence Q4.
750631	Mandurah Bowling & Recreation Club - Bar Repairs	21,350	21,350	21,351	0	21,350	Investigation of moisture ingress to commence Q4.
750632	Falcon Pavilion Re Roofing Project	77,924	77,924	77,924	0	77,924	Construction to commence Q4.
750633	Stage 2 of Upgrades to Peelwood Reserve Changerooms	106,746	106,746	0	0	106,746	Construction 20% complete.
750634	MARC - Hardstands for Pool Blankets	10,674	0	0	0	0	Project cancelled, budget reallocated to MARC Leisure Pool Acoustics.
750635	MARC - Aquatic Plant Rooms Automatic Pool Acid Feed System	5,337	5,337	5,337	0	5,337	Construction to commence Q4.
750636	WMC - Upgrade Alarm System	30,000	30,000	30,000	0	30,000	Construction to commence Q4.
400015	South Mandurah Football Club Changeroom Project	106,746	136,746	136,746	0	136,746	Construction to commence Q4.
750638	Ablution Bortolo Reserve	213,492	213,492	213,491	0	213,492	Procurement process in progress.
400021	Mh Mustangs FC - Facility Development	176,131	207,168	207,168	0	207,168	Construction to commence Q4.
400022	Peelwood Res - Changeroom Upgrade	21,350	21,350	0	0	21,350	Construction to commence Q4.
400007	CASM Ablution Upgrade	47,020	47,020	47,021	42,533	4,487	Complete.
400031	Admin Building First Floor Carpet	38,535	38,535	38,536	0	38,535	Seeking quotations.
400009	Change Rooms Upgrade Program	213,487	223,159	223,160	223,159	(0)	Complete.
400004	MARC/Waste Transfer Station - Solar Plan Phase 5	309,414	170,045	170,045	170,045	0	Complete.
400046	Site Main Switchboards	89,133	95,133	0	0	95,133	Construction 20% complete.
400042	Southern Ops Transportable Meeting Room	79,832	79,832	79,830	73,127	6,705	Construction complete. Finances to be finalised.
400033	Civic Chamber Meeting Rooms	64,403	24,945	24,944	24,791	154	Complete.
400013	Civic Building - Tuckey Room	121,177	122,787	121,942	120,907	1,880	Complete.
400026	Peel Community Kitchen	247,200	248,200	248,200	99,666	148,534	Construction 60% complete.
400028	MARC LED & Lighting Control	44,180	59,012	59,012	56,067	2,945	Complete.
750639	Peel Hockey Association - Floodlighting	0	95,443	71,560	0	95,443	Funding to be provided to Mandurah Hockey Association to arrange works.
750640	South Mnd Tennis Club - Resurfacing	0	10,120	7,588	10,120	0	Complete.
750641	Reading Cinema Complex FIP	0	25,857	25,857	25,857	(0)	Complete.
750642	Mandurah Bowling Club Compressor	0	27,890	27,890	27,890	0	Complete.
750643	Falcon Family Centre Upgrade	0	96,000	48,000	0	96,000	Construction to commence Q4.
750644	Mandurah Visitors Centre Refurbishment	0	142,145	108,139	0	142,145	Construction to commence Q4.
750645	Coodanup Community Centre Upgrade	0	50,000	25,000	11,666	38,334	Construction to commence Q4.
750646	MARC Leisure Pool Acoustics	0	72,587	54,440	0	72,587	Construction to commence Q4.
Bridges							
880000	Old Mandurah Bridge	400,000	400,000	400,000	0	400,000	Construction has commenced.
880012	Lakelands-Madora Bay Pedestrian Bridge	0	350,000	262,430	0	350,000	Design to commence Q4.
Parks							
700439	Enclosed Dog Park	213,492	213,492	213,491	24,052	189,440	Construction to commence Q4.
700440	Major Public Artworks	125,000	125,000	93,729	0	125,000	Ongoing Program 2020/21.
700441	Bortolo Reserve - Shade Sail	33,926	33,926	33,927	0	33,926	Procurement process in progress.
700471	Peelwood Reserve - Shade Sail	45,234	45,234	45,234	0	45,234	Procurement process in progress.

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
	700472	Country Club Drive - Shade Sail	33,926	33,926	33,927	0	33,926	Procurement process in progress.
	700442	Shade Sail Renewal Program	56,544	56,544	56,545	49,384	7,160	Complete.
	700443	Falcon Bay Upgrade - Stage 4 of 5	339,261	409,261	409,260	246,048	163,213	Construction 75% complete.
	700444	Novara Foreshore Stage 4	452,348	382,348	382,348	58,038	324,310	Construction to commence Q4.
		Wittenoom Reserve - Drinking Fountain	9,047	0	0	0	0	
	700466	Calypso Reserve - Drinking Fountain	9,047	18,192	18,193	9,922	8,270	Construction 95% complete.
	700467	Halls Head Foreshore - Drinking Fountain	9,047	17,529	17,530	10,668	6,861	Construction 95% complete.
	700468	Lord Hobart Reserve - Drinking Fountain	16,963	19,225	19,224	6,603	12,622	Construction 95% complete.
		Mogum Reserve - Drinking Fountain	12,440	0	0	0	0	
	700446	BBQ Caterpillar Park	26,687	26,687	26,688	0	26,687	Construction 50% complete.
	700470	BBQ Templetonia Reserve, Coodanup	26,687	26,687	26,688	0	26,687	Construction 50% complete.
	700447	Rakoa Reserve and Bridgewater South Replace Fencing	33,926	33,926	0	13,741	20,185	Construction 75% complete.
	700448	Melaleuca Tce - Replace broken pine fencing	67,852	34,387	16,849	42,239	(7,852)	Complete. Budget Variation for overspend due to Design & Management overhead allocation, to be processed in due course.
	700449	Pump Station Replacement of Pumps	46,599	46,599	34,941	0	46,599	Ongoing Program 2020/21.
	700450	San Remo deck modifications	11,308	17,308	17,309	11,795	5,513	Construction 75% complete.
	700451	Halls Cottage Fencing	53,373	10,000	0	0	10,000	Construction to commence Q4.
	700452	Seascape Village Precinct - Shade Structure Refurbishment	32,024	32,024	32,024	2,964	29,060	Construction to commence Q4.
	700453	Falcon Reserve Activation Plan - Stage 2	226,173	226,173	226,174	96,609	129,564	Construction 95% complete.
	700454	Cemetery - Upgrade of lakes	96,125	96,125	0	0	96,125	Construction to commence Q4.
	700455	Lakes Cemetery Fencing - renewal	35,058	35,058	35,060	15,937	19,121	Construction 95% complete.
	700456	Old Coast Road/Wilderness Drive - Playground Renewal	31,665	63,330	63,332	0	63,330	Construction to commence Q4.
	700457	BMX Track Renewal Program	56,544	84,009	84,012	32,314	51,695	Construction 50% complete.
	700458	Yalgor Heights Reserve - Playground Renewal	31,665	0	0	0	0	Project has been deferred and budget reallocated to Old Coast Road/Wilderness Drive - Playground Renewal.
	700459	War Memorial - Redesign and replace reticulation	22,618	22,618	22,618	7,837	14,781	Construction 95% complete.
	700438	Riverside Gardens Boardwalk	22,416	22,416	22,415	0	22,416	Construction to commence Q4. Project has been on hold due to Ross River virus in the area.
	700460	Westbury Way Reserve Revegetation Plan (Offset) Capital	21,486	21,486	0	0	21,486	Construction to commence Q4.
	700461	Hexham Wetland Fencing	20,340	20,340	20,340	20,852	(512)	Complete.
	700462	Madora Bay Beach	113,087	113,087	0	0	113,087	Construction to commence Q4.
	700463	Madora Bay Shade Shelters	67,852	67,852	67,852	10,267	57,585	Construction to commence Q4.
	700464	Shade Sails Over Playgrounds	226,173	226,173	226,173	29,975	196,198	Construction to commence Q4.
	700465	Dawesville Channel SE Foreshore Upgrade	226,173	0	0	0	0	Project to be deferred to 2021/22, budget allocated to Reserve at Budget Review.
	700009	Falcon Reserve Activation Plan	209,035	203,365	203,366	192,434	10,931	Construction complete. Finances to be finalised.
	700013	Lakelands Community Garden	30,000	0	0	0	0	Budget moved to operating project.
	700020	Pebble Beach Boulevard Res 46649	156,945	156,945	156,944	131,707	25,238	Construction 75% complete.
	700017	Grahame Heal Reserve	67,177	36,882	36,879	7,746	29,136	Construction 95% complete.
	700035	Louis Dawe Park	46,212	51,218	51,217	51,280	(62)	Complete.
	700006	MARC improvement to car park area	10,000	12,418	12,419	13,625	(1,207)	Complete.
	700010	Falcon Skate Park Upgrade	160,000	162,476	162,476	158,390	4,086	Construction complete. Finances to be finalised.
	700034	Eastern Foreshore Softfall Renewal	0	9,091	9,091	9,091	0	Complete.
	700036	Mogum Reserve Softfall Renewal	0	23,400	23,400	23,400	0	Complete.
	700042	Kerosene Tank Bunding	0	6,452	6,452	6,451	1	Complete.
	700027	Duverney Park Picnic Facilities	0	40,000	40,000	41,333	(1,333)	Complete.
	700473	Templetonia Reserve	0	5,000	5,000	4,478	522	Complete.
	700474	Mandurah Southern Districts BFB Water Tank	0	11,690	8,768	0	11,690	Construction to commence Q4.
		Roads						
	501036	RS Aldgate Street	97,535	0	0	0	0	Project cancelled. Budget reallocated within Reseals Program at Budget Review.
	501066	RS Castlewood Place	17,340	0	0	0	0	Project cancelled. Budget reallocated within Reseals Program at Budget Review.
	501067	RS Mississippi Drive Stage 2	232,999	285,534	285,534	23,175	262,359	Construction 50% complete.
	501068	RS Oakmont Avenue Cool Seal	97,535	0	0	0	0	Project cancelled. Budget reallocated within Reseals Program at Budget Review.
	501069	RS Oakmont Avenue	86,697	184,232	184,232	5,944	178,288	Construction to commence Q4.
	501070	RS Perie Banou Close	92,116	47,116	47,116	18,033	29,083	Construction 95% complete.
	501071	RS Sedgemere Terrace	24,925	0	0	0	0	Project cancelled. Budget reallocated within Reseals Program at Budget Review.
	501072	RS Valley Road	27,093	27,093	27,094	18,868	8,225	Construction 95% complete.
	501073	RS Valley Road	70,442	70,442	70,445	0	70,442	Construction 95% complete.
	501074	Donnelly Gardens	205,906	160,906	160,906	41,685	119,221	Construction 95% complete.
	501075	Westbourn Pass	28,177	0	0	0	0	Project cancelled. Budget reallocated within Reseals Program at Budget Review.
	501026	Bortolo Reserve - Shared Use Parking and Fire Track Facility	417,233	367,233	367,233	327,229	40,004	Construction 95% complete.
	501027	RR Pinjarra Road Stage 1	812,789	1,625,578	1,625,576	281,481	1,344,097	Construction to commence Q4.
	501028	RR Peel Street	812,789	812,789	812,788	1,080,223	(267,434)	Construction complete. Finances to be finalised. Budget Variation for overspend to be processed in due course.
	501029	RR Pinjarra Road Stage 2	812,789	0	0	0	0	Budget reallocated to RR Pinjarra Road Stage 1.
	501030	RR Leslie Street	812,789	812,789	812,788	360,325	452,464	Construction 50% complete.
	501031	RR Catalina Dr/Badgerup Ave Roundabout	596,045	550,000	550,001	339,574	210,426	Construction 95% complete.
	501032	RR Thera St Stage 2	184,233	196,303	196,303	195,587	716	Complete.
	501033	RR Old Coast Road/Albany Drive	140,883	190,883	190,882	29,114	161,769	Construction to commence Q4.
	501034	RR Old Coast Rd - Cossack Way to Shoshone View	270,930	220,930	108,256	22,340	198,590	Construction to commence Q4.
	501035		88,865	88,865	88,864	11,150		Construction complete. Finances to be finalised.

Council Meeting 27 April 2021

Reports

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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
	501025	SP Halls Head Parade PSP	21,674	21,674	0	1,869	19,805	Design to commence Q4.
	501055	SP Casuarina Drive	16,256	16,256	0	1,975	14,281	Construction 95% complete.
	501056	SP Eldora Crescent	54,186	54,186	54,187	40,792	13,394	Complete.
	501057	SP First Avenue	34,679	34,679	34,679	7,894	26,785	Construction 95% complete.
	501058	SP Lanyon Street	70,442	70,442	70,445	8,226	62,216	Construction 95% complete.
	501059	SP Melita Street	45,516	45,516	45,518	44,515	1,001	Complete.
	501060	SP Murdoch Drive	91,032	91,032	91,031	47,599	43,433	Construction 95% complete.
	501061	SP Pinjarra Road	81,279	0	0	0	0	Project cancelled, budget reallocated within Shared Paths Program.
	501062	SP Pinjarra Road Park	72,609	72,609	72,610	25,048	47,561	Complete.
	501063	SP Wanjeep Street	102,953	0	0	0	0	Project cancelled, budget reallocated within Shared Paths Program.
	501064	Mulberry Close PAW	26,009	62,009	0	4,193	57,817	Construction to commence Q4.
	501065	Missing Links	33,595	33,595	16,462	11,531	22,064	Ongoing Program 2020/21.
	501037	SP Cox Bay Footpath Renewal	117,041	117,041	117,042	111,811	5,230	Complete.
	501038	SP Stingray Point Footpath Replacement	146,302	146,302	146,305	0	146,302	Construction to commence Q4.
	501039	SL Street Lighting New Program	162,558	162,558	121,885	56,478	106,080	Ongoing Program 2020/21.
	501040	SL Upgrade of the older lighting Poles on Peelwood Reserve Oval 2	53,373	53,373	53,373	0	53,373	Construction to commence Q4.
	501041	SL Rushton Sports Flood Lighting - Replacement	106,746	0	0	0	0	Design and project scope to be rescheduled to 2021/22.
	501042	SL Light pole replacement	53,373	38,541	38,540	0	38,541	Construction to commence Q4. Budget Variation of \$14,832 to be funded from SL Parks & Reserves LED Program.
	501043	SL Mandurah Marina canal light pole rectification	53,373	53,373	53,373	33,373	20,000	Complete.
	501044	SL Carpark Lighting Replacement Program	58,711	58,711	58,712	6,078	52,633	Construction 30% complete.
	501045	SL Mandurah Scoop Lighting Replacement	18,147	18,147	18,148	0	18,147	Construction 10% complete.
	501046	SL Parks and Reserves LED Program	80,059	80,059	80,058	30,872	49,188	Ongoing Program 2020/21. Budget Variation of \$14,832 for SL Light Pole Replacement project to be funded from this program.
	501047	Pinjarra Road East - Median Stage 3	33,926	24,525	24,527	24,471	54	Complete.
	501048	TM Discretionary Traffic Management Program	162,558	157,782	118,313	81,896	75,886	Ongoing Program 2020/21.
	501049	TM Merlin St/Mistral St Roundabout	243,837	273,837	273,834	325,730	(51,893)	Construction complete. Finances to be finalised. Budget Variation for overspend to be processed in due course.
	501050	Mandurah Road Median	169,631	169,631	169,633	30,668	138,963	Construction 5% complete.
	501051	SF Street Furniture New Program	65,024	65,024	48,751	0	65,024	Ongoing Program 2020/21.
	500016	Smart Street Mall	2,000,000	2,351,939	1,763,488	657,284	1,694,655	Refer to Financial Report, Key Capital Projects table.
	501052	WMC Loading Area - Column Protection	35,000	35,000	35,000	0	35,000	Construction to commence Q4.
	501053	SL MARC Carpark Additional Lights	21,675	21,675	21,676	21,675	0	Construction to commence Q4.
	501054	Waste Transfer Station Road Construction	108,371	108,371	108,370	0	108,371	Construction to commence Q4.
	500019	Peel Street	250,000	495,287	495,286	149,349	345,938	Construction complete. Finances to be finalised. Journal to be processed in April to clear the majority of the RR Peel Street overspend.
	500004	Coodanup Drive	111,930	106,264	106,264	106,264	0	Complete.
	500029	TM Discretionary Traffic Mgmt	46,628	46,175	46,172	46,175	0	Complete.
	500028	RR Thera Street	80,000	146,136	146,133	93,941	52,195	Complete.
	500082	WMC Recovery Facility Hardstand	205,907	205,907	205,906	0	205,907	Construction to commence Q4.
	500055	SP Cox Bay	0	19,366	14,524	19,366	0	Complete.
	501076	Guava Way	0	351,000	263,177	3,068	347,932	Construction to commence Q4.
	501077	SP Harbord Avenue	0	59,331	44,476	0	59,331	Construction to commence Q4.
	501078	SP Sandforth Crescent	0	66,131	66,131	0	66,131	Construction to commence Q4.
	501079	Pallas Way - Troy Place PAW	0	13,531	13,532	0	13,531	Construction to commence Q4.
	501080	Boundary Road PAW	0	37,531	37,533	0	37,531	Construction to commence Q4.
	501082	RS Waldron Boulevard	0	69,925	0	57,990	11,935	Construction 95% complete.
	501083	RR Mandurah Terrace	0	0	0	0	0	Project deferred to 2021/22, budget allocated to Reserve at Budget Review.
	501084	Peel Street - Power Relocation	0	1,500,000	0	0	1,500,000	Construction to commence Q4.
	501085	SP Rochester Way	0	57,279	0	19,283	37,996	Construction 95% complete.
	501086	SP Denham Street	0	90,953	0	0	90,953	Construction to commence Q4.
	501081	RS Baruna Court	0	135,517	0	60,298	75,219	Construction 95% complete.
<u>Drainage</u>								
	600171	DR Leighton Road/Halls Head Parade	27,093	40,464	40,466	41,649	(1,185)	Complete.
	600172	DR Rainbow Way Swale Reinstatement	81,278	48,278	48,279	48,352	(74)	Complete.
	600173	DR Koolinda Street	162,558	162,558	162,558	14,899	147,659	Construction to commence Q4.
	600174	DR Yeeding Road	108,371	108,371	108,370	19,570	88,801	Construction to commence Q4.
	600175	DR 294 Estuary Road	81,278	67,307	67,310	12,575	54,732	Construction 95% complete.
	600176	DR Northport Boulevard	81,278	155,907	155,913	20,299	135,608	Construction 5% complete.
	600177	DR Discretionary Drainage	92,116	62,116	46,578	10,683	51,433	Ongoing Program 2020/21.
	600178	DR Halls Head Parade - Roberts Point	73,693	48,693	43,469	42,298	6,395	Complete.
	600179	DR Estuary View Road Flooding Stage 2	65,024	78,995	78,997	78,994	1	Complete.
	600180	Bortolo Sump - Water Sensitive Urban Design	325,116	395,564	193,828	31,606	363,958	Construction to commence Q4.
	600011	DR Orion Rd Park Stage 2	20,719	9,796	9,795	9,796	0	Complete.
<u>Coastal & Estuary</u>								
	910106	Keith Holmes Reserve POS Upgrade	97,307	97,307	97,308	76,119	21,188	Construction 70% complete.
	910107	Marina Pens WIFI	20,000	20,000	20,000	0	20,000	Construction to commence Q4.
	910108	South Harbour Paving Upgrade Stage 2	183,801	183,801	183,802	105,292	78,509	Construction 55% complete.
	910109	Cambria Island abutment walls repair	32,435	60,000	2,436	0	60,000	Design to be completed by June 2021.
	900012	Council Meeting 27 April 2021	62,060	0	0	0	0	Grant application for RBFs Round 25 was unsuccessful. Project deferred to 2021/22, budget allocated to Reserve at Budget Review.

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
	900002 Avalon Foreshore	27,000	63,211	63,217	54,676	8,535	Complete.
	900009 South Harbour Paving Replacement	0	40,786	30,578	36,456	4,330	Construction 95% complete.
Equipment							
	820175 MARC Pool Covers Program Pool	37,361	0	0	0	0	Project cancelled, budget reallocated to MARC Leisure Pool Acoustics.
	820176 Sign / sticker printer	37,930	37,930	37,930	37,962	(32)	Complete.
	820177 MARC CCTV Aquatic Facilities	32,024	32,024	32,024	32,510	(486)	Complete.
	820178 CCTV Upgrade at Meadow Springs Sports Facility	21,350	21,350	21,351	19,931	1,419	Complete.
	820179 MARC Pool Covers Leisure Exercise Pool	24,552	0	0	0	0	Project cancelled, budget reallocated to MARC Leisure Pool Acoustics.
	820180 Furniture & Equipment Renewal Program	55,508	48,201	48,201	0	48,201	Ongoing Program 2020/21.
	820174 MPAC Orchestra Lift	128,095	128,095	128,094	12,021	116,074	Construction to commence Q4.
Plant & Machinery							
	770001 Light Passenger Vehicles - Replacement	672,651	491,550	368,565	336,330	155,220	
	770002 Light Commercial Vehicles - Replacement	981,185	1,098,180	823,418	386,644	711,536	
	Light Passenger Vehicles - New	0	0	0	0	0	
	770018 Light Commercial Vehicles - New	36,000	33,523	25,137	0	33,523	
	770006 Trucks & Buses Replacements	72,893	72,893	45,560	0	72,893	
	770007 Trailers	743,550	720,347	540,582	134,562	585,785	
	770009 Parks & Mowers	285,438	232,671	174,457	107,125	125,546	
	770011 Miscellaneous Equipment >\$1500	131,919	130,013	97,485	44,274	85,739	
	770008 Construction Vehicles	583,061	637,061	398,165	0	637,061	
Other Infrastructure							
	930033 Christmas Decorations 2020	213,492	213,492	213,491	212,920	572	Complete.
	930034 Waste Transfer Station increase hardstand area with concrete	100,000	100,000	100,000	0	100,000	Construction to commence Q4.
	930035 Restart Mandurah - Other	2,785,000	1,519,500	744,555	0	1,519,500	Refer to Financial Report for the Restart Mandurah update.
	930002 Road Sweeper Spoil	45,000	5,940	5,942	5,940	0	Complete.
	400050 Lakelands DOS Clubroom Facility	200,000	762,524	762,524	565,334	197,190	Construction complete. Finances to be finalised.
	700052 Lakelands DOS	1,000,000	1,143,257	1,143,258	256,068	887,189	Refer to Financial Report, Key Capital Projects table.
	500085 Lakelands DOS Parking	0	3,594	2,692	1,800	1,794	Refer to Financial Report, Key Capital Projects table.
	700050 Lakelands DOS - Irrigation	0	26,125	19,587	4,144	21,981	Refer to Financial Report, Key Capital Projects table.
	700053 Lakelands DOS - Sports Specific Infr	0	23,763	17,814	48,242	(24,479)	Refer to Financial Report, Key Capital Projects table.
	700054 Lakelands DOS - Water Provision Infr	0	311,941	233,896	1,785	310,156	Refer to Financial Report, Key Capital Projects table.
	700055 Eastern Foreshore South Precinct	6,870,103	6,436,603	4,826,158	1,387,389	5,049,214	Refer to Financial Report, Key Capital Projects table.
	700056 Western Foreshore Recreation Precinct	8,300,000	8,315,856	6,235,230	2,765,928	5,549,928	Refer to Financial Report, Key Capital Projects table.
	Grand Total	43,066,214	45,185,326	35,635,319	14,265,713	30,919,613	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

FINANCING ACTIVITIES

NOTE 7

BORROWINGS

Repayments - Borrowings

Information on Borrowings Particulars	1 July 2020	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Community amenities									
Compactor Waste Trailers and Dolly [336]	240,815		0	43,249	58,497	197,566	182,318	3,785	4,215
Waste Water Reuse [349]	146,255		0	16,935	22,892	129,320	123,363	2,280	2,728
Halls Head Ablution Block [350]	97,505		0	11,287	15,257	86,218	82,248	1,520	1,819
Halls Head Recycled Water 2019/20	200,051		0	13,507	19,486	186,544	180,565	3,377	3,794
Ablutions 2020/21	0		200,000	-	-	0	200,000	0	-
Recreation and culture									
Rushton Park Redevelopment [318(ii)]	334,327		0	69,786	88,224	264,541	246,103	1,729	5,787
Meadow Springs Recreation Facility [318(iii)]	250,493		0	52,422	67,218	198,071	183,275	1,299	4,409
Mandurah Rugby Club [320]	42,468		0	31,293	39,319	11,175	3,149	441	404
Mandurah Cricket Club [321]	14,145		0	10,437	13,095	3,708	1,050	147	134
Mandurah Football & Sporting Club [324]	165,129		0	60,365	81,131	104,764	83,998	2,320	2,449
Mandurah Rugby Club [325]	12,698		0	4,646	6,244	8,052	6,454	178	188
Bowling Club Relocation [326]	1,092,880		0	421,049	552,877	671,831	540,003	6,127	16,690
Ablutions - Netball Centre [329(i)]	88,582		0	32,065	43,074	56,517	45,508	1,216	1,300
Parks Construction [329(v)]	87,089		0	32,065	43,074	55,024	44,015	1,216	1,300
Halls Head Bowling Club upgrade [331]	310,795		0	27,459	37,617	283,337	273,178	5,140	5,847
Parks - Falcon Bay Reserve [333(i)]	72,390		0	17,740	23,861	54,650	48,529	1,068	1,216
MARC Redevelopment [338]	763,964		0	122,948	157,240	641,016	606,724	5,527	14,060
MARC Redevelopment Stage 1 [340]	503,911		0	62,398	81,426	441,513	422,485	5,696	9,366
MARC Redevelopment Stage 2 [341]	1,277,816		0	168,299	210,117	1,109,517	1,067,699	7,417	24,171
Eastern Foreshore Wall [344]	835,933		0	109,527	136,053	726,406	699,880	4,251	15,651
MARC Stage 2 [345]	1,228,894		0	157,202	195,485	1,071,692	1,033,409	6,481	22,759
Falcon Bay Seawall [351]	244,836		0	28,304	38,260	216,532	206,576	3,817	4,568
MARC Solar Plan [353]	173,490		0	15,157	20,770	158,333	152,720	2,870	3,266
Novara Foreshore Development [355]	346,980		0	30,313	41,540	316,667	305,440	5,741	6,532
Falcon Bay Foreshore Upgrades [356]	346,980		0	30,313	41,540	316,667	305,440	5,741	6,532
Mandjar Square Development [358]	433,630		0	37,888	51,919	395,742	381,711	7,175	8,165
Lakelands DOS [360]	2,365,997		0	243,083	290,729	2,122,914	2,075,268	9,259	45,727
Mandjar Square Stage 3 and 4	458,859		0	34,178	46,060	424,681	412,799	6,952	8,780
Falcon Seawall	908,175		0	77,380	92,119	830,795	816,056	4,880	17,561
Novara Foreshore Stage 3	183,582		0	13,671	18,424	169,911	165,158	2,781	3,512
Smart Street Mall Upgrade 2019/20	500,127		0	37,142	48,704	462,985	451,423	8,416	9,484
Falcon Bay Foreshore Stage 3 of 4	300,076		0	20,261	29,230	279,816	270,846	5,065	5,690
Mandjar Square Final Stage	300,076		0	20,261	29,230	279,816	270,846	5,065	5,690
Falcon Skate Park Upgrade	120,030		0	8,915	11,692	111,115	108,338	2,020	2,276
Westbury Way North side POS Stage 3	200,051		0	13,502	19,486	186,549	180,565	3,382	3,794
Eastern/ Western Foreshore 2020/21	0		2,770,000	-	-	0	2,770,000	0	-
Smart Street Mall 2020/21	0		2,000,000	-	-	0	2,000,000	0	-
Novara Foreshore Stage 4	0		400,000	-	-	0	400,000	0	-
Bortolo Reserve - Shared Use Parking and Fire Track Facility	0		300,000	-	-	0	300,000	0	-
Falcon Bay Upgrade - Stage 4 of 5	0		300,000	-	-	0	300,000	0	-
Enclosed Dog Park	0		200,000	-	-	0	200,000	0	-
South Harbour Paving Upgrade Stage 2	0		50,000	-	-	0	50,000	0	-
Falcon Skate Park Upgrade 2020/21	0		80,000	-	-	0	80,000	0	-
Transport									
Drainage [318(iv)]	83,835		0	17,365	21,006	66,470	62,829	430	1,378
Road Construction [318(v)]	836,324		0	174,302	226,862	662,022	609,462	4,319	14,882
Road Construction [329(ii)]	188,410		0	69,788	93,749	118,622	94,661	2,646	2,830
Drainage Construction [329(iii)]	63,624		0	22,634	30,405	40,990	33,219	858	918
Peelwood Oval - Parking [329(iv)]	24,957		0	9,431	12,669	15,526	12,288	358	382
Path Construction [329(vi)]	13,856		0	5,659	7,601	8,197	6,255	215	229
Street Lighting [329(viii)]	18,102		0	7,545	10,135	10,557	7,967	286	306
Road Construction [333(ii)]	320,984		0	80,817	108,701	240,167	212,283	4,865	5,541
New Pedestrian Bridge Construction [335]	481,195		0	87,468	118,182	393,727	363,013	7,554	8,514
New Road Construction [339]	544,949		0	85,086	112,184	459,863	432,765	6,426	10,048
New Road Construction [342]	651,651		0	83,927	105,058	567,724	546,593	3,931	12,086
WMC Tims Thicket [343]	98,545		0	11,581	15,767	86,964	82,778	1,604	1,813
Road Construction [346]	385,053		0	44,587	60,269	340,466	324,784	6,002	7,183
MARC Carpark [347]	292,521		0	33,870	45,783	258,651	246,738	4,560	5,457
MPAC Forecourt [348]	121,886		0	14,111	19,074	107,775	102,812	1,900	2,274
Mandurah Marina [352]	173,490		0	15,157	20,770	158,333	152,720	2,870	3,266
MARC Carpark [354]	260,243		0	22,730	31,149	237,513	229,094	4,306	4,899
Mandurah Foreshore Boardwalk Renewal [357]	390,262		0	34,097	46,723	356,165	343,539	6,457	7,349
New Road Construction [359]	1,191,883		0	121,960	146,919	1,069,923	1,044,964	5,561	23,110
Smoke Bush Retreat Footpath [361]	86,736		0	7,583	10,391	79,153	76,345	1,435	1,633
New Boardwalks 18/19	458,859		0	34,178	46,060	424,681	412,799	6,952	8,780
Coodanup Drive - Road Rehabilitation	91,791		0	6,835	9,212	84,956	82,579	1,391	1,756
Pinjarra Road Carpark	183,582		0	13,671	18,424	169,911	165,158	2,781	3,512
New Road Construction 2018/19	1,497,356		0	127,863	151,985	1,369,493	1,345,371	7,857	28,975
New Road Construction 2019/20	900,229		0	75,804	87,665	824,425	812,564	6,204	17,071
South Harbour Upgrade 2019/20	230,058		0	15,530	22,409	214,529	207,649	3,883	4,363
New Roads 2020/21	0		1,150,000	-	-	0	1,150,000	0	-

Repayments - Borrowings

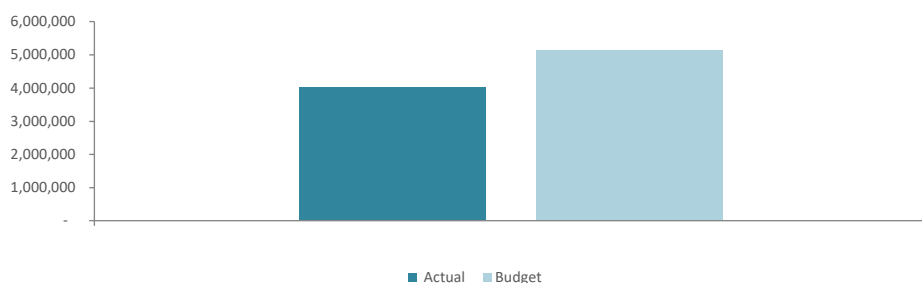
Information on Borrowings		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	1 July 2020	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Other property and services									
Office Building [272]	215,016		0	190,199	195,643	24,817	19,373	1,933	1,677
IT Communications Equipment [318(i)]	67,470		0	13,761	16,805	53,709	50,665	341	1,102
IT Equipment [329(vii)]	25,700		0	9,431	12,669	16,269	13,031	358	382
Land Purchase [330]	1,223,995		0	475,520	624,084	748,475	599,911	6,673	18,840
Civic Building - Tuckey Room Extension	458,859		0	34,178	46,060	424,681	412,799	6,952	8,780
	26,230,451	0	7,450,000	4,021,711	5,146,303	22,208,740	28,534,148	246,287	479,200
Total	26,230,451	0	7,450,000	4,021,711	5,146,303	22,208,740	28,534,148	246,287	479,200
Current borrowings	5,146,303		7,450,000	4,021,711	5,146,303	738,120	5,146,303	246,287	479,200
Non-current borrowings	21,084,148					21,470,620	23,387,845		
	26,230,451					22,208,740	28,534,148		

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.

2020/21 Principal Repayments



Principal Repayments

\$4,021,711

Interest Expense

\$246,287

Loans Due

\$22.21 M

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021

NOTE 8

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	Current Liability 30-Jun	Adopted Budget	Budget Variations	Annual Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Operating Grants and Subsidies									
General purpose funding									
Financial Assistance Grant - General Purpose						845,000		876,988	657,741
Financial Assistance Grant - Local Roads						670,000		602,601	451,951
Law, order, public safety									
Lifeguard Service Funding: DPIRD						100,000		95,667	95,667
Bushfire Mitigation Funding: DFES						0	318,600	318,600	159,300
Operating Grant SES: DFES						64,233		36,213	23,875
Operating Grant Southern Districts Fire Brigade: DFES						0		28,020	18,414
Education and welfare									
Waterwise Verge Grant: WaterCorp		10,000	(10,000)	0		10,000		10,000	10,000
NAIDOC: PMC		1,000	(1,000)	0		3,038		3,038	1,000
International Disability Day Grant: Alcoa						1,013	5,000	6,013	5,000
Mandurah Mental Health Initiative: WAPHA						0		100,000	0
Mandurah Assertive Outreach Trial: WAPOL		350,000	(350,000)	0		0		350,000	350,000
Local Youth Alcohol Campaign: ADF						0		26,050	0
Stay on Your Feet: Injury Matters		3,980		3,980		0		3,980	0
Ask for Angela: WAPOL		20,060		20,060		0		20,060	0
Recreation and culture									
Gnoonie Youth Football Cup: WA Health Promotion Foundation						1,013		1,013	2,000
CHRMAP: DPLH						37,500		37,500	0
Lotterywest (Childrens Festival Grant)						8,859		0	0
Lotterywest (Christmas Pageant)						10,125		0	0
Crabfest						141,742		0	0
Every Club Funding: DLGSC	20,000		(20,000)	0		20,250		40,000	20,000
Friday Night Skillz: DLGSC	15,840			15,840		14,485		14,485	0
Colours of Mandurah Artwork: RACWA		7,500	(7,500)	0		0		9,000	7,500
Christmas Business Activation Grant: DPIRD		2,000	(2,000)	0		0		2,000	2,000
Volunteer Appreciation Project 2020: DLGSC		1,500	(1,500)	0		0		1,500	1,500
Mandurah & Peel Aquatic Clubs Amalgamation: DLGSC		3,500		3,500		0		3,500	0
Australia Day 2021: National Australia Day Council		481,992	(481,992)	0		0		528,360	502,992
KidSport: DLGSC		7,000	(7,000)	0		0		7,000	7,000
Transport									
Annual Bus Shelter Maintenance Assistance Scheme: PTA						15,000		15,000	0
Economic services									
Transform Mandurah Initiative: DPIRD		100,000		100,000		0		0	0
	35,840	988,532	(880,992)	143,380	0	1,942,258	323,600	3,136,588	2,315,939
TOTALS	35,840	988,532	(880,992)	143,380	0	1,942,258	323,600	3,136,588	2,315,939

Provider	Unspent Non Operating Grants, Subsidies and Contributions Liability					Non Operating Grants, Subsidies and Contributions Revenue				
	Liability	Increase in	Liability Reduction	Liability	Current Liability	YTD				YTD Revenue Actual (b)
	1-Jul	Liability	(As revenue)	30-Jun	30-Jun	Adopted Budget Revenue	Budget	Budget Variations	Annual Budget	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Non-Operating Grants and Subsidies										
Law, order, public safety										
Mandurah Southern Districts BFB Water Tank						0		11,690	11,690	0
Community amenities										
Donnelly Gardens: Main Roads						111,716		0	111,716	110,905
Recreation and culture										
Eastern Foreshore South Precinct: DoH						2,500,000		(500,000)	2,000,000	2,000,000
Eastern Foreshore South Precinct: RfR	2,216,500		(1,387,389)	829,111		1,228,250		2,216,500	3,444,750	1,387,389
Western Foreshore Recreation Precinct: RfR	2,365,856		(2,365,856)	0		3,771,750		2,365,856	6,137,606	2,365,856
Parkridge Boat Ramp: RBFS						16,410		(16,410)	0	0
Falcon Skate Park Upgrade: Lotterystreet						80,000		6,338	86,338	86,338
Lakelands DOS Clubroom Facility: AFL						50,000		0	50,000	0
Lakelands DOS: DLGSC						325,000		0	325,000	0
Change Rooms Upgrade Program: DLGSC	50,000		(50,000)	0						50,000
Transport										
RR Pinjarra Road Stage 1: Main Roads						500,000		500,000	1,000,000	400,000
Peel Street: Main Roads						100,000		0	100,000	100,000
RR Peel Street: Main Roads						500,000		0	500,000	500,000
RR Pinjarra Road Stage 2: Main Roads						500,000		(500,000)	0	0
RR Leslie Street: Main Roads						500,000		0	500,000	400,000
RR Catalina Dr/Badgerup Ave Roundabout: Main Roads						550,000		0	550,000	550,000
RR Thera St Stage 2: Main Roads						170,000		0	170,000	170,000
RR Old Coast Road/Albany Drive: Main Roads - Roads to Recovery						120,708		0	120,708	120,708
RR Old Coast Road/Albany Drive: Main Roads - RRG Direct Grant						0		50,000	50,000	0
RS Mississippi Drive Stage 2: LRCI Phase 1						215,000		(814)	214,186	0
Guava Way: LRCI Phase 1		262,238	(3,068)	259,170		0		351,000	351,000	3,068
RR Mandurah Terrace: LRCI Phase 2						0		1,358,144	1,358,144	0
Peel Street - Power Relocation: LRCI Phase 2		1,429,072		1,429,072		0		1,500,000	1,500,000	0
RS Oakmont Avenue Cool Seal: LRCI Phase 1						0		0	0	0
RS Oakmont Avenue: LRCI Phase 1						0		90,814	90,814	0
RS Waldron Boulevard: LRCI Phase 1						0		45,000	45,000	0
RR Old Coast Rd - Cossack Way to Shoshone View - Main Roads						0		99,186	99,186	150,000
RS Valley Road: Main Roads						0		65,000	65,000	65,000
SP Harbord Avenue: LRCI Phase 1		59,331		59,331		0		59,331	59,331	0
SP Sandforth Crescent: LRCI Phase 1		66,131		66,131		0		66,131	66,131	0
Pallas Way - Troy Place PAW: LRCI Phase 1		13,531		13,531		0		13,531	13,531	0
Boundary Road PAW: LRCI Phase 1		37,531		37,531		0		37,531	37,531	0
Economic services										
SP Halls Head Parade PSP: DoT		4,000		4,000		20,000		0	20,000	4,000
	4,632,356	1,871,834	(3,806,313)	2,697,877	0	11,258,834	0	7,818,828	19,077,662	8,463,264
Non-Operating Contributions										
Recreation and culture										
Hexham Wetland Fencing: PHCC						20,340		0	20,340	20,340
Dawesville Channel SE Foreshore Upgrade: CIL						0		277,025	277,025	277,025
Mandurah Bridge Club						0		0	0	2,000
Mandurah Surf Life Saving Club						0		0	0	5,000
Transport										
Bortolo Sump - Water Sensitive Urban Design: CIL						0		70,448	70,448	0
	0	0	0	0	0	20,340	0	347,473	367,813	304,365
Total Non-operating grants, subsidies and contributions	4,632,356	1,871,834	(3,806,313)	2,697,877	0	11,279,174	0	8,166,301	19,445,475	8,767,629

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

**NOTE 10
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)				(358,718)
1643.930035.20501.13	Restart Mandurah Other	G. 10/7/20 June FR	Capital Expenses		150,000		(208,718)
9624.102249.14000.13	Mandurah CBD Revitalisation Project	G. 10/7/20 June FR	Operating Expenses			(150,000)	(358,718)
1643.930035.20501.13	Restart Mandurah Other	G. 10/7/20 June FR	Capital Expenses		100,000		(258,718)
9555.101010.14000.10	Community Services: Comm Assistant Grants	G. 10/7/20 June FR	Operating Expenses			(100,000)	(358,718)
1643.930035.20501.13	Restart Mandurah Other	G. 10/7/20 June FR	Capital Expenses		100,000		(258,718)
	Transfer to Unspent Grant Reserve	G. 10/7/20 June FR	Other: Transfer Into Reserve			(100,000)	(358,718)
1635.700421.20501.13	Eastern Foreshore Softfall Renewal	G. 10/7/20 June FR	Capital Expenses			(9,091)	(367,809)
1635.700423.20501.13	Mogum Softfall Renewal	G. 10/7/20 June FR	Capital Expenses			(23,400)	(391,209)
1635.700430.20501.10	Kerosene Tank Bunding	G. 10/7/20 June FR	Capital Expenses			(6,071)	(397,280)
1636.500990.20501.13	SP Cox Bay	G. 10/7/20 June FR	Capital Expenses			(22,672)	(419,952)
9676.138750.14000.10	WSUD	G. 10/7/20 June FR	Operating Expenses			(52,859)	(472,811)
308810.9200.10	Corp Comms: Corp Projects	G. 10/7/20 June FR	Operating Expenses			(22,250)	(495,061)
308810.9058.10	Corp Comms: General Advertising	G. 10/7/20 June FR	Operating Expenses			(19,500)	(514,561)
9655.163032.10058.13	Emergency Management: Bushfire Mitigation	G. 10/7/20 June FR	Operating Expenses			(318,600)	(833,161)
318910.0050.55	Emergency Management Grants	G. 10/7/20 June FR	Operating Revenue		318,600		(514,561)
	Capital Works 2019/20 Carryovers Reconciliation	G. 6/8/20 July FR	Capital Expenses			(1,723,043)	(2,237,604)
	Capital Works 2019/20 Carryovers Reconciliation	G. 6/8/20 July FR	Capital Revenue		6,338		(2,231,266)
	Capital Works 2019/20 Carryovers Reconciliation	G. 6/8/20 July FR	Other: Unutilised Loans		825,088		(1,406,178)
	Capital Works 2019/20 Carryovers Reconciliation	G. 6/8/20 July FR	Other: Transfer Out of Reserve		677,377		(728,801)
1634.880012.	Lakelands-Madora Bay Pedestrian Bridge	G. 6/8/20 July FR	Capital Expenses			(350,000)	(1,078,801)
1636.501076.	Guava Way	G. 6/8/20 July FR	Capital Expenses			(351,000)	(1,429,801)
Various	Shared Paths	G. 6/8/20 July FR	Capital Expenses			(176,524)	(1,606,325)
386915.0070.60	Bridge Mtce Grants & Subs Non-op	G. 6/8/20 July FR	Capital Revenue		350,000		(1,256,325)
381915.0070.60	Road Planned Mtce Grants & Subs Non-op	G. 6/8/20 July FR	Capital Revenue		351,000		(905,325)
394915.0070.60	Footpath Mtce Grants & Subs Non-op	G. 6/8/20 July FR	Capital Revenue		176,524		(728,801)
1636.501027.	RR Pinjarra Road Stage 1	G. 6/8/20 July FR	Capital Expenses			(812,789)	(1,541,590)
1636.501029.	RR Pinjarra Road Stage 2	G. 6/8/20 July FR	Capital Expenses		812,789		(728,801)
9564.102701.14000.10	Cultural Development: Arts & Culture Group Grants	G. 6/8/20 July FR	Operating Expenses		30,375		(698,426)
9555.101010.14000.10	Community Services: Comm Assitant Grants	G. 6/8/20 July FR	Operating Expenses			(30,375)	(728,801)
9637.102608.14000.05	Community Safety Projects: ADF Grant Expenditure	G. 6/8/20 July FR	Operating Expenses			(6,300)	(735,101)
9555.101012.10057.10	Community Services: In Day for People with a Disability	G. 6/8/20 July FR	Operating Expenses			(5,000)	(740,101)
0555.101012.31012.55	Community Services Revenue: Operating Grant	G. 6/8/20 July FR	Operating Revenue		5,000		(735,101)
381915.0070.60	Road Planned Mtce Grants & Subs Non-op	G. 6/8/20 July FR	Capital Revenue			(814)	(735,915)
1632.750586.	MARC LED & Lighting Control	G. 6/8/20 July FR	Capital Expenses			(14,832)	(750,747)
1636.501042.	SL Light Pole Replacement Program	G. 6/8/20 July FR	Capital Expenses		14,832		(735,915)
1639.910095.	Avalon Foreshore	G. 6/8/20 July FR	Capital Expenses			(10,000)	(745,915)
1637.600164.	DR Orion Rd Park Stage 2	G. 6/8/20 July FR	Capital Expenses		10,000		(735,915)
1632.750639.	Peel Hockey Association - Floodlighting	G. 6/8/20 July FR	Capital Expenses			(95,443)	(831,358)
1632.750640.	South Maitland Drive Resurfacing	G. 6/8/20 July FR	Capital Expenses			(10,120)	(841,478)

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

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1632.750619.	CSRFF Program - Small Grants	G. 6/8/20 July FR	Capital Expenses		105,563		(735,915)
1636.500950.	Smart Street Mall	G.11/9/20 Aug FR	Capital Expenses		20,197		(715,718)
1636.500953.	Peel Street	G.11/9/20 Aug FR	Capital Expenses		35,871		(679,847)
		G.11/9/20 Aug FR	Other: Unutilised Loans			(56,068)	(735,915)
1637.600171.	DR Leighton Road/Halls Head Parade	G.11/9/20 Aug FR	Capital Expenses			(33,000)	(768,915)
1637.600172.	DR Rainbow Way Swale Reinstatement	G.11/9/20 Aug FR	Capital Expenses		33,000		(735,915)
1636.501049.	TM Merlin St/Mistral St Roundabout	G.11/9/20 Aug FR	Capital Expenses			(30,000)	(765,915)
1636.500962.	RR Thera Street	G.11/9/20 Aug FR	Capital Expenses		30,000		(735,915)
1635.700456.	Old Coast Road/Wilderness Drive - Playground Renewal	G.11/9/20 Aug FR	Capital Expenses			(31,665)	(767,580)
1635.700458.	Yalgor Heights Reserve - Playground Renewal	G.11/9/20 Aug FR	Capital Expenses		31,665		(735,915)
1635.700422.	Louis Dawe Park	G.11/9/20 Aug FR	Capital Expenses			(6,500)	(742,415)
1636.501047.	Pinjarra Road East - Median Stage 3	G.11/9/20 Aug FR	Capital Expenses		6,500		(735,915)
1635.700413.	Duverney Park Picnic Facilities	G.11/9/20 Aug FR	Capital Expenses			(40,000)	(775,915)
1635.700473.	Templetonia Reserve	G.11/9/20 Aug FR	Capital Expenses			(5,000)	(780,915)
1635.700403.	Grahame Heal Reserve	G.11/9/20 Aug FR	Capital Expenses		45,000		(735,915)
9564.102734.	CASM Education Programs	G.11/9/20 Aug FR	Operating Expenses			(20,000)	(755,915)
9564.102707.	Arts and Culture Projects	G.11/9/20 Aug FR	Operating Expenses		20,000		(735,915)
1632.750641.	Reading Cinema Complex FIP	G.11/9/20 Aug FR	Capital Expenses			(35,000)	(770,915)
1632.750626.	Site Main Switchboard Program	G.11/9/20 Aug FR	Capital Expenses		35,000		(735,915)
100050-1110-1001-63171	Ready Now - Business Capability Grants	S. 6/10/20 Restart	Operating Expenses			(100,000)	(835,915)
930035-6500-1045-61129	Restart Mandurah - Other	S. 6/10/20 Restart	Capital Expenses		100,000		(735,915)
100051-1110-1001-63171	Grow Now - Investment Attraction Fund	S. 6/10/20 Restart	Operating Expenses			(250,000)	(985,915)
930035-6500-1045-61129	Restart Mandurah - Other	S. 6/10/20 Restart	Capital Expenses		250,000		(735,915)
	Admininstration Materials and Contracts - Community Facility						
100005-3470-1166-61001	Management	G.12/10/20 Sep FR	Operating Expenses			(1,700)	(737,615)
	Sports Club Maintenance Levy Reserve	G.12/10/20 Sep FR	Other: Transfer Out of Reserve		1,700		(735,915)
750642-6100-1045	Mandurah Bowling Club Compressor	G.12/10/20 Sep FR	Capital Expenses			(27,890)	(763,805)
	Installation of Air Conditioning at Halls Head Parade						(735,915)
750622-6100-1045	Community and Sports Facility	G.12/10/20 Sep FR	Capital Expenses		27,890		(735,915)
400015-6100-1045	South Mandurah Football Club Changeroom Project	G.12/10/20 Sep FR	Capital Expenses			(30,000)	(765,915)
930035-6500-1045-61129	Restart Mandurah - Other	G.12/10/20 Sep FR	Capital Expenses		30,000		(735,915)
700006-6600-1045	MARC Improvement to Car Park Area	G.12/10/20 Sep FR	Capital Expenses			(1,598)	(737,513)
700466-6600-1045	Calypso Reserve - Drinking Fountain	G.12/10/20 Sep FR	Capital Expenses		1,598		(735,915)
500029-6250-1045	TM Discretionary Traffic Mgmt	G.12/10/20 Sep FR	Capital Expenses			(4,776)	(740,691)
501048-6250-1045	TM Discretionary Traffic Management Program	G.12/10/20 Sep FR	Capital Expenses		4,776		(735,915)
600011-6200-1045	DR Orion Rd Park Stage 2	G.12/10/20 Sep FR	Capital Expenses			(2,901)	(738,816)
501047-6250-1045	Pinjarra Road East - Median Stage 3	G.12/10/20 Sep FR	Capital Expenses		2,901		(735,915)
	Transfer to Unspent Grant Reserve	G.12/10/20 Sep FR	Other: Transfer Into Reserve			(350,000)	(1,085,915)
930035-6500-1045-61129	Restart Mandurah Other	G.12/10/20 Sep FR	Capital Expenses		350,000		(735,915)
750643-6100-1045	Falcon Family Centre Upgrade	G.12/10/20 Sep FR	Capital Expenses			(96,000)	(831,915)
	Asset Management Reserve	G.12/10/20 Sep FR	Other: Transfer Out of Reserve		96,000		(735,915)

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

**NOTE 10
BUDGET AMENDMENTS APPROVED**

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GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
750644-6100-1045	Mandurah Visitors Centre Refurbishment	G.9/11/20 Oct FR	Capital Expenses			(142,145)	(878,060)
	Installation of Air Conditioning at Halls Head Parade						(857,915)
750622-6100-1045	Community and Sports Facility \$	G.9/11/20 Oct FR	Capital Expenses		20,145		(735,915)
100005-1200-1001-63402	Mandurah Visitors Centre - Other Operating Costs	G.9/11/20 Oct FR	Operating Expenses		122,000		(1,243,275)
100056-3400-1045-61001	Australia Day 2021 - Iconic Event Grant	G.9/11/20 Oct FR	Operating Expenses			(507,360)	(1,263,275)
100057-3400-1045-61001	Australia Day 2021 - COVID Safe Grant	G.9/11/20 Oct FR	Operating Expenses			(20,000)	(1,264,275)
100058-3400-1045-61001	Australia Day 2021 - Branding	G.9/11/20 Oct FR	Operating Expenses			(1,000)	(735,915)
102203-3400-1568-41400	Australia Day - Festivals & Events	G.9/11/20 Oct FR	Operating Revenue		528,360		(835,915)
101031-4500-1045-61001	Mandurah Mental Health Initiative	G.9/11/20 Oct FR	Operating Expenses			(100,000)	(735,915)
101031-4500-1247-41400	Administration - Grants & Subs Operating	G.9/11/20 Oct FR	Operating Revenue		100,000		(1,100,915)
100054-4510-1045-61001	Mandurah Assertive Outreach Trial	G.9/11/20 Oct FR	Operating Expenses			(365,000)	(750,915)
100015-4510-1247-41400	Administration - Grants & Subs Operating - Community Safety	G.9/11/20 Oct FR	Operating Revenue		350,000		(735,915)
102600-4510-1045-61001	Community Safety Programmes - Community Safety	G.9/11/20 Oct FR	Operating Expenses		15,000		(752,415)
100055-4700-1045-61001	Colours of Mandurah Artwork Project	G.9/11/20 Oct FR	Operating Expenses			(16,500)	(743,415)
100015-4700-1247-41400	Administration - Grants & Subs Operating - City Centre Activation	G.9/11/20 Oct FR	Operating Revenue		9,000		(735,915)
101902-4700-1045-61001	Linger Longer Day - City Centre Activation	G.9/11/20 Oct FR	Operating Expenses		7,500		(685,583)
100004-1110-1001-60001	Payroll Services - Economic Development	G.9/11/20 Oct FR	Operating Expenses		50,332		(735,915)
100004-2100-1001-60001	Payroll Services - Governance, Procurement and Land	G.9/11/20 Oct FR	Operating Expenses			(50,332)	(785,915)
750645-6100-1045-61129	Coodanup Community Centre Upgrade	G.9/11/20 Oct FR	Capital Expenses			(50,000)	(735,915)
930035-6500-1045-61129	Restart Mandurah Other	G.9/11/20 Oct FR	Capital Expenses		50,000		(871,415)
	Transfer to Asset Management Reserve	G.9/11/20 Oct FR	Other: Transfer Into Reserve			(135,500)	(735,915)
930035-6500-1045-61129	Restart Mandurah Other	G.9/11/20 Oct FR	Capital Expenses		135,500		(642,095)
102200-3400-1045-61001	New Years Eve	SP.2/11/20 CoM Events	Operating Expenses		93,820		(894,511)
100059-3405-1014-61001	COVID Safe Events	SP.2/11/20 CoM Events	Operating Expenses			(252,416)	(727,448)
102305-3405-1045-61001	Crabfest Infrastructure	SP.2/11/20 CoM Events	Operating Expenses		167,063		(626,198)
102302-3405-1045-61001	Crabfest - General Entertainment	SP.2/11/20 CoM Events	Operating Expenses		101,250		(605,948)
102303-3405-1045-61001	Crabfest – Roving & Roadways Entertainment	SP.2/11/20 CoM Events	Operating Expenses		20,250		(570,510)
102318-3405-1045-61001	Crabfest – New Element Support	SP.2/11/20 CoM Events	Operating Expenses		35,438		(552,095)
102314-3405-1045-61001	Crabfest – Fireworks	SP.2/11/20 CoM Events	Operating Expenses		20,250		(542,095)
102326-3405-1045-61001	Crabfest – Media Stunt	SP.2/11/20 CoM Events	Operating Expenses		8,165		(1,900,239)
501083-6250-1045	RR Mandurah Terrace	G.3/1/21	Capital Expenses			(1,358,144)	(3,400,239)
501084-6250-1045	Peel Street	G.3/1/21	Capital Expenses			(1,500,000)	(542,095)
10-0-9000-9000-20030	LRCI - Phase 2	G.3/1/21	Capital Revenue		2,858,144		(277,025)
700465-6600-1045	Dawesville Channel SE Foreshore Upgrade	G.3/1/21	Capital Expenses			(70,448)	(889,568)
600180-6200-1045	Bortolo Sump - Water Sensitive Urban Design	G.3/1/21	Capital Expenses				(542,095)
	Funds held in trust - Cash in Lieu of Public Open Space	G.3/1/21	Capital Revenue		347,473		(548,095)
700450-6600-1045	San Remo Deck Modifications	G.3/1/21	Capital Expenses			(6,000)	(575,560)
700457-6600-1045	BMX Track Renewal Program	G.3/1/21	Capital Expenses			(27,465)	(542,095)
700448-6600-1045	Melaleuca Tce - Replace broken pine fencing	G.3/1/21	Capital Expenses		33,465		(552,095)
100060-3407-1045-61001	Mandurah Murray Motorcycle Charity Ride	G.3/1/21	Operating Expenses			(10,000)	(542,095)
160284-3407-1045-61001	Event Attraction Fund	G.3/1/21	Operating Expenses		10,000		

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

**NOTE 10
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
700013-6600-1045-61129	Lakelands Community Garden	G.10/9/20 Report 07	Capital Expenses		30,000		(512,095)
101011-4570-1045-61001	Community Assistant Grants over 2,000	G.10/9/20 Report 07	Operating Expenses			(30,000)	(542,095)
400021-6100-1045	Mh Mustangs FC - Facility Development	G.8/1/21	Capital Expenses			(31,037)	(573,132)
	Mh Mustangs FC - Facility Development	G.8/1/21	Community Loan Advance			(50,000)	(623,132)
	Transfer from Interest Free Loans Reserve	G.8/1/21	Other: Transfer Out of Reserve		50,000		(573,132)
750619-6100-1045	CSRFF Program - Small Grants	G.8/1/21	Capital Expenses		31,037		(542,095)
102661-4500-1045	Local Youth Alcohol Campaign	G.7/2/21	Operating Expenses			(29,458)	(571,553)
100010-4500-1045-41400	Community Capacity Building - Grants - Operating	G.7/2/21	Operating Revenue		26,050		(545,503)
	Unspent Grants & Contributions Reserve	G.7/2/21	Other: Transfer Out of Reserve		3,408		(542,095)
700474-6600-1045	Mandurah Southern Districts BFB Water Tank	G.7/2/21	Capital Expenses			(11,690)	(553,785)
100010-4410-1045-41403	Emergency Management - Grants - Capital Grant	G.7/2/21	Capital Revenue		11,690		(542,095)
new-3780-1263-61001	Mandurah and Peel Aquatic Club Amalgamation	G.8/2/21	Operating Expenses			(7,000)	(549,095)
100010-3780-1247-41450	Recreation Services - Contributions - Operating	G.8/2/21	Operating Revenue		3,500		(545,595)
125010-3780-1045-61001	Recreation Services Strategic Planning Grant	G.8/2/21	Operating Expenses		3,500		(542,095)
101904-4700-1045-61001	Grow City Business Investment	G.8/2/21	Operating Expenses			(120,000)	(662,095)
101902-4700-1045-61001	Linger Longer Day	G.8/2/21	Operating Expenses		60,000		(602,095)
101903-4700-1045-61001	Linger Longer Evening	G.8/2/21	Operating Expenses		60,000		(542,095)
910109-6400-1045	Cambria Island Abutment Wall Repair	G.8/2/21	Capital Expenses			(27,565)	(569,660)
900012-6400-1045	Parkridge Boat Ramp	G.8/2/21	Capital Expenses		27,565		(542,095)
750646-6100-1045	MARC Leisure Pool Acoustics	G.8/2/21	Capital Expenses			(72,587)	(614,682)
750634-6100-1045	MARC - Hardstands for Pool Blankets	G.8/2/21	Capital Expenses		10,674		(604,008)
820175-6700-1045	MARC Pool Covers Program Pool	G.8/2/21	Capital Expenses		37,361		(566,647)
820179-6700-1045	MARC Pool Covers Leisure Exercise Pool	G.8/2/21	Capital Expenses		24,552		(542,095)
	BR2021 Adjustments Surplus/(Deficit)	G.17/3/21	Opening Surplus/(Deficit)			(1,002,222)	(1,544,317)
	BR2021 Adjustments Revenue from Operating Activities	G.17/3/21	Operating Revenue			(242,489)	(1,786,806)
	BR2021 Adjustments Expenditure from Operating Activities	G.17/3/21	Operating Expenses		6,286,609		4,499,803
	BR2021 Adjustments non Cash excluded from Operations	G.17/3/21	Non Cash Item	(10,725,389)			(6,225,586)
	BR2021 Adjustments Investing Activities	G.17/3/21	Capital Expenses		8,208,577		1,982,991
	BR2021 Adjustments Financing Activities	G.17/3/21	Capital Expenses			(2,142,591)	(159,600)
	BR2021 Adjustments Rates Revenue	G.17/3/21	Operating Revenue		159,600		(0)
				(10,725,389)	25,272,862	(14,188,755)	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

**NOTE 11
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)				(0)
100064-1110-xxxx-6xxxx	Transform Mandurah Initiative		Operating Expenses			(300,000)	(300,000)
100064-1110-1001-41400	Transform Mandurah Initiative Project: Grants - Operating		Operating Revenue		300,000		(0)
930035-6500-1045-61129	Restart Mandurah - Other		Capital Expenses		1,247,000		1,247,000
	Unspent Grants & Contributions Reserve		Other: Transfer Into Reserve			(1,247,000)	(0)
100010-4380-1263-41450	CLAG Contributions		Operating Revenue		100,900		100,900
100010-4380-1162-63001	CLAG Operations		Operating Expenses			(134,846)	(33,946)
100010-4360-1169-61001	Health Sampling Administration Materials Corporate Project		Operating Expenses		8,946		(25,000)
	Healthy Communities Administration Materials General						
100010-4390-1263-61001	Operating Costs		Operating Expenses		10,000		(15,000)
100010-4300-1050-41130	Building Services Administration Fees and Charges		Operating Revenue		10,000		(5,000)
100010-4300-1051-41130	Building Services Administration Fees and Charges		Operating Revenue		5,000		(0)
100004-5400-1650-60053	Payroll Services: Asset Management - Training		Operating Expenses			(5,148)	(5,148)
138712-5400-1045-61001	Specialist Condition Surveys: Asset Management		Operating Expenses		5,148		(0)
138712-5400-1045-61001	Specialist Condition Surveys: Asset Management		Operating Expenses		74,327		74,327
	Asset Management Reserve		Other: Transfer Into Reserve			(74,327)	(0)
138756-5430-1045-61001	Traffic and Transport Modelling Services: Engineering Services		Operating Expenses		150,000		150,000
	Asset Management Reserve		Other: Transfer Into Reserve			(150,000)	(0)
138753-5400-1045-61001	Video/Laser Road Data Collection: Asset Management		Operating Expenses		120,000		120,000
	Asset Management Reserve		Other: Transfer Into Reserve			(120,000)	(0)
100010-3780-1001-41403	Recreation Services: Grants - Capital		Capital Revenue		50,000		50,000
100010-3780-1001-41400	Recreation Services: Grants - Operating		Operating Revenue		20,000		70,000
	Contract Liability		Other	(70,000)			(0)
501042-6250-1045-61129	SL Light Pole Replacement		Capital Expenses			(14,832)	(14,832)
501046-6250-1045-61129	SL Parks and Reserves LED Program		Capital Expenses		14,832		(0)
910107-6400-1045-61129	Marina Pens Wi-Fi		Capital Expenses			(20,000)	(20,000)
910108-6400-1045-61129	South Harbour Paving Upgrade Stage 2		Capital Expenses		20,000		(0)
new-4200-1247-41400	The Projection Project : Isolation, Video Art Exhibition		Operating Revenue		8,211		8,211
new-4200-1267-60201	The Projection Project : Isolation, Video Art Exhibition		Operating Expenses			(8,211)	(0)
new-4200-1247-41400	CASM National Volunteer Week 2021		Operating Revenue		1,000		1,000
new-4200-1267-61001	CASM National Volunteer Week 2021		Operating Expenses			(1,000)	(0)
				(70,000)	2,145,364	(2,075,364)	

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021

NOTE 12
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 2020-21 year is 10.00%

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
	\$	%		
Revenue from operating activities				
Operating grants, subsidies and contributions	502,119	13.57%	▲ Timing	Favourable variance reimbursements received for Working Smarter project.
Interest earnings	(134,746)	(16.67%)	▼ Timing	Budget adjusted at Budget Review will monitor over the remainder of the year.
Profit on disposal of assets	(18,399)	(100.00%)	▼ Timing	Non-cash variance from disposal of assets to be monitored throughout the year.
Expenditure from operating activities				
Materials and contracts	5,707,237	16.97%	▲ Timing	Expenditure to increase as projects pick up in the last qtr.
Interest expenses	115,832	20.99%	▲ Permanent	Favourable variance an indication of interest savings due to loan offset facility.
Insurance expenses	172,157	22.66%	▲ Timing	Insurance expense to be monitored as year progresses.
Other expenditure	(94,838)	(40.41%)	▼ Permanent	Variance due to increase in CLAG operations as per proposed budget variation.
Loss on disposal of assets	(950,537)	(269.13%)	▼ Permanent	Non-cash variance from disposal of assets to be monitored throughout the year. Variance due to asset write-offs for scrapped assets.
Investing Activities				
Non-operating Grants, Subsidies and Contributions	(10,463,253)	(54.41%)	▼ Timing	Milestones not met yet for the receipt of capital grants. Will be monitored throughout the year.
Capital Acquisitions	21,369,607	59.97%	▲ Timing	Refer to note 4.